



Division of Land / Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



Volume 2 Appendices A-E

DRAFT ENVIRONMENTAL IMPACT REPORT *WEST LOS ANGELES COMMUNITY PLAN AREA*

10000 Santa Monica Boulevard Project

ENV-2011-0540-EIR
State Clearinghouse No. 2011041042

Council District 5

THIS DOCUMENT COMPRISES THE FIRST PART OF THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROJECT DESCRIBED. THE FINAL EIR WILL COMPRISE THE SECOND AND FINAL PART.

Project Address: 10000 Santa Monica Boulevard, Los Angeles, California 90067

Project Description: SM 10000 Property, LLC, (the Applicant) proposes the development of a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 residential units in a building up to 39 stories and approximately 460 feet of height. The project would also include a smaller maximum 9-story (approximately 90-feet in height) ancillary building containing parking and recreation/site amenities for project residents. The project would also provide a large amount of ground-level landscaped open space, and a large landscaped recreation deck on top of the ancillary building.

APPLICANT:
SM 10000 Property, LLC

PREPARED BY:
Environmental Review Section
Los Angeles City Planning Department

September 15, 2011

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APPENDIX A – NOTICE OF PREPARATION (NOP) AND INITIAL STUDY/COMMENT
LETTERS ON THE NOP

A.1 Notice of Preparation

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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INFORMATION
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April 12, 2011

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

EAF NO.: ENV 2011-0540-EIR

PROJECT NAME: 10000 Santa Monica Project

PROJECT LOCATION/ADDRESS: 10000 Santa Monica Boulevard, Los Angeles, CA 90067

COMMUNITY PLANNING AREA: West Los Angeles

COUNCIL DISTRICT: 5

DUE DATE FOR PUBLIC COMMENTS: May 12, 2011

The City of Los Angeles, Department of City Planning, will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein (the "Project"). The Department of City Planning requests your comments as to the scope and content of the EIR. The purpose of the Scoping Meeting is to receive input from the public as to what areas the EIR should study. No decisions about the project are made at the scoping meeting. The Project description, location, and the potential environmental effects are set forth below. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. The Scoping Meeting is in an open house format. **THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS, which will be scheduled after preparation of the EIR.** A copy of the Initial Study prepared for the Project is not attached but is available for public review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012.

PROJECT DESCRIPTION: The Project Applicants, SM 10000 Property, LLC, (the Applicant) proposes the development of a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 luxury residential condominium units in a building with up to 39 stories and approximately 460 feet of height and would provide parking and recreation/site amenities in an adjacent ancillary building up to 9 stories (90 feet) in height. Parking for approximately 708 vehicles would be provided within two subterranean levels and 9 stories of above grade parking in the ancillary building. The project would also include a large amount of open space with approximately 43,141 square feet of ground-level landscaping, mostly located in a large garden area on the south/eastern part of the site.

REQUESTED APPROVALS: It is anticipated that approvals required for the proposed project would include, but may not be limited to, the following: Vesting Tentative Tract Map and associated haul route approval; Project Permit Compliance Review; Site Plan Review; Zoning Administrator Adjustment to calculate the project's buildable area based on gross lot area; Zoning Administrator Adjustment to permit the development of 283 residential units; certification of an Environmental Impact Report; filing of Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration for the residential building; grading, excavation, foundation, and associated building permits; and other permits and approvals to be requested or as deemed necessary.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Public Services; Recreation; Transportation/Traffic/Parking/Pedestrian Circulation; Utilities/Service Systems; and Mandatory Findings of Significance.

PUBLIC SCOPING MEETING DATE AND LOCATION: The public scoping meeting will be held on April 27, 2011 from 6:00 p.m. to 8:00 p.m. at the location below. The purpose of the scoping meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The scoping meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be no verbal comments or public testimony taken at this open house meeting.

Date: April 27, 2011

Time: 6:00 p.m. to 8:00 p.m.

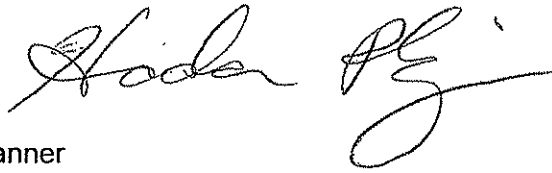
Location: Cheviot Hills Recreation Center
2551 Motor Ave.
Los Angeles, CA 90064

An Environmental Impact Report (EIR) will be prepared and submitted to the Department of City Planning. The Department of City Planning welcomes all comments regarding the environmental impacts of the proposed Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by May 12, 2011. Written comments will also be accepted at the scoping meeting described above.

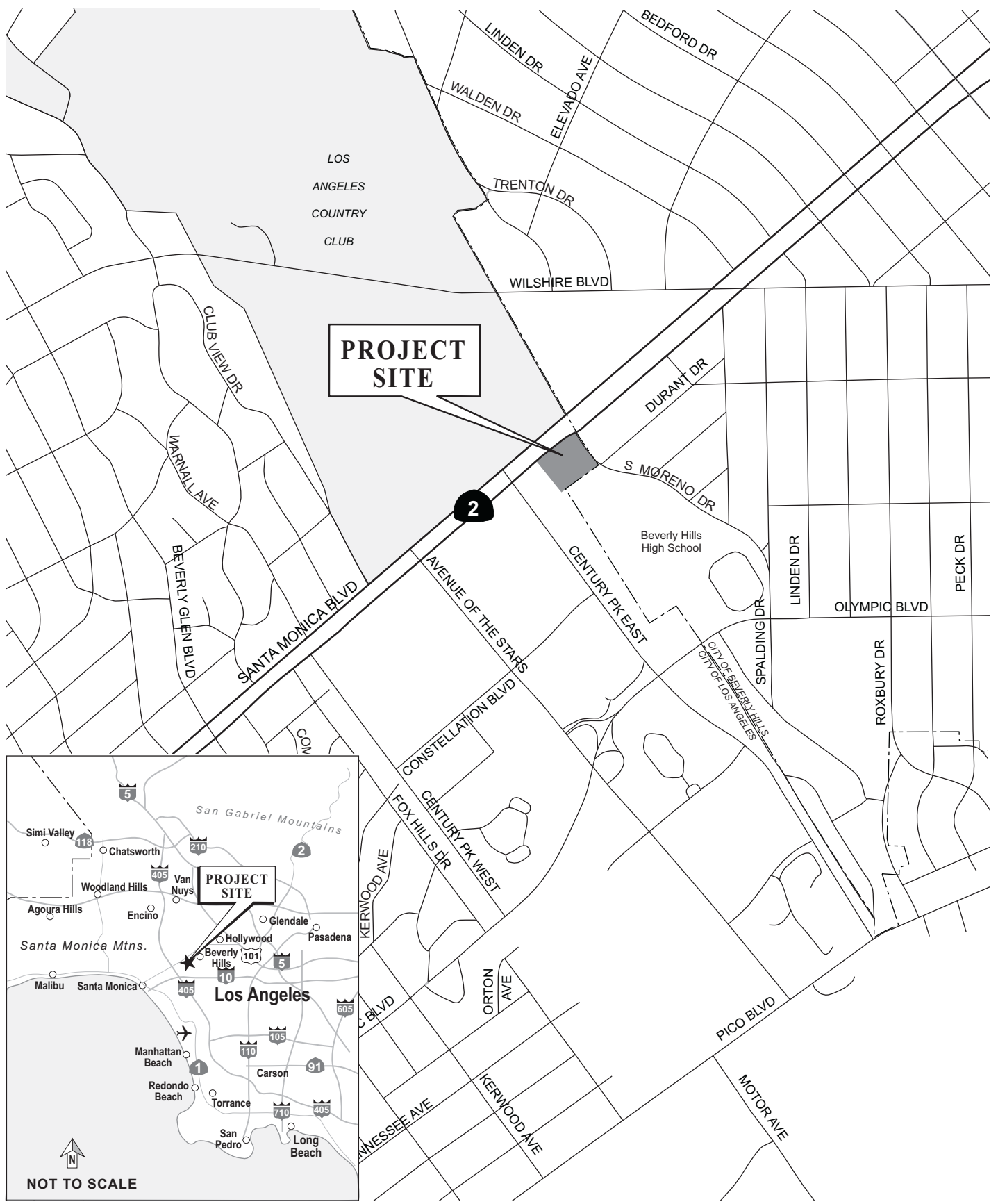
Please direct your comments to:

Hadar Plafkin, City Planner
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Fax: (213) 978-1343
Hadar.Plafkin@lacity.org

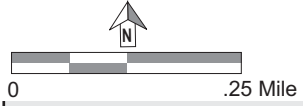
Michael J. Lo Grande
Director of Planning

A handwritten signature in black ink, appearing to read "Hadar Plafkin". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Hadar Plafkin, City Planner
Project Manager



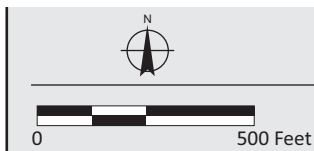
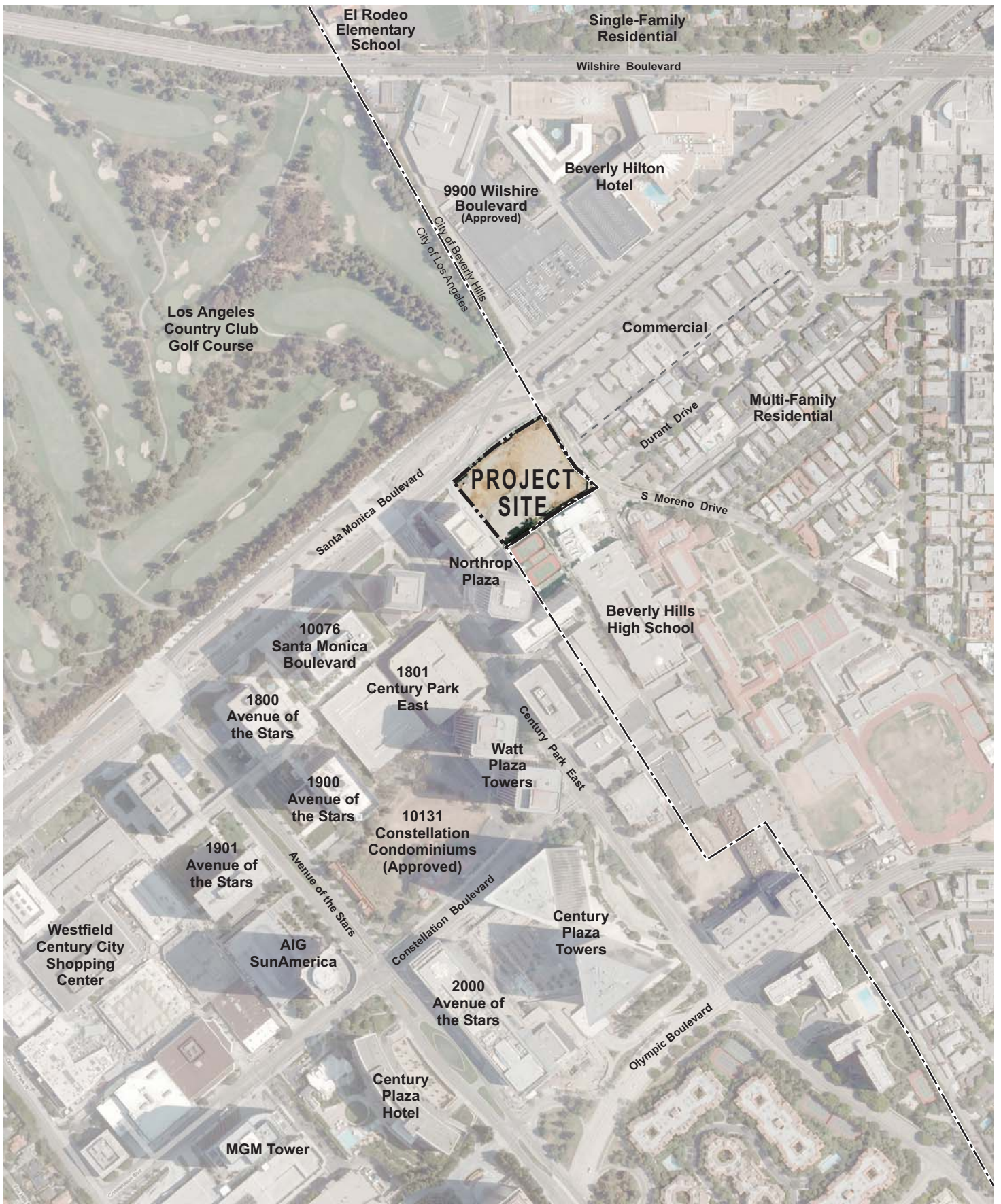
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Project Location Map

10000 Santa Monica Boulevard
Source: PCR Services Corporation, 2010.

FIGURE
1



Aerial Photograph

10000 Santa Monica Boulevard
 Source: PCR Services Corporation, 2010.

FIGURE

2



KEYNOTE LEGEND

- ① ARRIVAL COURT DROP OFF
- ② CORNER MONUMENT SIGNAGE
- ③ GARDEN WALK
- ④ DECOMPOSED GRANITE GARDEN TERF
- ⑤ RESIDENTIAL TERRACE
- ⑥ LAWN
- ⑦ SEATING AREA
- ⑧ WATER FEATURE
- ⑨ SYNTHETIC LAWN
- ⑩ TENNIS COURT
- ⑪ FIRE EGRESS
- ⑫ POOL
- ⑬ SPA
- ⑭ CABANA DECK
- ⑮ ZEN GARDEN
- ⑯ MAIN ENTRY
- ⑰ SANTA MONICA BLVD. STREETSCAPE
- ⑱ SECONDARY ENTRY
- ⑲ MORENO DRIVE STREETSCAPE
- ⑳ STREET LEVEL PLAZA
- ㉑ GARAGE ENTRY/EXIT

CA. PUBLIC EMPLOYEES RETIREMENT SYSTEM, OWNER
EXISTING BUILDING

CA. PUBLIC EMPLOYEES RETIREMENT SYSTEM, OWNER

BEVERLY HILLS UNIFIED SCHOOL DISTRICT, OWNER

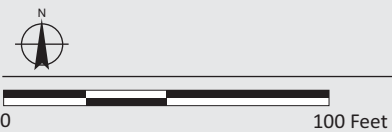
EXISTING BUILDING

ALLEY

EXISTING BUILDING

MORENO DRIVE

DURANT DR.



Conceptual Site Plan

10000 Santa Monica Boulevard

Source: Melendrez, 3/2011

FIGURE

3

A.2 Initial Study

INITIAL STUDY

10000 SANTA MONICA BOULEVARD

CITY OF LOS ANGELES, CALIFORNIA



APRIL 2011

INITIAL STUDY

10000 SANTA MONICA BOULEVARD

CITY OF LOS ANGELES, CALIFORNIA

Prepared for:

City of Los Angeles
Planning Department
200 N. Spring Street, Room 721
Los Angeles, CA 90012

Prepared by:

PCR Services Corporation
233 Wilshire Boulevard
Suite 130
Santa Monica, CA 90401

APRIL 2011

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ENVIRONMENTAL CHECKLIST FORM

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV B City CEQA Guidelines)

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 5	DATE February 28, 2011
--	------------------------------	----------------------------------

RESPONSIBLE AGENCIES

PROJECT TITLE/NO.

10000 Santa Monica Boulevard

CASE NO.

PREVIOUS ACTIONS CASE NO.

No previous actions.

DOES have significant changes from previous actions.

DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

SM 10000 Property, LLC, (the Applicant) proposes the development of a residential complex at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 luxury residential condominium units in a building up to 39 stories and approximately 460 feet of height. The project would also include a smaller 9-story (approximately 90-feet in height) ancillary building containing parking and recreation/site amenities for project residents. The project would also provide a large amount of ground-level landscaped open space, and a large landscaped recreation deck on top of the ancillary building. See Attachment A for further discussion.

ENVIRONMENTAL SETTING:

The project site is located within an urbanized area of Century City, a community known for its high-rise commercial and residential buildings. Surrounding uses include the Los Angeles Country Club Golf Course to the north, Beverly Hills High School to the south, commercial and residential uses within Beverly Hills to the east and high-rise buildings to the west and southwest. See Attachment A for further discussion.

PROJECT LOCATION

10000 Santa Monica Boulevard, Los Angeles, CA 90067

PLANNING DISTRICT

West Los Angeles Community

STATUS:

PRELIMINARY

PROPOSED December 10, 1997

ADOPTED date

EXISTING ZONING C2-2-O	MAX. DENSITY ZONING FAR 6:1 [R4 110 du/acre]	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE Same as existing	MAX. DENSITY PLAN FAR 6:1	
SURROUNDING LAND USES See Attachment A: Project Description.	PROJECT DENSITY 4.5:1	



DETERMINATION (To be completed by Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE

TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section

XVII, "Earlier Analysis," cross referenced).

- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - 1) Earlier Analysis Used. Identify and state where they are available for review.
 - 2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - 3) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - 1) The significance criteria or threshold, if any, used to evaluate each question; and
 - 2) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

**BACKGROUND**

PROPONENT NAME

SM 10000 Property LLC

PHONE NUMBER

(305) 374-5000 ext. 7355

PROPONENT ADDRESSChaim Elkoby
2200 Biscayne Boulevard
Miami, Florida 33137

AGENCY REQUIRING CHECKLIST

City of Los Angeles, Planning Department

DATE SUBMITTED

February 28, 2011

PROPOSAL NAME (If Applicable)

10000 Santa Monica



 **ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. HYDROLOGY AND WATER QUALITY. Would the project result in:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in an manner which would result in flooding on- or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE. Would the project result in:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIII. POPULATION AND HOUSING. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Parks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services (including roads)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVI. TRANSPORTATION/CIRCULATION. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVII. UTILITIES. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other utilities and service systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

PREPARED BY	TITLE	TELEPHONE #	DATE
Jay Ziff PCR Services Corporation 233 Wilshire Boulevard, Suite 130 Santa Monica, CA 90401	Principal/Director of Environmental Planning Documentation	(310) 451 4488	February 28, 2011

ATTACHMENT A

PROJECT DESCRIPTION

ATTACHMENT A: PROJECT DESCRIPTION

A. INTRODUCTION

SM 10000 Property, LLC, (the Applicant) proposes to develop a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 luxury residential condominium units in a residential building that would be up to 39 stories and approximately 460 feet in height. The project would also include a smaller ancillary building that would be directly accessible from the residential building. The ancillary building would be up to 9 stories (90 feet in height), and would contain parking and recreation/site amenities for project residents. Parking for approximately 708 vehicles would be provided within two subterranean levels and above grade parking in the ancillary building. Upon completion, the project would include approximately 469,575 square feet of floor area. The project would also include a large amount of open space, with approximately 43,141 square feet of ground-level landscaping, mostly located in a large garden area on the south/eastern part of the site; and approximately 27,579 square feet of open space on a landscaped recreation deck on top of the ancillary building. The 43,141 square feet of ground level open space would comprise approximately 41 percent of the project site.

B. PROJECT LOCATION AND SURROUNDING USES

As shown in **Figure A-1, Regional and Vicinity Map**, the 2.4-acre project site is located at 10000 Santa Monica Boulevard in the West Los Angeles Community Plan area of the City of Los Angeles, approximately 8.5 miles west of downtown Los Angeles and 6 miles northeast of the Pacific Ocean. More specifically, the site is located within the Century City community and is bound by Santa Monica Boulevard, a major transit-oriented arterial to the north and Moreno Drive to the east.¹ As shown in Figure A-1, the City of Beverly Hills is located to the immediate south and east of the project site.

Regional access to the site is provided by Interstate 405 (San Diego Freeway) located approximately 2.2 miles to the west, and Interstate 10 (Santa Monica Freeway) located approximately 2.2 miles to the south. Other major arterials in the vicinity of the project site include Wilshire Boulevard further to the north, Beverly Glen Boulevard to the west, and Olympic and Pico Boulevards to the south. The project site is also located along the route of the proposed Metro purple line that would link downtown Los Angeles with Westwood, via Century City. Two route options are under consideration in the project area – one along Santa Monica Boulevard and one along Constellation Avenue with a subway stop at Avenue of the Stars. This project is in the final phase of planning, subsequent to preparation of a Final EIS/EIR and Preliminary Engineering.

The project site is located within the highly urbanized area of Century City. Century City has been designated, planned and serves as a high density regional center, which is well known for its commercial and

¹ *The project site is actually located on a northwest-southeast axis, with Santa Monica Boulevard to the northwest. Directions have been simplified for ease of reference, per typical understanding of the surrounding grid in which Santa Monica Boulevard and Olympic Boulevard are thought of as east-west arterials.*

entertainment activities and its residential and office high-rise towers. The areas to the south and west of the project site are generally characterized by mid- to high-rise office buildings, hotels, entertainment, and residential uses, including the 15- and 19-story Northrop Plaza buildings and the 27-story building at 1801 Century Park East. As shown in the aerial photograph provided in **Figure A-2. Aerial Photograph**, the Los Angeles Country Club Golf Course is located immediately north of the project site across Santa Monica Boulevard, and the Beverly Hilton Hotel and the recently approved, Robinsons-May (9900 Wilshire) mixed-use project are both located northeast of the project site across Santa Monica Boulevard. Commercial and residential uses are located immediately and further east of the project site across Moreno Drive. Beverly Hills High School, as well as a mid-rise parking structure are located immediately south of the project site. Located further to the south and southwest are mid- to high-rise office buildings and hotels, including the two 23-story Watt Plaza Towers, the 44-story Century Plaza Towers, the approved 47-story Constellation Park Residential Towers and the recently completed 40-story Century residential tower.

C. SITE BACKGROUND AND EXISTING CONDITIONS

The project site consists of a rectangular, relatively flat, 2.4-acre parcel of land. The project site is currently vacant and has been graded and enclosed with construction fencing. Prior to 2006, the project site was occupied by office and restaurant uses, totaling over approximately 130,500 square feet with a separate above-ground parking structure.

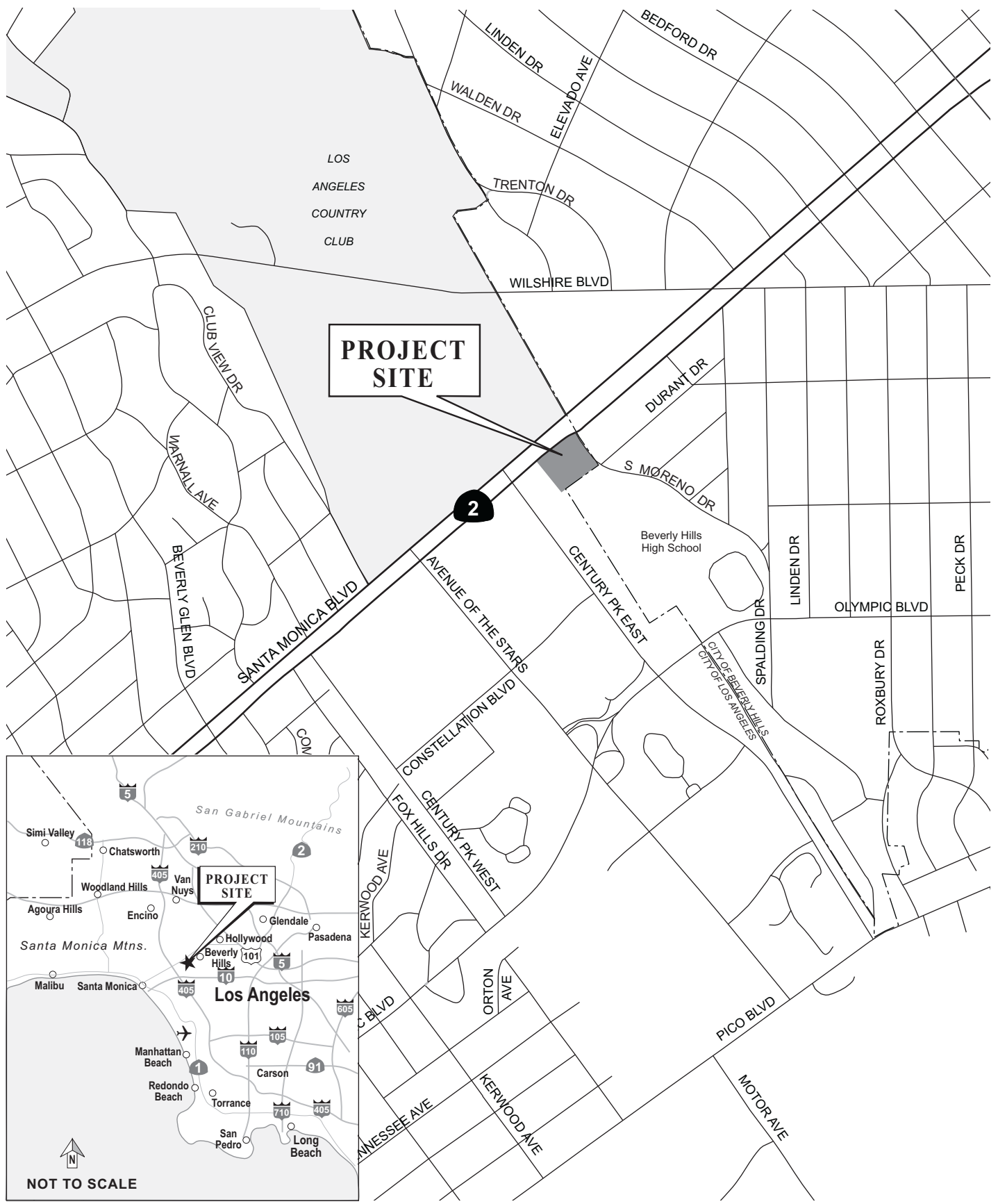
D. PLANNING AND ZONING

The project site is designated for Regional Center Commercial uses within the City of Los Angeles General Plan and the West Los Angeles Community Plan. In addition, the project site lies within the Century City North Specific Plan (CCNSP) area and the West Los Angeles Transportation Improvement and Mitigation Plan (WEST LA TIMP) area. The site is zoned C2-2-O. The C2 portion of this designation indicates that the site is zoned for commercial uses (multi-family residential uses are also permitted within this zone). The second part of this zoning designation indicates that the site is located in Height District No. 2, which allows for a permitted floor area ratio (FAR) of 6.0:1. The zoning designation does not restrict building height. The third part of this zoning designation indicates that the project site is within a Supplemental Oil Drilling District (O), indicating that there added zoning considerations pertinent to historic oil drilling activities that have occurred in the project vicinity. The CCNSP generally regulates development by assigning a certain number of trips to properties within the CCNSP area that establish the development rights. The project site has a recorded covenant and agreement that provides for 2,143.4616 Replacement Trips under the CCNSP.

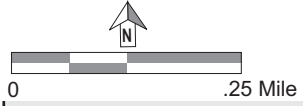
E. DESCRIPTION OF PROPOSED PROJECT

SM 10000 Property, LLC, (the Applicant) proposes the development of a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles. The project would provide up to 283 luxury residential condominium units in a building with up to 39 stories and approximately 460 feet of height² and would provide parking and recreation/site amenities in an adjacent ancillary building up to 9 stories (90 feet) in height. Parking would be provided within two subterranean levels and 9 stories of

² As measured pursuant to City of Los Angeles Municipal Code.



NOT TO SCALE

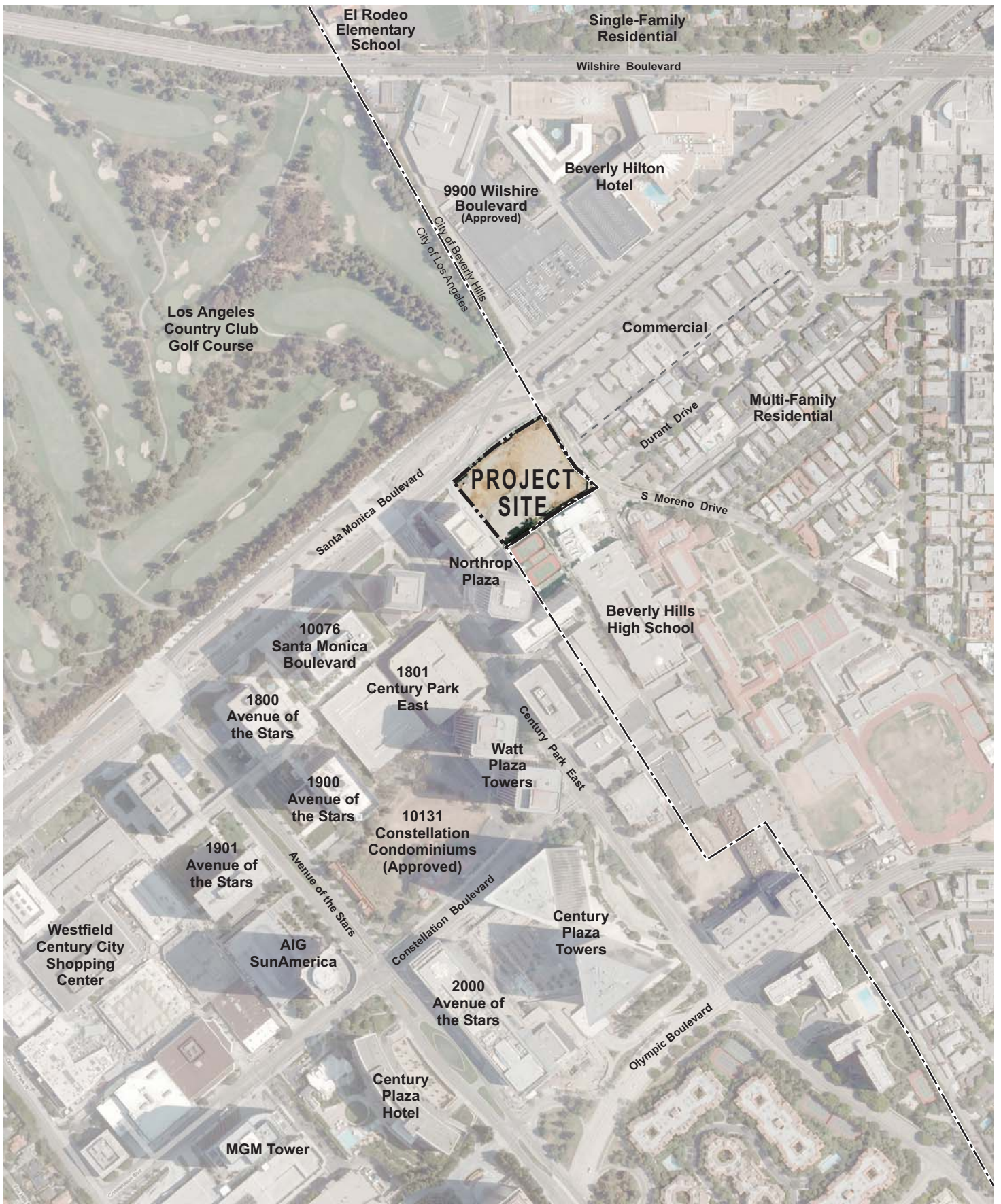


Project Location Map

10000 Santa Monica Boulevard
Source: PCR Services Corporation, 2010.

FIGURE
A-1

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above grade parking in the ancillary building. The project would also include a large amount of open space, mostly located in a large garden area on the south/eastern part of the site. A conceptual site plan of the project is presented in **Figure A-3, Conceptual Site Plan**. A summary of the project’s development components is presented and **Table A-1, Proposed Project Summary**; and a more detailed description of each of the project components is provided below.

Table A-1
Proposed Project Summary

Land Use	Units/Square Feet
Residential Tower – Residential/Lobby/Owners Lounge	283 units/ 458,243 square feet
Ancillary Building – Recreation/Amenity	11,332 square feet
Total	469,575 square feet
Outdoor Open Space (Common and Private)	
Garden and Perimeter (Common)	43,141 square feet
Roof Deck (Common)	27,579 square feet
Terraces (Private)	30,300 square feet
Total	101,020 square feet
Parking	Approximately 708 spaces

Source: Handel Architects; Melendrez

1. Residential Tower

The residential component of the project would include 283 luxury residential condominiums within a maximum 39-story building comprised of approximately 458,243 square feet. This building would be up to 460 feet above grade. As shown in Figure A-3 the building would be located within the northern portion of the site along Santa Monica Boulevard, with a main entryway and lobby facing Santa Monica Boulevard. The building has been located and designed to allow expansive views, while maintaining a large open space area between the adjacent residential community to the east and the high school to the south. A conceptual illustration of the building’s architectural style is shown in **Figure A-4a** and **Figure A-4b, Conceptual Design Simulation**. As indicated, the building would break away from the traditional corporate high-rise vernacular by basing the building design on a grouping of interrelated building quadrants and sloped lines for roofs, entry canopies and selected building faces (slightly angled facades) to create building articulation and interest. Other building features include a 40-foot entry lobby and floor-to-ceiling glass windows in each unit opening onto private balconies.

2. Ancillary Building

The project would also include an ancillary building that would be up to 9 stories (90 feet) in height to accommodate project parking and some of the project's site amenity/recreation facilities. Recreation facilities located in the ancillary building would include a large indoor lap pool and a landscaped roof deck with outdoor pool, sundeck, hot tub and tennis court facility. The ancillary building would be located along the western edge of the project site and off-set from the main building. Under a project option, parking could be provided with an "automated parking system," which would substantially reduce the height of the ancillary building, as described further below.

3. Vehicle Access and Parking

As shown in Figure A-3 vehicle access to the project site would be provided via Santa Monica Boulevard and Moreno Drive with internal access drives connecting with the parking garage and valet area. The western access driveway from Santa Monica Boulevard would provide for two-way right-turn inbound/right-turn outbound traffic only, while the eastern access driveway to Santa Monica Boulevard would provide for one-way right-turn outbound traffic only. The Moreno Drive entry would provide for full right-turn and left-turn ingress and egress. A valet drop-off and pick-up area would be located within the northern portion of the site for use by residents and visitors. Additionally, service entry and exit would be provided via the western access driveway along Santa Monica Boulevard, connecting with a loading area that would serve the residential building within the northwestern portion of the site. The design of the service area would permit trucks to turn around on-site before departing the project site.

The project would include approximately 708 parking spaces which would be provided within two subterranean levels and 9-stories of above grade parking in the Ancillary Building. As a project option, parking may be accommodated through use of a state-of-the-art "automated parking system" that would provide parking in a manner that reduces space requirements, reduces air quality emissions and saves energy. With an automated system, vehicles are driven onto a platform at the garage entryway where car engines would be turned off. Though the system, a robotic platform would then be dispatched to the vehicle to lift it and convey it to a storage space. When the driver is ready to leave the site, a request for the vehicle is entered into a computerized system which conveys the vehicle from its storage location back to the parking garage entryway. If the automated parking option is implemented the area required for parking would be reduced, and the size of the ancillary building would be reduced from 9 stories to 3 stories above ground level.

4. Landscape Plan

A landscape plan that would complement and enhance the character of the project site would be implemented as part of the project. The preliminary, landscape concept is included in Figure A-3. The landscape plan would support the concepts presented in the 2007 Greening of Century City Pedestrian Connectivity Plan, so as to enhance the quality of the public thoroughfares and provide an appearance that is consistent with the overall landscaping concept for Century City. As shown in Figure A-3, mature trees, shrubs, and groundcover would be provided throughout the site. The project would provide street trees and decorative sidewalk paving improvements along Santa Monica Boulevard to improve street-level pedestrian connectivity and activity with a landscaped setback buffer between the sidewalk and the drop-off and pick-up area of the residential building. The Santa Monica Boulevard frontage would transition at the corner of Santa Monica Boulevard and Moreno Drive into a larger expanse of open space that would tie into the



KEYNOTE LEGEND

- ① ARRIVAL COURT DROP OFF
- ② CORNER MONUMENT SIGNAGE
- ③ GARDEN WALK
- ④ DECOMPOSED GRANITE GARDEN TERF
- ⑤ RESIDENTIAL TERRACE
- ⑥ LAWN
- ⑦ SEATING AREA
- ⑧ WATER FEATURE
- ⑨ SYNTHETIC LAWN
- ⑩ TENNIS COURT
- ⑪ FIRE EGRESS
- ⑫ POOL
- ⑬ SPA
- ⑭ CABANA DECK
- ⑮ ZEN GARDEN
- ⑯ MAIN ENTRY
- ⑰ SANTA MONICA BLVD. STREETSCAPE
- ⑱ SECONDARY ENTRY
- ⑲ MORENO DRIVE STREETSCAPE
- ⑳ STREET LEVEL PLAZA
- ㉑ GARAGE ENTRY/EXIT

CA. PUBLIC EMPLOYEES RETIREMENT SYSTEM, OWNER
EXISTING BUILDING

CA. PUBLIC EMPLOYEES RETIREMENT SYSTEM, OWNER

BEVERLY HILLS UNIFIED SCHOOL DISTRICT, OWNER

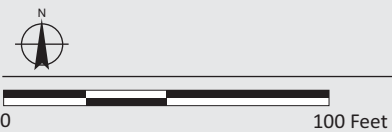
EXISTING BUILDING

ALLEY

EXISTING BUILDING

MORENO DRIVE

DURANT DR.



Conceptual Site Plan

10000 Santa Monica Boulevard

Source: Melendrez, 3/2011

FIGURE
A-3

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Conceptual Design Simulation

10000 Santa Monica Boulevard
Source: Handel Architects LLP, 2011

FIGURE

A-4a

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Moreno Drive frontage with mature specimen trees and dense planting to extend an overall garden feel from the project site out to the street. A drought tolerant plant palette will be used, which may include tree species such as California sycamores, brisbane box trees, evergreen elms, California fan palms and tipu trees; and shrubs and groundcover including succulents, ornamental grasses, carmel creeper, dwarf coyote brush, Manzanita, rosemary and agave species among others.

5. Lighting, Signage and Security

Project lighting along the exterior façades of the buildings would consist of low-level lighting for architectural highlighting and security purposes. Any pole-mounted light fixtures located on-site or within the adjacent public rights-of-way would be shielded and directed towards the areas to be lit and away from adjacent sensitive uses. Project-related signage would be discrete, commensurate with the high-quality architecture and landscaping. Project security would include such features as secured entries, security staffing, and security cameras.

6. Sustainability Features

The project would achieve several objectives of the City of Los Angeles General Plan Framework Element, Southern California Association of Governments Regional Transportation Plan, and South Coast Air Quality Management District Air Quality Management Plan for establishing a regional land use pattern that would promote sustainability. The proposed project would increase pedestrian activity in the Century City area, help to address housing needs and reduce vehicle trips and air pollution by locating residential uses within an area that has public transit (with existing regional bus service and planned subway service), and employment opportunities, restaurants and entertainment all within walking distance.

The project would be designed to achieve Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council through the incorporation of green building techniques and other sustainability features. A sustainability program would be prepared and monitored by a LEED accredited design consultant to provide guidance in project design, construction and operations; and to provide performance monitoring during project operations to reconcile design and energy performance and enhance energy savings. Some of the project's key design features that would contribute to energy efficiencies include landscaped open space to avoid heat field affect and provide site shading, and the use of glass/window areas for ventilation and daylight accessibility. The project's proposed automated parking system, if implemented, would reduce air quality impacts, reduce energy consumption, and reduce project construction impacts. Other building features would include such items as stormwater retention; installation of heating, ventilation, and air conditioning (HVAC) systems that utilize ozone-friendly refrigerants; use of materials and finishes that emit low quantities of volatile organic compounds (VOCs); use of high efficiency fixtures and appliances; and recycling of solid wastes. The project would also be designed to comply with the City of Los Angeles Green Building Ordinance.

7. Anticipated Construction Schedule

Construction of the project is anticipated to occur beginning in spring 2013 and ending in 2016. To provide for the new development, approximately 17,000 cubic yards of soil would be excavated, 11,000 cubic yards of which is expected to be exported off-site.

F. NECESSARY APPROVALS

It is anticipated that approvals required for the proposed project would include, but may not be limited to, the following:

- Vesting Tentative Tract Map;
- Project Permit Compliance Review;
- Site Plan Review;
- Zoning Administrator Adjustment to calculate the project's buildable area based on gross lot area;
- Zoning Administrator Adjustment to permit the development of 283 dwelling units;
- Haul route;
- Certification of an Environmental Impact Report;
- Filing of Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration for the residential tower;
- Grading, excavation, foundation, and associated building permits; and
- Other permits and approvals to be requested or as deemed necessary.

ATTACHMENT B

EXPLANATION OF CHECKLIST DETERMINATIONS

ATTACHMENT B: EXPLANATION OF CHECKLIST DETERMINATIONS

The following discussion provides responses to each of the questions set forth in the City of Los Angeles Initial Study Checklist. The responses below indicate those issues that are expected to be addressed in an Environmental Impact Report (EIR) and demonstrate why other issues will not result in a potentially significant environmental impact and thus do not need to be addressed further in an EIR. The questions with responses that indicate a “Potentially Significant Impact” do not presume that a significant environmental impact would result from the proposed project. Rather, such responses indicate those issues that will be addressed in an EIR with conclusions of impact reached as part of the analysis within that future document.

I. AESTHETICS.

Would the project:

a. Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The project site is located within the highly urbanized Century City community. The project site is currently vacant and has been graded and enclosed with construction fencing. The areas to the south and west of the project site are generally characterized by mid- to high-rise office buildings, hotels, entertainment, and residential uses, including the 15- and 19-story Northrop Plaza buildings and the 27-story building at 1801 Century Park East. The Los Angeles Country Club Golf Course is located immediately north of the project site across Santa Monica Boulevard, and the Beverly Hilton Hotel and Robinsons-May (9900 Wilshire) Project are located northeast of the project site across Santa Monica Boulevard. Commercial and residential uses are located immediately and further east of the project site across Moreno Drive. Beverly Hills High School, as well as a mid-rise parking structure are located immediately south of the project site. Located further to the south and southwest are mid- to high-rise office buildings and hotels, including the two 23-story Watt Plaza Towers, and the 44-story Century Plaza Towers.

A scenic vista is a view of a valued visual resource. Views in project area include visual features such as the Century City skyline, open space areas such as the Los Angeles Country Club Golf Course, and the Santa Monica Mountains to the distant north. Views of potentially valued resources in the project area are available from nearby areas in the project vicinity, as well as along portions of Santa Monica Boulevard, which is designated as a Scenic Highway by the West Los Angeles Community Plan.¹

The proposed project would construct an approximately 460 -foot residential building on the project site. As such, scenic vistas within the project area may be affected by the project. Therefore, it is recommended that this issue be analyzed further in an EIR.

¹ *The West Los Angeles Community Plan states that Scenic Highways are roadways which merit special controls and/or visual enhancement programs in order to protect scenic resources.*

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?

Potentially Significant Impact. The project site is located along Santa Monica Boulevard, which is designated as a Scenic Highway by the West Los Angeles Community Plan. The site previously included office and restaurant uses with an above-ground parking structure and is now a demolition site. It is void of valued natural resources such as rock outcroppings or other locally recognized desirable aesthetic natural features. Thus, development of the project site would not damage any such scenic resources. While the proposed project would represent a positive contribution to the urban elements of the cityscape, which is the basis for the Scenic Highway designation in the area, the development of the approximately 460-foot residential building may, nonetheless, affect views of scenic resources available along Santa Monica Boulevard. Therefore, it is recommended that this issue be analyzed further in an EIR.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The existing visual character of the project site is currently defined by a vacant lot that is graded and enclosed with construction fencing. As part of the project, the lot would be developed with an approximately 460-foot residential building, with an adjacent approximately 90-foot amenity and parking building and landscaping. This development would alter the visual character of the site and its surroundings. Therefore, it is recommended that this issue be analyzed further in an EIR.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The project site lies within a highly urbanized area, characterized by medium to high levels of ambient nighttime artificial light. During nighttime hours, the surrounding mid- to high-rise commercial buildings in the area typically utilize moderate levels of interior and exterior lighting for security, parking, signage, architectural highlighting, and landscaping. Traffic on local streets also contributes to overall ambient artificial light levels in the area. The proposed project would require nighttime illumination for architectural highlighting, signage, and safety/security, which may be visible from off-site vantages. Furthermore, in accordance with Federal Aviation Administration (FAA) regulations for construction of high-rise buildings, the proposed project would include lights on the roof of the proposed building to mark the height. In addition, the project may introduce new reflective surfaces, such as windows and metallic features, which could result in new sources of glare to nearby sensitive receptors. Increases in lighting or glare can have adverse affects to sensitive uses such as nearby residential development or drivers subject to the effects of glare. Therefore, it is recommended that this issue be analyzed further in an EIR.

Shading impacts are influenced by the height and bulk of a structure, the time of year, the duration of shading during the day, and the sensitivity of the surrounding uses. As described above, numerous high-rise buildings are located within the project vicinity. Thus, shading of off-site areas from these buildings already occurs within the project vicinity. Nevertheless, the 460-foot residential building could cast additional shadows on some land uses surrounding the project site during daytime hours throughout the year. Thus, it is recommended that this issue be analyzed further in an EIR.

II. AGRICULTURE AND FOREST RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.² Therefore, the proposed project would not convert Farmland to non-agricultural uses. Further analysis of this issue is not necessary and no mitigation measures would be required.

b. Conflict with the existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The project site is designated Regional Center commercial in the General Plan and is zoned Commercial (C2-2-O). The C2 portion of this designation indicates that the site is zoned for commercial uses (multi-family residential uses are also permitted within this zone). The second part of this zoning designation indicates that the site is located in Height District No. 2, which includes a maximum FAR of 6.0:1 and unlimited building height. The third part of this zoning designation indicates that the project site is within a Supplemental Oil Drilling District (O), which indicates restrictions pertaining past oil drilling activities in the project vicinity. Agricultural uses are not permitted within C2-2-O, and the project site is not under a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Further analysis of this issue is not necessary and no mitigation measures would be required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As described in II.b, the project site is zoned for commercial uses. Further, consistent with the built, urbanized area surrounding the project site, the larger project vicinity is also zoned for commercial uses. Therefore, the proposed project would not conflict with existing zoning, or cause the rezoning of forest land, timberland, or timberland production land. Further analysis of this issue is not necessary and no mitigation measures would be required.

² California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, 2002 Important Farmland in California Map.*

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site is located within a built, urbanized area and no forest lands exist within the project vicinity. Further analysis of this issue is not necessary and no mitigation measures would be required.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. No agricultural resources or operations currently exist on or near the project site, which is located in Century City, a highly urbanized regional center. Therefore, the proposed project would not involve changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Further analysis of this issue is not necessary and no mitigation measures would be required.

III. AIR QUALITY.

The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?

Potentially Significant Impact. The project site is located within the 6,600 square mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) together with the Southern California Association of Governments (SCAG) is responsible for formulating and implementing air pollution control strategies throughout the Basin. The current Air Quality Management Plan (AQMP) was adopted June 1, 2007 and outlines the air pollution control measures needed to meet Federal particulate matter (PM_{2.5}) standards by 2015 and ozone (O₃) standards by 2024. The AQMP also proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several Federal planning requirements and incorporates updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from that included in earlier AQMPs. The proposed project would support and be consistent with several key policy directives set forth in the AQMP. For example, the project would provide for new residential uses within a major regional employment center, locate new development in proximity to existing transit facilities, and would redevelop a site already served by existing infrastructure. Notwithstanding these attributes, the project would increase the amount of traffic in the area and would consequently generate operational air emissions that could affect implementation of the AQMP. Pollutant emissions resulting from construction of the proposed project would also have the potential to affect implementation of the AQMP. Therefore, it is recommended that this issue be analyzed further in an EIR.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. As indicated in Response No. III. a) above, the project site is located within the Basin, which is characterized by relatively poor air quality. State and Federal air quality standards are often exceeded in many parts of the Basin, with Los Angeles County among the highest of the counties that

comprise the Basin in terms of non-attainment of the standards. The Basin is currently in non-attainment for O₃, PM₁₀, and PM_{2.5} on Federal and State air quality standards. As discussed in Response No. III. a) above, the project would result in increased air emissions associated with construction and operation. Therefore, it is recommended that this issue be analyzed further in an EIR.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, PM₁₀, and PM_{2.5}) under an applicable Federal or State ambient air quality standard?

Potentially Significant Impact. As discussed in Response No. III. a) above, the project would result in increases in air emissions from construction and operation in a Basin that is currently in non-attainment of Federal and State air quality standards for O₃, PM₁₀, and PM_{2.5}. Therefore, it is recommended that this issue be analyzed further in an EIR.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors in the project vicinity include the residential uses to the east across Moreno Drive; and Beverly Hills High School located to the south of the project site. Construction activities and operation of the proposed uses could increase air emissions above current levels, thereby potentially affecting nearby sensitive receptors. Therefore, it is recommended that this issue be analyzed further in an EIR.

e. Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. The proposed project involves the development of residential uses, and would not introduce any major odor-producing uses that would have the potential to affect a substantial number of people. Only limited odors associated with project operation would be generated by on-site waste generation and storage, and the use of certain cleaning agents all of which would be consistent with surrounding land uses. In addition, activities and materials associated with construction would be typical of construction projects of similar type and size. Any odors that may be generated during construction of the project would be localized and temporary in nature, and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Impacts with regard to odors would be less than significant. Further analysis of this issue is not necessary and no mitigation measures would be required.

IV. BIOLOGICAL RESOURCES.

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The project site has previously been developed with office, restaurant and parking uses and is currently graded with very limited ornamental landscaping. Because of the urbanized nature of the project

site and surrounding area, the site is not a location that supports habitat for candidate, sensitive, or special status species. Therefore, no impacts to candidate, sensitive, or special status species would occur. Further analysis of this issue is not necessary and no mitigation measures would be required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. As discussed in Response No. IV. a) above, the project site and surrounding area are located in an urbanized area. The project site does not contain any riparian habitat or other sensitive natural communities as indicated in the City or regional plans or in regulations by the CDFG or USFWS. Furthermore, the project site is not located in or adjacent to a Significant Ecological Area (SEA) as defined by the City of Los Angeles.³ Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. Further analysis of this issue is not necessary and no mitigation measures would be required.

c. Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project site has previously been developed and is currently graded. The surrounding area has been developed with various uses, associated infrastructure, and ornamental landscaping for over 50 years. The project site does not contain any wetlands as defined by Section 404 of the Clean Water Act. Therefore, the proposed project would not have an adverse effect on Federally protected wetlands. Further analysis of this issue is not necessary and no mitigation measures would be required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The previously developed project site is currently graded and the surrounding area has been developed for over 50 years. Because of the urbanized nature of the project site and surrounding area, the lack of a major water body, as well as the limited number of trees, the site does not contain substantial habitat for native resident or migratory species, or native nursery sites. Therefore, the proposed project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites. Further analysis of this issue is not necessary and no mitigation measures would be required.

e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

Less Than Significant Impact. Based on a tree survey conducted at the project site, on-site vegetation consists of one non-native, ornamental Jacaranda (*Jacaranda mimosifolia*) tree. No locally protected

³ *City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995, Figure BR-1B.*

biological resources, such as oak trees or California walnut woodlands, exist on the site. The project would incorporate a landscape plan, which would include the planting of numerous trees, as well as new shrubs and groundcover. In addition, any street trees removed as part of the project would be replaced in accordance with the City of Los Angeles Street Tree Ordinance. Therefore, the project would not conflict with local policies or ordinances protecting biological resources. Further analysis of this issue is not necessary and no mitigation measures would be required.

f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

No Impact. As discussed in Response No. IV. a) above, the project site is located within a developed, urbanized area and does not provide habitat for any sensitive biological resources. The project site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan. Further analysis of this issue is not necessary and no mitigation measures would be required.

V. CULTURAL RESOURCES.

Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?

Less Than Significant Impact. Currently, the project site is vacant and has been graded and enclosed with construction fencing. The project site was previously occupied by a multi-story building containing approximately 130,500 square feet of office and restaurant space, and a two-story parking structure. These buildings were removed at the end of 2005 by a previous owner of the property. Due to the lack of structures on the project site, proposed development on the project site would not alter any defined historical resources. Furthermore, a records search conducted through the South Central Coastal Information Center (SCCIC) at California State University Fullerton (CSUF) revealed that there are no recorded historic resources within the project site.⁴ While there are potential historic resources in the project vicinity, including Beverly Hills High School and the Beverly Hilton Hotel, due to their distance from the project site and intervening uses, the proposed project would not cause a substantial adverse change in the significance of such historical resources as defined in CEQA Guidelines Section 15064.5.⁵ Further analysis of this issue is not necessary and no mitigation measures would be required.

⁴ The records search included a review of the California Points of Historical Interest, the California Historical Landmarks, the California Register of Historical Places, the National Register of Historic Places, and the California State Historic Resources Inventory.

⁵ The Beverly Hilton Hotel was surveyed in 2001 and recommended individually eligible for listing for the National Register (19-186682), Status Code 3S.

b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?

Potentially Significant Impact. The project site is located within a highly urbanized area, and the entire site has been subject to disruption over the years. The project site was previously occupied by a multi-story commercial building with approximately 130,500 square feet and a two-story parking structure. Currently, the project site is vacant and has been recently graded and enclosed with construction fencing. Thus, surficial archaeological resources that may have existed at one time have likely been previously disturbed. Nevertheless, the project proposes some excavation that may extend into native soils. Thus, it is recommended that further analysis of this issue be included in an EIR.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Paleontological resources are known to occur in the greater project vicinity, and within older Quaternary Alluvium that underlies the project site. As indicated above, while the project site was previously disturbed by grading and building activities and is now currently vacant, the site will require additional grading that may involve excavation into native soils that contain paleontological resources. Thus, it is recommended this issue be evaluated in an EIR.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. No known traditional burial sites or other type of cemetery usage has been identified within the project site. In addition, as indicated above, the site has been previously graded and developed. Nonetheless, as the project site would require excavation that may extend into native soils, it is recommended that this issue be evaluated in an EIR.

VI. GEOLOGY AND SOILS.

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact. Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those that have shown evidence of movement within the past 11,000 years (i.e., during the Holocene Epoch). Potentially active faults are those that have shown evidence of movement between 11,000 and 1.6 million years ago (i.e., during the Pleistocene Epoch). Inactive faults are those that have not exhibited displacement younger than 1.6 million years before the present. Additionally, there are blind thrust faults, which are low angle reverse faults with no surface exposure. Due to their buried nature, the existence of blind thrust faults is usually not known until they produce an earthquake.

The seismically active region of southern California is crossed by numerous active and potentially active faults and is underlain by several blind thrust faults. The CGS has established earthquake fault zones known as Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults to assist cities and counties in planning, zoning, and building regulation functions. These zones identify areas where potential surface rupture along an active fault could prove hazardous and identify where special studies are required to characterize hazards to habitable structures. In addition, the City of Los Angeles General Plan Safety Element has designated fault rupture study areas extending along each side of active and potentially active faults to establish areas of hazard potential due to fault rupture. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. However, the project site is located within a City-designated fault rupture study area. Since, the project site is located within a City-designated fault rupture study area, and there are faults in the project vicinity, it is recommended that this issue be analyzed further in an EIR.

ii. Strong seismic ground shaking?

Potentially Significant Impact. At least four potentially active faults are located within the project vicinity including the Santa Monica-Hollywood Fault, Newport-Inglewood Fault, Verdugo Fault, and Raymond Fault. Given the proximity of these faults to the project site, it is highly likely that the project site would be subject to seismic ground shaking. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. The proposed project design would be required to comply with State and City regulations for the protection of public safety. Because of the project's proximity to active faults, the project's soil characteristics and applicable project design requirements should be identified and disclosed. Therefore, it is recommended that this issue be analyzed further in an EIR.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. A shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials.

The CGS has delineated seismic hazard zones in areas where the potential for strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events are likely to occur. Cities and counties must regulate certain development projects within these zones until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. In addition, the City of Los Angeles General Plan Safety Element has designated areas susceptible to liquefaction. The project site is not located within a State-designated seismic hazard zone for liquefaction potential or other seismic-related ground failure. However, the project site is located within a City-designated liquefiable area. Therefore, it is recommended that liquefaction be evaluated further in an EIR.

iv. Landslides?

No Impact. As discussed in Response No. VI a)-iii) above, the CGS has delineated seismic hazard zones in areas where the potential for strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events are likely to occur. In addition, the City of Los Angeles General Plan Safety Element has mapped a landslide inventory, as well as the approximate location of hillside areas. The project site is not located within a State-designated seismic hazard zone for landslide potential.

The project site and surrounding area are relatively flat. From the northwest corner to the southeast corner of the project site, the elevation varies by approximately 15 feet. The project site is not located within a City-designated hillside area. Therefore, the project is not susceptible to landslides. Further analysis of this issue is not necessary and no mitigation measures would be required.

b. Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact . As part of the proposed project, it is anticipated that up to approximately 17,000 cubic yards of soil might be excavated, 11,000 cubic yards of which would be exported off-site. Construction activities associated with the project have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. In addition, the change in on-site drainage patterns resulting from the proposed project could also result in limited soil erosion. Thus, it is recommended that the potential for soil erosion resulting from construction and operation of the project be analyzed further in an EIR, as discussed further in Section IX.c below.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. The project site is underlain by Quaternary Age Older Alluvium overlain by variable amounts of fill. Groundwater at the project site ranges from 35 to 50 feet bgs. As discussed in Response Nos. VI. a)-iii) and a)-iv) above, the project site is not expected to be susceptible to liquefaction, lateral spreading, or landslides. Subsidence occurs when a void is located or created underneath a surface causing the surface to collapse. Common causes of subsidence include tunnels, wells (i.e., oil or groundwater), covered quarries, and caves beneath a surface. Although the project site is located within the boundaries of the Beverly Hills Oil Field, no oil wells are located on the project site. Furthermore, no tunnels, groundwater wells, covered quarries, or caves are located beneath the project site. Notwithstanding, the analysis of seismic hazards identified in Responses to Items VI.a.i -iv, above, should address site stability and foundation considerations appropriate to the site's underlying geological conditions.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The soils beneath the project site have low to moderate expansion potential. Therefore, impacts associated with expansive soils would be less than significant. Further analysis of this issue is not necessary and no mitigation measures would be required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project site is located in an urbanized area where wastewater infrastructure is currently in place. The proposed project would connect to existing infrastructure and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur. Further analysis of this issue is not necessary and no mitigation measures would be required.

VII. GREENHOUSE GAS EMISSIONS --

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Construction and operation of the proposed project would increase greenhouse gas (GHG) emissions which have the potential to either individually or cumulatively result in a significant impact on the environment. Therefore, this issue will be further evaluated in an EIR and include a quantitative assessment of project-generated GHG emissions resulting from construction equipment, vehicle trips, electricity and natural gas usage, and water conveyance. Relevant project features that reduce GHG emissions, such as Green Building Design will also be discussed.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Under the City's Green Building Program, the proposed project would be required to comply with the City's Green Building objectives pursuant to Ordinance 17980, (Section 16.10, Article 6.1, Chapter 1, of the LAMC). In conformance with this Ordinance, the project would be designed to reduce GHG emissions through various energy conservation measures. In addition, the project would implement applicable energy conservation measures to reduce GHG emissions, such as those described in the California Global Warming Solutions Act of 2006 (AB 32). Project proposals to achieve consistency with these and other applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions should be disclosed and further evaluated in an EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Construction of the proposed project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be minimal and localized to the project site. The proposed project consists of the development of residential units with landscaping and amenities. No hazardous materials would be utilized

during day-to-day operation of the proposed project other than typical household, vehicle, and landscape maintenance materials (i.e., cleaning supplies, paints, oil, grease, fertilizers). The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. Therefore, neither construction nor operation of the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Further analysis of this issue is not necessary and no mitigation measures would be required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. The project site is located within an area designated as a methane zone by the City of Los Angeles.⁶ Consequently, grading and excavation activities during construction of the proposed project could result in the release of methane and other related gas emissions. In addition, the project site was developed with a building and portable island owned by Union Oil Company in the early 1930s, and a stationary and print shop as part of the 20th Century Fox Film Studios in the 1950s.⁷ These historical uses may present a concern to the project site. Therefore, it is recommended that these issues be analyzed further in an EIR.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. Beverly Hills High School is located to the south of the project site and El Rodeo Elementary School is located approximately 0.25 mile north of the project site. As discussed in Response No. VII. a) above, neither construction nor operation of the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, as discussed in Response No. VII. b), the project site is located within a City-designated methane zone and historical uses may present a concern to the project site. Therefore, it is recommended that this issue be analyzed further in an EIR.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The project site is listed on the Emissions Inventory Data (EMI), Emergency Response Notification System (ERNS), California Hazardous Material Incident Report System (CHMIRS), and Hazardous Waste Information System (HAZNET) databases.⁸ The EMI listing pertains to a permit issued by SCAQMD for the emission of atmospheric pollutants at the project site. The ERNS and CHMIRS listings pertain to a raw sewage backup into the first floor of a building caused by a tree root blocking a sewer line. The pipe was repaired and the sewage was cleaned up and properly disposed. The HAZNET listing pertains to asbestos-containing waste that was disposed of from the project site. These listings in and of themselves do not present a concern to the project site. In addition, all buildings on the site were removed by a previous

⁶ *City of Los Angeles Department of Public Works, Methane Ordinance Map A-20960, City Ordinance No. 175,790, February 4, 2004.*

⁷ *ENVIRON, Phase I Environmental Assessment, 10000 Santa Monica Boulevard, July 12, 2006.*

⁸ *Ibid.*

owner of the property in 2005. Several properties located within the vicinity of the project site were also listed on various databases. Due to the distance of these properties from the project site, their cross- or down-gradient direction relative to the project site, and/or their current status (i.e., permit only, case closed, etc.), they are not expected to present a concern to the project site. Therefore, the proposed project would not be located on a hazardous materials site that would create a significant hazard to the public or the environment. Further analysis of this issue is not necessary and no mitigation measures would be required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Potentially Significant Impact. Although the project site is not located within an airport land use plan or within two miles of an airport, it is located in the vicinity of the primary approach area to the Santa Monica Municipal Airport, which is located approximately three miles southwest of the project site. The height of the proposed residential building would be approximately 460 feet above grade. Therefore, it is recommended that this issue be analyzed further in an EIR.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

Potentially Significant Impact. There are no private airstrips located in the vicinity of the project site. However, there are a number of heliports located in the vicinity of the project site (i.e., UCLA, Cedars-Sinai Medical Center, Beverly Center, etc.). However, based on the height of the proposed building, it is recommended that this issue be analyzed further in an EIR.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. Immediate access to the project vicinity is provided via Santa Monica Boulevard to the north, Moreno Drive to the east, West Olympic Boulevard to the south, and Century Park East to the west. Santa Monica Boulevard and Olympic Boulevard are designated as disaster routes by the City of Los Angeles.⁹ While it is expected that the majority of construction activities for the proposed project would be confined on-site, short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In addition, the project would generate traffic in the project vicinity and would result in some modifications to access from the streets that surround the site. Further, the project would contribute population to the project area and could affect requirements and procedures necessitated by an emergency event. Thus, it is recommended that this issue be analyzed further in an EIR.

⁹ *City of Los Angeles General Plan Safety Element, Exhibit H, adopted by the City Council, November 26, 1996.*

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site is located in a highly urbanized area. No wildlands are present on the project site or surrounding area. Furthermore, the project site is not designated as a wildfire hazard area by the City of Los Angeles.¹⁰ Therefore, the proposed project would not expose people or structures to a significant risk involving wildland fires. Further analysis of this issue is not necessary and no mitigation measures would be required.

IX. HYDROLOGY AND WATER QUALITY.

Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. Construction of the project would require earthwork activities, including excavation and grading of the site. During precipitation events in particular, construction activities associated with the project have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. In addition, given the new uses and improvements proposed as part of the project, associated water quality impacts could occur. Thus, it is recommended that this issue be analyzed further in an EIR.

b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

Less Than Significant Impact. Los Angeles Department of Water and Power (LADWP) is the water purveyor for the City. Water is supplied to the City from three primary sources including local groundwater. In 2009 – 2010 LADWP had an available water supply of roughly 550,000 acre-feet (AF), with approximately 14 percent coming from local groundwater.¹¹ Groundwater levels in the City of Los Angeles are maintained through an active process via spreading grounds and recharge basins. Although open spaces do allow for seepage of water into smaller unconfined aquifers, the larger groundwater sources within the City of Los Angeles are actively recharged and supply the City with its water supply.

As the project site was previously developed with urban uses, the proposed recharge on the project site would be similar to the site's historic contribution to recharge. Furthermore, the small size of the project site limits its potential to contribute to recharge of groundwater sources. Therefore, impacts due to interference with groundwater recharge would be less than significant.

¹⁰ *City of Los Angeles General Plan Safety Element, Exhibit D, adopted by the City Council, November 26, 1996.*

¹¹ *Draft 2010 Urban Water Management Plan, January 14, 2011, City of Los Angeles Department of Water and Power.*

As mentioned previously, groundwater at the project site ranges from 35 to 50 feet bgs. Subject to final project design, the construction level may extend beyond the groundwater level. If this were to occur, a dewatering system and/or special foundation and slab design would be required. However, groundwater extraction from such a dewatering system, if it were required, would be minimal and likely to be offset by the increase in pervious surface area at the project site. Therefore, potential impacts due to depletion of groundwater supplies would be less than significant.

In summary, the proposed project would not substantially deplete groundwater supplies or result in a substantial net deficit in the aquifer volume or lowering of the local groundwater table. Impacts would be less than significant. Further analysis of this issue is not necessary and no mitigation measures would be required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Construction of the proposed project would temporarily alter the existing drainage pattern of the project site particularly during excavation and grading activities. If a precipitation event were to occur during these activities, exposed sediments may be carried off-site and into the local storm drain system thus increasing siltation. In addition, the change in on-site drainage patterns resulting from the proposed project could also result in limited soil erosion. Therefore, it is recommended that this issue be analyzed further in an EIR.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

Potentially Significant Impact. While the project site is under construction, the rate and amount of surface runoff generated at the project site would fluctuate. However, because the construction period is temporary and an on-site storm drain system would be constructed in conjunction with the development, the potential for flooding during construction would be less than significant. Operation of the proposed project would alter the on-site drainage pattern. Although the project proposes to maximize the amount of pervious surface area on-site, the rate and amount of surface runoff generated by the proposed project should be analyzed for potential flooding issues. Therefore, it is recommended that the potential for flooding during operation of the proposed project be analyzed further in an EIR.

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. As discussed in Response Nos. VIII. c) and d) above, operation of the proposed project would alter on-site drainage patterns which could potentially result in flooding issues and additional sources of polluted runoff. Therefore, it is recommended that this issue be analyzed further in an EIR.

f. Otherwise substantially degrade water quality?

Potentially Significant Impact. As stated in Response No. VIII. a) above, construction activities associated with the project have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. In addition, given the new uses and improvements proposed as part of the project, associated water quality impacts could occur. Thus, it is recommended that this issue be analyzed further in an EIR.

g. Place housing within a 100-year flood plain as mapped on Federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map?

No Impact. The project site is not located within a 100 year flood zone as mapped by the Federal Emergency Management Agency (FEMA) or within a 100-year flood plain area as mapped by the City of Los Angeles.¹² Therefore, the proposed project would not place housing within a 100-year flood plain as mapped on a Federal flood hazard boundary, flood insurance rate map, or other flood hazard delineation map. Further analysis of this issue is not necessary and no mitigation measures would be required.

h. Place within a 100-year flood plain structures which would impede or redirect flood flows?

No Impact. As discussed in Response No. VIII g) above, the project site is not located within a FEMA-designated or City-designated 100-year flood zone or plain. Therefore, the proposed project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows. Further analysis of this issue is not necessary and no mitigation measures would be required.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. As discussed in Response No. VIII g) above, the project site is not located within a FEMA-designated or City-designated 100-year flood zone or plain. No levees or dams are present on or near the project site. Furthermore, the project site and surrounding area are not located within a potential inundation area as mapped by the City of Los Angeles.¹³ Therefore, the proposed project would not expose people or structures to a significant risk involving flooding. Further analysis of this issue is not necessary and no mitigation measures would be required.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by significant undersea disturbances such as earthquakes, landslides, or volcanic activity. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity. No major water bodies are located in the vicinity of the project site and the Pacific Ocean is located approximately six miles away. Therefore, the project site is not susceptible to the effects of seiches or tsunamis. Furthermore, the project site and surrounding area are not located within a potential inundation area or an area potentially impacted by a tsunami as mapped by the City of Los Angeles.¹⁴ Lastly, the project site is not

¹² *City of Los Angeles General Plan Safety Element, Exhibit F, adopted by the City Council, November 26, 1996.*

¹³ *City of Los Angeles General Plan Safety Element, Exhibit G, adopted by the City Council, November 26, 1996.*

¹⁴ *City of Los Angeles General Plan Safety Element, Exhibit G, adopted by the City Council, November 26, 1996.*

positioned downslope from an area of potential mudflow. Therefore, inundation of the project site by mudflow is unlikely. Further analysis of these issues is not necessary and no mitigation measures would be required.

X. LAND USE AND PLANNING.

Would the project:

a. Physically divide an established community?

Less Than Significant Impact. The project site is located within the West Los Angeles Community Plan area of the City of Los Angeles and, more specifically, within the Century City North Specific Plan (CCNSP) area. The project site is located within a highly urbanized area generally characterized by mid- to high-rise office buildings, hotels, entertainment, and residential uses. The proposed project would construct residential uses on the project site. Residential uses are located east of the project site across Moreno Drive and north of the project site across Wilshire Boulevard. In addition, residential uses within mid and high-rise buildings occur throughout Century City. The project is an in-fill project within Century City, which has a distinct identity and complex of mixed uses. The site was previously developed with urban, office/restaurant development, and the proposed project would continue the site's contribution to the Century City milieu. Therefore, the introduction of new residential uses to the project site would not physically divide existing residential uses or an established community. As such, no further analysis of this issue is required and no mitigation measures are necessary.

b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The project site is designated for Regional Center Commercial uses within the City of Los Angeles General Plan Framework and the West Los Angeles Community Plan. The site is zoned Commercial (C2-2-O). The C2 portion of this designation indicates that the site is zoned for commercial uses (multi-family residential uses are also permitted within this zone). The second part of this zoning designation indicates that the site is located in Height District No. 2, which allows for a maximum floor area ratio (FAR) of 6.0:1 and unlimited building height. The third part of this zoning designation indicates that the project site is within a Supplemental Oil Drilling District (O), which carries zoning provisions pertaining to past oil drilling activities in the vicinity of the project. The project site is also located within the Central City North Specific Plan (CCNSP) area and the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WEST LA TIMP) area. The CCNSP includes development requirements beyond the standard zoning including the assignment of transition zone designation and limitations regarding Cumulative Automobile Trip Generation Potential (CATGP). On a regional level, SCAG's Regional Comprehensive Plan and Guide (RCPG), Metropolitan Transportation Authority's (MTA) Congestion Management Program (CMP), and SCAQMD's AQMP would apply. In recognition of the importance of land use planning to the City, and the necessity for the project to demonstrate compliance with the regulatory framework, it is recommended that this issue be analyzed further in an EIR.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As discussed in Section IV. Biological Resources above, the project site has previously been developed and is currently graded. The surrounding area has been developed with various uses, associated infrastructure, and ornamental landscaping for over 50 years. The project site is not located within a habitat conservation plan or natural community conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan. Further analysis of this issue is not necessary and no mitigation measures would be required.

XI. MINERAL RESOURCES.

Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?**
- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

No Impact. With regard to Items XI.a and XI.b, the project site is not classified by the City of Los Angeles as an area containing significant mineral deposits, nor is the site designated as an existing mineral resource extraction area by the State of California.¹⁵ Additionally, the project site is designated for Regional Center Commercial uses within the City of Los Angeles General Plan Framework and the West Los Angeles Community Plan, and is not designated as a mineral extraction land use. Therefore, the chances of uncovering mineral resources during construction and grading would be minimal. Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. No impacts to mineral resources would occur. Further analysis of Mineral Resources is not necessary and no mitigation measures would be required.

XII. NOISE.

Would the project result in:

- a. Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. Construction of the proposed project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a short-term basis. Additionally, operation of the proposed project may increase existing noise levels as a result of project-related traffic, heating, ventilating, and air conditioning (HVAC) systems, loading/unloading of trucks, resident activities on the project site, and the potential use of a robotic parking system. As such,

¹⁵ *City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995, Figure GS-1 and California Department of Conservation, Division of Mines and Geology/U.S. Geologic Survey, Minerals Yearbook: The Mineral Industry of California, 2001.*

nearby sensitive uses could potentially be affected. Therefore, it is recommended that the project's potential to exceed noise standards be analyzed further in an EIR.

b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the proposed project may generate groundborne vibration and noise due to site grading, clearing activities, and haul truck travel. In addition, project construction could require pile driving. As such, the project would have the potential to expose people to or generate excessive groundborne vibration and noise levels during short-term construction activities. Therefore, it is recommended that this issue be analyzed further in an EIR.

The proposed project's residential uses would not generate groundborne vibration or noise at levels beyond those that currently exist. As such, operation of the proposed project would not have the potential to expose people to excessive groundborne vibration or noise. Therefore, no further analysis of operational groundborne vibration or noise is required and no mitigation measures would be necessary.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed in Response No. XI. a) above, operation of the proposed project may increase existing noise levels as a result of project-related traffic, HVAC systems, loading/unloading of trucks, resident activities on the project site, and the potential use of a robotic parking system. Therefore, it is recommended that potential impacts associated with a permanent increase in ambient noise levels be analyzed further in an EIR.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed in Response No. XI. a) above, construction of the proposed project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a short-term basis. Therefore, it is recommended that potential impacts associated with a temporary or periodic increase in ambient noise levels be further analyzed in an EIR.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located within an airport land use plan or within two miles of an airport. The closest airport to the project site is the Santa Monica Municipal Airport, which is located approximately three miles southwest of the project site. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels from airport use. Further analysis of this issue is not necessary and no mitigation measures would be required.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. Although there are no private airstrips located in the vicinity of the project site, there are a number of heliports located in the vicinity (i.e., UCLA, Cedars-Sinai Medical Center, Beverly Center, etc.). A “heliport” is proposed on the top of the residential building, however this heliport as well as others in the project vicinity, provide landing pads for emergency use only as are typically required by the fire department for safety. Therefore, the proposed project would not regularly expose people residing or working in the project area to excessive noise levels associated with the heliport. Further analysis of this issue is not necessary and no mitigation measures would be required.

XIII. POPULATION AND HOUSING.

Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. Based on the most recent population estimates, the 2009 residential population of the West Los Angeles Community Plan area was approximately 77,852 people residing in approximately 38,155 housing units.¹⁶ The West Los Angeles Community Plan estimates that the residential population of the area will increase to 83,331 people by 2010.¹⁷ Additionally, the West Los Angeles Community Plan estimates that the number of housing units in the area will increase to 42,877 units by 2010 (an increase of approximately 12 percent). The proposed project would add 283 condominiums to the area, which constitutes approximately 6 percent of the projected growth for housing units in the West Los Angeles Community Plan area by 2010. Based on the 2009 residential population and number of housing units in the West Los Angeles Community Plan area, there are approximately 2.04 persons per household. Further, the most recently reported data for the project’s census tract, 2008 data for Census Tract No. 2671000, indicates that there is a resident population of 5,875 residents in 2,940 units for a household size of 1.99 person per dwelling unit.¹⁸ Therefore, the proposed project would generate approximately 566 new residents. The proposed project’s residential population would constitute approximately 9 percent of the projected population growth in the West Los Angeles Community Plan area by 2010. The proposed number of housing units and subsequent increase in population generated by the proposed project would be well within the established forecasts for the West Los Angeles Community Plan area. Additionally, as stated in governing regional and local planning documents, including the City of Los Angeles General Plan Housing Element, the City is in need of new housing units to serve both the current population and the projected population. While the project would not eliminate the housing shortage in the City, it would promote the goal of generating more housing.

¹⁶ *City of Los Angeles Planning Department Statistical Information, <http://cityplanning.lacity.org>, accessed January 26, 2011.*

¹⁷ *City of Los Angeles West Los Angeles Community Plan, adopted July 27, 1999.*

¹⁸ *City of Los Angeles Planning Department Statistical Information, <http://cityplanning.lacity.org>, accessed December 2, 2010.*

The project would be subject to the provisions of the CCNSP. The CCNSP provides phasing procedures to ensure the orderly growth of Century City consistent with the availability of new infrastructure to meet development needs. In particular, it establishes certain development rights for the entire Specific Plan area and a provision for the Transfer of Development Rights. These features allow Century City to develop in a way which fulfills its mission as a regional center, while at the same time capping the level of activity so as not to exceed the capacity of the planned infrastructure or otherwise anticipated environmental impacts. The CCNSP generally regulates development by assigning a certain number of trips to properties within the CCNSP area that establish the development rights. The project site has a recorded covenant and agreement that provides for 2,143.4616 Replacement Trips under the CCNSP, and development of the project would not exceed those Replacement Trips. Therefore, the project development is accounted for and anticipated in the Specific Plan, and will be served by existing infrastructure (i.e., roadways, utility lines, etc.). The proposed project would include infrastructure connections and minor improvements to accommodate project residents and improvements, but new infrastructure that could indirectly induce substantial population growth is not proposed. Therefore, the project's impacts regarding population growth would be less than significant. Further analysis of this issue is not necessary and no mitigation measures would be required.

b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

No Impact. There is no housing located on the project site. Thus, the proposed project would not displace any housing or people. No impacts would occur. Further analysis of this issue is not necessary and no mitigation measures would be required.

c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

No Impact. There are no residential or other uses located on the project site. Thus, the proposed project would not displace any housing or people. No impacts would occur. Further analysis of this issue is not necessary and no mitigation measures would be required.

XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire Protection?

Potentially Significant Impact. The Los Angeles Fire Department (LAFD) provides fire protection and emergency medical services in the City of Los Angeles. Three fire stations are located in the vicinity of the project site including Fire Station No. 92 at 10556 W. Pico Boulevard (approximately 1.9 miles from the project site); Fire Station No. 58 at 1556 S. Robertson Boulevard (approximately 2.4 miles from the project site); and Fire Station No. 71 at 107 S. Beverly Glen Boulevard (approximately 2.5 miles from the project site). Because the proposed project would introduce new structures and residents to the project site, greater demand on LAFD fire protection and emergency medical services would be generated. Further, given the project's adjacency to the City of Beverly Hills, potential effects on the Beverly Hills Fire Department due to

project demand for services will also be considered. Therefore, it is recommended that potential impacts associated with fire protection and emergency medical services be analyzed further in an EIR.

b. Police Protection?

Potentially Significant Impact. The Los Angeles Police Department (LAPD) provides police protection services in the City of Los Angeles. The project site is located in the West Bureau of the LAPD, which encompasses the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile. Specifically, the project site is served by the West Los Angeles Community Police Station located at 1663 Butler Avenue (approximately 2.6 miles from the project site). Because the proposed project would introduce new structures and residents to the project site, greater demand on LAPD police protection services would be generated. Further, given the project's adjacency to the City of Beverly Hills, potential effects on the Beverly Hills Police Department due to project demand for services will also be considered. Therefore, it is recommended that potential impacts associated with police protection services be analyzed further in an EIR.

c. Schools?

Potentially Significant Impact. The project site is located within the jurisdiction of the Los Angeles Unified School District (LAUSD). Specifically, the project site is located in LAUSD District 3. Because the proposed project would introduce new residents to the project site, it would likely generate new students attending nearby LAUSD schools. These new students would contribute to the need for additional school facilities and services. Therefore, it is recommended that potential impacts associated with school facilities and services be analyzed further in an EIR.

d. Parks?

Potentially Significant Impact. The Los Angeles Department of Recreation and Parks (LADRP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City of Los Angeles. Recreational and park facilities located in the vicinity of the project site include Cheviot Hills Park and Recreation Center; Rancho Park Golf Course; Holmby Park and Armand Hammer Pitch and Putt Golf Course; Robertson Recreation Center; Westwood Park and Recreation Center; Beverly Gardens Park and Roxbury Park. Because the proposed project would introduce new residents to the project site, greater demand on existing public recreational and park facilities and services would be generated. Although the proposed project would provide open space areas, as well as recreational facilities to its residents which may reduce the use of existing public recreational and park facilities and services in the area, it is recommended that potential impacts to recreational and park facilities and services be analyzed further in an EIR.

e. Other governmental services (including roads)?

Potentially Significant Impact. The Los Angeles Public Library (LAPL) provides library services to the City of Los Angeles. Three libraries are located in the vicinity of the project site including the Westwood Branch Library located at 1246 Glendon Avenue (approximately 2.4 miles from the project site), the West Los Angeles Regional Library located at 11360 Santa Monica Boulevard (approximately 2.4 miles from the project site), and the Robertson Branch Library located at 1719 South Robertson Boulevard (approximately 2.5 miles from the project site). Because the proposed project would introduce new residents to the project

site, greater demand on LAPL library services would be generated. Therefore, it is recommended that potential impacts associated with library services be analyzed further in an EIR.

During construction and operation of the proposed project, other governmental services, including roads, would continue to be utilized. Project residents, patrons, visitors, and employees would use the existing road network, without the need for new roadways to serve the project site. As discussed below in Section XV., Transportation/Circulation, the proposed project could result in an increase in the number of vehicle trips attributable to the project site. However, the additional use of roadways would not be excessive and would not necessitate the upkeep of such facilities beyond normal requirements. Therefore, the proposed project would result in less than significant impacts on other governmental services. Further analysis of other governmental services is not necessary and no mitigation measures would be required.

XV. RECREATION.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Potentially Significant Impact. As discussed in Response No. XIII. d) above, because the proposed project would introduce new residents to the project site, greater demand on existing public recreational and park facilities and services would be generated, which may contribute to physical deterioration of such facilities. Therefore, it is recommended that this issue be analyzed further in an EIR.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Potentially Significant Impact. The proposed project would provide a large amount of open space, and include an amenity building with such features as a spa, exercise facility, indoor lap pool, outdoor pool with sundeck, and hot tub, residents' lounge, etc. These project features have been incorporated into the overall project design. Therefore, construction of these recreational facilities as part of the proposed project and the resulting physical effects on the environment are assessed within this Initial Study. Any issues within this Initial Study that are noted as potentially significant will be analyzed further in an EIR.

XVI. TRANSPORTATION/CIRCULATION.

Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. The project site is subject to the CCNSP and WEST LA TAMP. These plans set forth standards and guidelines regarding trip generation and levels of service (LOS) for the street system and specify roadway improvements within the project vicinity. Further, the Los Angeles Department of

Transportation and the Los Angeles CEQA Thresholds Guidelines include standards for measuring effectiveness of the transportation system (LOS service levels), and criteria for measuring project impacts. The project proposes to develop 283 residential units that would add traffic to local and regional transportation systems. Thus, operation of the proposed project could adversely affect the existing capacity of the street system or exceed an established LOS standard. Construction of the project would also result in a temporary increase in traffic due to construction-related truck trips and worker vehicle trips. Therefore, traffic impacts during construction could also adversely affect the street system. As the project's increase in traffic would have the potential to result in a significant traffic impact, it is recommended that this issue be analyzed further in an EIR.

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The CMP is a State-mandated program enacted by the State legislature to address the impacts that urban congestion has on local communities and the region as a whole. MTA is the local agency responsible for implementing the requirements of the CMP. New projects located in the City of Los Angeles must comply with the requirements set forth in the MTA's CMP. These requirements include the provision that all freeway segments where a project could add 150 or more trips in each direction during the peak hours be evaluated. The guidelines also require evaluation of all designated CMP intersections where a project could add 50 or more trips during either peak hour. The proposed project would generate vehicle trips which could potentially add trips to a freeway segment or CMP intersection. Thus, it is recommended that this issue be analyzed further in an EIR.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Potentially Significant Impact. The project site is located approximately three miles southwest of the primary approach area to the Santa Monica Municipal Airport. Although the project does not propose any uses that would increase the frequency of air traffic, given the height of the proposed residential building (460 feet above grade), it is recommended that this issue be analyzed further in an EIR.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed project does not include any hazardous design features such as sharp curves or dangerous intersections, nor does it propose any hazardous or incompatible uses. Therefore, no impacts would occur. Further analysis of this issue is not necessary and no mitigation measures would be required.

e. Result in inadequate emergency access?

Potentially Significant Impact. As discussed in Response No. VIII. g) above, immediate access to the project vicinity is provided via Santa Monica Boulevard to the north, Moreno Drive to the east, West Olympic Boulevard to the south, and Century Park East to the west. Santa Monica Boulevard and Olympic Boulevard

are designated as disaster routes by the City of Los Angeles.¹⁹ While it is expected that the majority of construction activities for the proposed project would be confined on-site, short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In addition, the project would generate traffic in the project vicinity and would result in some modifications to access from the streets that surround the site. Thus, it is recommended that this issue be analyzed further in an EIR.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. The project site is located in an area well served by public transportation. Several transit providers operate transit service out of this transit center, including MTA, Los Angeles Department of Transportation (LADOT), Santa Monica Big Blue Bus, and Culver City Bus. Further, on October 28, 2010, the Metro Board of Directors approved the Draft Environmental Impact Statement/Environmental Impact Report (Draft EIS/EIR) and selected the Locally Preferred Alternative (LPA) for the Westside Subway Extension (Purple Line) which would include a subway stop in Century City in the vicinity of the project. This vote also authorized Metro staff to begin the final phase of the planning process for the subway – the Final EIS/EIR and Preliminary Engineering (PE). Operation of the proposed project would not physically conflict with transit service in this area. Rather, by locating residential uses in a regional employment center, the project would support the use of alternative transportation. However, in recognition of the importance of this land use planning issue to the City, it is recommended that the project's consistency with policies, plans, and programs supporting alternative transportation be analyzed further in an EIR.

XVII. UTILITIES AND SERVICES SYSTEMS.

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The proposed project would result in new sources of wastewater generated at the project site with the development of the new residential units. The incremental quantity of wastewater generated by the proposed project could potentially result in impacts with respect to wastewater treatment. Therefore, it is recommended that this issue be analyzed further in an EIR.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The proposed project consists of new residential development with related amenity facilities and open space, which would result in an increase in water demand and wastewater generation that may require upgrades to existing facilities. Therefore, it is recommended that this issue be analyzed further in an EIR.

¹⁹ *City of Los Angeles General Plan Safety Element, Exhibit H, adopted by the City Council, November 26, 1996.*

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. As discussed above in Section VIII., Hydrology and Water Quality, the proposed project would result in a change in on-site drainage patterns. As such, new drainage facilities or the expansion of existing facilities may be required. Therefore, it is recommended that this issue be analyzed further in an EIR.

d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?

Potentially Significant Impact. Given the increased development that would occur on the project site, the proposed project would likely generate an increase in water demand. Changes to water availability and water regulations, as well as potential conservation of water resources are important public issues. Therefore, it is recommended that this issue be analyzed further in an EIR.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Given the increased development that would occur on the project site, the proposed project would likely result in an increase in wastewater generation. Therefore, it is recommended that this issue be analyzed further in an EIR.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The Bureau of Sanitation and private waste haulers are responsible for the collection and hauling of solid waste within the City of Los Angeles. Generally, the Bureau of Sanitation provides waste collection services for single-family and some smaller multi-family developments while private haulers provide waste collection services for most multi-family residential and commercial developments. The City does not own or operate any landfill facilities. The majority of the solid waste generated within the City is disposed of at Los Angeles County landfills.

The County provides landfill facilities via the Countywide Integrated Waste Management Summary Plan (CoIWMP), which was approved by the CIWMB on June 23, 1999. The County is currently in the process of updating the Plan to include new revised goals and policies, to promote conversion technologies and the development of facilities to export waste to out-of-County landfills, provide an update on Countywide programs to better assist jurisdictions, and reflect changes in the Countywide solid waste management system. The update of the Summary Plan was anticipated to be complete in 2010, but as of December 2010, an updated plan has not been released.

The County continually evaluates landfill needs and capacity through its preparation of CoIWMP annual reports. Within each annual report, future landfill disposal needs over the next 15-year planning horizon are addressed, in part, by determining the available landfill capacity. Landfill capacity is determined by several factors including: (1) the expiration of various landfill permits (e.g., land use permits, waste discharge requirements permits, solid waste facilities permits, and air quality permits); (2) restrictions to accepting

waste generated only within a landfill's particular jurisdiction and/or watershed boundary; and (3) operational constraints. The most recent annual report was completed for 2008 addressing needs through 2023.

Landfills within Los Angeles County are generally classified either as Class III landfills, which accept non-hazardous solid waste, or unclassified (inert) landfills, which accept construction waste, yard trimmings, and earth-like waste. The County has eleven Class III landfills and three unclassified landfills. Some of the landfills limit their operations to particular haulers. At the same time, there are out of County landfills that accommodate the needs of County haulers. The total annual disposal at the various facilities in 2008 included 10,343,305 tons of Class III materials (7,908,376 which went to in-County landfills, 570,776 tons which went to transformation facilities, and 1,914,153 tons to out-of-County landfills).²⁰ The remaining capacity at in-County Class III landfills was 154,386,000 tons. The annual disposal of inert waste materials was 176,000 tons, with a remaining capacity of 57,215,000 tons. It should be noted that a large amount of inert materials are also disposed at private landfills, such as the CalMat Inert Debris Engineered Fill Operation in the Sun Valley Community, which has a remaining capacity of 17,700,000 tons.²¹

The most recent annual report available, the 2008 Annual Report, concluded that there is sufficient capacity to meet demand through 2014 under status quo conditions. Sufficient capacity to meet the needs through the 2023 will be available by permitting and developing all proposed in-County landfill expansions, utilizing available or planned out-of-County disposal capacity, developing the necessary infrastructure to facilitate exportation of waste to out-of-County landfills, and developing conversion and other alternative technologies. The Annual Report also identified additional potential to extend landfill life by increasing the Countywide diversion of the waste materials over assumed values. Also, of particular note, future increase in land-fill capacity is expected to be provided through the provision of waste-by-rail facilities, such as the Mesquite Regional Landfill in Imperial County. This landfill will have the capacity to accommodate daily needs similar to those occurring today, for a period of 100 years.²²

The City of Los Angeles includes numerous plans, polices and regulations that address the future provision of solid waste services and reductions of the solid waste stream, including the Los Angeles Solid Waste Management Policy Plan, 1993; the General Plan Framework, 1999/2003; the RENEW LA Plan, 2006; the Space Allocation Ordinance (Ordinance No. 171687), 1997; and Green LA Plan, 2007. Among other provisions, these plans/regulations set increased recycling goals, e.g. 70 percent by 2015, and require the provision of recycling areas/rooms in development plans. In addition, the City is preparing a Solid Waste Integrated Waste Management Plan (SWIRP) that is currently under environmental review. The SWIRP and related EIR are anticipated to be approved in June and July 2011, respectfully.²³ The SWIRP will enhance the City's existing solid waste reduction and diversion policies, implement new policies and programs and identify new waste service facilities.

²⁰ *Los Angeles County Department of Public Works, Los Angeles County Integrated Waste Management Plan 2008 Annual Report, October 2009. Appendix E-2, Table 1.*

²¹ *City of Los Angeles, Initial Study, Cal Mat Inert Debris Engineered Fill Operation, June 2009.*

²² *Countywide Integrated Waste Management Plan, Five-Year Review Report. January 14, 2010.*

²³ <http://www.zerowaste.lacity.org/home/index.html>; accessed December 27, 2010.

Construction Impacts

Construction of the proposed project would require earthwork and construction of new buildings on the project site. No demolition would be required as the project site is currently vacant. Each of these activities would generate C&D waste including but not limited to soil, wood, paper, glass, plastic, metals, and cardboard that would be disposed of in the County's unclassified landfills (or a private inert landfill as an option with less impact on the public system). Utilizing generation factors established by the Environmental Protection Agency (EPA) and California Integrated Waste Management Board (CIWMB), the amount of C&D waste anticipated to be generated by the project was estimated. As shown in **Table B-1, *Estimated C&D Waste Generation***, the proposed project would result in the export of approximately 11,000 cubic yards of soil, and the construction of approximately 540,978 square feet of floor area in the residential tower and 271,544 square feet for the ancillary building, including parking (this is total gross construction area inclusive of all building uses, parking, mechanical rooms, etc.). Based on these quantities, construction of the proposed project is estimated to generate 11,550 tons of soil and 1,780 tons of construction debris for a combined total of 13,330 tons of C&D waste as shown in Table B-1. These numbers do not take into account the amount of C&D waste that could potentially be diverted via source reduction and recycling programs within the City. The C&D waste would be disposed of at one of the County's unclassified landfills, or a private facility. As indicated above, the 2008 remaining disposal capacity for the County's unclassified landfills is 57.215 million tons. The project's total solid waste disposal need during construction would represent approximately 0.2 percent of the 2008 estimated remaining capacity at the County's unclassified landfills. Based on the average 2008 unclassified landfill disposal rate, unclassified landfills would have adequate capacity for the next 325 years and would not face capacity shortages.²⁴ Therefore, the County's unclassified landfills would have adequate capacity to accommodate project-generated inert waste; and construction impacts relative to solid waste would be less than significant.

Operation

The estimated solid waste generation for the proposed project is shown in **Table B-2, *Estimated Solid Waste Disposal Need***. To provide a conservative analysis, the former office and restaurant uses that previously generated solid waste on the project site were not discounted against the newly proposed uses. It is estimated that the proposed residential uses would generate approximately 206.6 tons of waste material per year. These numbers do not take into account the amount of solid waste that could potentially be diverted via source reduction and recycling programs within the City. The City is currently implementing policies aimed at achieving 70 percent to 90 percent reduction per year. The project's annual solid waste generation would be a negligible increment to the County's annual waste generation of 1,343,305 tons per year, (0.002 percent), and would account for 0.0001 percent of the remaining 154,386,000 ton capacity in the County's Class III landfills.

²⁴ By dividing the 2008 total remaining disposal capacity for unclassified landfills (57.215 million tons) by the 2008 total disposal rate (0.176 million tons), unclassified landfills have capacity for another 325 years until the remaining unclassified landfill capacity is depleted.

Table B-1

Estimated C&D Waste Generation

Debris Type	Quantity	Generation Factor (in pounds per unit) ^b	Waste Generation (in tons)
Earthwork			
Soil export	11,000 cubic yards	2,100 ^a	11,550
Construction			
Residential Tower	540,978 sq.ft. ^b	4.38 ^c	1,185
Ancillary Building	271,544 sq.ft. ^b	4.38 ^c	595
Grand Total			13,330

^a Based on CIWMB Conversion Calculation of 2,100 pounds per cubic yard for earth materials, <http://www.ciwmb.ca.gov/leatraining/resources/cdi/tools/calculations.htm>, accessed August 2, 2007.

^b Building area reflects gross area all building spaces including parking, mechanical rooms, etc.

^c Generation factor obtained from U.S. EPA, Report No. 530R98010, Characterization of Building-Related Construction and Demolition Debris in the United States, June 1998.

Source: PCR Service Corporation, 2011.

Table B-2

Estimated Solid Waste Disposal Need

Land Use	Amount of Development	Disposal Factor	Daily Disposal Rate	Disposal (tons/year)
Residential	283 units	4 lbs/unit/day ^a	1,132 lbs	206.6

^a Generation factor provided by the CalRecycle website, refer to Estimated Solid Waste Generation Rates. <http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/default.htm>. Accessed December 2010.

Source: PCR Services Corporation, 2011.

As described in the CoIWMP 2008 Annual Report, and Countywide Integrated Waste Management Plan Five-Year Review Report, future disposal needs over the next 15 year planning horizon (2023) would be adequately met through the use of in-County and out-of-County facilities. It should also be noted that with annual reviews of demand and capacity in each subsequent Annual Report, the 15-year planning horizon is extended by one year, thereby providing sufficient lead time for the County to address any future shortfalls in landfill capacity.

Based on the above, project-generated waste would not exacerbate the estimated landfill capacity requirements addressed for the 15 year planning period ending in 2023, or alter the ability of the County to address landfill needs via existing capacity and/or other options for increasing capacity. Therefore, impacts on solid waste disposal from project operations would be less than significant.

In summary, the County's unclassified and Class III landfills would have adequate capacity to accommodate project-generated C&D and solid waste. Thus, construction and operation impacts relative to solid waste would be less than significant. Further analysis of this issue is not necessary and no mitigation measures would be required.

g. Comply with Federal, State, and local statutes and regulations related to solid waste?

No Impact. The proposed project would comply with applicable regulations related to solid waste, including those pertaining to waste reduction and recycling. In accordance with the City's Space Allocation Ordinance (Ordinance No. 171687), which requires that all new development projects provide an adequate recycling area or room for collecting and loading recyclable materials, the project would provide on-site recycling collection facilities for residents.²⁵ Additionally, the project would promote compliance with the California Integrated Waste Management Act of 1989 (AB 939) through source reduction and recycling programs. Therefore, the proposed project would comply with all Federal, State, and local statutes and regulations related to solid waste. Further analysis of this issue is not necessary and no mitigation measures would be required.

h. Other Utilities and Service Systems?

Less Than Significant Impact. Electricity transmission to the project site is provided and maintained by LADWP. Future plans regarding the provision of electrical services are presented in regularly updated *Integrated Resources Plans (IRPs)*. These Plans identify future demand for services and provide a framework for how LADWP plans on continuing to meet future consumer demand. The LADWP is required to meet operational, planning reserve and reliability criteria, and the resource adequacy standards of the Western Electricity Coordinating Council (WECC) and the North American Electric Reliability Corporation (NERC). The LADWP April 2010 forecast, as presented in the 2010 IRP, indicates a 2017 demand for approximately 25,000 GWh per year.²⁶

The proposed project's estimated energy consumption is 1,592 MWh per year as shown in **Table B-3, Estimated Electricity Use**. This estimate, based on a generation factor provided in the 1993 SCAQMD CEQA Air Quality Handbook, is conservative as the generation factor does not account for energy saving features that would be included in the proposed project. Further, to provide a conservative analysis, the former office and restaurant uses previously provided electricity by LADWP were not discounted against the newly proposed uses. The project's 1,592 MWh per year would be approximately .006 percent that of the estimated 2017 demand of 25,000 GWh per year. This amount is negligible, and is within the anticipated service capabilities of LADWP.

Natural gas is provided to the project site by the Southern California Gas Company (SoCal Gas). Planning for the provision of natural gas occurs through the *Integrated Energy Policy Report*, and the *Final Natural Gas Market Assessment* which supports the development of that plan. Planning is performed for 10 year horizons. As indicated in the 2007 reports, during the 2007-2017 forecast periods, all major pipeline systems serving California, except the Kern River pipeline, would operate at usage rates between 60 and 70 percent. Due to the recent slowdown in the economy, gas consumption is reduced from the 2007 level.

²⁵ Ordinance No. 171687 adopted by the Los Angeles City Council on August 6, 1997.

²⁶ LADWP, 2010 *Integrated Resources Plan*, Figure 2-1.

Table B-3

Estimated Electricity Use

Land Use	Amount of Development	Generation Factor^a	Annual Electricity Consumption (MWh)
Residential	283 units	5.6265 MWh/unit/year	1,592

^a Electricity demand generation factors based on Table A9-11-A of SCAQMD CEQA Air Quality Handbook (April 1993).

Source: PCR Services Corporation, 2010.

Based on the *California Energy Commission 2007 Natural Gas Market Assessment*, SoCal Gas is projected to have a supply of 2,399 million cubic feet per day (MMcfd) or 875.6 billion cubic feet per year (Bcfy) of natural gas supply in 2017 and a demand for use of 2,351 MMcfd or 858.1 Bcfy.²⁷

The proposed project’s estimated use of natural gas is 13,623 kcfy per year as shown in **Table B-4, Estimated Natural Gas Use**. This estimate is based on generation factors provided in the 1993 SCAQMD CEQA Air Quality Handbook. To provide a conservative analysis, the former office and restaurant uses previously located on the project site were not discounted against the newly proposed uses. The project’s 13,623 kcfy would be approximately .0016 percent that of the estimated 2017 demand of 858.1 Bcfy. This amount is negligible, and is within the anticipated service capabilities of SoCal Gas.

Table B-4

Estimated Natural Gas Use

Land Use	Amount of Development	Generation Factor^a	Annual Natural Gas Consumption (kcf)^b
Residential	283 units	4.0115 kcf/unit/month	13,623

^a Natural gas demand generation factors based on Table A9-12-A of SCAQMD CEQA Air Quality Handbook (April 1993).

^b Annual natural gas consumption estimated by multiplying the monthly consumption by 12 months.

Source: PCR Services Corporation, 2010.

Furthermore, utility providers are required to plan for necessary upgrades and expansions to their systems to ensure that adequate service would be provided. As such, the proposed project would have a less than significant impact to electricity and natural gas utilities and service systems. Further analysis of this issue is not necessary and no mitigation measures would be required. Notwithstanding, the analysis of GHG emissions will evaluate energy use as it effects air emissions and potential conservation measures that will reduce energy consumption as well as the emission of GHGs.

²⁷ *California Energy Commission, California Energy Demand 2008-2018 Staff Revised Forecast, Staff Final Report, November 2007. CEC-200-2007-015-SF2.*

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. As discussed within this Initial Study, the proposed project would result in environmental impacts that have the potential to degrade the quality of environment. These environmental impacts include potential impacts related to Aesthetics (aesthetics, views, light and glare, and shade/shadow), Air Quality, Cultural Resources (Archaeological and Paleontological Resources), Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (fire, police, schools, parks, and libraries), Transportation/Circulation (traffic, and access), and Utilities and Service Systems (water and wastewater). An EIR will be prepared to analyze and document these potentially significant impacts.

However, as discussed previously in Section IV., Biological Resources, the proposed project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

As discussed in Section V., Cultural Resources, the project site is vacant and does not contain any historic resources. Thus, the project site does not have the potential to eliminate important examples of California history.

- b. Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. The project vicinity includes other past, current, and/or probable future projects whose development would contribute to potentially significant cumulative impacts in conjunction with the proposed project. Cumulative impacts associated with the issues determined to be less than significant within this Initial Study are discussed below. For each of the issues determined to be potentially significant within this Initial Study (see Response No. XVII. a) above), cumulative impacts will be analyzed in an EIR.

With regard to cumulative impacts for the issues of agricultural resources, biological resources, and mineral resources: the project site is located in an urbanized area and like the project, other developments occurring in the project area would occur on previously disturbed, urbanized land. The project does not contain these resources and therefore could not contribute to a cumulative effect. Further, the related projects would not contribute to such cumulative impacts.

The project site is currently vacant. Thus, the project site does not have the potential to result in potential impacts associated with historic resources, and would not contribute to a cumulative effect with regard to impacts on historic resources.

The proposed project in conjunction with related projects would cumulatively increase the population and employment in the area. However, these increases are expected to be within City and SCAG growth forecasts; and are occurring in concert with the allowable trip caps established in the Century City North Specific Plan. In addition, the proposed project provides housing opportunities to accommodate the future population of the area. Thus, no significant cumulative impacts to population or housing would occur.

Development of the proposed project in conjunction with the related projects would cumulatively increase solid waste disposal. Thus, there is potential for cumulative impacts on solid waste disposal facilities. However, future development is considered in the planning for future disposal service, and each related project would be subject to discretionary review to ensure that adequate solid waste disposal capacity exists. Therefore, cumulative impacts on solid waste disposal would be less than significant.

c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed in Response No. XVII. a) above, the proposed project would result in potentially significant environmental impacts associated with Aesthetics (aesthetics, views, light and glare, and shade/shadow), Air Quality, Cultural Resources (Archeological and Paleontological Resources), Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (fire, police, schools, parks, and libraries), Transportation/Circulation (traffic, parking, and access), and Utilities and Service Systems (water and wastewater). These impacts could have potential adverse effects on human beings. Therefore, further analysis of these impacts will be analyzed in an EIR.



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PCR PASADENA

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PCRinfo@pcrnet.com

A.3 Comment Letters on the NOP

PUBLIC COMMENTS

Written Comments were provided to the City of Los Angeles in response to the NOP and request for comment forms provided at the Public Scoping Meeting of April 27, 2011. Those comments follow and include responses from:

STATE

1. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit
2. Native American Heritage Commission

REGIONAL/LOCAL AGENCIES

3. Metropolitan Transportation Authority (Metro)
4. Los Angeles County Department of Public Works (LACDPW)
5. South Coast Air Quality Management District
6. City of Los Angeles, Department of Recreation and Parks
7. City of Beverly Hills
8. Beverly Hills Unified School District

OTHER

9. Westwood South of Santa Monica Boulevard Homeowners Association
10. Southwest Beverly Hills Homeowners Association
11. Barbara Broide
12. Joyce Dillard
13. David Siegel



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



Notice of Preparation

April 12, 2011

RECEIVED
CITY OF LOS ANGELES

APR 19 2011

To: Reviewing Agencies

ENVIRONMENTAL
UNIT

Re: 10000 Santa Monica Boulevard Project
SCH# 2011041042

Attached for your review and comment is the Notice of Preparation (NOP) for the 10000 Santa Monica Boulevard Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Hadar Plafkin
City of Los Angeles
200 N. Spring Street, Room 750
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011041042
Project Title 10000 Santa Monica Boulevard Project
Lead Agency Los Angeles, City of

Type NOP Notice of Preparation
Description The proposed project includes the development of a 283 unit high-rise residential building with an adjacent, ancillary parking/amenity building and parking on a 2.4 acre site. The residential tower will be located on the northern side of the project site with access from Santa Monica Boulevard and Moreno Drive. A large portion of the site will be landscaped open space. On-site parking will be provided with approximately 708 parking spaces located within two floors of subterranean parking and above grade in the amenity/parking structure.

Lead Agency Contact

Name Hadar Plafkin
Agency City of Los Angeles
Phone (213) 978-1357 **Fax**
email
Address 200 N. Spring Street, Room 750
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Santa Monica Blvd & Moreno Drive
Lat / Long 34° 3' 48" N / 118° 24' 51" W
Parcel No. 4319-001-001, 002
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 2 (Santa Monica Blvd)
Airports
Railways
Waterways
Schools
Land Use C2-2.0 (Commercial, Height District 2, Supplemental Oil Drilling District); Regional Center Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Office of Historic Preservation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 04/12/2011 **Start of Review** 04/12/2011 **End of Review** 05/11/2011

<input type="checkbox"/>	<u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/>	<u>Fish & Game Region 1E</u> Laurie Harnsberger	<input type="checkbox"/>	<u>Native American Heritage Comm.</u> Debbie Treadway	<input type="checkbox"/>	<u>Caltrans, District 8</u> Dan Kopulsky	<input type="checkbox"/>	<u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/>	<u>Dept. of Boating & Waterways</u> Mike Sotelo	<input type="checkbox"/>	<u>Fish & Game Region 2</u> Jeff Dronngesen	<input type="checkbox"/>	<u>Public Utilities Commission</u> Leo Wong	<input type="checkbox"/>	<u>Caltrans, District 9</u> Gayle Rosander	<input type="checkbox"/>	<u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/>	<u>California Coastal Commission</u> Elizabeth A. Fuchs	<input type="checkbox"/>	<u>Fish & Game Region 3</u> Charles Armor	<input type="checkbox"/>	<u>Santa Monica Bay Restoration</u> Guangyu Wang	<input type="checkbox"/>	<u>Caltrans, District 10</u> Tom Durmas	<input type="checkbox"/>	<u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/>	<u>Colorado River Board</u> Gerald R. Zimmerman	<input type="checkbox"/>	<u>Fish & Game Region 4</u> Julie Vance	<input type="checkbox"/>	<u>State Lands Commission</u> Marina Brand	<input type="checkbox"/>	<u>Caltrans, District 11</u> Jacob Armstrong	<input type="checkbox"/>	<u>RWQCB 4</u> Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/>	<u>Dept. of Conservation</u> Rebecca Salazar	<input type="checkbox"/>	<u>Fish & Game Region 5</u> Don Chadwick Habitat Conservation Program	<input type="checkbox"/>	<u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	<input type="checkbox"/>	<u>Caltrans, District 12</u> Chris Herre	<input type="checkbox"/>	<u>RWQCB 5S</u> Central Valley Region (5)
<input type="checkbox"/>	<u>California Energy Commission</u> Eric Knight	<input type="checkbox"/>	<u>Fish & Game Region 6</u> Gabrina Gatchel Habitat Conservation Program	<input type="checkbox"/>	<u>Business, Trans & Housing</u>	<input type="checkbox"/>	<u>Cal EPA</u>	<input type="checkbox"/>	<u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/>	<u>Cal Fire</u> Allen Robertson	<input type="checkbox"/>	<u>Fish & Game Region 6 I/M</u> Brad Henderson Inyo/Mono. Habitat Conservation Program	<input type="checkbox"/>	<u>Caltrans - Division of Aeronautics</u> Philip Crimmins	<input type="checkbox"/>	<u>Air Resources Board</u>	<input type="checkbox"/>	<u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input type="checkbox"/>	<u>Central Valley Flood Protection Board</u> James Herota	<input type="checkbox"/>	<u>Dept. of Fish & Game M</u> George Isaac Marine Region	<input type="checkbox"/>	<u>Caltrans - Planning</u> Terri Pencovic	<input type="checkbox"/>	<u>Airport Projects</u> Jim Lerner	<input type="checkbox"/>	<u>RWQCB 6</u> Lahontan Region (6)
<input type="checkbox"/>	<u>Office of Historic Preservation</u> Ron Parsons	<input type="checkbox"/>	<u>Other Departments</u>	<input type="checkbox"/>	<u>California Highway Patrol</u> Scott Loetscher Office of Special Projects	<input type="checkbox"/>	<u>Transportation Projects</u> Douglas Ito	<input type="checkbox"/>	<u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/>	<u>Dept. of Parks & Recreation</u> Environmental Stewardship Section	<input type="checkbox"/>	<u>Food & Agriculture</u> Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/>	<u>Housing & Community Development</u> CEQA Coordinator Housing Policy Division	<input type="checkbox"/>	<u>Industrial Projects</u> Mike Tollstrup	<input type="checkbox"/>	<u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/>	<u>California Department of Resources, Recycling & Recovery</u> Sue O'Leary	<input type="checkbox"/>	<u>Dept. of General Services</u> Anna Garbeff Environmental Services Section	<input type="checkbox"/>	<u>Dept. of Transportation</u>	<input type="checkbox"/>	<u>State Water Resources Control Board</u> Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/>	<u>RWQCB 8</u> Santa Ana Region (8)
<input type="checkbox"/>	<u>S.F. Bay Conservation & Dev't. Comm.</u> Steve McAdam	<input type="checkbox"/>	<u>Dept. of General Services</u> Public School Construction	<input type="checkbox"/>	<u>Caltrans, District 1</u> Rex Jackman	<input type="checkbox"/>	<u>State Water Resources Control Board</u> Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/>	<u>RWQCB 9</u> San Diego Region (9)
<input type="checkbox"/>	<u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	<input type="checkbox"/>	<u>Dept. of Public Health</u> Bridgette Binning Dept. of Health/Drinking Water	<input type="checkbox"/>	<u>Caltrans, District 2</u> Marcelino Gonzalez	<input type="checkbox"/>	<u>State Water Resources Control Board</u> Steven Herrera Division of Water Rights	<input type="checkbox"/>	<u>Other</u>
<input type="checkbox"/>	<u>Conservancy</u>	<input type="checkbox"/>	<u>Independent Commissions, Boards</u>	<input type="checkbox"/>	<u>Caltrans, District 3</u> Bruce de Terra	<input type="checkbox"/>	<u>Dept. of Toxic Substances Control</u> CEQA Tracking Center		
<input type="checkbox"/>	<u>Fish and Game</u>	<input type="checkbox"/>	<u>Delta Protection Commission</u> Linda Flack	<input type="checkbox"/>	<u>Caltrans, District 4</u> Lisa Carboni	<input type="checkbox"/>	<u>Department of Pesticide Regulation</u> CEQA Coordinator		
<input type="checkbox"/>	<u>Dept. of Fish & Game</u> Scott Flint Environmental Services Division	<input type="checkbox"/>	<u>Cal EMA (Emergency Management Agency)</u> Dennis Castrillo	<input type="checkbox"/>	<u>Caltrans, District 5</u> David Murray	<input type="checkbox"/>			
<input type="checkbox"/>	<u>Fish & Game Region 1</u> Donald Koch	<input type="checkbox"/>	<u>Governor's Office of Planning & Research</u> State Clearinghouse	<input type="checkbox"/>	<u>Caltrans, District 6</u> Michael Navarro	<input type="checkbox"/>			
		<input type="checkbox"/>		<input type="checkbox"/>	<u>Caltrans, District 7</u> Elmer Alvarez				

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



April 26, 2011

RECEIVED
CITY OF LOS ANGELES

Hadar Plafkin

City of Los Angeles City Planning Department

200 North Spring Street, Room 750
Los Angeles, CA 90012

MAY 04 2011

ENVIRONMENTAL
DIVISION

Re: SCH#2011041042 CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR); for the: "10000 Santa Monica Boulevard Project;" located in the City of Los Angeles; Los Angeles County, California

Dear Hadar Plafkin:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted in; **Native American cultural resources were not identified** within the 'area of potential effect (APE), based on the USGS coordinates of the project location, based on the project information provided. The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254.10.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Consultation with Native

American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS)/ California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,


Dave Singleton, Program Analyst
Cc: State Clearinghouse

Native American Contact List
Los Angeles County
April 26, 2011

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
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calvitre@yahoo.com
(714) 504-2468 Cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva

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310-570-6567

Gabrieleno/Tongva San Gabriel Band of Mission
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(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino Tongva Nation
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Gabrielino Tongva Indians of California Tribal Council
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562-761-6417- fax

Gabrielino-Tongva Tribe
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bacuna1@gabrieinotribe.org

Shoshoneon Gabrieleno Band of Mission Indians
Andy Salas, Chairperson
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(626) 926-4131
gabirelenoindians@yahoo.
com
(213) 688-0181 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011041042; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the 10000 Santa Monica Boulevard Project; Los Angeles, California .

Native American Contact List
Los Angeles County
April 26, 2011

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Park East, Suite 1500
Los Angeles , CA 90067 Gabrielino
lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX
760-904-6533-home

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011041042; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the 10000 Santa Monica Boulevard Project; Los Angeles, California .



Metro™

May 25, 2011

Mr. Hadar Plafkin, City Planner
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Plafkin:

Thank you for the opportunity to revise our comments on the Notice of Preparation (NOP) and Notice of Public Scoping Meeting for the 10000 Santa Monica Project. This letter supercedes our comment letter to you dated May 9, 2011 and conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2010 Congestion Management Program for Los Angeles County", Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic);
2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections;
3. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour; and
4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

In addition to identifying the CMP requirements, Metro is responding in the capacity as a responsible agency with respect to the proposed project's potential impacts on Metro and municipal transit services. The following concerns should be addressed in the Draft Environmental Impact Report (EIR):

1. Westside Subway Extension: The proposed project site is located adjacent to one of the alignment and station alternatives for the planned Westside Subway Extension. This was one of a series of projects included in Measure R that was approved by the voters of Los Angeles County in November 2008. In October 2010 the Metro Board of Directors approved the Draft Environmental Impact Statement/Environmental Impact Report (Draft EIS/EIR) and selected the Locally Preferred Alternative (LPA), which includes a Century City Station alternative adjacent to the proposed project on Santa Monica Boulevard. One potential subway alignment would be located under the center median of Santa Monica Boulevard. It is expected that the Metro Board will consider certifying the Final EIS/EIR later in 2011 and at that time will make a decision on the preferred alignment of the project. While we do not anticipate any irreconcilable conflicts or incompatibility with the proposed project, in the event that the Santa Monica alignment is selected by the Metro Board, it is recommended that further project coordination with the Metro Project Team take place. Please contact the Westside Subway Extension Project Director David Mieger for further coordination regarding this project. Mr. Mieger can be reached at 213-922-3040 or miegerd@metro.net. Information about the Westside Subway Extension can be found on the Metro website at <http://www.metro.net/projects/westside/>.
2. Current bus service: Santa Monica Boulevard currently has very high levels of bus transit service and ridership with various bus lines that travel by and stop at or near the proposed project site. Please be advised that Metro Bus Operations Control Special Events Coordinator should be contacted at 213-922-4632 regarding construction activities that may impact Metro bus lines. Metro should also be contacted if any changes to existing stops and zones are anticipated either during or after construction. Other Municipal Bus Service Operators may also be impacted and therefore should be included in construction outreach efforts.
3. Metro encourages land use strategies and policies that could be followed for new development projects immediately adjacent to the Westside Extension subway stations which follow best practices for "Transit Oriented Development." The federal government looks for cities and local jurisdictions to adequately plan for new development around such stations to encourage use of the transit system and reduce use of conventional development practices that rely almost exclusively on the automobile for access. Development associated with the proposed Master Plan could result in significant adverse traffic impacts on Santa Monica Boulevard that might not occur if modified parking requirements and/or greater utilization of public transit is built into the planning for this project.

Metro looks forward to reviewing the Draft EIR. If you have any questions regarding this response, please call Scott Hartwell at 213-922-2836 or by email at hartwells@metro.net. Please send the Draft EIR to the following address:

Metro CEQA Review Coordination
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952
Attn: Scott Hartwell

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Hartwell", with a long horizontal flourish extending to the right.

Scott Hartwell
CEQA Review Coordinator, Long Range Planning

Attachment

GUIDELINES FOR CMP TRANSPORTATION IMPACT ANALYSIS

Important Notice to User: This section provides detailed travel statistics for the Los Angeles area which will be updated on an ongoing basis. Updates will be distributed to all local jurisdictions when available. In order to ensure that impact analyses reflect the best available information, lead agencies may also contact MTA at the time of study initiation. Please contact MTA staff to request the most recent release of “Baseline Travel Data for CMP TIAs.”

D.1 OBJECTIVE OF GUIDELINES

The following guidelines are intended to assist local agencies in evaluating impacts of land use decisions on the Congestion Management Program (CMP) system, through preparation of a regional transportation impact analysis (TIA). The following are the basic objectives of these guidelines:

- Promote consistency in the studies conducted by different jurisdictions, while maintaining flexibility for the variety of project types which could be affected by these guidelines.
- Establish procedures which can be implemented within existing project review processes and without ongoing review by MTA.
- Provide guidelines which can be implemented immediately, with the full intention of subsequent review and possible revision.

These guidelines are based on specific requirements of the Congestion Management Program, and travel data sources available specifically for Los Angeles County. References are listed in Section D.10 which provide additional information on possible methodologies and available resources for conducting TIAs.

D.2 GENERAL PROVISIONS

Exhibit D-7 provides the model resolution that local jurisdictions adopted containing CMP TIA procedures in 1993. TIA requirements should be fulfilled within the existing environmental review process, extending local traffic impact studies to include impacts to the regional system. In order to monitor activities affected by these requirements, Notices of Preparation (NOPs) must be submitted to MTA as a responsible agency. Formal MTA approval of individual TIAs is not required.

The following sections describe CMP TIA requirements in detail. In general, the competing objectives of consistency & flexibility have been addressed by specifying standard, or minimum, requirements and requiring documentation when a TIA varies from these standards.

D.3 PROJECTS SUBJECT TO ANALYSIS

In general a CMP TIA is required for all projects required to prepare an Environmental Impact Report (EIR) based on local determination. A TIA is not required if the lead agency for the EIR finds that traffic is not a significant issue, and does not require local or regional traffic impact analysis in the EIR. Please refer to Chapter 5 for more detailed information.

CMP TIA guidelines, particularly intersection analyses, are largely geared toward analysis of projects where land use types and design details are known. Where likely land uses are not defined (such as where project descriptions are limited to zoning designation and parcel size with no information on access location), the level of detail in the TIA may be adjusted accordingly. This may apply, for example, to some redevelopment areas and citywide general plans, or community level specific plans. In such cases, where project definition is insufficient for meaningful intersection level of service analysis, CMP arterial segment analysis may substitute for intersection analysis.

D.4 STUDY AREA

The geographic area examined in the TIA must include the following, at a minimum:

- All CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic).
- If CMP arterial segments are being analyzed rather than intersections (see Section D.3), the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- Caltrans must also be consulted through the Notice of Preparation (NOP) process to identify other specific locations to be analyzed on the state highway system.

If the TIA identifies no facilities for study based on these criteria, no further traffic analysis is required. However, projects must still consider transit impacts (Section D.8.4).

D.5 BACKGROUND TRAFFIC CONDITIONS

The following sections describe the procedures for documenting and estimating background, or non-project related traffic conditions. Note that for the purpose of a TIA, these background estimates must include traffic from all sources without regard to the exemptions specified in CMP statute (e.g., traffic generated by the provision of low and very low income housing, or trips originating outside Los Angeles County. Refer to Chapter 5, Section 5.2.3 for a complete list of exempted projects).

D.5.1 Existing Traffic Conditions. Existing traffic volumes and levels of service (LOS) on the CMP highway system within the study area must be documented. Traffic counts must

be less than one year old at the time the study is initiated, and collected in accordance with CMP highway monitoring requirements (see Appendix A). Section D.8.1 describes TIA LOS calculation requirements in greater detail. Freeway traffic volume and LOS data provided by Caltrans is also provided in Appendix A.

D.5.2 Selection of Horizon Year and Background Traffic Growth. Horizon year(s) selection is left to the lead agency, based on individual characteristics of the project being analyzed. In general, the horizon year should reflect a realistic estimate of the project completion date. For large developments phased over several years, review of intermediate milestones prior to buildout should also be considered.

At a minimum, horizon year background traffic growth estimates must use the generalized growth factors shown in Exhibit D-1. These growth factors are based on regional modeling efforts, and estimate the general effect of cumulative development and other socioeconomic changes on traffic throughout the region. Beyond this minimum, selection among the various methodologies available to estimate horizon year background traffic in greater detail is left to the lead agency. Suggested approaches include consultation with the jurisdiction in which the intersection under study is located, in order to obtain more detailed traffic estimates based on ongoing development in the vicinity.

D.6 PROPOSED PROJECT TRAFFIC GENERATION

Traffic generation estimates must conform to the procedures of the current edition of Trip Generation, by the Institute of Transportation Engineers (ITE). If an alternative methodology is used, the basis for this methodology must be fully documented.

Increases in site traffic generation may be reduced for existing land uses to be removed, if the existing use was operating during the year the traffic counts were collected. Current traffic generation should be substantiated by actual driveway counts; however, if infeasible, traffic may be estimated based on a methodology consistent with that used for the proposed use.

Regional transportation impact analysis also requires consideration of trip lengths. Total site traffic generation must therefore be divided into work and non-work-related trip purposes in order to reflect observed trip length differences. Exhibit D-2 provides factors which indicate trip purpose breakdowns for various land use types.

For lead agencies who also participate in CMP highway monitoring, it is recommended that any traffic counts on CMP facilities needed to prepare the TIA should be done in the manner outlined in Chapter 2 and Appendix A. If the TIA traffic counts are taken within one year of the deadline for submittal of CMP highway monitoring data, the local jurisdiction would save the cost of having to conduct the traffic counts twice.

D.7 TRIP DISTRIBUTION

For trip distribution by direct/manual assignment, generalized trip distribution factors are provided in Exhibit D-3, based on regional modeling efforts. These factors indicate Regional Statistical Area (RSA)-level tripmaking for work and non-work trip purposes.

(These RSAs are illustrated in Exhibit D-4.) For locations where it is difficult to determine the project site RSA, census tract/RSA correspondence tables are available from MTA.

Exhibit D-5 describes a general approach to applying the preceding factors. Project trip distribution must be consistent with these trip distribution and purpose factors; the basis for variation must be documented.

Local agency travel demand models disaggregated from the SCAG regional model are presumed to conform to this requirement, as long as the trip distribution functions are consistent with the regional distribution patterns. For retail commercial developments, alternative trip distribution factors may be appropriate based on the market area for the specific planned use. Such market area analysis must clearly identify the basis for the trip distribution pattern expected.

D.8 IMPACT ANALYSIS

CMP Transportation Impact Analyses contain two separate impact studies covering roadways and transit. Section Nos. D.8.1-D.8.3 cover required roadway analysis while Section No. D.8.4 covers the required transit impact analysis. Section Nos. D.9.1-D.9.4 define the requirement for discussion and evaluation of alternative mitigation measures.

D.8.1 Intersection Level of Service Analysis. The LA County CMP recognizes that individual jurisdictions have wide ranging experience with LOS analysis, reflecting the variety of community characteristics, traffic controls and street standards throughout the county. As a result, the CMP acknowledges the possibility that no single set of assumptions should be mandated for all TIAs within the county.

However, in order to promote consistency in the TIAs prepared by different jurisdictions, CMP TIAs must conduct intersection LOS calculations using either of the following methods:

- The Intersection Capacity Utilization (ICU) method as specified for CMP highway monitoring (see Appendix A); or
- The Critical Movement Analysis (CMA) / Circular 212 method.

Variation from the standard assumptions under either of these methods for circumstances at particular intersections must be fully documented.

TIAs using the 1985 or 1994 Highway Capacity Manual (HCM) operational analysis must provide converted volume-to-capacity based LOS values, as specified for CMP highway monitoring in Appendix A.

D.8.2 Arterial Segment Analysis. For TIAs involving arterial segment analysis, volume-to-capacity ratios must be calculated for each segment and LOS values assigned using the V/C-LOS equivalency specified for arterial intersections. A capacity of 800 vehicles per hour per through traffic lane must be used, unless localized conditions necessitate alternative values to approximate current intersection congestion levels.

D.8.3 Freeway Segment (Mainline) Analysis. For the purpose of CMP TIAs, a simplified analysis of freeway impacts is required. This analysis consists of a demand-to-capacity calculation for the affected segments, and is indicated in Exhibit D-6.

D.8.4 Transit Impact Review. CMP transit analysis requirements are met by completing and incorporating into an EIR the following transit impact analysis:

- Evidence that affected transit operators received the Notice of Preparation.
- A summary of existing transit services in the project area. Include local fixed-route services within a ¼ mile radius of the project; express bus routes within a 2 mile radius of the project, and; rail service within a 2 mile radius of the project.
- Information on trip generation and mode assignment for both AM and PM peak hour periods as well as for daily periods. Trips assigned to transit will also need to be calculated for the same peak hour and daily periods. Peak hours are defined as 7:30-8:30 AM and 4:30-5:30 PM. Both “peak hour” and “daily” refer to average weekdays, unless special seasonal variations are expected. If expected, seasonal variations should be described.
- Documentation of the assumption and analyses that were used to determine the number and percent of trips assigned to transit. Trips assigned to transit may be calculated along the following guidelines:
 - Multiply the total trips generated by 1.4 to convert vehicle trips to person trips;
 - For each time period, multiply the result by one of the following factors:
 - 3.5% of Total Person Trips Generated for most cases, except:
 - 10% primarily Residential within 1/4 mile of a CMP transit center
 - 15% primarily Commercial within 1/4 mile of a CMP transit center
 - 7% primarily Residential within 1/4 mile of a CMP multi-modal transportation center
 - 9% primarily Commercial within 1/4 mile of a CMP multi-modal transportation center
 - 5% primarily Residential within 1/4 mile of a CMP transit corridor
 - 7% primarily Commercial within 1/4 mile of a CMP transit corridor
 - 0% if no fixed route transit services operate within one mile of the project

To determine whether a project is primarily residential or commercial in nature, please refer to the CMP land use categories listed and defined in Appendix E, *Guidelines for New Development Activity Tracking and Self Certification*. For projects that are only partially within the above one-quarter mile radius, the base rate (3.5% of total trips generated) should be applied to all of the project buildings that touch the radius perimeter.

- Information on facilities and/or programs that will be incorporated in the development plan that will encourage public transit use. Include not only the jurisdiction’s TDM Ordinance measures, but other project specific measures.

- Analysis of expected project impacts on current and future transit services and proposed project mitigation measures, and;
- Selection of final mitigation measures remains at the discretion of the local jurisdiction/lead agency. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the existing mitigation monitoring requirements of CEQA.

D.9 IDENTIFICATION AND EVALUATION OF MITIGATION

D.9.1 Criteria for Determining a Significant Impact. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$), causing LOS F ($V/C > 1.00$); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$). The lead agency may apply a more stringent criteria if desired.

D.9.2 Identification of Mitigation. Once the project has been determined to cause a significant impact, the lead agency must investigate measures which will mitigate the impact of the project. Mitigation measures proposed must clearly indicate the following:

- Cost estimates, indicating the fair share costs to mitigate the impact of the proposed project. If the improvement from a proposed mitigation measure will exceed the impact of the project, the TIA must indicate the proportion of total mitigation costs which is attributable to the project. This fulfills the statutory requirement to exclude the costs of mitigating inter-regional trips.
- Implementation responsibilities. Where the agency responsible for implementing mitigation is not the lead agency, the TIA must document consultation with the implementing agency regarding project impacts, mitigation feasibility and responsibility.

Final selection of mitigation measures remains at the discretion of the lead agency. The TIA must, however, provide a summary of impacts and mitigation measures. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the mitigation monitoring requirements contained in CEQA.

D.9.3 Project Contribution to Planned Regional Improvements. If the TIA concludes that project impacts will be mitigated by anticipated regional transportation improvements, such as rail transit or high occupancy vehicle facilities, the TIA must document:

- Any project contribution to the improvement, and
- The means by which trips generated at the site will access the regional facility.

D.9.4 Transportation Demand Management (TDM). If the TIA concludes or assumes that project impacts will be reduced through the implementation of TDM measures, the TIA must document specific actions to be implemented by the project which substantiate these conclusions.

D.10 REFERENCES

1. *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, Institute of Transportation Engineers, 1991.
2. *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991.
3. *Travel Forecast Summary: 1987 Base Model - Los Angeles Regional Transportation Study (LARTS)*, California State Department of Transportation (Caltrans), February 1990.
4. *Traffic Study Guidelines*, City of Los Angeles Department of Transportation (LADOT), July 1991.
5. *Traffic/Access Guidelines*, County of Los Angeles Department of Public Works.
6. *Building Better Communities*, Sourcebook, Coordinating Land Use and Transit Planning, American Public Transit Association.
7. *Design Guidelines for Bus Facilities*, Orange County Transit District, 2nd Edition, November 1987.
8. *Coordination of Transit and Project Development*, Orange County Transit District, 1988.
9. *Encouraging Public Transportation Through Effective Land Use Actions*, Municipality of Metropolitan Seattle, May 1987.

----- Forwarded message -----

From: **Duong, Toan** <TDUONG@dpw.lacounty.gov>

Date: Thu, May 12, 2011 at 8:40 AM

Subject: FW: 10000 Santa Monica Boulevard- City of Los Angeles- NOP

To: hadar.plafkin@lacity.org

From: Duong, Toan

Sent: Thursday, May 12, 2011 8:36 AM

To: 'hadar.plafkin@lacity.org'

Cc: Ibrahim, Amir; Yanez, Jarrett; Calderon, Lizbeth

Subject: 10000 Santa Monica Boulevard- City of Los Angeles- NOP

Mr. Hadar Plafkin:

Notice of Preparation

10000 Santa Monica Project

city of Los Angeles

The Los Angeles County Department of Public Works (LACDPW) has reviewed the Notice of Preparation for the 10000 Santa Monica project. The following comments are for your consideration and relate to the environmental document only:

Hazards-Flood/Water Quality

Discuss in the Draft Environmental Impact Report whether there will be any impacts to Los Angeles County Flood Control District facilities (i.e. Benedict Canyon Channel) and propose mitigation, as applicable.

Please note and consider the following with your project design, if applicable:

- Contact LACDPW, Design Division at 626-458-7802 to obtain allowable discharge for any proposed connection(s) to LACFCD facilities. Proposed discharge in excess of allowable discharge may require mitigation.
- Contact LACDPW, Flood Permits Section at 626-458-3129 for permitting requirements pertaining to any proposed alternations, connections or encroachments that affect LACFCD facilities.

If you have any questions regarding flood/water quality comment, please contact Ms. Lizbeth Calderon at (626) 458-4921 or licalderon@dpw.lacounty.gov.

We request the opportunity to review and comment on the Draft Environmental Impact Report once available. If you have any other questions or require additional information, please contact me directly. Thank you.

Toan Duong

Los Angeles County Public Works

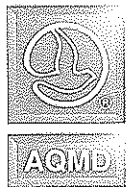
Land Development Division

(626)458-4945

Please take a moment to let us know how we are doing by going to the link below:

<http://dpw.lacounty.gov/go/lddsurvey>

CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Public Works is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, attorney work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify the sender of this email immediately by reply email that you have received this message in error, and immediately destroy this message, including any attachments. Thank you in advance for your cooperation.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

April 28, 2011

Hadar Plafkin
City Planner
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

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CITY OF LOS ANGELES

MAY 04 2011

ENVIRONMENTAL
UNIT

Notice of Preparation of a CEQA Document for the 10000 Santa Monica Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as URBEMIS 2007 or the recently released CalEEMod. These models are available on the SCAQMD Website at: <http://www.aqmd.gov/ceqa/models.html>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

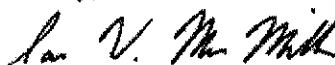
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/agguide/agguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

BOARD OF RECREATION AND
PARK COMMISSIONERS

BARRY A. SANDERS
President

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General Manager

CITY OF LOS ANGELES



CALIFORNIA
ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
RECREATION AND PARKS
221 N. Figueroa Street, Suite 100
LOS ANGELES, CA 90012

(213) 202-2681
FAX (213) 202-2612

MICHAEL A. SHULL
Superintendent
Planning, Construction
and Maintenance

April 15, 2011

PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401
Attention: Shawn M. Gaver, Senior Environmental Planner

RECEIVED
CITY OF LOS ANGELES

APR 22 2011

ENVIRONMENTAL
UNIT

Dear Mr. Gaver:

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES
FOR THE 10000 SANTA MONICA RESIDENTIAL PROJECT IN THE CITY OF LOS
ANGELES**

The following information has been prepared in response to your request for Recreation and Parks information relative to the proposed 10000 Santa Monica Residential Project Environmental Impact Report. This proposed project includes the development of 283 residential units on an approximately 2.12 acre site located at 10000 Santa Monica Boulevard, in the Century City area of the City of Los Angeles.

1. The name, location, size, park classification (regional, community, neighborhood, or special use), and available facilities within the parks that would serve the project site;

The following Department of Recreation and Parks facilities are less than 10 acres and so are classified as neighborhood parks and are located within a one mile radius of the project site:

- Holmby Park, an 8.52 acre neighborhood park located at 601 Club View Drive. Holmby Park includes the Armand Hammer Golf Course.

The following Department of Recreation and Parks facilities are between 10 and 50 acres and so are classified as community parks and located within a two mile radius of the project site:

- Cheviot Hills Park, a 40 acre community park located at 2551 Motor Avenue. Cheviot Hills Park includes the Rancho Park Golf Course.
- Westwood Park, a 26.70 acre community park located at 1350 Sepulveda Avenue.

For additional information regarding facilities and features available in these parks visit our website:
www.laparks.org

2. Existing Ratios of parkland per resident on a citywide basis, within the West Los Angeles Community Plan area, within Century City, and for the area serving the project site;



- The City of Los Angeles has 0.70 acres of neighborhood and community parkland per 1,000 residents.
- The West Los Angeles Community Plan Area, which includes the Century City and the area serving the project site, has a ratio of 0.77 acres of neighborhood and community parkland per 1,000 residents.

3. Current capacity and level of use of parks and recreational facilities near the Project site;

The Department of Recreation and Parks does not have readily available statistics regarding the service demand of parks and recreational facilities. However, this project is located in a heavily populated area, with high numbers of youth, families, and seniors who extensively utilize local parks and recreational facilities, especially active recreation features.

4. Future plans for the construction or expansion of parks and recreational facilities;

The Department does not have current plans for construction or expansion of parks and recreational facilities within a two mile radius of the project site.

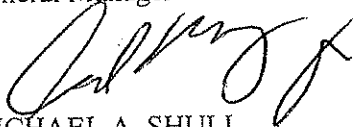
5. Any City-adopted park and recreation standards and acreage goals to be used in analyzing the proposed Project;

The City's standard ratio of neighborhood and community parks to population is four (4) acres per 1,000 people, per the Public Recreation Plan, a section of the Service Element of the City's General Plan. The project proposes the development of 283 new residential units which would add an estimated 549 new residents to this area and, in order to meet the City's standards for park acreage, would require the development of an additional 2.196 acres of neighborhood and community park acreage. The population increase associated with the proposed development would generate additional demand for added parks, improved sites, and recreation facilities and programs in an area where the existing supply of such facilities is already inadequate.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. Melinda Gejer, at (213) 928-9136 to arrange a meeting to discuss this project.

Sincerely,

JON KIRK MUKRI
General Manager



MICHAEL A. SHULL
Superintendent

JKM/MAS/MG:ar

cc: Jimmy Liao, Dept of City Planning (MS 395)
Melinda Gejer, City Planning Associate
Reading File



Peter J. Noonan, AICP

May 12, 2011

Hadar Plafkin, City Planner
Department of City Planning
City of Los Angeles
Environmental Review Unit
200 N. Spring Street, Room 750
Los Angeles, California 90012

RE: 10000 Santa Monica Boulevard
ENV 2011-0540-EIR

Dear Mr. Plafkin,

The City of Beverly Hills (the “City”) received Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the project proposed at 10000 Santa Monica Boulevard, 10022 Santa Monica Boulevard and 201 Moreno Drive (“10000 Santa Monica Boulevard”). Thank you for the opportunity to comment on the scope and content of the EIR to be prepared for the aforementioned project. We have summarized our understanding of the project in the following:

Project Site 2.17 Acres (94,525 square feet) - Century City Planning Area

Open Space 0.99 Acres (43,141 square feet) of ground-level landscaping mostly located on the south/eastern portion of the site.

Building 1

Uses Residential/ Condominiums

Units 283 Units

Height 39 Floors/ 460 Feet

Building 2

Uses 708 Parking Spaces (for the Residential Building) - Pool and Spa on Roof

Height 9 Floors/ 90 Feet (plus 2 levels of parking below ground)

We are providing the following comments for analysis in the environmental review:

- The City received a letter from the project developer's representative dated March 31, 2011 (attached for reference). In that letter the project team has summarized the issues and concerns raised in prior letters submitted by the City on projects proposed for this site. The project team has also identified mitigation measures proposed to address the City's concerns. It is the City's desire that those comments, along with their identified mitigation measures are studied in the EIR to assure that impacts are minimized to the greatest extent possible. Requesting that proposed mitigation measures in the environmental impact report is not intended to indicate that the City accepts those measures as sufficient to mitigate any potential impacts.
- Project information included with the NOP and available at the April 27, 2011 scoping meeting summarized the project; however more detailed information is necessary to fully analyze potential environmental impacts. To fully comment on this project the City of Beverly Hills would need the following:
 - Full project description including detailed information on the site area, overall height, floor area, numbers of bedrooms per dwelling unit, parking arrangements/operations. Please also include the widths for all adjacent streets and alleys.
 - Scaled site plan(s), building elevations, and floor plans clearly showing all structures. All plans should include a graphic scale to compensate for changes in scale due to reproduction.
 - The site plan(s) should include property lines, all points of vehicular access circulation, all setbacks, landscaped areas, and city limit lines. Building footprints, accessory structures, setbacks, driveways, and lot lines need to be dimensioned.
 - Elevations should indicate heights for each floor, and any rooftop facilities.
 - Floor plans showing all facilities including typical residential floors, living spaces, and parking facilities. If other uses are proposed, floor plans should indicate total floor areas for each use. Garage parking areas should be dimensioned, particularly with respect to parking stall sizes and aisle widths.
 - Utility plans showing all sewer and storm drain connections including their sizes where applicable. In the event that the project would be connected to City's systems, larger pipes may be required to accommodate the added demand for service.
 - If the project is to be connected to the Beverly Hills sewer system, please provide a complete analysis of the impacts of the project including a sewer area study and calculations using Los Angeles County, Department of Public Works standards and format. The study should

Mr. Pkafkin, City Planner

10000 Santa Monica Boulevard (ENV 2011-0540-EIR/ NOP)

May 12, 2011

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include existing conditions and future wet conditions estimating increased load on existing sewer lines within the City of Beverly Hills. Depending on the adequacy of the existing lines, the applicant can expect to pay for the sewer system upgrades (if needed) due to the additional proposed sewage generated from this project.

- Traffic Analysis. The City of Beverly Hills has concerns over any additional trips that would be placed on residential streets, such as Moreno Drive. All efforts should be explored to limit adding trips to streets other than South Santa Monica and Santa Monica Boulevards. Alternative vehicular access configurations that keep all trips off Moreno Drive and reconfigure South Santa Monica Boulevard and the north side of the project to accommodate all ingress and egress. In addition to the above mentioned traffic analysis, the following analysis should be conducted:
 - Please study the following Beverly Hills intersections using Beverly Hills' thresholds, not the City of Los Angeles thresholds, of significance:¹
 - Beverly Drive/Santa Monica Boulevard North
 - Beverly Drive/Santa Monica Boulevard South
 - Beverly Drive/Wilshire Boulevard
 - Beverly Drive/Beverwill Drive/Olympic Boulevard complex
 - Santa Monica Boulevard North/Merv Griffin Way
 - Santa Monica Boulevard South/Moreno Drive
 - Moreno Drive/Durant Drive
 - Moreno Drive/Alley between South Santa Monica Boulevard and Durant Drive
 - Moreno Drive/South Spalding Drive
 - Olympic Boulevard/Spalding Drive
 - Santa Monica Boulevard South/Charleville Boulevard
 - Santa Monica Boulevard North/Wilshire Boulevard
 - Santa Monica Boulevard South/Wilshire Boulevard
 - Santa Monica Boulevard South/Roxbury Drive
 - Santa Monica Boulevard South/Bedford Drive
 - Roxbury Drive/Brighton Way/Wilshire Boulevard complex

¹ Fehr & Peers/Kaku has our current traffic thresholds. However, additional copies can be obtained from the Beverly Hills Traffic Engineering Section.

Mr. Pkafkin, City Planner

10000 Santa Monica Boulevard (ENV 2011-0540-EIR/ NOP)

May 12, 2011

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- In addition to the aforementioned intersections, we request that the Santa Monica Parkway "crossover" in front of the project site also be analyzed.
- Because the community has concerns about the volume of non-local traffic on its neighborhood streets, Beverly Hills expects EIRs to address how a project is anticipated to change the level of traffic on local residential streets. We ask that the following street segments be analyzed using Beverly Hills' thresholds of significance for neighborhood traffic impact:
 - Moreno Drive south of Durant Drive
 - Durant Drive east of Moreno Drive
 - Spalding Drive north of Olympic Boulevard
 - Robbins Drive east of Moreno Drive
 - Young Drive east of Moreno Drive
- Identification of peak hours needs to consider High School peak hours.
- Traffic counts used in the traffic analysis should reflect current data, and reflect the current volumes of the Santa Monica Transit Parkway.
- As there are no habitable structures on the project site today and the site has been vacant for more than two years, the use of trip credits from the former development on the project site is inappropriate. Baseline conditions need to treat this project site as vacant with no trips credited.
- The City is concerned with any addition of trips to Moreno Drive; however the City realizes that, for the traffic analysis to be complete it must consider various alternatives. Therefore, an exploration of access to the project site on Moreno should be evaluated. In any such alternative a queuing analysis should be done to evaluate the efficacy of site access. Depending on the results of the traffic analysis, as much as 10 feet additional vehicular right-of-way may be warranted.
- Address pedestrian safety along Santa Monica Boulevard and along Moreno Drive, particularly with respect to school children.
- We request that parking demand be evaluated using empirical data gathered from first-hand observations of parking demand at similar buildings under similar conditions. If empirical data is not available, data provided by the Institute of Transportation Engineers, Urban Land Institute could be substituted.
- Please study deliveries to determine the adequacy of the loading facilities. The facilities will need to be able to handle both the size of the vehicles and the volume of vehicles as

Mr. Pkafkin, City Planner

10000 Santa Monica Boulevard (ENV 2011-0540-EIR/ NOP)

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peak periods. Use of either Santa Monica Boulevard or Moreno Drive can result in substantial congestion.

- Gateway Project. Please study the “Gateway” project located in the City of Beverly Hills and included in Table 2 of the proposed traffic analysis as separate projects as follows.
 - 9900 Santa Monica – Gateway (Brittan)
 - 9844 Wilshire – Gateway (Wilson)
 - 9817 Wilshire – Gateway (Mirken)

A traffic study for the “Gateway” projects has been prepared by Fehr and Peers (Chris Gray), any additional traffic studies conducted for this project should be consistent in regards to land uses, square footage and trip generation.

- Additional Project for the Regional Projects List. Please add 450-460 North Palm Drive, which is an entitled 38-unit condominium building to the list.
- Glare, Shade, Shadow, Aesthetics, View/Vista and Cultural Resources. Glare and shade/shadow should be studied, along with impacts to aesthetics, view/vista, and cultural resources. Cultural resources near the project site include the Beverly Hills High School. Effects of glare from reflected light from the project site should be evaluated for impacts to the High School buildings and play fields, the nearby residences, shopping district along South Santa Monica Boulevard, the Peninsula Hotel and entitled 9900 and existing and entitled 9876 Wilshire Boulevard properties. The effects of shade and shadow should also be evaluated for impacts at these locations and to uses and inhabitants at these properties.
- Use of On-site Amenities. From the information provided it is unclear if the amenities proposed on site would be open to the public, or how the number of guests would be limited or regulated to avoid the on-site amenities functioning on a capacity similar to commercial uses. The environmental analysis should that use of the on-site amenities, their function, and regulation into consideration in the analysis of trip generation, noise generation, air quality and any other potentially affected environmental consideration.
- Use of Public facilities. There is a scarcity of public facilities such as parks and recreational and library amenities in the Century City area and the project site is located at the edge of the City of Beverly Hills approximately one third (0.3) of a mile west of Beverly Gardens, and one fourth (0.4) of a mile north of the City’s Roxbury Park. It is foreseeable that these City of Beverly Hills parks, as well as other City parks and public facilities could experience an increase in use by the future residents. An analysis of increases in use of City of Beverly Hills facilities such as parks

Mr. Pkafkin, City Planner

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and recreation and library facilities resulting from this project should be included in the environmental review. Parks and recreation need should be measured using the National Recreation and Parks Association (NRPA) standards for provision of parks space per person. Please provide adequate mitigation of impacts to current and future service levels.

- Provision of Emergency Services. The project site abuts the City boundary along Moreno Drive. The City provides emergency services on an as needed basis when necessary to properties outside of the City's boundaries. Due to proximity to the City's boundary, it is foreseeable that this project could require response from City emergency personnel from time to time. The City requests emergency service needs and support be evaluated for the project site and an analysis of how that service demand would be met that includes a consideration of potential costs to the City for provision of emergency service.
- Emergency Services Access. The site is located next to the Beverly Hills High School, residential homes and buildings, hotels and other commercial properties. The City requests an evaluation of access for emergency personnel to these properties, especially any decreases in service times anticipated that may result due to added traffic and vehicular circulation.
- Construction Impacts. While the city recognizes any construction project is likely to generate temporary impacts associated with development, given the size, scale and scope of the proposed project in the immediate vicinity to the Beverly Hills School District's high school and administrative offices, luxury hotels, and established residential neighborhoods, there is a greater risk of impact and thus a greater need to protect and ensure the safety of the City's students and their families, faculty members, residents, business owners, and visitors, in and around the construction site. Examples of the type of measures that should be considered include but should not be limited to: air quality impacts in and around the school, ensuring a safe and protective pedestrian environment for children, substantial and effective construction barricades, unimpeded access for emergency services in and around the area.
 - Temporary construction related impacts including hauling, hours/days of construction (particularly with respect to school activities), traffic/circulation, air quality, noise and vibration, parking, community safety (e.g. presence of children), hazardous materials, groundwater and storm drainage and haul routes should be studied.
- Risk of Upset. A full analysis of issues should be included in the environmental review. Given the past history of oil and gas extraction in the nearby vicinity it is probable that some amount of

Mr. Pkafkin, City Planner

10000 Santa Monica Boulevard (ENV 2011-0540-EIR/ NOP)

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activity occurred at this location in the past and that there could be abandoned infrastructure and contamination related to past extraction activities that could be unearthed or destabilized during the construction of the project. A full analysis of environmental and public health hazards along with appropriate mitigation related to any historic use of the site for oil, gas, other natural resource extraction, or other contamination that could threaten the public's health should be included in the environmental review.

- Noise. Full analysis of noise impacts both during construction and after as a result of operation/occupation of the project should be included in the environmental review. A full analysis should consider noise impacts from the placement of HVAC and other noise generating equipment, use and capacity of on-site amenities, effects of echo in relation to outdoor activities and activity areas, including proposed finish material types and orientation of gathering places in relation to proposed building walls and existing buildings walls on adjacent properties. A full analysis should consider any potential impacts on the High School, nearby residents, hotels and other sensitive users, and take into account the existing and ongoing noise producing activities that will occur at the high school.
- Affordable Housing/Workforce Housing/Jobs: Housing Balance. Availability of housing that is priced within the purchasing range of local families, employees and persons in need of lower-priced housing options (such as seniors, disabled persons, and single parents) should be considered. Full analysis of the potential impacts this project could have on the provision of affordably-priced housing, the ability for the local workforce to purchase housing units, and potential shifts in the jobs/housing balance for the Century City – Beverly Hills area of providing the proposed type (proposed price-range) of housing. Additionally, traffic reductions in the area resulting from a mix of workforce housing should be considered in the alternatives analysis.
- Cumulative Impacts. A full assessment of cumulative impacts should be included in the environmental analysis.
- Greenhouse Gas Emissions and Air Quality. Impacts from greenhouse gas emissions and reductions in air quality should be evaluated both for the construction and operation of the project in relation to the High School, residents, hotels and other uses in the area. Analysis should include a full assessment and full mitigation of construction related air quality impacts to protect students, residents and other sensitive receptors.

Mr. Pkafkin, City Planner
10000 Santa Monica Boulevard (ENV 2011-0540-EIR/ NOP)
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Thank you for this opportunity to participate in the public scoping process. Please notify us when the draft environmental impact analysis is available for review. If you have any questions regarding the concerns we are raising, please feel free to contact me by phone at (310) 285-1127, or email pnoonan@beverlyhill.org.

Sincerely,


PETER NOONAN, AICP
Associate Planner

Enclosures: City of Beverly Hills Traffic Threshold of Significance, 6/16/2010
City of Beverly Hills Cumulative Projects List, Updated 11/30/2010
Letter from the Law Offices of Murray D. Fischer, March 31, 2011

cc: Michael LoGrande, Director of Planning Department, City of Los Angeles

Paul Koretz, Councilmember, City of Los Angeles

Barry Brucker, Mayor of Beverly Hills

Willie Brien, Vice-Mayor of Beverly Hills

John Mirisch, Councilmember of Beverly Hills

Lili Bosse, Councilmember of Beverly Hills

Julian Gold, Councilmember of Beverly Hills

Jeff Kolin, City Manager, City of Beverly Hills

Mahdi Aluzri, AICP, Assistant City Manager, City of Beverly Hills

David Gustavson, Director of Public Works, City of Beverly Hills

Susan Healy Keene, AICP, Director of Community Development, City of Beverly Hills

Steven Zoet, Director of Community Services, City of Beverly Hills

Aaron Kunz, AICP, Deputy Director – Transportation, City of Beverly Hills

Jonathan Lait, AICP, Assistant Director – City Planner, City of Beverly Hills



CITY OF BEVERLY HILLS

EXHIBIT "A"

Beverly Hills Traffic Thresholds of Significance

The following is the recommended traffic thresholds of significant impact for 4 different scenarios:

1. Threshold of Impacts at Signalized Intersections:

Calculation Methodology: Intersection Capacity Utilization (ICU), using criterion similar to Congestion Management Program (CMP). Selected lane capacity of 1,600 vehicles per hour.

An impact will be considered significant if traffic generated by a project causes an increase of:

- 0.020 or more on V/C at the final LOS "F"
- 0.020 or more on V/C at the final LOS "E"
- 0.030 or more on V/c at the final LOS "D" or better

2. Threshold of Impacts at Unsignalized (all-way stop) Intersections:

Calculation Methodology: Based on the most current edition of Highway Capacity Manual.

An impact will be considered significant if the following increase of average total delay per vehicle results in:

- 3.0 seconds or more average total delay at the final LOS "F"
- 3.0 seconds or more average total delay at the final LOS "E"
- 4.0 seconds or more average total delay at the final LOS "D"

3. Threshold of Impacts at Unsignalized (2-way stop) Intersections:

Calculation methodology: Highway Capacity Manual (latest edition):

Significant Impact: A Change in level of service (comparison of cumulative plus without project, to cumulative plus with project) on any direction of travel:

- LOS D or better to LOS E or worse
- LOS E to LOS F
- LOS F to LOS F (resulting in increase of 10 or more average total delay (sec/veh) on any direction.

4. Threshold of Impacts at Residential (Local) Streets:

Significant Impact:

- I.** ADT less than 2,000 volume per day (vpd): project increases ADT by 16%, or increases peak hour by 16% or both.
- II.** ADT greater than 2,001 but less than 4,000 vpd: project increases ADT by 12% or more, or increases peak hour by 12% or more or both.
- III.** ADT greater than 4,001 but less than 6,750 vpd: project increases ADT by 8% or more, or increases peak hour by 8% or more or both
- IV.** ADT greater than 6,750 vpd: project increases ADT by 6.25% or more, or increases peak hour by 6.25% or more or both

		<input type="checkbox"/>	<input type="checkbox"/>											
27	8600 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	820E	4.800	TSF	15	10	25	41	44	84	41	44
28	8600 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	820R	2.500	TSF	-2	-1	-3	-5	-5	-9	-5	-5
29	8767 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	710R	60.856	TSF	83	12	94	0	0	0	15	75
30	8767 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	820E	11.260	TSF	26	16	42	71	77	148	71	77
31	8767 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	932	3.000	TSF	18	17	35	21	19	41	20	13
32	9200 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	230	53.000	DU	4	20	23	4	19	23	19	9
33	9200 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	820E	8.400	TSF	22	14	35	59	63	122	59	63
34	9200 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	931	5.600	TSF	2	2	5	26	6	31	28	14
35	9230 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	841	150.300	TSF	EIR	TO	BE	Released	SOON	NEED	Break	Down
36	9378 Wilshire Blvd.	<input type="checkbox"/>	<input type="checkbox"/>	710R	14.996	TSF	20	3	23	0	0	0	4	19
37	9378 Wilshire Blvd.	<input type="checkbox"/>	<input type="checkbox"/>	820R	14.996	TSF	9	6	15	27	29	56	27	29
38	9754 Wilshire Blvd.	<input type="checkbox"/>	<input type="checkbox"/>	710R	24.566	TSF	33	5	38	0	0	0	6	30
39	9754 Wilshire Blvd.	<input type="checkbox"/>	<input type="checkbox"/>	720	7.977	TSF	16	4	20	0	0	0	8	22
40	9817 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	710E	73.300	TSF	100	13	113	29	90	109	50	50
41	9844 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	931	5.043	TSF	-2	-2	-4	-23	-5	-28	-25	-12
42	9844 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	820E	95.000	TSF	93	59	152	290	315	605	290	315
43	9876 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	310	-46.000	RMS	-16	-10	-26	-14	-13	-27	-14	-13
44	9876 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	230	110.000	DU	8	41	48	9	40	48	39	19
45	9876 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	931	5.000	TSF	2	2	4	23	5	28	25	12
46	9876 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	820E	5.000	TSF	16	10	26	42	45	87	42	45
47	9900 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	820R-2	220.000	TSF	-9	0	-9	-163	-134	-297	-112	-106
48	9900 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	232-1	235.000	DU	21	45	66	40	40	78	42	35
49	9900 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	820R-1	11.656	TSF	7	5	12	20	20	40	21	23
50	9900 Wilshire Blvd.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	932-1	4.200	TSF	25	23	48	36	31	68	28	18

Bold: new additions

Last update by Roger Vinalon Jr.
Traffic Technician on 2/26/09

PM TOTAL	WKEND IN	WKEND OUT	WKEND TOTAL	ADT TOTAL
25	55	57	112	158
13	6	6	12	147
264	192	177	370	2900
126	66	60	126	1748
-372	-270	-249	-519	-4,070
277	32	27	59	2073
236	173	159	332	2603
60	51	36	87	720
60	9	8	16	440
179	131	121	252	1979
55	63	37	100	636
100	50	50	100	11200
26	0	0	0	372
10	0	0	0	149
-370	-110	-90	-200	-3678
7	3	3	6	76
4	2	2	3	41
7	3	3	6	76
52	29	22	51	506
5	3	2	5	59
18	9	7	16	205
6	3	2	5	64
18	9	7	16	200
56	38	37	75	645
177	89	78	168	1309
130	72	55	127	1265
33	18	18	36	297
250	182	168	351	2750
11	5	5	10	123

84	63	58	120	944
-9	-6	-6	-12	-107
91	13	12	25	670
148	109	100	209	1642
33	38	22	60	381
28	13	12	25	311
122	90	83	173	1357
42	36	25	61	504
of	SQ	Feet		hold
22	3	3	6	165
56	39	36	75	644
37	5	5	10	270
30	17	12	29	288
100	15	15	30	806
-38	-32	-22	-55	-454
605	435	402	837	6568
-27	-14	-13	-27	-376
57	28	24	52	645
37	32	22	54	450
87	64	59	123	969
-218	-187	-167	-352	-2495
78	26	45	68	834
44	30	28	58	501
46	53	31	84	534

March 31, 2011

Susan Healy Keene
City of Beverly Hills
Director of Community Development
455 N. Rexford Drive
Beverly Hills, CA 90210

Dear Susan:

On behalf of the developers of 10000 Santa Monica Boulevard, I would like to thank you for meeting with us to discuss this exciting, landmark residential project. We are committed to ensuring that 10000 Santa Monica Boulevard is the best project possible for both the Century City and City of Beverly Hills communities. In furtherance of that goal, we have designed this project to be less environmentally impactful than the prior Suncal project proposed for the same site. As a few illustrative examples of our efforts, the 10000 Santa Monica Boulevard building will be much shorter than the prior building proposed, will be located on the north side of the site a substantial distant from the Beverly Hills High School, and include no commercial uses or alcohol sales.

We thank you for sharing the previous letter the City of Beverly Hills submitted on the prior Suncal project proposed for this site, and we have considered those comments extensively in designing the proposed 10000 Santa Monica Boulevard project. For instance, the proposed residential building has been designed and located on site to minimize shade/shadow impacts on nearby uses, ingress and egress from the site have been designed to minimize traffic impacts, and the project proposes to tie into City of Los Angeles sewer lines to avoid impacts to Beverly Hills. We have also engaged in ongoing discussions with the Beverly Hills High School and proposed a number of construction conditions to ensure the protection of student traveling to and from the high school. We have also committed to plant a mature landscape buffer adjacent to our property and the Science building as to create a green buffer and privacy as to both property.

We take the prior concerns expressed by the City of Beverly Hills on the Suncal project very seriously, and therefore have requested that all of the comments submitted by the City on the prior Suncal project, which remain applicable, be analyzed in the project's forthcoming Environmental Impact Report ("EIR"). Please find attached a memo which lists the items that we will be requesting the City of Los Angeles to direct their environmental consultant to analyze to the extent applicable, in the EIR for the 10000 Santa Monica Boulevard project. The memo

Susan Healy Keene
Page 2

also provides additional detail specifically on the traffic study that will be conducted for the project, which includes analysis of the street segments and intersections that Beverly Hills previously requested and you updated to be analyzed for the Project.

I am also attaching a conceptual plot plan and landscape plan that shows how the building will be sited, and the change in the entrance and ingress and egress.

We are dedicated to working with Beverly Hills to ensure that the City's concerns are address, and are confident that we have designed a beautiful residential project that both Beverly Hills and Los Angeles can be proud of.

Thank you very much for your time and consideration, and we look forward to working with you further on this project.

Very truly yours,

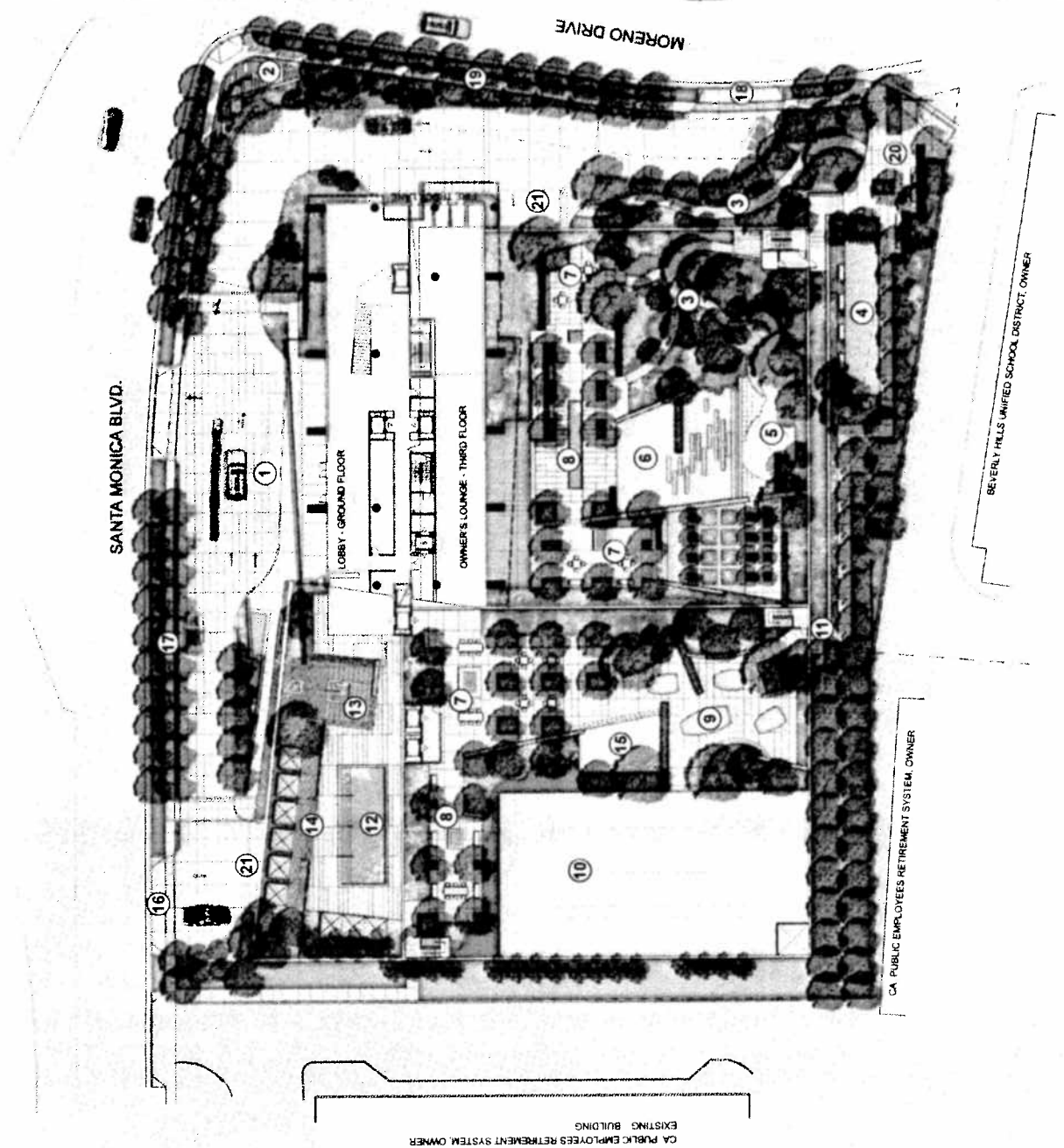
LAW OFFICES OF MURRAY D. FISCHER

Murray D. Fischer

MDF/cam

cc: Bruce Menin
Casey Klein

1. ARRIVAL COURT DROP OFF
2. CORNER MONUMENT SIGNAGE
3. GARDEN WALK
4. DECOMPOSED GRANITE GARDEN TERRACE
5. RESIDENTIAL TERRACE
6. LAWN
7. SEATING AREA
8. WATER FEATURE
9. SYNTHETIC LAWN
10. TENNIS COURT
11. FIRE EGRESS
12. POOL
13. SPA
14. CABANA DECK
15. ZEN GARDEN
16. MAIN ENTRY
17. SANTA MONICA BLVD. STREETSCAPE
18. SECONDARY ENTRY
19. MORENO DRIVE STREETSCAPE
20. STREET LEVEL PLAZA
21. GARAGE ENTRY/EXIT



DURANT DR.

0 10' 20' 40'

CA PUBLIC EMPLOYEES RETIREMENT SYSTEM, OWNER
EXISTING BUILDING

CA PUBLIC EMPLOYEES RETIREMENT SYSTEM, OWNER

BEVERLY HILLS UNIFIED SCHOOL DISTRICT, OWNER

Beverly Hills Issues

10000 Santa Monica LLC is taking proactive steps to ensure that issues of interest to the City of Beverly Hills associated with development of the proposed 10000 Santa Monica Project are addressed early on and to the extent feasible through the design of the Project and conditions of approval. Our understanding of City of Beverly Hills issues associated with development of the site is based on comments from interested parties in the City of Beverly Hills that were submitted to the City of Los Angeles in response to the 2008 Notice of Preparation (NOP) for an Environmental Impact Report (EIR) regarding the former SunCal Project that was proposed on the project site. Our understanding of issues has also been informed through recent outreach meetings with the City of Beverly Hills, Beverly Hills Unified School District (BHUSD), and other stakeholder groups in the City.

The following table summarizes key issues raised by parties in Beverly Hills on the SunCal Project and through recent outreach, along with a listing of actions being taken through project design and commitments to project conditions that can address these concerns where feasible and applicable to the 10000 Santa Monica Project. Although not detailed below, at the request of BHUSD, 10000 Santa Monica LLC has committed to supporting implementation of mitigation measures of interest to the District that were included in the 9900 Wilshire Boulevard Project EIR, where they are applicable and feasible for the proposed Project.

Environmental Issues Raised	Actions Proposed
Comments From the Beverly Hills Unified School District	
<u>Safety</u> <ul style="list-style-type: none"> • Fencing/Screening – to dissuade students from entering project site. 	Agree to support a project condition restricting student access to the site.
<ul style="list-style-type: none"> • Crossing Guards – provide crossing guards at nearby intersections during construction. 	Agree to support as a project condition.
<u>Security</u> <ul style="list-style-type: none"> • Protection from Predators – construction personnel/crossing guard screening for fingerprinting, felonies, etc. 	Agree to support as a project condition.
<u>Traffic</u> <ul style="list-style-type: none"> • Encroachment into BHHS Northern Driveway – pedestrian/vehicular conflicts should be evaluated. 	Will be analyzed in the Traffic Report.
<ul style="list-style-type: none"> • Construction Traffic Management Plan – include details in Draft EIR regarding excavation haul routes, other construction traffic and safety issues. 	A Construction Management Plan is being prepared and details will be included in the Draft EIR. The plan will address haul routes, parking lot location, staging, time-of-day, individual construction phases, delivery schedules, fencing/separation of the construction activities from the public, controlled access to the construction site, and site surveillance.
<ul style="list-style-type: none"> • Alternative Haul Routes -- consider hauling of debris/soil at night, weekends. 	A preliminary haul route plan has been proposed that requires hauling during times that avoid school peak periods.

Environmental Issues Raised	Actions Proposed
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> • Construction Air Monitoring - Fund air quality monitoring during construction and halt construction if needed to reduce impacts to less than significant. 	<p>The proposed project would require only a small amount excavation (approximately 7 percent of that associated with the former SunCal Project) and air quality impacts pertaining to dust would be negligible relative to the previous SunCal project. Notwithstanding, this request will be considered pursuant the results of the air quality analysis in the EIR.</p>
<ul style="list-style-type: none"> • Ventilation Upgrades - to filter harmful levels of project generated pollutants. 	<p>Issue is being addressed through the EIR report. However, regardless of the outcome project will provide for the replacement of the filters located on the north face of the BHHS science building every 3 months. The school shall request the replacement through their maintenance company and the project will reimburse the school accordingly.</p>
<ul style="list-style-type: none"> • Athletic Field/Outdoor Areas – protect from construction dirt and debris, temporary enclosures, other. 	<p>Agree to support conditions for mitigating dirt and debris effects on school outdoor areas. Will provide a 12 foot construction fence with temporary aesthetic improvements. In addition, the project shall make accommodations for washing down Moreno drive as often as needed to keep the street as clean as practically possible.</p>
<p><u>Noise</u></p> <ul style="list-style-type: none"> • Special Noise and Vibration Thresholds - request that special thresholds of significance be used to assess impacts on BHHS. 	<p>Issue will be studied in the EIR. The project will also work out a detailed Construction Management Plan, with the school’s input, which will limit work which may accede noise thresholds to off school hours.</p>
<ul style="list-style-type: none"> • Noise Monitoring - Fund noise monitoring at BHHS during construction. If significant noise/vibration occurs, halt or modify construction or add additional noise barriers. 	<p>Agree to support conditions and fund noise monitoring/ mitigations at BHHS during construction with reasonable industry standards.</p>
<ul style="list-style-type: none"> • Restrict Construction Hours – Avoid construction during BHHS testing and special event days -- No construction, or noise or vibration effects. 	<p>Restriction of construction hours to reduce conflicts with BHHS will be addressed in the Construction Management Plan.</p>
<p><u>Solar/Shade Impacts/Other</u></p> <ul style="list-style-type: none"> • Provide 3-D Model - for public review (“2-D presentations are not adequate”) to understand shade/shadow and solar impacts on BHHS and to assist with understanding of project density, massing. 	<p>A model of the project will not be necessary. It should be noted that the project would provide only negligible shading at the northern edge of the BHHS site at very infrequent/limited times; and no impacts during the critical light sensitive times addressed in EIRs. Furthermore, the project would reduce building heights approximately 24 percent of that for the former Suncal Project .</p>

Environmental Issues Raised	Actions Proposed
<p><u>Structural/Geology</u></p> <ul style="list-style-type: none"> • Structural Damage to BHHS Buildings – Address potential for damage to retaining wall and the Science and Technology Building deep foundation. 	<p>Issue is being addressed in a geological report for inclusion in the EIR. The geologic report will particularly address stabilization of on-site and off-site structures. The project will avoid the use of any foundation systems that may cause potential damage to the existing science building foundations.</p>
<ul style="list-style-type: none"> • Cumulative Impacts – considerable new development, in particular Beverly Hilton Project, 9900 Wilshire Project and other related projects identified in the Hilton EIR, must be considered. 	<p>The traffic consultants will include related projects to be considered in the cumulative analysis that reflect the most current information regarding potential feasible projects. The particular projects cited are currently on the list that is included in the MOU with the L.A. Department of Transportation. The current list of related projects is based on review of recent Beverly Hills EIR, and the list will be provided to the City of Beverly Hills for review.</p>
<p>City of Beverly Hills</p>	
<p><u>Project Information Provided</u></p> <ul style="list-style-type: none"> • Requested more information regarding the project than had been previously disclosed. 	<p>Crescent Heights is submitting to the City for inclusion in the Draft EIR the types of elevations, sections, plot plan data, site areas, parking arrangements, etc. requested.</p>
<p><u>Traffic</u></p> <ul style="list-style-type: none"> • Street segment studies for Moreno Drive, south of Durant; Durant Drive east of Moreno Drive; Spalding Drive north of Olympic. 	<p>The traffic study will analyze Moreno Drive and Durant Drive street segments. The MOU will be shared with Beverly Hills.</p>
<ul style="list-style-type: none"> • Parkway "crossover" in front of the project site also to be analyzed. 	<p>Will be addressed in the traffic study pursuant to the MOU.</p>
<ul style="list-style-type: none"> • Residential loading (i.e. moving van) impacts. 	<p>The traffic study will address onsite loading.</p>
<ul style="list-style-type: none"> • Queuing Analysis to/from Moreno Drive. 	<p>The issue has been addressed in the design of the site plan. The project will feature a drive on the property which will accommodate a queuing capacity which will eliminate any traffic backup onto Moreno.</p>
<ul style="list-style-type: none"> • Intersections of importance to the City of Beverly Hills (14 cited intersections) be analyzed using Beverly Hills' thresholds of significance. 	<p>The requested intersections have all been identified in the MOU with the L.A. Department of Transportation that will serve as the basis for the traffic analysis.</p>
<ul style="list-style-type: none"> • Traffic analysis methodology should include the following: No trip credits for past site use; use of traffic counts that are less than two years old reflecting post Santa Monica Parkway conditions. 	<p>The traffic methodology will follow these recommendations per the MOU.</p>

Environmental Issues Raised	Actions Proposed
<ul style="list-style-type: none"> Traffic analysis should identify peak hours that consider high school peak periods; 	<p>The morning peak hour will address high school hours, per the MOU. The PM peak hour is outside of the school peak hour.</p>
<ul style="list-style-type: none"> Pedestrian safety along Santa Monica Boulevard and along Moreno Drive, particularly with respect to school children. 	<p>This topic will be addressed in the traffic study, per the MOU.</p>
<ul style="list-style-type: none"> Parking demand study be evaluated using empirical data such as ITE and/or firsthand observations. 	<p>This topic will be addressed in the traffic study, per the MOU.</p>
<p><u>Sewer Impacts</u></p> <ul style="list-style-type: none"> Capacity issues in the two 12" sewer lines along Moreno Drive; and 12" sewer line along Spalding Drive - Request to replace the line/lines with 18" sewer line as/if needed 	<p>In contrast to the former Suncal Project, utility plans for the project propose tying into City of Los Angeles Sewer Lines, avoiding impacts on Beverly Hill main-lines.</p>
<p><u>Other Topics of Concern</u></p> <ul style="list-style-type: none"> Identified the importance of impacts on aesthetics, views/vistas, and cultural resources to be addressed in the EIR. 	<p>It is expected that the EIR will address these issues as was indicated in the NOP for the Suncal EIR. The proposed Project will have substantially reduced building heights and excavation for subterranean parking compared to the former Suncal Project, which will reduce impacts associated with these issues.</p>
<ul style="list-style-type: none"> Requested project fully address construction, hauling routes, hours/days of construction activities (re school activities), traffic/circulation, air quality, noise and vibration, parking, community safety (e.g. presence of children), aesthetics, hazardous materials, groundwater, and the storm drain. 	<p>It is expected that the EIR will address these issues, as was indicated in the NOP for the Suncal EIR.</p>



**Beverly Hills
Unified School District**

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310-551-5100 main
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May 2, 2011

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MAY 10 2011

email: Plafkin@lacity.org

City of Los Angeles
Department of City Planning
200 N. Spring Street
Room 750
Los Angeles, CA 90012-4801

ENVIRONMENTAL
IMPACT

Attention: Hadar Plafkin, City Planner and Project Manager

RE: 10000 Santa Monica Blvd., Los Angeles, CA 90067
EAF No.: ENV 2011-0540-EIR

Mr Plafkin:

In response to the City of Los Angeles' "Notice of Preparation and Notice of Public Scoping Meeting" on the above referenced property and project and taking into consideration Beverly Hills High School is situated adjacent to the proposed Project, below are a number of questions that have been raised on behalf of the Beverly Hills Unified School District:

- Size and Scope:
 - We understand this project is smaller in scope than the previous project; does the new project have the support of the neighborhood homeowners?
 - Does this project have the support of Councilmember Paul Koretz?
 - Is there a current (Draft) Environmental Impact Report and is it available to the public?
 - Is there any plan for any commercial use?
 - Is there any plan for owner, or their lessees, to apply for an alcoholic beverage permit?
 - Will the residents, with school-age children, of the development be made aware their children will not be able to attend Beverly Hills schools including Beverly Hills High School?

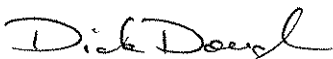
- Traffic and Security:
 - Corner of Santa Monica Blvd. and Moreno Dr. is very tight and narrow; what is the expected impact of traffic at that corner?
 - During BHHS times of drop-off and pick-up there is concern of additional traffic flow issues and does the City have plans to monitor traffic?
 - Are there plans for the developer to give BHHS space for drop-off areas?
 - What are plans for monitoring pedestrian traffic during construction?
 - What are plans for monitoring delivery trucks, dump trucks and construction vehicles, including excavation hauling?
 - What is the proposed route and timing of those vehicles and to have them travel away from the path of students?
 - Does the developer have plans to obtain a separate, independent traffic impact analysis?

- What security measures are to be taken to alleviate potential harm to BHHS students, BHHS visitors and District employees?
 - What are the proposed security measures regarding contractors and workers going on and off site?
 - What are the plans for 24-hour security on-site and specifically, what are the plans for separation of construction team members and students?
 - Will the project security requirements be the same as for BHUSD school construction, i.e., fingerprint certification, sign-in and sign-out procedures?
 - How will the project developer insure BHUSD/BHHS that no one with prior felony convictions will be hired?
- Construction:
 - What are the building regulation differences between the City of Los Angeles and the City of Beverly Hills?
 - Are there plans for pile driving?
 - Vibration:
 - (a) estimate of how much;
 - (b) there is concern of disruption particularly during times of critical testing by students
 - (c) effect on BHHS's Science and Technology Building.
 - Dust and dirt:
 - (a) what are the plans to keep at a minimum?
 - (b) how will it affect BHHS building maintenance?
 - Noise:
 - (a) how will it be regulated during construction?
 - (b) will there be a screen and/or pop-up wall to mitigate noise?
 - What are the impact of shadow and shade to BHHS?
 - What is the impact to BHHS of ingress and egress?

Please also find attached and made part of this letter, a letter from the law firm of Gaines & Stacey LLP prepared on behalf of BHUSD and sent to the City of Los Angeles May of 2008. The attorney's letter outlines further concerns such as, but not limited to, air quality and special considerations. All issues contained in this letter, as well as the attached attorney's letter, are highly pertinent and hold the same level of unease with this new project.

This proposed project will greatly impact not only the City of Beverly Hills but specifically our high school and your prompt attention to our concerns would be appreciated.

Sincerely,



Dick Douglas
Superintendent of Schools

DD/bb

cc: LaTanya Kirk, District Consultant

FRED GAINES
SHERMAN L. STACEY
LISA A. WEINBERG*
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May 16, 2008

ORIGINAL BY MAIL

VIA FACSIMILE (213) 978-1343

Diana Kitching
Department of City Planning
Environmental Review Unit
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Re: SunCal Project
10000 Santa Monica Blvd., Los Angeles, CA 90067
Notice of Preparation

Dear Ms. Kitching:

This law office represents the Beverly Hills Unified School District ("District") with regard to the above-referenced matter. We are in receipt of the Notice of Preparation ("NOP") and Notice of Public Scoping Meeting, dated April 21, 2008, with regard to the above-referenced project (the "Project"). The District is especially concerned about any potential environmental effects as a result of the Project in light of the fact that the Project is situated immediately adjacent to the Beverly Hills High School ("BHHS") campus. As such, this letter is submitted as the District's initial comments regarding the scoping of the Draft Environmental Impact Report ("DEIR") for the Project.

The District is responsible for providing its students with a quality education, which includes ensuring that the school site environment is as safe and healthful as possible. BHHS is situated next door, directly to the south of the Project, and is a sensitive receptor. The Project's proximity to the school raises serious concerns that the construction and operation of the Project will adversely affect the environment at and around the school site. Thus, the District makes the following comments on the NOP and suggests the following mitigation measures to be included in the Project's DEIR:

A.) SAFETY

The District is concerned about the safety of its students, faculty, staff and parents during construction and operation of the Project. The DEIR should analyze the Project's potential significant impacts to students, faculty, staff and parents traveling to and from school by walking or

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driving in automobiles. The developer should provide adequate fencing and visual screening to dissuade students from entering the Project site and human crossing guards to be stationed throughout the duration of construction at nearby intersections to assist students traveling to or from school.

B.) SECURITY

The District wants its students to be adequately protected from potential predators. Thus, the DEIR should include an analysis of the Project's potential to create a significant security impact to students at BHHS. The Project's construction personnel and crossing guards should be subject to the same security requirements as for school construction, which includes fingerprint certification, sign in and out procedures, and means for physically separating construction personnel from students. The developer should not be permitted to hire any workers with prior felony records. The DEIR preparer is welcome to contact the District's Planning and Facilities Office at 310-551-5100 ext. 2388 for further consultation regarding the District's policies in this regard.

C.) TRAFFIC

The Project will create significant traffic impacts for BHHS. The DEIR needs to include a specific analysis of the Project's expected construction and operational traffic on BHHS due to the Project's proximity to the school. The District is particularly concerned with the Project's potential encroachment into the BHHS northern driveway area and any resulting interference with safe traffic and pedestrian flow in that area. The DEIR should not defer development and analysis of a construction traffic plan. The details of managing construction traffic, including the excavation haul route, should be included in the DEIR.

The District suggests that the developer fund an independent traffic impact analysis to be conducted by the District to confirm the DEIR's traffic impact analysis and mitigation. Given the Project's proximity to BHHS, the District has serious concerns that traffic and haul route impacts will be great and, to some extent, may be unmitigatable. The DEIR should explore a host of construction traffic and haul routing alternatives and the developer should do everything in its power to modify construction traffic to reduce the impact to the greatest extent possible. For example, the City of Los Angeles (the "City") could permit hauling debris and/or soil from the site to take place at night and/or on weekends.

D.) CUMULATIVE IMPACTS

Considering recently approved nearby projects (Beverly Hilton and 9900 Wilshire Blvd., City of Beverly Hills), and the high number of ongoing and proposed local projects (79 as identified in the Beverly Hilton DEIR), there are potentially considerable cumulative impacts that will be created by the Project.

Under CEQA, cumulative traffic impacts must be separately analyzed by estimating some future year's traffic, taking into account all anticipated projects, and comparing the future traffic to existing traffic. If the impact is significant, the next step is to determine whether the studied project sufficiently contributes to the significant impact. Where the studied project sufficiently contributes to the significant impact, it is said to be cumulatively considerable under CEQA. The DEIR should provide a complete cumulative traffic analysis. If the Project is found to create a cumulatively considerable impact, the City should require the developer to contribute traffic mitigation fees to mitigate the cumulative traffic impacts.

E.) AIR QUALITY

The Project will create potentially significant air impacts to BHHS. To adequately analyze the impacts to the students, the DEIR should include air quality testing at the Project site and at BHHS to establish the baseline air conditions, rather than relying on distant monitoring stations. The DEIR should also include an analysis of potential carbon monoxide hot spots during construction. Thresholds of significance regarding Project air pollutants specific to school children should be developed.

The District suggests that the developer fund an independent air quality analysis to be conducted by the District to confirm the DEIR's conclusions and mitigation measures. Further, the District suggests that the DEIR should consider ventilation upgrades to BHHS to filter out harmful levels of Project generated air pollutants. Furthermore, the District suggests that the developer should fund or provide air quality monitoring at BHHS during construction. If harmful levels of air pollutants are detected, the developer should then halt or modify its construction activities to reduce the air quality impacts to below significant levels.

The District also requests that the developer, in conjunction with the District, implement means to protect the BHHS athletic field and outdoor areas from construction dirt and debris and/or construct temporary enclosures of outdoor areas. These measures will help mitigate air quality impacts on students engaged in outdoor athletics and activities.

F.) NOISE & VIBRATION

The Project will also create potentially significant noise impacts for BHHS. The Project is proposed to be constructed immediately adjacent to BHHS's new multi-million dollar Science and Technology building. To adequately analyze impacts on the students, the DEIR should develop and include specific noise and vibration thresholds of significance for BHHS.

As mitigation, the District suggests that the developer fund an independent noise and vibration analysis to be conducted by the District to confirm the DEIR's conclusions and mitigation measures. Further, the District suggests that the developer should fund or provide noise and vibration monitoring at the school during construction. Groundborne vibrations and noises that are to be expected from the excavation of various areas of the Project for a subterranean parking garage. If significant levels of noise occur at the school, the developer should then halt or modify its construction activities or add additional noise barriers to reduce the noise impact to less than significant levels. If significant levels of vibration are detected, the developer should then halt or modify its construction activities to reduce the vibration impact to below significant levels.

Mitigation measures should also require that no construction, or other noise or vibration causing activities, occur on designated BHHS testing and special event days.

G.) SOLAR

The District is concerned that the Project, at 45 stories and more than 600' in height, will have significant shade, shadow and solar impacts on BHHS. The City should require that the developer provide a 3D model of the Project. A project of this mass and scale, including potential solar impacts, cannot be adequately understood through the two-dimensional renderings that are typically included in an DEIR. The City should require the developer to provide, as early as possible in the public review process, a three-dimensional model of the Project, so that the District, public, and City can fully understand the Project's density, massing and impacts.

H.) SPECIAL CONSIDERATIONS

For the construction process, the DEIR should acknowledge and address that there are periods of time in which the schools conduct academic testing and activities that may require construction stoppages. Sample schedules for the significant events appear on the District's website.

In addition, the District has serious concerns regarding excavation and/or construction impacts on the existing retaining wall (which separates the BHHS site from the Project site) and the BHHS Science and Technology building. The Science and Technology building has a deep foundation and sits immediately adjacent to the Project site. The DEIR should address potential mitigations to keep the integrity of the existing retaining wall and Science and Technology building intact.

The District requests that the developer provide the District with a full set of construction plans and specifications before the start of construction. The District desires to be included in regular construction progress meetings that address the Project's construction activities and potential impacts. A third party consultant, to be mutually agreed upon by the developer, the District and the City, should prepare a Construction Management Plan (including a Safety Plan and Corrective Action Plan), which incorporates all final construction mitigation measures and expands them into

Diana Kitching
May 16, 2008
Page 5

an implementation plan for all major phases of construction. An independent Environmental Monitor shall also be retained by the developer and agreed upon by the District and the City.

Finally, the developer should be required to reimburse the District for its costs in the monitoring and management of the issues defined in this correspondence. In addition, the developer should be required to reimburse the District for any Average Daily Attendance funding lost as a result of construction or operational impacts, and to pay a School Benefits Fee as has been required of other local development projects.

I.) CONCLUSION

The District is concerned about the Project's potential impacts on the children of the District, their parents, teachers and District staff. As such, the District respectfully requests that the potential significant impacts on BHHS be analyzed fully and mitigated as suggested herein.

Finally, please continue to include me on the list of those requesting notice with regard to the Project. Notices should be sent to:

Fred Gaines, Esq.
Gaines & Stacey LLP
16633 Ventura Boulevard, Suite 1220
Encino, CA 91436
Telephone: (818) 933-0200
Fax: (818) 933-0222
e-mail: fgaines@gaineslaw.com

Thank you for your immediate attention to these matters. As always, please do not hesitate to contact me at any time with any questions or comments that you may have.

Sincerely,

GAINES & STACEY LLP

By


FRED GAINES

cc: Tom Levyn, Esq.

----- Forwarded message -----

From: **Barbara Broide** <bbroide@hotmail.com>

Date: Sun, May 15, 2011 at 10:59 PM

Subject: FW: ENV 2011-0540-EIR / 10000 SM Blvd. Scoping Comments from WSSM

To: hadar.plafkin@lacity.org

Cc: Christopher Koontz <chris.koontz@lacity.org>

Greetings from Philadelphia,

On Thursday evening, I sent to you an email with the comment letter for the 10000 SM Blvd. project. I did so while rushing to depart for my nephew's graduation.

While the attachment on the email that I sent said "final" on it, in reviewing my mail, I see that you were sent the draft version. (It does not contain the case number and there are some additional edits in the body of the text.) Since I cannot send any word docs from this hotel computer, I have asked one of our WSSM board members to copy the text out of my email and send it to you. I trust that she will be able to do so.

Below is the correct version of the letter... as a back up in case there are problems. Please substitute this info (or the subsequent word doc that you receive from Marilyn Cohon) for the originally transmitted letter.

Many thanks,

Barbara

Barbara Broide

From: bbroide@hotmail.com

To: cohon@cohon.net

Subject: 10000 SM Blvd. Scoping Comments - This is the correct (the really final) version of the WSSM letter (but I cannot attach it to this email and it needs to be copied into a word doc).

Date: Sun, 15 May 2011 22:32:53 -0700

Westwood South of Santa Monica Blvd

Homeowner's Association

Incorporated November 8, 1971

P. O. Box 64213

Los Angeles, CA 90064-0213

May 12, 2011

Hadar Plafkin, City Planner

Department of City Planning

200 North Spring Street, Room 750

Los Angeles, CA 90012

VIA EMAIL: Hadar.Plafkin@lacity.org

RE: ENV 2011-0540-EIR

Dear Mr. Plafkin:

This letter is written on behalf of the Westwood South of Santa Monica Blvd. Homeowners Association representing over 3800 single family and condominium homeowners in the area bounded by Santa Monica and Pico Boulevards on the north and south, and by Beverly Glen and Sepulveda Boulevards on the east and west. A number of our members attended the April 27th scoping meeting and workshop, have reviewed the Notice of Preparation and are very familiar with the project site.

We appreciate having the opportunity to comment about the scope of the environmental studies to be done for the proposed project. As might well be expected, this project will have impacts on the the traffic, "livability," and quality of life in the area. We would like our concerns to be fully addressed in the EIR documents for this project.

One of the most important aspects of the DEIR would be to accurately determine the cumulative impacts that are being experienced with this project as one of many currently entitled or under construction, both in the Century City area of Los Angeles and in nearby Beverly Hills.

Project Characteristics: The scale, height, density and scope of this project are fairly consistent with the types of development throughout Century City. However, as the density of Century City has increased, the additional development has not come without consequences throughout the adjacent residential and business communities. The reduction in height from the earlier proposed Sun Cal development will reduce the impact of the project in terms of shade and shadow; however the total number of units to be built is greater than those proposed for the “Green Blade.” With those units will come infrastructure impacts including the possible enrollment of children in the local schools, users of public services such as parks and libraries and impacts on the response time and added service demands for local police and fire. There are additional impacts on the adjacent BHHS property and operation, including impacts during construction. Our area continues to experience extended impacts from construction. Plans to reduce any such impacts should be detailed in project documentation. Holiday shopping periods are of great concern due to the project location's proximity to the Westfield Century City Mall. If funding for the Westside Extension subway should be realized and any advance work is done, this will need to be factored into the scheduling of the project construction.

In-depth discussion of project **mitigation measures** is required as part of the DEIR documentation. Traffic mitigations, involvement in the Century City TMO (to help to foster the involvement of residential properties) should be explored. After specific traffic estimates have been generated, it will be possible to determine which mitigation measures might be employed to diminish negative impacts. Impacts on Beverly Glen Blvd. and the streets adjacent, routes often used for commuter traffic seeking to reach the 10 freeway (and 405) are especially important and are of concern to our community. DOT can no longer widen intersections and remove sidewalks in our community to improve traffic. We are well past that point. And, the traffic assessments from DOT do not capture accurately the true state of our intersections. When traffic is gridlocked and cannot clear an intersection (as is often the case) the cars waiting to cross are not included in the traffic counts used to determine intersection capacity and the ability to absorb capacity. So, an intersection might be rated well above a failing designation when, in fact, it is in gridlock condition.

The project should be an active (and paying) participant in the Century City TMO, with a special emphasis on collaborating with other residential and commercial properties to establish the operation of an internal Century City circulator, and an EXPO shuttle. The operation of a community shuttle has long been discussed as being a needed and worthwhile community amenity that would help to reduce local traffic trips and serve the elderly and others who choose not to drive. Participation in the development of such a shuttle and in its operation with a fixed route that would connect the site with Westside Pavilion, Century City, UCLA Medical Center, local library, etc. is to be encouraged. The timing of this project may enable its principals to participate in helping to fund the relevant feasibility studies used to determine routing and operation.

Efforts to improve the walkability of Century City for project residents and others is important and has long been ignored by many that have built in Century City. The planting of trees and landscaping of adjacent pathways to better connect various areas within Century City would be a good contribution to the community and an amenity for future project residents.

Traffic: A project of this size requires a full Environmental Impact Report per CEQA requirements, and a comprehensive 24-hour traffic impact report, instead of the outdated peak-hour traffic counts currently utilized as part of LADOT's outdated policy. Impacts on all adjacent streets segments from the project entrances and exits must be evaluated as well as cut through traffic in the nearby WSSM residential neighborhoods. Impacts of density for all alternatives must be evaluated. Street capacities must be clearly identified as well as the capacity for traffic on any involved intersections before and after proposed changes. Alternative measures to mitigate failed intersections must be proposed and evaluated. A project consisting of solely residential units will have a much lesser impact than one that includes retail and/or office components. However, while this project is lower in height than the Blade as previously noted, it contains more units than that project.

Modeling must be done to demonstrate levels of service for intersections within a stated radius and mitigations for each intersection when project causes any impact. We are concerned about intersections impacted even if there is no change in the level of service because, as previously noted, DOT measurements of intersections does not adequately describe their condition. When an intersection reaches a level of F, there is no further (downward) distinction. Yet, drivers in F intersections do experience differences in time lost when trips are added to a failed intersection.

Whatever the eventual project may be on this site, space must be dedicated for the connection to points east with the existing bike lane on Santa Monica Blvd. As this may not be possible on site, there should be some mechanism created whereby the developer can assist with the future expansion of the bike lane. The importance of developing a network of bicycle lanes in the area connecting the eventual subway and EXPO line with local commerce and education facilities will enable local residents to easily and safely access the stations from their homes

This project could contribute open/green space to the community depending upon the final design of the landscaping. It is needed. We do not wish to have walled off spaces separated from street view killing any active streetscape.

Sustainability: We note that many projects coming before the city tout their desire and/or intention to meet Silver LEEDS standards. We request that this project, once defined, go farther

to incorporate measures that exceed such goals. Our recent negotiations with the Westfield Corporation in relation to their Century City project sought to establish higher recycling and water conservation standards. The residential portion of that project will include a third (“purple”) pipe to encourage re-use of certain water for irrigation purposes (which might tie in exceedingly well with the nearby greenbelt).

We are appreciative of the cooperation of Planning Dept. staff and look forward to working with the staff and representatives of the developer in the hope that a project can be developed that addresses this community’s concerns and the objectives of the developer. Thank you for your consideration of our comments. Please keep us informed as to future meetings, hearings, deadlines, and opportunities for participation pertaining to this project.

Sincerely,

Barbara Broide

President

cc: L.A. City Councilmember Paul Koretz, CD 5

City of Los Angeles

Scoping Meeting for the Environmental Impact Report 10000 Santa Monica Boulevard EIR April 27, 2011

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope of the issues and the alternatives that will be analyzed in the Draft EIR for the 10000 Santa Monica Boulevard Project. The 10000 Santa Monica Boulevard Project is located at Santa Monica Boulevard and Moreno drive at the northeast extent of Century City. The project would provide up to 283 luxury residential condominium units in an up to 39 story building, approximately 460 feet in height. The project would also include a smaller ancillary building up to 9 stories (90 feet in height) that would contain parking and recreation/site amenities for project residents. Parking for approximately 708 vehicles would be provided within two subterranean levels and above grade parking in the ancillary building. The project would also include approximately 469,575 square feet of floor area; approximately 43,141 square feet of ground-level landscaping (41 percent of the site), mostly located in a large garden area on the south/eastern part of the site; and approximately 27,579 square feet of open space on a landscaped recreation deck on top of the ancillary building.

Comments can be provided verbally at the scoping meeting or in written form. The deadline for submitting written comments to the City is May 12, 2011. In the space below (and on additional pages, if necessary), please provide any written comments you may have concerning the scope of the Draft EIR for the proposed project. Your comments will then be considered during preparation of the Draft EIR.

Please leave this form in the box provided or deliver or mail it to Mr. Hadar Plafkin, City Planner, City of Los Angeles, Department of City Planning, 200 N. Spring Street Room 750, Los Angeles, California 90012. This form can simply be folded and placed in a mailbox. Please remember to add postage.

Name: Southwest Beverly Hills Homeowners Assoc.
Address: 208 Mc CARTHY DR
Beverly Hills CA 90212

See May 9, 2011 letter which is attached.

*SOUTHWEST BEVERLY HILLS HOMEOWNERS ASSOCIATION
208 McCarty Drive
Beverly Hills, CA 90212*

May 9, 2011

Re: Scoping Meeting for the Environmental Impact Report
10000 Santa Monica Boulevard, Los Angeles, CA EIR

Mr. Hadar Plafkin
City Planner
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

Ladies and Gentlemen:

We are the homeowners association for the single family homes in the southwest part of Beverly Hills, very near the proposed project at 10000 Santa Monica Boulevard at the corner of Santa Monica Boulevard and Moreno Drive (the "Project"). We request that the environmental impact report (the "Report") consider and fully evaluate each of the following:

1. Project Height. The Project consists of 2 buildings—one 39 stories and one 9 stories. Both buildings are totally out of scale with the 1, 2 and 3-story residential and commercial buildings both adjacent and across the street, as well as the entire neighborhood to the south/southwest, as well as to Beverly Hills High School (the "High School") next door. The Report should consider the effects of this disharmony on the environment.

2. Traffic

(a) Incorrect Assumption Re Walking To Work. Metro has reported that workers will walk only 0.2 miles to and from their workplace. With the exception of the office buildings at the southeast and southwest corners of Santa Monica Blvd. and Century Park East (and perhaps the buildings adjacent to each), there is no major office building within 0.2 miles of the Project. Further, it is extremely unlikely that the vast majority of workers in Century City will be able to afford and/or purchase the condos at the Project (starting, we are told, at \$1.5 Million). Accordingly, it is likely that virtually all residents leaving the Project for work will do so by car.

(b) Peak Hour Traffic. Peak hour traffic in the morning ("a.m. peak") from the Project will add significantly to, and conflict directly with, the incoming student and teacher traffic to the High School, particularly along Moreno, Charleville and Gregory. The residential streets of Charleville, Gregory and numerous others in the neighborhood adjacent to the east and south are already overtaxed with cars trying to avoid Wilshire and Olympic. [Note: The chart of intersections and street segments to be studied as shown at the scoping session at Rancho Park

Hadar Plafkin
Re: Scoping Meeting for 10000 Santa Monica
Boulevard, Los Angeles, CA EIR
05/09/2011
Page 2

was woefully inadequate and under-representative of the affected streets; for example, it didn't even show the streets of Charleville and Gregory!]

(c) Ingress and Egress To The Project. Because of the location of the proposed ingress and egress sites at the Project, the entering and exiting vehicles will have difficulty using Santa Monica for the reasons set forth below. Therefore, a far greater than normal traffic dispersion will come from, and go to, residential streets such as Charleville, Gregory Way, Spalding, Lasky, Robbins, Durant, Roxbury and others in the southwest adjacent to, and near, the Project. Further, the Report should take into account the fact that Moreno is a residential street.

The Report must thoroughly study the traffic effects of each street affected by *each* entering and exiting direction and maneuver. (See below.)

Cars exiting the Project and wishing to proceed westbound on Santa Monica may be able to try to quickly get into the eastbound left lane in order to make a U-turn at Santa Monica and Moreno. In the height of traffic (or even at a time of even normal traffic for Santa Monica Blvd.), at best this will be a very difficult and traffic-congesting maneuver. Accordingly, it seems likely that most cars will exit onto Moreno.

Cars exiting the Project to go east on Santa Monica will likely have to go through Beverly Hills on Little Santa Monica before turning north to get onto eastbound "big" Santa Monica, thus exacerbating the traffic issues on Little Santa Monica, already a very congested street. (See below.)

Cars trying to enter the Project going westbound on "big" Santa Monica will have to go past the Project, past Century Park East and perhaps past Avenue of the Stars ("AOS") in order to make a U-turn to then go eastbound and get back to the Project. Again, the difficulty in this maneuver will force more cars into the residential areas (for example, turning south some place farther east and going through the residential areas south of Santa Monica Boulevard to get to the Project on Moreno) and near the High School to approach the Project.

Cars entering or exiting the Project from or going to the south will likely all take Moreno or Roxbury or Linden, rather than exiting onto Santa Monica (going eastbound), making a U-turn to go westbound and then turning left/southbound onto Century Park East.

The Report should also evaluate the fact that some of the principal maneuvers used to enter and exit the Project will require U-turns at very congested intersections, such as Santa Monica and AOS. Further, that intersection will become even more impacted as additional projects such as at the corner of Santa Monica and AOS, the shopping center expansion, the Century Plaza Hotel and the JMB property come online.

Given all this, the Report should also analyze each of the following:

(d) Effect on Moreno Drive and the High School. A far greater than normal percentage of exiting and entering traffic to the Project will be using Moreno because of the difficult means on ingress and egress to the Project (see above). A substantial number will be at the a.m. peak when school-bound cars and others are heading to and using Moreno.

The Report should also take into account the traffic that exits the Northrop building at the corner of Century Park East (“CPE”) and Santa Monica, that wants to head south to Olympic or farther, and that cannot turn southbound on CPE because of too much traffic at the p.m. peak and therefore makes a series of right turns to get to Moreno and ultimately Olympic.

(e) Effects on traffic segments on “Little Santa Monica” within Beverly Hills; as well as the effects on Charleville, Moreno, Gregory, Spalding, Linden, Roxbury, and other streets from traffic spillover from cars on Little Santa Monica which proceed to the residential streets to the south to escape the traffic congestion on Little Santa Monica.

(f) Effect on Residential Streets to the south of the Project between Little Santa Monica, Wilshire and Olympic and from the Project east to Beverly Drive.

(g) Effect on Avenue of the Stars

(h) Effect on Moreno/Santa Monica Intersection

(i) Effect on Traffic Segments on “Little Santa Monica”

(j) Effects on Wilshire/Santa Monica Intersection

(k) Effects on Century Park East

(l) Effects on Santa Monica Boulevard, adjacent to Century City

3. Effects on Beverly Hills High School.

(a) Morning Arrivals. Because of (1) the difficulty and inaccessibility of westbound Santa Monica from the Project (see above) to vehicles leaving in the a.m. peak hour and (2) the obvious route that southbound traffic will take from the Project (see above), Moreno is likely to bear a substantial increase in traffic load due to the Project. Much of this will be during the a.m. peak, just when teachers and school kids are arriving and being dropped off on Moreno. Further, employees at the Project and its residences will arrive during the a.m. peak and many will likely arrive via Moreno and residential streets.

(b) Construction Noise. The Project is adjacent to the High School and, as such, there will be substantial noise to interfere with High School education and activities. It is next to the Science Building and there may be sensitive equipment there.

(c) Helipad. Any use of a helipad will severely disturb the activities at the High School and in the nearby and immediately adjacent residential neighborhood.

4. Cumulative Effects of Other Projects

The Report must consider the cumulative effects of the following proposed projects: (1) Westfield expansion of shopping center; (2) Westfield project at the corner of AOS and Santa Monica Blvd.; (3) Century Plaza expansion; (4) JMB office project at corner of Constellation and AOS; (5) the 9900 Wilshire project (6) the Hilton project; (7) the High School remodel; (8) the proposed projects along the north side of "Little Santa Monica" between Wilshire west to Moreno and the project at the north side of Little Santa Monica immediately east of the Wilshire intersection; (9) expansion of the Peninsula Hotel; (10) the Annenberg Cultural Center; and (11) the new office building on Beverly Drive and Durant. In addition, the Report must take into account that the just-finished condo building on AOS south of the Century Plaza ("the Century") is not yet fully occupied, nor is the almost-complete office building at Beverly Drive and Durant.

5. Shade and Shadow

We appreciate your thorough study and inclusion of these issues in the Report.

Very truly yours,

The Southwest Beverly Hills Homeowners Association

By: 

Kenneth Goldman, President

cc: Board of Directors
Beverly Hills City Council
Beverly Hills Board of Education
Jonathan Lait, Beverly Hills Planning Department

City of Los Angeles

Scoping Meeting for the Environmental Impact Report 10000 Santa Monica Boulevard EIR April 27, 2011

Written Comment Form

The purpose of the public scoping meeting is to obtain input from the public regarding the scope of the issues and the alternatives that will be analyzed in the Draft EIR for the 10000 Santa Monica Boulevard Project. The 10000 Santa Monica Boulevard Project is located at Santa Monica Boulevard and Moreno drive at the northeast extent of Century City. The project would provide up to 283 luxury residential condominium units in an up to 39 story building, approximately 460 feet in height. The project would also include a smaller ancillary building up to 9 stories (90 feet in height) that would contain parking and recreation/site amenities for project residents. Parking for approximately 708 vehicles would be provided within two subterranean levels and above grade parking in the ancillary building. The project would also include approximately 469,575 square feet of floor area; approximately 43,141 square feet of ground-level landscaping (41 percent of the site), mostly located in a large garden area on the south/eastern part of the site; and approximately 27,579 square feet of open space on a landscaped recreation deck on top of the ancillary building.

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Please leave this form in the box provided or deliver or mail it to Mr. Hadar Plafkin, City Planner, City of Los Angeles, Department of City Planning, 200 N. Spring Street Room 750, Los Angeles, California 90012. This form can simply be folded and placed in a mailbox. Please remember to add postage.

Name: Barbara Bordo
Address: 2001 Malcolm Ave
LA, CA 90025

Please add the intersection Beverly Glen +
Pico to intersection study.

----- Forwarded message -----

From: **Joyce Dillard** <dillardjoyce@yahoo.com>

Date: Thu, May 12, 2011 at 4:22 PM

Subject: Comments to ENV-2011-0540-EIR 10000 Santa Monica Blvd. due 5.12.2011

To: Hadar Plafkin <Hadar.Plafkin@lacity.org>

Comments to ENV-2011-0540-EIR 10000 Santa Monica Blvd. due 5.12.2011

Water Supply Assessments and sources of water usage should be addressed. How will recycled water be used.

On site impacts of stormwater for infiltration or for irrigation should be addressed as part of this usage. Geology and soils reports, in relationship to groundwater infiltration, should be presented.

What is the groundwater condition in the basin and what is the mitigation plans. Is the groundwater basin adjudicated?

What watershed does the project sit and what plans are included for that watershed that the project will effect.

Plans such as the Greater Los Angeles County Regional Water Management Plan should be included.

Methane is an issue on this parcel and what methane mitigation considerations will be given, what standards are used (such as National Fire standards), what qualified personnel will be employed, and what scientific testing will occur.

Traffic and congestion studies for the site specific project will be based on what time of day, what days of the week and what seasons of the year.

Joyce Dillard
P.O. Box 31377
Los Angeles, CA 90031

----- Forwarded message -----

From: **David Siegel** <dgoodfoot@aol.com>

Date: Thu, May 12, 2011 at 5:35 PM

Subject: 10000 Santa Monica Boulevard

To: Hadar.Plafkin@lacity.org

Dear Mr Plafkin,

I am writing this letter as I am quite concerned about the scope of the 10000 Santa Monica Boulevard Project. Specifically the impact that it will have on Durant Drive and the surrounding neighborhood.

Adding a 39 story structure with 283 Units and 708 Parking Spaces is simply too big for this area. Why give a developer variances so that he can increase a project to this size?

My main concerns are as follows.

1) The added traffic to an already congested area. Durant Drive, Moreno Drive, Robbins Drive and the Alley between Durant and Robbins are trafficked heavily by residents as well as students and parents to and from Beverly Hills High School This impact and added trips MUST be studied, including but not limited to pollution and safety issues.

2) This projects sits on the border of the Historic "Speedway Tract" 7710 and is mostly comprised of 2 story multi family structures with a few exceptions of 3 and 4 stories. Adding a 39 foot building will have a serious and adverse impact on this neighborhood and the tract.

3) The sun sets in the west and other buildings to the east will be substantially blocked by this mammoth building. The light and shadows impact must be studied.

4) Parking in the neighborhood is already difficult, adding 283 Units will surely have a huge impact.

5) The cumulative impact of all of the other approved and pending projects in the vicinity, including The Hilton Project, The Friars Club Site, The Robinsons May Project, additional Condos proposed on Durant Drive, must be studied regarding traffic as well as construction, noise etc.

Thank you very much. Please confirm your receipt of this email.

Sincerely,

David Siegel
Durant Drive
Beverly Hills, CA 90212
323 356-2337
DGOODFOOT@aol.com

APPENDIX B – AIR QUALITY AND GREENHOUSE GAS EMISSIONS ANALYSIS
WORKSHEETS

10000 SANTA MONICA

Draft EIR

Appendix B

Air Quality Assessment Files

Provided by PCR Services Corporation

August 2011

- B.1 Construction – Regional and Localized Emissions
- B.2 Project Operation Emissions
- B.3 Health Risk Assessment
- B.4 Greenhouse Gas Emissions

Appendix B.1

Construction – Regional and Localized Emissions

- CalEEMod Output Files
 - Construction Emissions
- SCAQMD Rule 403 (Fugitive Dust) Control Requirements

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

CalEEMod Version: CalEEMod.2011.1.1

Date: 8/11/2011

10000 Santa Monica
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	283	Dwelling Unit

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** **Utility Company** Los Angeles Department of Water & Power
Climate Zone 8 2.2
Precipitation Freq (Days)

1.3 User Entered Comments

33

- Project Characteristics -
- Land Use -
- Construction Phase - Schedule
- Off-road Equipment - No Compressor
- Off-road Equipment - Building Construction
- Off-road Equipment - Building Concrete Pouring
- Off-road Equipment - Foundations

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Off-road Equipment - Paving

Off-road Equipment - Site Prep

Trips and VMT - Continuous Concrete Pouring = 511 trips/day x 21 days

Concrete Pouring (Building) = 50 trips/day x 500 days

On-road Fugitive Dust - Silt Loading Adjustments for errors in CalEEMod calculations. Default values would overestimate building concrete pouring and underestimate continuous pouring phase.

Grading - Dust

Construction Off-road Equipment Mitigation -

Energy Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	39.27	329.69	216.90	0.42	315.77	16.59	332.36	3.55	16.59	17.78	0.00	43,418.13	0.00	2.66	0.00	43,473.91
2013	27.91	180.04	141.45	0.27	42.82	11.15	53.97	0.36	11.15	11.51	0.00	26,602.58	0.00	2.46	0.00	26,654.23
2014	32.53	166.44	135.40	0.27	42.82	10.08	52.91	0.36	10.08	10.44	0.00	26,528.02	0.00	2.26	0.00	26,575.45
2015	33.91	103.50	90.24	0.18	4.27	6.67	10.94	0.17	6.67	6.84	0.00	17,622.99	0.00	1.55	0.00	17,655.53
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	30.15	264.55	178.00	0.42	315.77	12.12	327.89	1.72	12.12	13.31	0.00	43,418.13	0.00	2.66	0.00	43,473.91
2013	10.06	62.98	66.83	0.27	42.82	3.28	46.10	0.36	3.28	3.64	0.00	26,602.58	0.00	2.46	0.00	26,654.23
2014	21.39	57.50	62.28	0.27	42.82	2.97	45.79	0.36	2.97	3.33	0.00	26,528.02	0.00	2.26	0.00	26,575.45
2015	21.20	22.75	30.91	0.18	4.27	1.24	5.51	0.17	1.24	1.41	0.00	17,622.99	0.00	1.55	0.00	17,655.53
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	37.05	1.65	117.38	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.95	0.12	7,338.38
Energy	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Mobile	8.67	20.23	80.72	0.21	22.35	1.10	23.44	0.32	1.05	1.37		18,200.35		0.65		18,213.95
Total	45.93	23.71	198.88	0.45	22.35	1.10	38.68	0.32	1.05	16.61	1,997.06	25,673.99		8.64	0.16	27,903.64

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Area	37.05	1.65	117.38	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.95	0.12	7,338.38
Energy	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Mobile	8.67	20.23	80.72	0.21	22.35	1.10	23.44	0.32	1.05	1.37		18,200.35		0.65		18,213.95
Total	45.93	23.71	198.88	0.45	22.35	1.10	38.68	0.32	1.05	16.61	1,997.06	25,673.99		8.64	0.16	27,903.64

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Category	lb/day										lb/day					
Fugitive Dust					6.11	0.00	6.11	3.31	0.00	3.31						0.00
Off-Road	10.11	82.23	45.76	0.09		4.48	4.48		4.48	4.48		9,216.18		0.90		9,235.12
Total	10.11	82.23	45.76	0.09	6.11	4.48	10.59	3.31	4.48	7.79		9,216.18		0.90		9,235.12

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.61	45.10	24.44	0.06	80.20	2.14	82.34	0.22	2.14	2.36		6,411.93		0.22		6,416.59
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.18	0.18	2.12	0.00	0.38	0.01	0.40	0.01	0.01	0.03		327.50		0.02		327.93
Total	4.79	45.28	26.56	0.06	80.58	2.15	82.74	0.23	2.15	2.39		6,739.43		0.24		6,744.52

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.75	0.00	2.75	1.49	0.00	1.49						0.00
Off-Road	2.05	17.68	8.41	0.09		0.84	0.84		0.84	0.84	0.00	9,216.18		0.90		9,235.12
Total	2.05	17.68	8.41	0.09	2.75	0.84	3.59	1.49	0.84	2.33	0.00	9,216.18		0.90		9,235.12

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.61	45.10	24.44	0.06	80.20	2.14	82.34	0.22	2.14	2.36		6,411.93		0.22		6,416.59
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.18	0.18	2.12	0.00	0.38	0.01	0.40	0.01	0.01	0.03		327.50		0.02		327.93
Total	4.79	45.28	26.56	0.06	80.58	2.15	82.74	0.23	2.15	2.39		6,739.43		0.24		6,744.52

3.3 Continuous Concrete Pouring - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	12.05	87.10	51.56	0.08		5.81	5.81		5.81	5.81		8,232.76		1.08		8,255.37
Total	12.05	87.10	51.56	0.08		5.81	5.81		5.81	5.81		8,232.76		1.08		8,255.37

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	25.73	241.11	148.06	0.31	310.67	10.67	321.34	1.07	10.67	11.74		32,513.00		1.25		32,539.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Worker	1.49	1.48	17.29	0.03	5.10	0.10	5.20	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	27.22	242.59	165.35	0.34	315.77	10.77	326.54	1.19	10.77	11.96		35,185.37		1.42		35,215.23

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.93	21.96	12.65	0.08		1.34	1.34		1.34	1.34	0.00	8,232.76		1.08		8,255.37
Total	2.93	21.96	12.65	0.08		1.34	1.34		1.34	1.34	0.00	8,232.76		1.08		8,255.37

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	25.73	241.11	148.06	0.31	310.67	10.67	321.34	1.07	10.67	11.74		32,513.00		1.25		32,539.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.49	1.48	17.29	0.03	5.10	0.10	5.20	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	27.22	242.59	165.35	0.34	315.77	10.77	326.54	1.19	10.77	11.96		35,185.37		1.42		35,215.23

3.4 Concrete Pouring (Building) - 2012

Unmitigated Construction On-Site

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	8.03	58.07	34.37	0.05		3.88	3.88		3.88	3.88		5,488.51		0.72		5,503.58
Total	8.03	58.07	34.37	0.05		3.88	3.88		3.88	3.88		5,488.51		0.72		5,503.58

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.52	23.59	14.49	0.03	39.03	1.04	40.07	0.10	1.04	1.15		3,181.31		0.12		3,183.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.49	1.48	17.29	0.03	0.39	0.10	0.49	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	4.01	25.07	31.78	0.06	39.42	1.14	40.56	0.22	1.14	1.37		5,853.68		0.29		5,859.80

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.95	14.64	8.43	0.05		0.89	0.89		0.89	0.89	0.00	5,488.51		0.72		5,503.58
Total	1.95	14.64	8.43	0.05		0.89	0.89		0.89	0.89	0.00	5,488.51		0.72		5,503.58

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.52	23.59	14.49	0.03	39.03	1.04	40.07	0.10	1.04	1.15		3,181.31		0.12		3,183.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.49	1.48	17.29	0.03	0.39	0.10	0.49	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	4.01	25.07	31.78	0.06	39.42	1.14	40.56	0.22	1.14	1.37		5,853.68		0.29		5,859.80

3.4 Concrete Pouring (Building) - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	7.50	54.62	33.37	0.05		3.57	3.57		3.57	3.57		5,488.51		0.67		5,502.66
Total	7.50	54.62	33.37	0.05		3.57	3.57		3.57	3.57		5,488.51		0.67		5,502.66

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.25	21.29	12.70	0.03	39.03	0.93	39.95	0.10	0.93	1.03		3,194.32		0.11		3,196.63

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	1.37	1.35	15.88	0.03	0.39	0.11	0.49	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	3.62	22.64	28.58	0.06	39.42	1.04	40.44	0.22	1.04	1.25		5,815.40		0.27		5,821.01

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.83	13.80	8.12	0.05		0.83	0.83		0.83	0.83	0.00	5,488.51		0.67		5,502.66
Total	1.83	13.80	8.12	0.05		0.83	0.83		0.83	0.83	0.00	5,488.51		0.67		5,502.66

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.25	21.29	12.70	0.03	39.03	0.93	39.95	0.10	0.93	1.03		3,194.32		0.11		3,196.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.37	1.35	15.88	0.03	0.39	0.11	0.49	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	3.62	22.64	28.58	0.06	39.42	1.04	40.44	0.22	1.04	1.25		5,815.40		0.27		5,821.01

3.4 Concrete Pouring (Building) - 2014

Unmitigated Construction On-Site

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.96	51.24	32.42	0.05		3.26	3.26		3.26	3.26		5,488.51		0.62		5,501.59
Total	6.96	51.24	32.42	0.05		3.26	3.26		3.26	3.26		5,488.51		0.62		5,501.59

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.02	19.09	11.39	0.03	39.03	0.81	39.84	0.10	0.81	0.91		3,202.80		0.10		3,204.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.27	1.23	14.66	0.03	0.39	0.11	0.50	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	3.29	20.32	26.05	0.06	39.42	0.92	40.34	0.22	0.92	1.14		5,781.53		0.25		5,786.68

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.71	12.94	7.83	0.05		0.76	0.76		0.76	0.76	0.00	5,488.51		0.62		5,501.59
Total	1.71	12.94	7.83	0.05		0.76	0.76		0.76	0.76	0.00	5,488.51		0.62		5,501.59

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.02	19.09	11.39	0.03	39.03	0.81	39.84	0.10	0.81	0.91		3,202.80		0.10		3,204.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.27	1.23	14.66	0.03	0.39	0.11	0.50	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	3.29	20.32	26.05	0.06	39.42	0.92	40.34	0.22	0.92	1.14		5,781.53		0.25		5,786.68

3.5 Building Construction - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	16.21	103.44	61.48	0.12		6.89	6.89		6.89	6.89		11,847.33		1.45		11,877.81
Total	16.21	103.44	61.48	0.12		6.89	6.89		6.89	6.89		11,847.33		1.45		11,877.81

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Vendor	0.54	5.56	3.71	0.01	0.28	0.20	0.48	0.02	0.20	0.23		827.61		0.03		828.18
Worker	1.49	1.48	17.29	0.03	3.13	0.10	3.24	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	2.03	7.04	21.00	0.04	3.41	0.30	3.72	0.14	0.30	0.45		3,499.98		0.20		3,504.09

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.95	21.71	11.18	0.12		1.24	1.24		1.24	1.24	0.00	11,847.33		1.45		11,877.81
Total	2.95	21.71	11.18	0.12		1.24	1.24		1.24	1.24	0.00	11,847.33		1.45		11,877.81

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.54	5.56	3.71	0.01	0.28	0.20	0.48	0.02	0.20	0.23		827.61		0.03		828.18
Worker	1.49	1.48	17.29	0.03	3.13	0.10	3.24	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	2.03	7.04	21.00	0.04	3.41	0.30	3.72	0.14	0.30	0.45		3,499.98		0.20		3,504.09

3.5 Building Construction - 2013

Unmitigated Construction On-Site

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	14.92	96.35	60.34	0.12		6.26	6.26		6.26	6.26		11,847.33		1.34		11,875.41
Total	14.92	96.35	60.34	0.12		6.26	6.26		6.26	6.26		11,847.33		1.34		11,875.41

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.49	5.08	3.29	0.01	0.28	0.18	0.46	0.02	0.18	0.21		830.26		0.02		830.77
Worker	1.37	1.35	15.88	0.03	3.13	0.11	3.24	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	1.86	6.43	19.17	0.04	3.41	0.29	3.70	0.14	0.29	0.43		3,451.34		0.18		3,455.15

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.74	20.12	10.96	0.12		1.13	1.13		1.13	1.13	0.00	11,847.33		1.34		11,875.41
Total	2.74	20.12	10.96	0.12		1.13	1.13		1.13	1.13	0.00	11,847.33		1.34		11,875.41

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.49	5.08	3.29	0.01	0.28	0.18	0.46	0.02	0.18	0.21		830.26		0.02		830.77
Worker	1.37	1.35	15.88	0.03	3.13	0.11	3.24	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	1.86	6.43	19.17	0.04	3.41	0.29	3.70	0.14	0.29	0.43		3,451.34		0.18		3,455.15

3.5 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	13.67	89.04	59.29	0.12		5.63	5.63		5.63	5.63		11,847.33		1.22		11,872.99
Total	13.67	89.04	59.29	0.12		5.63	5.63		5.63	5.63		11,847.33		1.22		11,872.99

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Vendor	0.44	4.61	2.98	0.01	0.28	0.16	0.44	0.02	0.16	0.19		831.91		0.02		832.37
Worker	1.27	1.23	14.66	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	1.71	5.84	17.64	0.04	3.41	0.27	3.68	0.14	0.27	0.42		3,410.64		0.17		3,414.19

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.54	18.40	10.76	0.12		1.02	1.02		1.02	1.02	0.00	11,847.33		1.22		11,872.99
Total	2.54	18.40	10.76	0.12		1.02	1.02		1.02	1.02	0.00	11,847.33		1.22		11,872.99

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.44	4.61	2.98	0.01	0.28	0.16	0.44	0.02	0.16	0.19		831.91		0.02		832.37
Worker	1.27	1.23	14.66	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	1.71	5.84	17.64	0.04	3.41	0.27	3.68	0.14	0.27	0.42		3,410.64		0.17		3,414.19

3.5 Building Construction - 2015

Unmitigated Construction On-Site

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	12.49	81.45	58.41	0.12		5.04	5.04		5.04	5.04		11,847.33		1.12		11,870.82
Total	12.49	81.45	58.41	0.12		5.04	5.04		5.04	5.04		11,847.33		1.12		11,870.82

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.40	4.19	2.70	0.01	0.28	0.15	0.43	0.02	0.15	0.17		833.96		0.02		834.38
Worker	1.19	1.13	13.49	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,526.98		0.14		2,529.86
Total	1.59	5.32	16.19	0.04	3.41	0.26	3.67	0.14	0.26	0.40		3,360.94		0.16		3,364.24

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.34	16.66	10.60	0.12		0.91	0.91		0.91	0.91	0.00	11,847.33		1.12		11,870.82
Total	2.34	16.66	10.60	0.12		0.91	0.91		0.91	0.91	0.00	11,847.33		1.12		11,870.82

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.40	4.19	2.70	0.01	0.28	0.15	0.43	0.02	0.15	0.17		833.96		0.02		834.38
Worker	1.19	1.13	13.49	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,526.98		0.14		2,529.86
Total	1.59	5.32	16.19	0.04	3.41	0.26	3.67	0.14	0.26	0.40		3,360.94		0.16		3,364.24

3.6 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90
Total	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00
Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90
Total	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90

3.6 Architectural Coating - 2015

Unmitigated Construction On-Site

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87		0.03		508.45
Total	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87		0.03		508.45

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00

10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87		0.03		508.45
Total	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87		0.03		508.45

3.7 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.63	16.43	11.93	0.02		1.34	1.34		1.34	1.34		1,721.04		0.24		1,725.99
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	2.63	16.43	11.93	0.02		1.34	1.34		1.34	1.34		1,721.04		0.24		1,725.99

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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10000 Santa Monica Boulevard
Unmitigated Construction Emissions

Category	lb/day										lb/day				
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Worker	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81	0.01		186.02
Total	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81	0.01		186.02

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.07	0.46	0.42	0.02		0.04	0.04		0.04	0.04	0.00	1,721.04		0.24		1,725.99
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	0.07	0.46	0.42	0.02		0.04	0.04		0.04	0.04	0.00	1,721.04		0.24		1,725.99

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81		0.01		186.02
Total	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81		0.01		186.02

10000 Santa Monica
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	283	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)		Utility Company	Los Angeles Department of Water & Power
Climate Zone	8		2.2		
		Precipitation Freq (Days)			

1.3 User Entered Comments

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- Project Characteristics -
- Land Use -
- Construction Phase - Schedule
- Off-road Equipment - No Compressor
- Off-road Equipment - Building Construction
- Off-road Equipment - Building Concrete Pouring
- Off-road Equipment - Foundations

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Off-road Equipment - Paving

Off-road Equipment - Site Prep

Trips and VMT - Continuous Concrete Pouring = 511 trips/day x 21 days

Concrete Pouring (Building) = 50 trips/day x 500 days

Grading - Dust

Construction Off-road Equipment Mitigation - Watering 3x per day = 61% control (SCAQMD control efficiency)

Energy Mitigation -

On-road Fugitive Dust - Silt Loading Adjustments for errors in CalEEMod calculations. Default values would overestimate building concrete pouring and underestimate continuous pouring phase.

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	39.27	329.69	216.90	0.42	315.77	16.59	332.36	3.55	16.59	17.78	0.00	43,418.13	0.00	2.66	0.00	43,473.91
2013	27.91	180.04	141.45	0.27	42.82	11.15	53.97	0.36	11.15	11.51	0.00	26,602.58	0.00	2.46	0.00	26,654.23
2014	32.53	166.44	135.40	0.27	42.82	10.08	52.91	0.36	10.08	10.44	0.00	26,528.02	0.00	2.26	0.00	26,575.45
2015	33.91	103.50	90.24	0.18	4.27	6.67	10.94	0.17	6.67	6.84	0.00	17,622.99	0.00	1.55	0.00	17,655.53
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

10000 Santa Monica Boulevard
Mitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	30.15	264.55	178.00	0.42	315.77	12.12	327.89	1.53	12.12	13.31	0.00	43,418.13	0.00	2.66	0.00	43,473.91
2013	10.06	62.98	66.83	0.27	42.82	3.28	46.10	0.36	3.28	3.64	0.00	26,602.58	0.00	2.46	0.00	26,654.23
2014	21.39	57.50	62.28	0.27	42.82	2.97	45.79	0.36	2.97	3.33	0.00	26,528.02	0.00	2.26	0.00	26,575.45
2015	21.20	22.75	30.91	0.18	4.27	1.24	5.51	0.17	1.24	1.41	0.00	17,622.99	0.00	1.55	0.00	17,655.53
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	37.05	1.65	117.38	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.95	0.12	7,338.38
Energy	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Mobile	8.67	20.23	80.72	0.21	22.35	1.10	23.44	0.32	1.05	1.37		18,200.35		0.65		18,213.95
Total	45.93	23.71	198.88	0.45	22.35	1.10	38.68	0.32	1.05	16.61	1,997.06	25,673.99		8.64	0.16	27,903.64

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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10000 Santa Monica Boulevard
Mitigated Construction Emissions

Category	lb/day										lb/day					
Area	37.05	1.65	117.38	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.95	0.12	7,338.38
Energy	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Mobile	8.67	20.23	80.72	0.21	22.35	1.10	23.44	0.32	1.05	1.37		18,200.35		0.65		18,213.95
Total	45.93	23.71	198.88	0.45	22.35	1.10	38.68	0.32	1.05	16.61	1,997.06	25,673.99		8.64	0.16	27,903.64

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.11	0.00	6.11	3.31	0.00	3.31						0.00
Off-Road	10.11	82.23	45.76	0.09		4.48	4.48		4.48	4.48		9,216.18		0.90		9,235.12
Total	10.11	82.23	45.76	0.09	6.11	4.48	10.59	3.31	4.48	7.79		9,216.18		0.90		9,235.12

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.61	45.10	24.44	0.06	80.20	2.14	82.34	0.22	2.14	2.36		6,411.93		0.22		6,416.59
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.18	0.18	2.12	0.00	0.38	0.01	0.40	0.01	0.01	0.03		327.50		0.02		327.93
Total	4.79	45.28	26.56	0.06	80.58	2.15	82.74	0.23	2.15	2.39		6,739.43		0.24		6,744.52

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.38	0.00	2.38	1.29	0.00	1.29						0.00
Off-Road	2.05	17.68	8.41	0.09		0.84	0.84		0.84	0.84	0.00	9,216.18		0.90		9,235.12
Total	2.05	17.68	8.41	0.09	2.38	0.84	3.22	1.29	0.84	2.13	0.00	9,216.18		0.90		9,235.12

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.61	45.10	24.44	0.06	80.20	2.14	82.34	0.22	2.14	2.36		6,411.93		0.22		6,416.59

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.18	0.18	2.12	0.00	0.38	0.01	0.40	0.01	0.01	0.03		327.50		0.02		327.93
Total	4.79	45.28	26.56	0.06	80.58	2.15	82.74	0.23	2.15	2.39		6,739.43		0.24		6,744.52

3.3 Continuous Concrete Pouring - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	12.05	87.10	51.56	0.08		5.81	5.81		5.81	5.81		8,232.76		1.08		8,255.37
Total	12.05	87.10	51.56	0.08		5.81	5.81		5.81	5.81		8,232.76		1.08		8,255.37

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	25.73	241.11	148.06	0.31	310.67	10.67	321.34	1.07	10.67	11.74		32,513.00		1.25		32,539.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.49	1.48	17.29	0.03	5.10	0.10	5.20	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	27.22	242.59	165.35	0.34	315.77	10.77	326.54	1.19	10.77	11.96		35,185.37		1.42		35,215.23

Mitigated Construction On-Site

10000 Santa Monica Boulevard
Mitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.93	21.96	12.65	0.08		1.34	1.34		1.34	1.34	0.00	8,232.76		1.08		8,255.37
Total	2.93	21.96	12.65	0.08		1.34	1.34		1.34	1.34	0.00	8,232.76		1.08		8,255.37

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	25.73	241.11	148.06	0.31	310.67	10.67	321.34	1.07	10.67	11.74		32,513.00		1.25		32,539.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.49	1.48	17.29	0.03	5.10	0.10	5.20	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	27.22	242.59	165.35	0.34	315.77	10.77	326.54	1.19	10.77	11.96		35,185.37		1.42		35,215.23

3.4 Concrete Pouring (Building) - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	8.03	58.07	34.37	0.05		3.88	3.88		3.88	3.88		5,488.51		0.72		5,503.58
Total	8.03	58.07	34.37	0.05		3.88	3.88		3.88	3.88		5,488.51		0.72		5,503.58

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.52	23.59	14.49	0.03	39.03	1.04	40.07	0.10	1.04	1.15		3,181.31		0.12		3,183.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.49	1.48	17.29	0.03	0.39	0.10	0.49	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	4.01	25.07	31.78	0.06	39.42	1.14	40.56	0.22	1.14	1.37		5,853.68		0.29		5,859.80

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.95	14.64	8.43	0.05		0.89	0.89		0.89	0.89	0.00	5,488.51		0.72		5,503.58
Total	1.95	14.64	8.43	0.05		0.89	0.89		0.89	0.89	0.00	5,488.51		0.72		5,503.58

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.52	23.59	14.49	0.03	39.03	1.04	40.07	0.10	1.04	1.15		3,181.31		0.12		3,183.89

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	1.49	1.48	17.29	0.03	0.39	0.10	0.49	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	4.01	25.07	31.78	0.06	39.42	1.14	40.56	0.22	1.14	1.37		5,853.68		0.29		5,859.80

3.4 Concrete Pouring (Building) - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	7.50	54.62	33.37	0.05		3.57	3.57		3.57	3.57		5,488.51		0.67		5,502.66
Total	7.50	54.62	33.37	0.05		3.57	3.57		3.57	3.57		5,488.51		0.67		5,502.66

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.25	21.29	12.70	0.03	39.03	0.93	39.95	0.10	0.93	1.03		3,194.32		0.11		3,196.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.37	1.35	15.88	0.03	0.39	0.11	0.49	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	3.62	22.64	28.58	0.06	39.42	1.04	40.44	0.22	1.04	1.25		5,815.40		0.27		5,821.01

Mitigated Construction On-Site

10000 Santa Monica Boulevard
Mitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.83	13.80	8.12	0.05		0.83	0.83		0.83	0.83	0.00	5,488.51		0.67		5,502.66
Total	1.83	13.80	8.12	0.05		0.83	0.83		0.83	0.83	0.00	5,488.51		0.67		5,502.66

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.25	21.29	12.70	0.03	39.03	0.93	39.95	0.10	0.93	1.03		3,194.32		0.11		3,196.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.37	1.35	15.88	0.03	0.39	0.11	0.49	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	3.62	22.64	28.58	0.06	39.42	1.04	40.44	0.22	1.04	1.25		5,815.40		0.27		5,821.01

3.4 Concrete Pouring (Building) - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	6.96	51.24	32.42	0.05		3.26	3.26		3.26	3.26		5,488.51		0.62		5,501.59
Total	6.96	51.24	32.42	0.05		3.26	3.26		3.26	3.26		5,488.51		0.62		5,501.59

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.02	19.09	11.39	0.03	39.03	0.81	39.84	0.10	0.81	0.91		3,202.80		0.10		3,204.86
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	1.27	1.23	14.66	0.03	0.39	0.11	0.50	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	3.29	20.32	26.05	0.06	39.42	0.92	40.34	0.22	0.92	1.14		5,781.53		0.25		5,786.68

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.71	12.94	7.83	0.05		0.76	0.76		0.76	0.76	0.00	5,488.51		0.62		5,501.59
Total	1.71	12.94	7.83	0.05		0.76	0.76		0.76	0.76	0.00	5,488.51		0.62		5,501.59

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.02	19.09	11.39	0.03	39.03	0.81	39.84	0.10	0.81	0.91		3,202.80		0.10		3,204.86

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	1.27	1.23	14.66	0.03	0.39	0.11	0.50	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	3.29	20.32	26.05	0.06	39.42	0.92	40.34	0.22	0.92	1.14		5,781.53		0.25		5,786.68

3.5 Building Construction - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	16.21	103.44	61.48	0.12		6.89	6.89		6.89	6.89			11,847.33	1.45		11,877.81
Total	16.21	103.44	61.48	0.12		6.89	6.89		6.89	6.89			11,847.33	1.45		11,877.81

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.54	5.56	3.71	0.01	0.28	0.20	0.48	0.02	0.20	0.23		827.61		0.03		828.18
Worker	1.49	1.48	17.29	0.03	3.13	0.10	3.24	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	2.03	7.04	21.00	0.04	3.41	0.30	3.72	0.14	0.30	0.45		3,499.98		0.20		3,504.09

Mitigated Construction On-Site

10000 Santa Monica Boulevard
Mitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.95	21.71	11.18	0.12		1.24	1.24		1.24	1.24	0.00	11,847.33		1.45		11,877.81
Total	2.95	21.71	11.18	0.12		1.24	1.24		1.24	1.24	0.00	11,847.33		1.45		11,877.81

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.54	5.56	3.71	0.01	0.28	0.20	0.48	0.02	0.20	0.23		827.61		0.03		828.18
Worker	1.49	1.48	17.29	0.03	3.13	0.10	3.24	0.12	0.10	0.22		2,672.37		0.17		2,675.91
Total	2.03	7.04	21.00	0.04	3.41	0.30	3.72	0.14	0.30	0.45		3,499.98		0.20		3,504.09

3.5 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	14.92	96.35	60.34	0.12		6.26	6.26		6.26	6.26		11,847.33		1.34		11,875.41
Total	14.92	96.35	60.34	0.12		6.26	6.26		6.26	6.26		11,847.33		1.34		11,875.41

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.49	5.08	3.29	0.01	0.28	0.18	0.46	0.02	0.18	0.21		830.26		0.02		830.77
Worker	1.37	1.35	15.88	0.03	3.13	0.11	3.24	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	1.86	6.43	19.17	0.04	3.41	0.29	3.70	0.14	0.29	0.43		3,451.34		0.18		3,455.15

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.74	20.12	10.96	0.12		1.13	1.13		1.13	1.13	0.00	11,847.33		1.34		11,875.41
Total	2.74	20.12	10.96	0.12		1.13	1.13		1.13	1.13	0.00	11,847.33		1.34		11,875.41

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Vendor	0.49	5.08	3.29	0.01	0.28	0.18	0.46	0.02	0.18	0.21		830.26		0.02		830.77
Worker	1.37	1.35	15.88	0.03	3.13	0.11	3.24	0.12	0.11	0.22		2,621.08		0.16		2,624.38
Total	1.86	6.43	19.17	0.04	3.41	0.29	3.70	0.14	0.29	0.43		3,451.34		0.18		3,455.15

3.5 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	13.67	89.04	59.29	0.12		5.63	5.63		5.63	5.63			11,847.33	1.22		11,872.99
Total	13.67	89.04	59.29	0.12		5.63	5.63		5.63	5.63			11,847.33	1.22		11,872.99

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.44	4.61	2.98	0.01	0.28	0.16	0.44	0.02	0.16	0.19		831.91		0.02		832.37
Worker	1.27	1.23	14.66	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	1.71	5.84	17.64	0.04	3.41	0.27	3.68	0.14	0.27	0.42		3,410.64		0.17		3,414.19

Mitigated Construction On-Site

10000 Santa Monica Boulevard
Mitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.54	18.40	10.76	0.12		1.02	1.02		1.02	1.02	0.00	11,847.33		1.22		11,872.99
Total	2.54	18.40	10.76	0.12		1.02	1.02		1.02	1.02	0.00	11,847.33		1.22		11,872.99

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.44	4.61	2.98	0.01	0.28	0.16	0.44	0.02	0.16	0.19		831.91		0.02		832.37
Worker	1.27	1.23	14.66	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,578.73		0.15		2,581.82
Total	1.71	5.84	17.64	0.04	3.41	0.27	3.68	0.14	0.27	0.42		3,410.64		0.17		3,414.19

3.5 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	12.49	81.45	58.41	0.12		5.04	5.04		5.04	5.04		11,847.33		1.12		11,870.82
Total	12.49	81.45	58.41	0.12		5.04	5.04		5.04	5.04		11,847.33		1.12		11,870.82

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.40	4.19	2.70	0.01	0.28	0.15	0.43	0.02	0.15	0.17		833.96		0.02		834.38
Worker	1.19	1.13	13.49	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,526.98		0.14		2,529.86
Total	1.59	5.32	16.19	0.04	3.41	0.26	3.67	0.14	0.26	0.40		3,360.94		0.16		3,364.24

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.34	16.66	10.60	0.12		0.91	0.91		0.91	0.91	0.00	11,847.33		1.12		11,870.82
Total	2.34	16.66	10.60	0.12		0.91	0.91		0.91	0.91	0.00	11,847.33		1.12		11,870.82

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Vendor	0.40	4.19	2.70	0.01	0.28	0.15	0.43	0.02	0.15	0.17		833.96		0.02		834.38
Worker	1.19	1.13	13.49	0.03	3.13	0.11	3.24	0.12	0.11	0.23		2,526.98		0.14		2,529.86
Total	1.59	5.32	16.19	0.04	3.41	0.26	3.67	0.14	0.26	0.40		3,360.94		0.16		3,364.24

3.6 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90
Total	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90

Mitigated Construction On-Site

10000 Santa Monica Boulevard
Mitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00
Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90
Total	0.26	0.25	2.95	0.01	0.63	0.02	0.65	0.02	0.02	0.05		518.27		0.03		518.90

3.6 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87		0.03		508.45
Total	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87		0.03		508.45

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.88					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00
Total	16.88	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00		0.00

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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10000 Santa Monica Boulevard
Mitigated Construction Emissions

Category	lb/day										lb/day				
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Worker	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87	0.03		508.45
Total	0.24	0.23	2.71	0.01	0.63	0.02	0.65	0.02	0.02	0.05		507.87	0.03		508.45

3.7 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.63	16.43	11.93	0.02		1.34	1.34		1.34	1.34		1,721.04		0.24		1,725.99
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	2.63	16.43	11.93	0.02		1.34	1.34		1.34	1.34		1,721.04		0.24		1,725.99

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81		0.01		186.02
Total	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81		0.01		186.02

10000 Santa Monica Boulevard
Mitigated Construction Emissions

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.07	0.46	0.42	0.02		0.04	0.04		0.04	0.04	0.00	1,721.04		0.24		1,725.99
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	0.07	0.46	0.42	0.02		0.04	0.04		0.04	0.04	0.00	1,721.04		0.24		1,725.99

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81		0.01		186.02
Total	0.09	0.08	0.99	0.00	0.23	0.01	0.24	0.01	0.01	0.02		185.81		0.01		186.02

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

Title V - SIP Approved Rules

SIP-Approved Rules That Are Not The Most Current SCAQMD Rules

This information is intended for use by any facility applying for a Title V permit or in possession of a Title V permit that contains references to two different version of the same SCAQMD rule. <http://www.aqmd.gov/titlev/siprules.html>

(Adopted May 7, 1976)(Amended November 6, 1992)
(Amended July 9, 1993)(Amended February 14, 1997)
(Amended December 11, 1998)

RULE 403. FUGITIVE DUST

(a) Purpose

The purpose of this rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

(b) Applicability

The provisions of this rule shall apply to any activity or man-made condition capable of generating fugitive dust.

(c) Definitions

(1) ACTIVE OPERATIONS shall mean any activity capable of generating fugitive dust, including, but not limited to, earth-moving activities, construction/demolition activities, or heavy- and light-duty vehicular movement.

(2) ANEMOMETERS are devices used to measure wind speed and direction in accordance with the performance standards, and maintenance and calibration criteria as contained in the most recent Rule 403 Implementation Handbook, now or hereafter adopted by the Governing Board.

(3) BEST AVAILABLE CONTROL MEASURES represent fugitive dust control actions which are required to be implemented within the boundaries of the South Coast Air Basin. A detailed listing of best available control measures for each fugitive dust source type shall be as contained in the most recent Rule 403 Implementation Handbook, now or hereafter adopted by the Governing Board.

(4) BULK MATERIAL is sand, gravel, soil, aggregate material less than two inches in length or diameter, and other organic or inorganic particulate matter.

(5) CHEMICAL STABILIZERS mean any non-toxic chemical dust suppressant which must not be used if prohibited for use by the Regional Water Quality Control Boards, the California Air Resources Board, the U.S. Environmental Protection Agency (U.S. EPA), or any applicable law,

rule or regulation; and should meet any specifications, criteria, or tests required by any federal, state, or local water agency. Unless otherwise indicated, the use of a non-toxic chemical stabilizer shall be of sufficient concentration and application frequency to maintain a stabilized surface.

- (6) CONSTRUCTION/DEMOLITION ACTIVITIES are any on-site mechanical activities preparatory to or related to the building, alteration, rehabilitation, demolition or improvement of property, including, but not limited to the following activities; grading, excavation, loading, crushing, cutting, planing, shaping or ground breaking.
- (7) CONTINGENCY NOTIFICATION means that the U.S. EPA has determined and notified the District in writing that PM₁₀ contingency requirements must be implemented based on a finding that: (1) PM₁₀ and PM₁₀ precursor emissions reductions were less than required at any three-year milestone reporting interval, or (2) the region failed to attain the PM₁₀ standards within the time frames allotted under the Federal Clean Air Act, or (3) if as part of an Attainment/Maintenance Plan, the region is no longer in attainment of the PM₁₀ standards.
- (8) CONTRACTOR means any person who has a contractual arrangement to conduct an active operation for another person.
- (9) DISTURBED SURFACE AREA means a portion of the earth's surface which has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition, thereby increasing the potential for emission of fugitive dust. This definition excludes those areas which have:
 - (A) been restored to a natural state, such that the vegetative ground cover and soil characteristics are similar to adjacent or nearby natural conditions;
 - (B) been paved or otherwise covered by a permanent structure; or
 - (C) sustained a vegetative ground cover over at least 95 percent of an area for a period of at least 6 months.
- (10) DUST SUPPRESSANTS are water, hygroscopic materials, or non-toxic chemical stabilizers used as a treatment material to reduce fugitive dust emissions.
- (11) EARTH-MOVING ACTIVITIES shall include, but not be limited to, grading, earth cutting and filling operations, loading or unloading of dirt

or bulk materials, adding to or removing from open storage piles of bulk materials, landfill operations, or soil mulching.

- (12) FUGITIVE DUST means any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of man.
- (13) INACTIVE DISTURBED SURFACE AREA means any disturbed surface area upon which active operations have not occurred or are not expected to occur for a period of ten consecutive days.
- (14) LARGE OPERATIONS means any active operations on property which contains in excess of 100 acres of disturbed surface area; or any earth-moving operation which exceeds a daily earth-moving or throughput volume of 7,700 cubic meters (10,000 cubic yards) three times during the most recent 365-day period.
- (15) MEDIUM OPERATIONS means any active operations on property which contains between 50 and 100 acres of disturbed surface area; or any earth-moving operation with a daily earth-moving or throughput volume of between 3,850 cubic meters (5,000 cubic yards) and 7,700 cubic meters (10,000 cubic yards) three times during the most recent 365-day period.
- (16) NON-ROUTINE means any non-periodic active operation which occurs no more than three times per year, lasts less than 30 cumulative days per year, and is scheduled less than 30 days in advance.
- (17) OPEN STORAGE PILE is any accumulation of bulk material with 5 percent or greater silt content which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet or more and a total surface area of 150 or more square feet. Silt content level is assumed to be 5 percent or greater unless a person can show, by sampling and analysis in accordance with ASTM Method C-136 or other equivalent method approved in writing by the Executive Officer, the California Air Resources Board, and the U. S. EPA, that the silt content is less than 5 percent. The results of ASTM Method C-136 or equivalent method are valid for 60 days from the date the sample was taken.
- (18) PARTICULATE MATTER means any material, except uncombined water, which exists in a finely divided form as a liquid or solid at standard conditions.
- (19) PAVED ROAD means an improved street, highway, alley, public way, or easement that is covered by typical roadway materials excluding access

roadways that connect a facility with a public paved roadway and are not open to through traffic. Public paved roads are those open to public access and that are owned by any federal, state, county, municipal or any other governmental or quasi-governmental agencies. Private paved roads are any paved roads not defined as public.

- (20) PM₁₀ is particulate matter with an aerodynamic diameter smaller than or equal to 10 microns as measured by the applicable State and Federal reference test methods.
- (21) PROPERTY LINE means the boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession of the property. Where such property is divided into one or more sub-tenancies, the property line(s) shall refer to the boundaries dividing the areas of all sub-tenancies.
- (22) REASONABLY AVAILABLE CONTROL MEASURES are appropriate techniques and procedures used to prevent or reduce the emission and airborne transport of fugitive dust, outside the boundaries of the South Coast Air Basin. These include, but are not limited to, application of dust suppressants, use of coverings or enclosures, paving, enshrouding, planting, reduction of vehicle speeds, and other measures as specified by the Executive Officer. A detailed listing of reasonably available control measures for each fugitive dust source type shall be as contained in the most recent Rule 403 Implementation Handbook, now or hereafter adopted by the Governing Board.
- (23) SILT means any aggregate material with a particle size less than 74 micrometers in diameter which passes through a No. 200 Sieve.
- (24) SIMULTANEOUS SAMPLING means the operation of two PM₁₀ samplers in such a manner that one sampler is started within five minutes of the other, and each sampler is operated for a consecutive period which must be not less than 290 minutes and not more than 310 minutes.
- (25) SOUTH COAST AIR BASIN means the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County as defined in California Code of Regulations, Title 17, Section 60104. The area is bounded on the west by the Pacific Ocean, on the north and east by the San Gabriel, San Bernardino, and San Jacinto Mountains, and on the south by the San Diego county line.
- (26) STABILIZED SURFACE means:

- (A) any disturbed surface area or open storage pile which is resistant to wind-driven fugitive dust;
 - (B) any unpaved road surface in which any fugitive dust plume emanating from vehicular traffic does not exceed 20 percent opacity.
- (27) UNPAVED ROADS are any unsealed or unpaved roads, equipment paths, or travel ways that are not covered by one of the following: concrete, asphaltic concrete, recycled asphalt, asphalt or other materials with equivalent performance as determined by the Executive Officer, the California Air Resources Board, and the U.S. EPA. Public unpaved roads are any unpaved roadway owned by Federal, State, county, municipal or other governmental or quasi-governmental agencies. Private unpaved roads are all other unpaved roadways not defined as public.
- (28) VISIBLE ROADWAY DUST means any sand, soil, dirt, or other solid particulate matter which is visible upon paved road surfaces and which can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.
- (29) WIND-DRIVEN FUGITIVE DUST means visible emissions from any disturbed surface area which is generated by wind action alone.
- (30) WIND GUST is the maximum instantaneous wind speed as measured by an anemometer.
- (d) Requirements
- (1) A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
 - (2) A person conducting active operations within the boundaries of the South Coast Air Basin shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type which is part of the active operation.
 - (3) A person conducting active operations outside the boundaries of the South Coast Air Basin may utilize reasonably available control measures in lieu of best available control measures to minimize fugitive dust emissions from each fugitive dust source type which is part of the active operation.

- (4) A person shall not cause or allow PM₁₀ levels to exceed 50 micrograms per cubic meter when determined, by simultaneous sampling, as the difference between upwind and downwind samples collected on high-volume particulate matter samplers or other U.S. EPA-approved equivalent method for PM₁₀ monitoring. If sampling is conducted, samplers shall be:
 - (A) Operated, maintained, and calibrated in accordance with 40 Code of Federal Regulations (CFR), Part 50, Appendix J, or appropriate U.S. EPA-published documents for U.S. EPA-approved equivalent method(s) for PM₁₀.
 - (B) Reasonably placed upwind and downwind of key activity areas and as close to the property line as feasible, such that other sources of fugitive dust between the sampler and the property line are minimized.
- (5) Any person in the South Coast Air Basin shall:
 - (A) prevent or remove within one hour the track-out of bulk material onto public paved roadways as a result of their operations; or
 - (B) take at least one of the actions listed in Table 3 and:
 - (i) prevent the track-out of bulk material onto public paved roadways as a result of their operations and remove such material at anytime track-out extends for a cumulative distance of greater than 50 feet on to any paved public road during active operations; and
 - (ii) remove all visible roadway dust tracked-out upon public paved roadways as a result of active operations at the conclusion of each work day when active operations cease.
- (e) **Contingency Requirements**

When a contingency notification has occurred, the requirements of this subdivision shall become effective in the county subject to the notification 60 days after the first publication date in newspapers of general circulation in that county. Such publication shall specify that a contingency notification has occurred, and that any person who conducts or authorizes the conducting of a medium operation shall be required to comply with the provisions of subdivision (f), in addition to the requirements of subdivision (d).

- (f) Special Requirements for Large Operations, and Medium Operations Under a Contingency Notification
 - (1) Any person who conducts or authorizes the conducting of either a large operation which is subject to the requirements of this rule, or a medium operation under a contingency notification as set forth in subdivision (e), shall either:
 - (A) take the actions specified in Tables 1 and 2 for each applicable source of fugitive dust within the property lines and shall:
 - (i) notify the Executive Officer not more than 7 days after qualifying as a large operation or as a medium operation under a contingency notification;
 - (ii) include, as part of the notification, the items specified in subparagraphs (f)(3)(A) and (f) (3)(B);
 - (iii) maintain daily records to document the specific actions taken;
 - (iv) maintain such records for a period of not less than 6 months; and
 - (v) make such records available to the Executive Officer upon request; or
 - (B) obtain an approved fugitive dust emissions control plan (plan).
 - (2) Any person subject to paragraph (f)(1) who elects to obtain an approved fugitive dust emission control plan must submit the plan to the Executive Officer no later than 30 days after the activity becomes a large operation.
 - (3) Any plan prepared pursuant to subparagraph (f)(1)(B) shall include:
 - (A) The name(s), address(es), and phone number(s) of the person(s) responsible for the preparation, submittal, and implementation of the plan;
 - (B) A description of the operation(s), including a map depicting the location of the site;
 - (C) A listing of all sources of fugitive dust emissions within the property lines;
 - (D) A description of the required control measures as applied to each of the sources identified in subparagraph (f)(3)(C). The description must be sufficiently detailed to demonstrate that the applicable best available control measures or reasonably available

control measures will be utilized and/or installed during all periods of active operations.

- (4) In the event that there are special technical (e.g., non-economic) circumstances, including safety, which prevent the use of at least one of the required control measure for any of the sources identified in subparagraph (f)(3)(C), a justification statement must be provided in lieu of the description required in subparagraph (f)(3)(D). The justification statement must explain the reason(s) why the required control measures cannot be implemented.
- (5) Within 30 calendar days of the receipt of a plan submitted pursuant to subparagraph (f)(1)(B), the Executive Officer will either approve, conditionally approve, or disapprove the plan, in writing. For a plan to be approved or conditionally approved, three conditions must be satisfied:
 - (A) All sources of fugitive dust emissions must be identified (e.g., earth-moving, storage piles, vehicular traffic on unpaved roads, etc.).
 - (B) For each source identified, at least one of the required control measures must be implemented, or an acceptable justification statement pursuant to paragraph (f)(4) must be provided; and
 - (C) If, after implementation of the required control measures, visible dust emissions are crossing the property line(s), then high wind measures (e.g., increased watering) must be specified for immediate implementation.
- (6) Conditional approval will be made if conditions are met, but the stated measures do not satisfactorily conform to the guidance contained in the applicable Rule 403 Implementation Handbook. If a plan is conditionally approved, the conditions necessary to modify the plan will be provided in writing to the person(s) identified in subparagraph (f)(3)(A). Such modifications must be incorporated into the plan within 30 days of the receipt of the notice of conditional approval, or the plan shall be disapproved. A letter to the Executive Officer stating that such modifications will be incorporated into the plan shall be deemed sufficient to result in approval of the plan.
- (7) If a plan is disapproved by the Executive Officer:
 - (A) The reasons for disapproval shall be given to the applicant in writing.

- (B) Within 7 days of the receipt of a notice of a disapproved plan, the applicant shall comply with the actions specified in Tables 1 and 2 for each applicable source of fugitive dust within the property lines.
 - (C) The applicant may resubmit a plan at any time after receiving a disapproval notification, but will not be relieved of complying with subparagraph (f)(7)(B) until such time as the plan has been approved.
- (8) Failure to comply with any of the provisions in an approved or conditionally approved plan shall be a violation of subdivision (f).
 - (9) Any approved plan shall be valid for a period of one year from the date of approval or conditional approval of the plan. Plans must be resubmitted annually, at least 60 days prior to the expiration date, or the plan shall become disapproved as of the expiration date. If all fugitive dust sources and corresponding control measures or special circumstances remain identical to those identified in the previously approved plan, the resubmittal may contain a simple statement of no-change. Otherwise, a resubmittal must contain all the items specified in subparagraphs (f)(3)(A through D).
 - (10) Any person subject to the requirements of paragraph (f)(1) who no longer exceeds, and does not expect to exceed for a period of at least one year, the criteria for a large operation or a medium operation under a contingency notification may request a reclassification as a non-large operation not subject to subparagraph (f). To obtain this reclassification, a person must submit a request in writing to the Executive Officer specifying the conditions which have taken place to reduce the disturbed surface area and/or the earth-moving or throughput conditions to levels below the criteria for large operations. A person must further indicate that the criteria for large operations are not expected to be exceeded during the subsequent 12-month period. The Executive Officer shall either approve or disapprove the reclassification within 60 days from receipt of the reclassification request. The Executive Officer will disapprove the request if the indicated changes can not be verified to be below the criteria for large operations or a medium operation under a contingency notification. If approved, the person shall be relieved of all requirements under subdivision (f). Any person so reclassified would again be subject to the

requirements of subdivision (f) if at any time subsequent to the reclassification the criteria for large operations or a medium operation under a contingency notification are met.

(11) A person responsible for more than one operation subject to subparagraph (f) at non-contiguous sites may submit one plan covering multiple sites provided that:

- (A) the contents of the plan apply similarly to all sites; and
- (B) specific information is provided for each site, including, map of site location, address, description of operations, and a listing of all sources of fugitive dust emissions within the property lines.

(g) Compliance Schedule

All the newly amended provisions of this rule shall become effective upon adoption of this Rule Amendment. Pursuant to subdivision (f), any fugitive dust emission control plan which has been approved or conditionally approved prior to the date of adoption of these amendments shall remain in effect and the plan approval date and annual resubmittal date shall remain unchanged. If any changes to such plans are necessary as a result of these amendments, such changes shall not be required until the annual resubmittal date, pursuant to paragraph (f)(9).

(h) Exemptions

(1) The provisions of this rule shall not apply to:

- (A) Agricultural operations outside the boundaries of the South Coast Air Basin, agricultural operations directly related to the raising of fowls or animals, and agricultural operations conducted within the boundaries of the South Coast Air Basin provided that the combined disturbed surface area within one continuous property line and not separated by a paved public road is 10 acres or less.
- (B) Agricultural operations within the South Coast Air Basin, until June 30, 1999, whose combined disturbed surface area includes more than 10 acres. All provisions of this Rule shall become applicable to agricultural operations exceeding 10 acres beginning July 1, 1999, excluding those listed in (h)(1)(A), unless the person responsible for such operations voluntarily implements the conservation practices contained in the most recent Rule 403

Agricultural Handbook, now or hereafter adopted by the Governing Board. The person responsible for such operations must complete and maintain the self-monitoring form documenting sufficient conservation practices, as described in the Rule 403 Agricultural Handbook, and must make it available to the Executive Officer upon request.

- (C) Any disturbed surface area less than one-half (1/2) acre on property zoned for residential uses.
- (D) Active operations conducted during emergency life-threatening situations, or in conjunction with any officially declared disaster or state of emergency.
- (E) Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.
- (F) Any contractor subsequent to the time the contract ends, provided that such contractor implemented the required control measures during the contractual period.
- (G) Any grading contractor, for a phase of active operations, subsequent to the contractual completion of that phase of earth-moving activities, provided that the required control measures have been implemented during the entire phase of earth-moving activities, through and including five days after the final grading inspection.
- (H) Weed abatement operations ordered by a county agricultural commissioner or any state, county, or municipal fire department, provided that:
 - (i) mowing, cutting or other similar process is used which maintains weed stubble at least three inches above the soil;
or
 - (ii) any discing or similar operation which cuts into and disturbs the soil is used and meets the following conditions:
 - [a] A determination is made by the issuing agency of the weed abatement order that, due to fire hazard conditions, rocks, or other physical obstructions, it is not practical to meet the conditions specified in clause (h)(1)(H)(i); and

[b] Such determination is made in writing and provided to the person conducting the weed abatement operation prior to beginning such activity; and

[c] Such written determination is provided to the Executive Officer upon request from the person conducting the weed abatement operation.

(Note: The provisions of clause (h)(1)(H)(ii) do not exempt the owner of any property from controlling fugitive dust emissions emanating from disturbed surface areas which have been created as a result of the weed abatement actions.)

(I) sandblasting operations.

(2) The provisions of paragraphs (d)(1) and (d)(4) shall not apply:

(A) When wind gusts exceed 25 miles per hour, provided that:

(i) The required control measures for high wind conditions are implemented for each applicable fugitive dust source type, as specified in Table 1, and;

(ii) Records are maintained in accordance with clauses (f)(1)(A)(iii), (f)(1)(A)(iv) and (f)(1)(A)(v); and

(iii) In the event there are technical (e.g., non-economic) reasons, including safety, why any of the required control measures in Table 1 cannot be implemented for one or more fugitive dust source categories, a person submits a "High Wind Fugitive Dust Control Plan" (HW-Plan). The HW-Plan must further provide an alternative measure of fugitive dust control, if technically feasible. Such plan will be subject to the same approval conditions as specified in subparagraphs (f)(5) and (f)(6).

(B) To unpaved roads, provided such roads:

(i) are used solely for the maintenance of wind-generating equipment; or

(ii) are unpaved public alleys as defined in Rule 1186; or

(iii) meet all of the following criteria:

(a) are less than 50 feet in width at all points along the road;

(b) are within 25 feet of the property line; and

- (c) have a traffic volume less than 20 vehicle-trips per day.
 - (C) To any active operation, open storage pile, or disturbed surface area for which necessary fugitive dust preventive or mitigative actions are in conflict with the federal Endangered Species Act.
 - (D) To non-routine or emergency maintenance of flood control channels and water spreading basins.
- (3) The provisions of paragraphs (d)(1), (d)(2), and (d)(4) shall not apply to:
 - (A) Blasting operations which have been permitted by the California Division of Industrial Safety; and
 - (B) Motion picture, television, and video production activities when dust emissions are required for visual effects. In order to obtain this exemption, the Executive Officer must receive notification in writing at least 72 hours in advance of any such activity and no nuisance results from such activity.
- (4) The provisions of paragraph (d)(4) shall not apply if the dust control actions, as specified in Table 2, are implemented on a routine basis for each applicable fugitive dust source type. To qualify for this exemption, a person must:
 - (A) maintain records to document the dates of active operations, all applicable fugitive dust source types, and the actions taken consistent with Table 2;
 - (B) retain such records for a period of at least six months; and
 - (C) make such records available to the Executive Officer upon request.
- (5) The provisions of paragraph (d)(5) shall not apply to earth coverings of public paved roadways where such coverings are approved by a local government agency for the protection of the roadway, and where such coverings are used as roadway crossings for haul vehicles.
- (6) The provisions of subdivision (f) shall not apply to:
 - (A) officially-designated public parks and recreational areas, including national parks, national monuments, national forests, state parks, state recreational areas, and county regional parks;
 - (B) any construction and/or earth-moving activity in which the completion date is expected to be less than 60 days after the beginning date. To qualify for this exemption, a person must:

- (i) notify the Executive Officer not more than 7 days after qualifying as a large operation or a medium operation under a contingency notification;
 - (ii) include, as part of the notification, the items specified in subparagraphs (f)(3)(A) and (f)(3)(B); and
 - (iii) take the actions specified in Tables 1 and 2 at such time as the construction and/or earth-moving activities extend more than 60 days after qualifying as a large operation or a medium operation under a contingency notification.
 - (C) any large operation or a medium operation under a contingency notification which is required to submit a dust control plan to any city or county government which has adopted a District-approved dust control ordinance. To qualify for this exemption, a person must submit a copy of the city- or county-approved dust control plan to the Executive Officer within 30 days of the effective date of this rule or within 30 days of receiving approval from the city or county government, whichever is later.
 - (D) any large operation or a medium operation under a contingency notification subject to Rule 1158, which has an approved dust control plan pursuant to Rule 1158, provided that all sources of fugitive dust are included in the Rule 1158 plan.
- (i) Fees
- (1) Any person subject to a plan submittal pursuant to subparagraph (f)(1)(B) or clause (h)(2)(A)(iii) or subparagraph (h)(1)(B) shall be assessed applicable filing and evaluation fees pursuant to Rule 306. Any person who simultaneously submits a plan pursuant to subparagraph (f)(1)(B) and clause (h)(2)(A)(iii) shall, for the purpose of this rule, be deemed to submit one plan.
 - (2) The submittal of an annual statement of no-change, pursuant to paragraph (f)(9), shall not be considered as an annual review, and therefore shall not be subject to annual review fees, pursuant to Rule 306.
 - (3) The owner/operator of any facility for which the Executive Officer conducts upwind/downwind monitoring for PM₁₀ pursuant to paragraph (d)(4) shall be assessed applicable Ambient Air Analysis Fees pursuant to Rule 304.1. Applicable fees shall be waived for any facility which is

exempted from paragraph (d)(4) or meets the requirements of paragraph (d)(4).

TABLE 1

BEST [REASONABLY]* AVAILABLE CONTROL MEASURES FOR HIGH WIND CONDITIONS

FUGITIVE DUST SOURCE CATEGORY	<u>CONTROL MEASURES</u>
Earth-moving	(1A) Cease all active operations; OR (2A) Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	(0B) On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR (1B) Apply chemical stabilizers prior to wind event; OR (2B) Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; OR (3B) Take the actions specified in Table 2, Item (3c); OR (4B) Utilize any combination of control actions (1B), (2B), and (3B) such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	(1C) Apply chemical stabilizers prior to wind event; OR (2C) Apply water twice [once] per hour during active operation; OR (3C) Stop all vehicular traffic.
Open storage piles	(1D) Apply water twice [once] per hour; OR (2D) Install temporary coverings.
Paved road track-out	(1E) Cover all haul vehicles; OR (2E) Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads.
All Categories	(1F) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 1 may be used.

* Measures in [brackets] are reasonably available control measures and only apply to sources not within the South Coast Air Basin.

TABLE 2
DUST CONTROL ACTIONS FOR EXEMPTION FROM PARAGRAPH (d)(3)*

<u>FUGITIVE DUST SOURCE CATEGORY</u>	<u>CONTROL ACTIONS</u>
Earth-moving (except construction cutting and filling areas, and mining operations)	<p>(1a) Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR</p> <p>(1a-1) For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</p>
Earth-moving: Construction fill areas:	<p>(1b) Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. For areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM Method 1557 or other equivalent method approved by the Executive Officer and the California Air Resources Board and the U.S. EPA, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations.</p>

* Measures in [brackets] are reasonably available control measures and only apply to sources not within the South Coast Air Basin.

TABLE 2 (Continued) *

<u>FUGITIVE DUST SOURCE CATEGORY</u>	<u>CONTROL ACTIONS</u>
Earth-moving: Construction cut areas and mining operations:	(1c) Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining area unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.
Disturbed surface areas (except completed grading areas)	(2a/b) Apply dust suppression in sufficient quantity and frequency to maintain a stabilized surface. Any areas which cannot be stabilized, as evidenced by wind driven fugitive dust must have an application of water at least twice per day to at least 80 [70] percent of the unstabilized area.
Disturbed surface areas: Completed grading areas	(2c) Apply chemical stabilizers within five working days of grading completion; OR (2d) Take actions (3a) or (3c) specified for inactive disturbed surface areas.
Inactive disturbed surface areas	(3a) Apply water to at least 80 [70] percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; OR (3b) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR (3c) Establish a vegetative ground cover within 21 [30] days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR (3d) Utilize any combination of control actions (3a), (3b), and (3c) such that, in total, these actions apply to all inactive disturbed surface areas.

* Measures in [brackets] are reasonably available control measures and only apply to sources not within the South Coast Air Basin.

TABLE 2 (Continued) *

<u>FUGITIVE DUST SOURCE CATEGORY</u>	<u>CONTROL ACTIONS</u>
Unpaved Roads	(4a) Water all roads used for any vehicular traffic at least once per every two hours of active operations [3 times per normal 8 hour work day]; OR (4b) Water all roads used for any vehicular traffic once daily and restrict vehicle speeds to 15 miles per hour; OR (4c) Apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.
Open storage piles	(5a) Apply chemical stabilizers; OR (5b) Apply water to at least 80 [70] percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR (5c) Install temporary coverings; OR (5d) Install a three-sided enclosure with walls with no more than 50 percent porosity which extend, at a minimum, to the top of the pile.
<u>All Categories</u>	(6a) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 2 may be used.

* Measures in [brackets] are reasonably available control measures and only apply to sources not within the South Coast Air Basin.

TABLE 3
TRACK-OUT CONTROL OPTIONS
PARAGRAPH (d)(5)(B)

CONTROL OPTIONS

(1)	Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and a width of at least 20 feet.
(2)	Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.
(3)	Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 3 may be used.

Appendix B.2

Project Operation Emissions

- CalEEMod Output Files
 - Summer
 - Winter
- Carbon Monoxide Dispersion Analysis
 - LOS Analysis
 - CO Analysis
 - Caline Files

CalEEMod Version: CalEEMod.2011.1.1

10000 Santa Monica

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	283	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)		Utility Company	Los Angeles Department of Water & Power
Climate Zone	8		2.2		
		Precipitation Freq (Days)			

1.3 User Entered Comments

33

- Project Characteristics -
- Land Use -
- Construction Phase - Phasing
- Off-road Equipment - Paving Equipment
- Off-road Equipment - Bldg. Construction Phase
- Off-road Equipment - Concrete Pours- Building (12 hrs/day)
- Off-road Equipment - Construction Mix
- Off-road Equipment - Continuous Concrete Pouring- 12 hrs/day
- Off-road Equipment - Asphalt/Paving
- Off-road Equipment - equip
- Trips and VMT - Trip length hauling (miles) were assumed, if not default
- Hauling Trips:
- Site Prep- 30 trips*(44 days)= 1,320

10000 Santa Monica Boulevard
 Summer Operational Emissions

Grading - Project Site: 2.4 ac

Vehicle Trips - Trip Rate obtained from Traffic Study: 4.42

Construction Off-road Equipment Mitigation - Unmitigated Case:

Rule 403: 2x watering/day

Mobile Land Use Mitigation - 118 DU/Ac.

Area Mitigation -

Energy Mitigation -

Water Mitigation - Assumed water-efficient irrigation systems: 6.1% default

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	37.23	1.68	118.83	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.96	0.12	7,338.60
Energy	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Mobile	10.51	26.82	100.95	0.12	13.79	0.92	14.70	0.47	0.92	1.39		13,065.22		0.78		13,081.52
Total	47.95	30.33	220.56	0.36	13.79	0.92	29.94	0.47	0.92	16.63	1,997.06	20,538.86		8.78	0.16	22,771.43

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

10000 Santa Monica Boulevard
Summer Operational Emissions

Area	7.11	0.30	25.16	0.00		0.00	0.12		0.00	0.12	0.00	42.55		0.05	0.00	43.64
Energy	0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.60
Mobile	8.60	20.83	80.84	0.09	10.36	0.70	11.06	0.36	0.70	1.05		9,892.06		0.60		9,904.74
Total	15.90	22.74	106.68	0.10	10.36	0.70	11.31	0.36	0.70	1.30	0.00	11,987.72		0.69	0.04	12,013.98

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

- Increase Density
- Improve Destination Accessibility
- Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.60	20.83	80.84	0.09	10.36	0.70	11.06	0.36	0.70	1.05		9,892.06		0.60		9,904.74
Unmitigated	10.51	26.82	100.95	0.12	13.79	0.92	14.70	0.47	0.92	1.39		13,065.22		0.78		13,081.52
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	1,250.86	1,250.86	1,250.86	4,166,082	3,131,223
Total	1,250.86	1,250.86	1,250.86	4,166,082	3,131,223

4.3 Trip Type Information

10000 Santa Monica Boulevard
Summer Operational Emissions

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse High Rise	12.70	7.00	9.50	40.20	19.20	40.60

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
NaturalGas Mitigated	0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.60
NaturalGas Unmitigated	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
kBTU	lb/day											lb/day					
Condo/Townhouse High Rise	19865.3	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Total		0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31

Mitigated

NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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10000 Santa Monica Boulevard
Summer Operational Emissions

Land Use	kBtu	lb/day										lb/day					
Condo/Townhouse High Rise	17.4514	0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.60
Total		0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.60

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.11	0.30	25.16	0.00		0.00	0.12		0.00	0.12	0.00	42.55		0.05	0.00	43.64
Unmitigated	37.23	1.68	118.83	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.96	0.12	7,338.60
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.61					0.00	0.00		0.00	0.00						0.00
Consumer Products	5.60					0.00	0.00		0.00	0.00						0.00
Hearth	30.12	1.38	93.68	0.23		0.00	14.96		0.00	14.96	1,997.06	5,094.00		7.91	0.12	7,294.96
Landscaping	0.90	0.30	25.16	0.00		0.00	0.12		0.00	0.12		42.55		0.05		43.64
Total	37.23	1.68	118.84	0.23		0.00	15.08		0.00	15.08	1,997.06	5,136.55		7.96	0.12	7,338.60

10000 Santa Monica Boulevard
 Summer Operational Emissions

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.61					0.00	0.00		0.00	0.00							0.00
Consumer Products	5.60					0.00	0.00		0.00	0.00							0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00		0.00
Landscaping	0.90	0.30	25.16	0.00		0.00	0.12		0.00	0.12		42.55		0.05			43.64
Total	7.11	0.30	25.16	0.00		0.00	0.12		0.00	0.12	0.00	42.55		0.05	0.00		43.64

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

CalEEMod Version: CalEEMod.2011.1.1

10000 Santa Monica

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	283	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)		Utility Company	Los Angeles Department of Water & Power
Climate Zone	8		2.2		
		Precipitation Freq (Days)			

1.3 User Entered Comments

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Project Characteristics -
Land Use -
Construction Phase - Phasing
Off-road Equipment - Paving Equipment
Off-road Equipment - Bldg. Construction Phase
Off-road Equipment - Concrete Pours- Building (12 hrs/day)
Off-road Equipment - Construction Mix
Off-road Equipment - Continuous Concrete Pouring- 12 hrs/day
Off-road Equipment - Asphalt/Paving

10000 Santa Monica Boulevard
Winter Operational Emissions

Off-road Equipment - equip

Trips and VMT - Trip length hauling (miles) were assumed, if not default

Hauling Trips:

Site Prep- 30 trips*(44 days)= 1,320

Concrete Pours (foundation)- 511 trips*(21 days)= 10,731

Grading - Project Site: 2.4 ac

Vehicle Trips - Trip Rate obtained from Traffic Study: 4.42

Construction Off-road Equipment Mitigation - Unmitigated Case:

Rule 403: 2x watering/day

Mobile Land Use Mitigation - 118 DU/Ac.

Area Mitigation -

Energy Mitigation -

Water Mitigation - Assumed water-efficient irrigation systems: 6.1% default

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	37.23	1.68	118.83	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.96	0.12	7,338.60
Energy	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Mobile	10.51	26.82	100.95	0.12	13.79	0.92	14.70	0.47	0.92	1.39		13,065.22		0.78		13,081.52
Total	47.95	30.33	220.56	0.36	13.79	0.92	29.94	0.47	0.92	16.63	1,997.06	20,538.86		8.78	0.16	22,771.43

10000 Santa Monica Boulevard
Winter Operational Emissions

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.11	0.30	25.16	0.00		0.00	0.12		0.00	0.12	0.00	42.55		0.05	0.00	43.64
Energy	0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.60
Mobile	8.60	20.83	80.84	0.09	10.36	0.70	11.06	0.36	0.70	1.05		9,892.06		0.60		9,904.74
Total	15.90	22.74	106.68	0.10	10.36	0.70	11.31	0.36	0.70	1.30	0.00	11,987.72		0.69	0.04	12,013.98

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

- Increase Density
- Improve Destination Accessibility
- Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.60	20.83	80.84	0.09	10.36	0.70	11.06	0.36	0.70	1.05		9,892.06		0.60		9,904.74
Unmitigated	10.51	26.82	100.95	0.12	13.79	0.92	14.70	0.47	0.92	1.39		13,065.22		0.78		13,081.52
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		

10000 Santa Monica Boulevard
Winter Operational Emissions

Condo/Townhouse High Rise	1,250.86	1,250.86	1,250.86	4,166,082	3,131,223
Total	1,250.86	1,250.86	1,250.86	4,166,082	3,131,223

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse High Rise	12.70	7.00	9.50	40.20	19.20	40.60

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.60
NaturalGas Unmitigated	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.31
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										lb/day					
Condo/Townhouse High Rise	19865.3	0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.3

10000 Santa Monica Boulevard
Winter Operational Emissions

Total		0.21	1.83	0.78	0.01		0.00	0.15		0.00	0.15		2,337.09		0.04	0.04	2,351.3
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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day											lb/day				
Condo/Townhouse High Rise	17.4514	0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.6
Total		0.19	1.61	0.68	0.01		0.00	0.13		0.00	0.13		2,053.11		0.04	0.04	2,065.6

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day											lb/day				
Mitigated	7.11	0.30	25.16	0.00		0.00	0.12		0.00	0.12	0.00	42.55		0.05	0.00	43.64
Unmitigated	37.23	1.68	118.83	0.23		0.00	15.09		0.00	15.09	1,997.06	5,136.55		7.96	0.12	7,338.60
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

10000 Santa Monica Boulevard
Winter Operational Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.61					0.00	0.00		0.00	0.00						0.00
Consumer Products	5.60					0.00	0.00		0.00	0.00						0.00
Hearth	30.12	1.38	93.68	0.23		0.00	14.96		0.00	14.96	1,997.06	5,094.00		7.91	0.12	7,294.96
Landscaping	0.90	0.30	25.16	0.00		0.00	0.12		0.00	0.12		42.55		0.05		43.64
Total	37.23	1.68	118.84	0.23		0.00	15.08		0.00	15.08	1,997.06	5,136.55		7.96	0.12	7,338.60

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.61					0.00	0.00		0.00	0.00						0.00
Consumer Products	5.60					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.90	0.30	25.16	0.00		0.00	0.12		0.00	0.12		42.55		0.05		43.64
Total	7.11	0.30	25.16	0.00		0.00	0.12		0.00	0.12	0.00	42.55		0.05	0.00	43.64

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

Intersection Level of Service Summary

No.	Intersection	Peak Hour	NP (2010)			WP (2010)			LOS Increase	LOS >=D?	Criteria 1 Analyze?	Criteria 2 Analyze?	Analyze?
			V/C	Delay	LOS	V/C	Delay	LOS					
**1.	Beloit Avenue/US-405 SB Ramps	AM	0.867		D	0.870		D	0.3%	Yes	No	No	No
	Santa Monica Boulevard	PM	1.256		F	1.262		F	0.5%	Yes	No	No	No
**2.	Cotner Avenue/US-405 NB Ramps	AM	0.698		B	0.701		C	0.4%	No	No	No	No
	Santa Monica Boulevard	PM	0.968		E	0.972		E	0.4%	Yes	No	No	No
**3.	Sepulveda Boulevard	AM	0.858		D	0.859		D	0.1%	Yes	No	No	No
	Santa Monica Boulevard	PM	0.900		D	0.903		E	0.3%	Yes	No	Yes	Yes
**4.	Veteran Drive	AM	0.647		B	0.651		B	0.6%	No	No	No	No
	Santa Monica Boulevard	PM	0.873		D	0.876		D	0.3%	Yes	No	No	No
**5.	Westwood Boulevard	AM	0.940		E	0.941		E	0.1%	Yes	No	No	No
	Santa Monica Boulevard	PM	0.857		D	0.860		D	0.4%	Yes	No	No	No
**6.	Overland Avenue	AM	0.744		C	0.760		C	2.2%	No	No	No	No
	Santa Monica Boulevard	PM	0.789		C	0.795		C	0.8%	No	No	No	No
**7.	Beverly Glen Boulevard	AM	0.845		D	0.847		D	0.2%	Yes	No	No	No
	Santa Monica Boulevard	PM	0.809		D	0.811		D	0.2%	Yes	No	No	No
**8.	Century Park West	AM	0.573		A	0.576		A	0.5%	No	No	No	No
	Santa Monica Boulevard	PM	0.547		A	0.551		A	0.7%	No	No	No	No
9.	Avenue of the Stars	AM	0.735		C	0.738		C	0.4%	No	No	No	No
	Santa Monica Boulevard	PM	0.612		B	0.615		B	0.5%	No	No	No	No
**10.	Century Park East	AM	0.599		A	0.601		B	0.3%	No	No	No	No
	Santa Monica Boulevard	PM	0.618		B	0.634		B	2.6%	No	No	No	No
**11.	Moreno Drive	AM	0.801		D	0.805		D	0.5%	Yes	No	No	No
	South Santa Monica Boulevard	PM	0.749		C	0.766		C	2.3%	No	No	No	No
12.	Moreno Drive	AM	0.539		A	0.553		A	2.6%	No	No	No	No
	Durant Drive	PM	0.235		A	0.243		A	3.4%	No	No	No	No
13	Charleville Drive	AM	0.548		A	0.556		A	1.5%	No	No	No	No
	Santa Monica Boulevard	PM	0.547		A	0.551		A	0.7%	No	No	No	No
14	Wilshire Boulevard	AM	1.046		F	1.047		F	0.1%	Yes	No	No	No
	North Santa Monica Boulevard	PM	0.980		E	0.981		E	0.1%	Yes	No	No	No
15	Wilshire Boulevard	AM	0.910		E	0.915		E	0.5%	Yes	No	No	No
	South Santa Monica Boulevard	PM	0.796		C	0.801		D	0.6%	No	No	Yes	Yes
16	Roxbury Drive	AM	0.646		B	0.647		B	0.2%	No	No	No	No
	South Santa Monica Boulevard	PM	0.601		B	0.604		B	0.5%	No	No	No	No
17	Bedford Drive	AM	0.618		B	0.618		B	0.0%	No	No	No	No
	South Santa Monica Boulevard	PM	0.609		B	0.610		B	0.2%	No	No	No	No
18	Roxbury Drive/Brighton Drive	AM	0.632		B	0.633		B	0.2%	No	No	No	No
	Wilshire Boulevard	PM	0.572		A	0.573		A	0.2%	No	No	No	No
**19	Century Park West	AM	0.341		A	0.342		A	0.3%	No	No	No	No
	Constellation Avenue	PM	0.224		A	0.226		A	0.9%	No	No	No	No

The SCAQMD recommends performing a CO hotspots analysis if the volume to capacity ratio increases by two percent or more as a result of a proposed project for intersections rated D or worse or if the LOS declines from C to D.

10000 Santa Monica

CALINE4 Modeling Results and Estimated Local 1-Hour Carbon Monoxide Concentrations (ppm)

Projected Background 1-Hour CO Concentrations (ppm) ^a	
Monitoring Station: West LA	
<u>Year</u>	<u>1-Hr Concentration</u>
2010	4.4

Intersection and Receptor Locations	Future Without Project		Future With Project		
	Traffic CO Contribution ^b	Estimated Local CO Concentration ^c	Traffic CO Contribution ^b	Estimated Local CO Concentration ^c	Exceedance of Significance Threshold ^d
SOUTH SANTA MONICA BOULEVARD AND WILSHIRE BOULEVARD					
NE	1.9	6.3	1.9	6.3	NO
SE	1.9	6.3	1.9	6.3	NO
SW	1.9	6.3	1.9	6.3	NO
NW	2.4	6.8	2.4	6.8	NO
SOUTH SANTA MONICA BOULEVARD AND WILSHIRE BOULEVARD					
NE	2.0	6.4	2.0	6.4	NO
SE	2.2	6.6	2.2	6.6	NO
SW	1.7	6.1	1.8	6.2	NO
NW	1.9	6.3	1.9	6.3	NO
SEPULVEDA BOULEVARD AND SANTA MONICA BOULEVARD					
NE	2.1	6.5	2.1	6.5	NO
SE	2.3	6.7	2.3	6.7	NO
SW	2.3	6.7	2.2	6.6	NO
NW	2.1	6.5	2.1	6.5	NO
SEPULVEDA BOULEVARD AND SANTA MONICA BOULEVARD					
NE	2.1	6.5	2.1	6.5	NO
SE	2.2	6.6	2.2	6.6	NO
SW	2.1	6.5	2.1	6.5	NO
NW	2.1	6.5	2.1	6.5	NO

a Based on guidance provided by the [AQMD Air Quality Analysis Guidance Handbook](#).

b The 1-hour traffic contribution (ppm) is determined by inputting total traffic volumes into the CALINE4 model.

c The estimated local concentration is the traffic contribution + the background concentration.

d The California Ambient Air Quality Standard for 1-hour CO concentrations is 20 ppm.

10000 Santa Monica

CALINE4 Modeling Results and Estimated Local 8-Hour Carbon Monoxide Concentrations (ppm)

Projected Background 8-Hour CO Concentrations (ppm) ^a		Average Persistence Factor = 0.70	
Monitoring Station: West LA			
<u>Year</u> 2010	<u>8-Hr Concentration</u> 2.8		

Intersection and Receptor Locations	Future Without Project		Future With Project		
	Traffic CO Contribution ^b	Estimated Local CO Concentration ^c	Traffic CO Contribution ^b	Estimated Local CO Concentration ^c	Exceedance of Significance Threshold ^d
SOUTH SANTA MONICA BOULEVARD AND WILSHIRE BOULEVARD					
NE	1.1	3.9	1.1	3.9	NO
SE	1.1	3.9	1.1	3.9	NO
SW	1.1	3.9	1.1	3.9	NO
NW	1.1	3.9	1.2	4.0	NO
SOUTH SANTA MONICA BOULEVARD AND WILSHIRE BOULEVARD					
NE	1.2	4.0	1.3	4.1	NO
SE	1.1	3.9	1.1	3.9	NO
SW	1.0	3.8	1.0	3.8	NO
NW	1.1	3.9	1.1	3.9	NO
SEPULVEDA BOULEVARD AND SANTA MONICA BOULEVARD					
NE	1.2	4.0	1.2	4.0	NO
SE	1.4	4.2	1.4	4.2	NO
SW	1.1	3.9	1.1	3.9	NO
NW	1.1	3.9	1.1	3.9	NO
SEPULVEDA BOULEVARD AND SANTA MONICA BOULEVARD					
NE	1.3	4.1	1.3	4.1	NO
SE	1.3	4.1	1.3	4.1	NO
SW	1.1	3.9	1.1	3.9	NO
NW	1.2	4.0	1.2	4.0	NO

a Based on guidance provided by the AQMD Air Quality Analysis Guidance Handbook.

b The persistence factor is calculated as recommended in Table B.15 in the Transportation Project-Level Carbon Monoxide Protocol (Institute of Transportation Studies, UC Davis, Revised 1997). This is a generalized persistence factor likely to provide a conservative estimate in most situations.

c The estimated local concentration is the traffic contribution + the background concentration.

d The California Ambient Air Quality Standard for 8-hour CO concentrations is 9 ppm.

CALINE4: CALIFORNIA LINE SOURCE DISPERSION MODEL
 JUNE 1989 VERSION
 PAGE 1

JOB: SEPULVEDA BOULEVARD AND SANTA MONICA BOULEVARD AM WP
 RUN: (WORST CASE ANGLE)
 POLLUTANT: Carbon Monoxide

I. SITE VARIABLES

U= .5 M/S Z0= 100. CM ALT= 0. (FT)
 BRG= WORST CASE VD= .0 CM/S
 CLAS= 7 (G) VS= .0 CM/S
 MIXH= 1000. M AMB= .0 PPM
 SIGTH= 5. DEGREES TEMP= 15.6 DEGREE (C)

II. LINK VARIABLES

LINK DESCRIPTION	* X1	* Y1	LINK COORDINATES (FT)	* X2	* Y2	* TYPE	VPH	EF (G/MI)	H (FT)	W (FT)
A. NF	* 23	-1500	23	-500	* AG	1302	3.0	.0	50.0	
B. NA	* 23	-500	23	0	* AG	1101	6.5	.0	45.0	
C. ND	* 23	0	23	500	* AG	1205	5.9	.0	33.0	
D. NE	* 23	500	23	1500	* AG	1205	3.0	.0	50.0	
E. SF	* -23	1500	-23	500	* AG	836	3.0	.0	50.0	
F. SA	* -23	500	-23	0	* AG	684	5.7	.0	45.0	
G. SD	* -23	0	-23	-500	* AG	985	5.0	.0	33.0	
H. SE	* -23	-500	-23	-1500	* AG	985	3.0	.0	50.0	
I. WF	* 1500	30	500	30	* AG	1934	3.0	.0	65.0	
J. WA	* 500	30	0	30	* AG	1768	4.4	.0	60.0	
K. WD	* 0	30	-500	30	* AG	1986	3.3	.0	45.0	
L. WE	* -500	30	-1500	30	* AG	1986	3.0	.0	65.0	
M. EF	* -1500	-30	-500	-30	* AG	2521	3.0	.0	65.0	
N. EA	* -500	-30	0	-30	* AG	2397	4.7	.0	60.0	
O. ED	* 0	-30	500	-30	* AG	2417	3.4	.0	45.0	
P. EE	* 500	-30	1500	-30	* AG	2417	3.0	.0	65.0	
Q. NL	* 0	0	15	-500	* AG	201	5.7	.0	33.0	
R. SL	* 0	0	-15	500	* AG	152	5.7	.0	33.0	
S. WL	* 0	0	500	15	* AG	166	4.2	.0	33.0	
T. EL	* 0	0	-500	-15	* AG	124	4.2	.0	33.0	

III. RECEPTOR LOCATIONS

RECEPTOR	* X	* Y	COORDINATES (FT)	Z
1. NE3	* 48	63	6.0	
2. SE3	* 48	-63	6.0	
3. SW3	* -48	-63	6.0	
4. NW3	* -48	63	6.0	
5. NE7	* 61	76	6.0	
6. SE7	* 61	-76	6.0	
7. SW7	* -61	-76	6.0	
8. NW7	* -61	76	6.0	

IV. MODEL RESULTS (PRED. CONC. INCLUDES AMB.)

RECEPTOR	* PRED CONC (PPM)	* A	* B	* C	* D	* E	* F	* G	* H	* I	* J
1. NE3	* .5	* .0	* .0	* .3	* .2	* .0	* .0	* .0	* .0	* .0	* .0
2. SE3	* 1.3	* .0	* .0	* .3	* .2	* .0	* .0	* .0	* .0	* .0	* .2
3. SW3	* 1.3	* .0	* .0	* .0	* .0	* .1	* .3	* .0	* .0	* .0	* .0
4. NW3	* .5	* .0	* .0	* .0	* .0	* .1	* .3	* .0	* .0	* .0	* .0
5. NE7	* .2	* .0	* .0	* .0	* .1	* .0	* .0	* .0	* .0	* .0	* .0
6. SE7	* .9	* .0	* .0	* .0	* .1	* .0	* .0	* .0	* .0	* .0	* .2
7. SW7	* .9	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
8. NW7	* .2	* .0	* .0	* .0	* .0	* .1	* .0	* .0	* .0	* .0	* .0

IV. MODEL RESULTS (PRED. CONC. INCLUDES AMB.) (CONT.)

RECEPTOR	* K	* L	* M	* N	* O	* P	* Q	* R	* S	* T
1. NE3	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
2. SE3	* .0	* .0	* .0	* .0	* .5	* .0	* .0	* .0	* .0	* .0
3. SW3	* .2	* .0	* .0	* .6	* .0	* .0	* .0	* .0	* .0	* .0
4. NW3	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
5. NE7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0
6. SE7	* .0	* .0	* .0	* .0	* .4	* .0	* .0	* .0	* .0	* .0
7. SW7	* .2	* .0	* .0	* .5	* .0	* .0	* .0	* .0	* .0	* .0
8. NW7	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0	* .0

□

Appendix B.3

Health Risk Assessment

- Health Risk Assessment Tables

Table: Quantification of Carcinogenic Risks and Noncarcinogenic Hazards Exposure

10000 SM
Adult Risk (Unmitigated)

Location (a)	Source (b)	Mass GLC		Weight Fraction (e)	Contaminant (f)	Carcinogenic Hazard			Noncarcinogenic Hazard / Toxicological Endpoints*									
		(µg/m3) (c)	(mg/m3) (d)			URF (µg/m3) ⁻¹ (g)	CPF (mg/kg/day) ⁻¹ (h)	RISK (i)	REL (µg/m3) (j)	RfD (mg/kg/day) (k)	RESP (l)	CNS/PNS (m)	CV/BL (n)	IMMUN (o)	KIDN (p)	GI/LV (q)	REPRO (r)	EYES (s)
		Beverly Hills High School	Construction Equipment Exhaust			1.81000	1.8E-03	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	1.60E-05	5.0E+00	1.4E-03	2.5E-01			
Residential to East	Construction Equipment Exhaust	3.71000	3.7E-03	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	3.28E-05	5.0E+00	1.4E-03	5.1E-01							

* Key to Toxicological Endpoints

Note: Exposure factors used to calculate contaminant intake

RESP	Respiratory System	exposure frequency (days/year)	264
CNS/PNS	Central/Peripheral Nervous System	exposure duration (years)	3.0
CV/BL	Cardiovascular/Blood System	inhalation rate (m3/day)	19.0
IMMUN	Immune System	average body weight (kg)	70
KIDN	Kidney	averaging time(cancer) (days)	25550
GI/LV	Gastrointestinal System/Liver	averaging time(noncancer) (days)	1095
REPRO	Reproductive System (e.g., teratogenic and developmental effects)		
EYES	Eye irritation and/or other effects		

Table: Quantification of Carcinogenic Risks and Noncarcinogenic Hazards Exposure

10000 SM
 Adult Risk (Mitigated)

Location <i>(a)</i>	Source <i>(b)</i>	Mass GLC		Weight Fraction <i>(e)</i>	Contaminant <i>(f)</i>	Carcinogenic Hazard			Noncarcinogenic Hazard / Toxicological Endpoints*									
		$\mu\text{g}/\text{m}^3$ <i>(c)</i>	mg/m^3 <i>(d)</i>			URF $(\mu\text{g}/\text{m}^3)^{-1}$ <i>(g)</i>	CPF $(\text{mg}/\text{kg}/\text{day})^{-1}$ <i>(h)</i>	RISK <i>(i)</i>	REL $(\mu\text{g}/\text{m}^3)$ <i>(j)</i>	R/D $(\text{mg}/\text{kg}/\text{day})$ <i>(k)</i>	RESP <i>(l)</i>	CNS/PNS <i>(m)</i>	CV/BL <i>(n)</i>	IMMUN <i>(o)</i>	KIDN <i>(p)</i>	GI/LV <i>(q)</i>	REPRO <i>(r)</i>	EYES <i>(s)</i>
		Beverly Hills High School	Construction Equipment Exhaust			0.51000	5.1E-04	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	4.51E-06	5.0E+00	1.4E-03	7.0E-02			
Residential to East	Construction Equipment Exhaust	1.04000	1.0E-03	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	9.19E-06	5.0E+00	1.4E-03	1.4E-01							

* Key to Toxicological Endpoints

Note: Exposure factors used to calculate contaminant intake

RESP	Respiratory System	exposure frequency (days/year)	264
CNS/PNS	Central/Peripheral Nervous System	exposure duration (years)	3.0
CV/BL	Cardiovascular/Blood System	inhalation rate (m ³ /day)	19.0
IMMUN	Immune System	average body weight (kg)	70
KIDN	Kidney	averaging time(cancer) (days)	25550
GI/LV	Gastrointestinal System/Liver	averaging time(noncancer) (days)	1095
REPRO	Reproductive System (e.g., teratogenic and developmental effects)		
EYES	Eye irritation and/or other effects		

Table: Quantification of Carcinogenic Risks and Noncarcinogenic Hazards Exposure

10000 SM
Student Risk (Unmitigated)

Location (a)	Source (b)	Mass GLC		Weight Fraction (e)	Contaminant (f)	Carcinogenic Hazard			Noncarcinogenic Hazard / Toxicological Endpoints*									
		(µg/m ³) (c)	(mg/m ³) (d)			URF (µg/m ³) ⁻¹ (g)	CPF (mg/kg/day) ⁻¹ (h)	RISK (i)	REL (µg/m ³) (j)	R/D (mg/kg/day) (k)	RESP (l)	CNS/PNS (m)	CV/BL (n)	IMMUN (o)	KIDN (p)	GI/LV (q)	REPRO (r)	EYES (s)
		Beverly Hills High School	Construction Equipment Exhaust			1.81000	1.8E-03	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	1.1E-05	5.0E+00	1.4E-03	1.6E-01			
Residential to East	Construction Equipment Exhaust	3.71000	3.7E-03	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	2.2E-05	5.0E+00	1.4E-03	3.4E-01							

* Key to Toxicological Endpoints

Note: Exposure factors used to calculate contaminant intake

RESP	Respiratory System	HS Student	180
CNS/PNS	Central/Peripheral Nervous System	exposure frequency (days/year)	3.0
CV/BL	Cardiovascular/Blood System	exposure duration (years)	15.1
IMMUN	Immune System	inhalation rate (m ³ /day)	57.6
KIDN	Kidney	average body weight (kg)	25550
GI/LV	Gastrointestinal System/Liver	averaging time(cancer) (days)	1095
REPRO	Reproductive System (e.g., teratogenic and developmental effects)	averaging time(noncancer) (days)	
EYES	Eye irritation and/or other effects		

Table: Quantification of Carcinogenic Risks and Noncarcinogenic Hazards Exposure

10000 SM
Student Risk (Mitigated)

Location (a)	Source (b)	Mass GLC		Weight Fraction (e)	Contaminant (f)	Carcinogenic Hazard			Noncarcinogenic Hazard / Toxicological Endpoints*									
		(µg/m ³) (c)	(mg/m ³) (d)			URF (µg/m ³) ⁻¹ (g)	CPF (mg/kg/day) ⁻¹ (h)	RISK (i)	REL (µg/m ³) (j)	R/D (mg/kg/day) (k)	RESP (l)	CNS/PNS (m)	CV/BL (n)	IMMUN (o)	KIDN (p)	GI/LV (q)	REPRO (r)	EYES (s)
		Beverly Hills High School	Construction Equipment Exhaust			0.51000	5.1E-04	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	3.0E-06	5.0E+00	1.4E-03	4.6E-02			
Residential to East	Construction Equipment Exhaust	1.04000	1.0E-03	1.00E+00	Diesel Exhaust Particulate	3.0E-04	1.1E+00	6.1E-06	5.0E+00	1.4E-03	9.4E-02							

* Key to Toxicological Endpoints

Note:

Exposure factors used to calculate contaminant intake

RESP	Respiratory System	HS Student
CNS/PNS	Central/Peripheral Nervous System	180
CV/BL	Cardiovascular/Blood System	3.0
IMMUN	Immune System	15.1
KIDN	Kidney	57.6
GI/LV	Gastrointestinal System/Liver	25550
REPRO	Reproductive System (e.g., teratogenic and developmental effects)	1095
EYES	Eye irritation and/or other effects	

Appendix B.4

Greenhouse Gas Emissions

- CalEEMod Output Files
 - 2016
 - 2020

10000 Santa Monica
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	283	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)		Utility Company	Los Angeles Department of Water & Power
Climate Zone	8		2.2		
		Precipitation Freq (Days)			

1.3 User Entered Comments

33

- Project Characteristics -
- Land Use -
- Construction Phase - Phasing
- Off-road Equipment - Paving Equipment
- Off-road Equipment - Bldg. Construction Phase
- Off-road Equipment - Concrete Pours- Building (12 hrs/day)
- Off-road Equipment - Construction Mix

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Off-road Equipment - Continuous Concrete Pouring- 12 hrs/day
 Off-road Equipment - Asphalt/Paving
 Off-road Equipment - equip
 Trips and VMT - Trip length hauling (miles) were assumed, if not default
 Grading - Project Site: 2.4 ac
 Vehicle Trips - Trip Rate obtained from Traffic Study: 4.42
 Construction Off-road Equipment Mitigation - Unmitigated Case:
 Mobile Land Use Mitigation - 118 DU/Ac.
 Area Mitigation -
 Energy Mitigation -
 Water Mitigation - Assumed water-efficient irrigation systems: 6.1% default

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.21	0.07	6.15	0.00		0.00	0.30		0.00	0.30	30.06	180.33	210.39	0.10	0.00	213.76
Energy	0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	1,060.03	1,060.03	0.02	0.01	1,064.57
Mobile	1.19	2.98	11.73	0.02	2.25	0.14	2.39	0.09	0.14	0.23	0.00	2,007.71	2,007.71	0.08	0.00	2,009.33
Waste						0.00	0.00		0.00	0.00	26.43	0.00	26.43	1.56	0.00	59.22

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Water						0.00	0.00		0.00	0.00	0.00	207.64	207.64	0.57	0.02	224.46
Total	3.44	3.38	18.02	0.02	2.25	0.14	2.72	0.09	0.14	0.56	56.49	3,455.71	3,512.20	2.33	0.03	3,571.34

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.27	0.05	4.37	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.19
Energy	0.03	0.29	0.12	0.00		0.00	0.02		0.00	0.02	0.00	1,006.90	1,006.90	0.02	0.01	1,011.13
Mobile	0.98	2.38	9.39	0.02	1.69	0.11	1.80	0.07	0.11	0.17	0.00	1,521.21	1,521.21	0.06	0.00	1,522.47
Waste						0.00	0.00		0.00	0.00	26.43	0.00	26.43	1.56	0.00	59.22
Water						0.00	0.00		0.00	0.00	0.00	203.21	203.21	0.57	0.02	220.02
Total	2.28	2.72	13.88	0.02	1.69	0.11	1.84	0.07	0.11	0.21	26.43	2,738.36	2,764.79	2.22	0.03	2,820.03

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

Increase Density

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Improve Destination Accessibility
Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.98	2.38	9.39	0.02	1.69	0.11	1.80	0.07	0.11	0.17	0.00	1,521.21	1,521.21	0.06	0.00	1,522.47
Unmitigated	1.19	2.98	11.73	0.02	2.25	0.14	2.39	0.09	0.14	0.23	0.00	2,007.71	2,007.71	0.08	0.00	2,009.33
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	1,250.86	1,250.86	1,250.86	4,166,082	3,131,223
Total	1,250.86	1,250.86	1,250.86	4,166,082	3,131,223

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse High Rise	12.70	7.00	9.50	40.20	19.20	40.60

5.0 Energy Detail

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	666.98	666.98	0.02	0.01	669.15
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	673.09	673.09	0.02	0.01	675.28
NaturalGas Mitigated	0.03	0.29	0.12	0.00		0.00	0.02		0.00	0.02	0.00	339.92	339.92	0.01	0.01	341.98
NaturalGas Unmitigated	0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	386.93	386.93	0.01	0.01	389.29
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Condo/Townhouse High Rise	7.25082e+006	0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	386.93	386.93	0.01	0.01	389.29
Total		0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	386.93	386.93	0.01	0.01	389.29

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Condo/Townhouse High Rise	6.36977e+006	0.03	0.29	0.12	0.00		0.00	0.02		0.00	0.02	0.00	339.92	339.92	0.01	0.01	341.98
Total		0.03	0.29	0.12	0.00		0.00	0.02		0.00	0.02	0.00	339.92	339.92	0.01	0.01	341.98

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse High Rise	1.19814e+006					673.09	0.02	0.01	675.28
Total						673.09	0.02	0.01	675.28

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse High Rise	1.18726e+006					666.98	0.02	0.01	669.15
Total						666.98	0.02	0.01	669.15

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.27	0.05	4.37	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.19
Unmitigated	2.21	0.07	6.15	0.00		0.00	0.30		0.00	0.30	30.06	180.33	210.39	0.10	0.00	213.76
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.94	0.02	1.78	0.00		0.00	0.28		0.00	0.28	30.06	173.29	203.35	0.09	0.00	206.57
Landscaping	0.14	0.05	4.37	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.19
Total	2.21	0.07	6.15	0.00		0.00	0.30		0.00	0.30	30.06	180.33	210.39	0.10	0.00	213.76

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.14	0.05	4.37	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.19
Total	1.27	0.05	4.37	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.19

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					203.21	0.57	0.02	220.02
Unmitigated					207.64	0.57	0.02	224.46

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Total	NA	NA	NA	NA	NA	NA	NA	NA
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7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse High Rise	18.4386 / 11.6243					207.64	0.57	0.02	224.46
Total						207.64	0.57	0.02	224.46

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse High Rise	18.4386 / 10.9152					203.21	0.57	0.02	220.02
Total						203.21	0.57	0.02	220.02

8.0 Waste Detail

8.1 Mitigation Measures Waste

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2016

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					26.43	1.56	0.00	59.22
Unmitigated					26.43	1.56	0.00	59.22
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse High Rise	130.18					26.43	1.56	0.00	59.22
Total						26.43	1.56	0.00	59.22

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse High Rise	130.18					26.43	1.56	0.00	59.22
Total						26.43	1.56	0.00	59.22

10000 Santa Monica
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	283	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)		Utility Company	Los Angeles Department of Water & Power
Climate Zone	8		2.2		
		Precipitation Freq (Days)			

1.3 User Entered Comments

33

Project Characteristics - **2020** Operational Year

Land Use -

Construction Phase - Phasing

Off-road Equipment - Paving Equipment

Off-road Equipment - Bldg. Construction Phase

Off-road Equipment - Concrete Pours- Building (12 hrs/day)

Off-road Equipment - Construction Mix

Off-road Equipment - Continuous Concrete Pouring- 12 hrs/day

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Off-road Equipment - Asphalt/Paving

Off-road Equipment - equip

Trips and VMT - Trip length hauling (miles) were assumed, if not default
Hauling Trips:

Grading - Project Site: 2.4 ac

Vehicle Trips - Trip Rate obtained from Traffic Study: 4.42

Construction Off-road Equipment Mitigation - Unmitigated Case:

Rule 403: 2x watering/day

Mobile Land Use Mitigation - 118 DU/Ac.

Area Mitigation -

Energy Mitigation -

Water Mitigation - Assumed water-efficient irrigation systems: 6.1% default

Waste Mitigation -

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.20	0.07	6.10	0.00		0.00	0.30		0.00	0.30	30.06	180.33	210.39	0.10	0.00	213.76
Energy	0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	1,060.03	1,060.03	0.02	0.01	1,064.57
Mobile	0.97	2.31	8.96	0.02	2.25	0.12	2.37	0.04	0.12	0.15	0.00	1,778.42	1,778.42	0.07	0.00	1,779.83
Waste						0.00	0.00		0.00	0.00	26.43	0.00	26.43	1.56	0.00	59.22
Water						0.00	0.00		0.00	0.00	0.00	207.64	207.64	0.57	0.02	224.46

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Total	3.21	2.71	15.20	0.02	2.25	0.12	2.70	0.04	0.12	0.48	56.49	3,226.42	3,282.91	2.32	0.03	3,341.84
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Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.26	0.05	4.32	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.18
Energy	0.03	0.28	0.12	0.00		0.00	0.02		0.00	0.02	0.00	958.29	958.29	0.02	0.01	962.30
Mobile	0.81	1.90	7.25	0.02	1.71	0.10	1.81	0.03	0.09	0.12	0.00	1,366.51	1,366.51	0.05	0.00	1,367.62
Waste						0.00	0.00		0.00	0.00	25.10	0.00	25.10	1.48	0.00	56.26
Water						0.00	0.00		0.00	0.00	0.00	194.58	194.58	0.57	0.02	211.35
Total	2.10	2.23	11.69	0.02	1.71	0.10	1.85	0.03	0.09	0.16	25.10	2,526.42	2,551.52	2.13	0.03	2,604.71

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Improve Walkability Design
- Improve Destination Accessibility
- Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.81	1.90	7.25	0.02	1.71	0.10	1.81	0.03	0.09	0.12	0.00	1,366.51	1,366.51	0.05	0.00	1,367.62
Unmitigated	0.97	2.31	8.96	0.02	2.25	0.12	2.37	0.04	0.12	0.15	0.00	1,778.42	1,778.42	0.07	0.00	1,779.83

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
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4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	1,250.86	1,250.86	1250.86	4,166,082	3,175,404
Total	1,250.86	1,250.86	1,250.86	4,166,082	3,175,404

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse High Rise	12.70	7.00	9.50	40.20	19.20	40.60

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	638.52	638.52	0.01	0.01	640.59
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	673.09	673.09	0.02	0.01	675.28
Natural Gas Mitigated	0.03	0.28	0.12	0.00		0.00	0.02		0.00	0.02	0.00	319.77	319.77	0.01	0.01	321.71

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Natural Gas Unmitigated	0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	386.93	386.93	0.01	0.01	389.29
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CC
Land Use	kBTU	tons/yr										MT/yr					
Condo/Townhouse High Rise	7.25082e+006	0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	386.93	386.93	0.01	0.01	389
Total		0.04	0.33	0.14	0.00		0.00	0.03		0.00	0.03	0.00	386.93	386.93	0.01	0.01	389

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CC
Land Use	kBTU	tons/yr										MT/yr					
Condo/Townhouse High Rise	5.99218e+006	0.03	0.28	0.12	0.00		0.00	0.02		0.00	0.02	0.00	319.77	319.77	0.01	0.01	321
Total		0.03	0.28	0.12	0.00		0.00	0.02		0.00	0.02	0.00	319.77	319.77	0.01	0.01	321

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse High Rise	1.19814e+006					673.09	0.02	0.01	675.28
Total						673.09	0.02	0.01	675.28

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse High Rise	1.13659e+006					638.52	0.01	0.01	640.59
Total						638.52	0.01	0.01	640.59

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed
- Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.26	0.05	4.32	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.18
Unmitigated	2.20	0.07	6.10	0.00		0.00	0.30		0.00	0.30	30.06	180.33	210.39	0.10	0.00	213.76

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
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6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.94	0.02	1.78	0.00		0.00	0.28		0.00	0.28	30.06	173.29	203.35	0.09	0.00	206.57
Landscaping	0.13	0.05	4.32	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.18
Total	2.20	0.07	6.10	0.00		0.00	0.30		0.00	0.30	30.06	180.33	210.39	0.10	0.00	213.75

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.11					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.02					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.13	0.05	4.32	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.18
Total	1.26	0.05	4.32	0.00		0.00	0.02		0.00	0.02	0.00	7.04	7.04	0.01	0.00	7.18

7.0 Water Detail

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					194.58	0.57	0.02	211.35
Unmitigated					207.64	0.57	0.02	224.46
Total	NA	NA	NA	NA	NA	NA	NA	NA

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse High Rise	18.4386 / 11.6243					207.64	0.57	0.02	224.46
Total						207.64	0.57	0.02	224.46

Mitigated

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse	18.4386 /					194.58	0.57	0.02	211.35
High Rise	9.53195								
Total						194.58	0.57	0.02	211.35

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					25.10	1.48	0.00	56.26
Unmitigated					26.43	1.56	0.00	59.22
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse	130.18					26.43	1.56	0.00	59.22
High Rise									

10000 Santa Monica Boulevard
Greenhouse Gas Emissions - 2020

Total						26.43	1.56	0.00	59.22
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Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse High Rise	123.671					25.10	1.48	0.00	56.26
Total						25.10	1.48	0.00	56.26

9.0 Vegetation

APPENDIX C – CULTURAL RESOURCES – CULTURAL RESOURCES ASSESSMENT



July 20, 2011

Mr. Chaim Elkoby
SM 10000 PROPERTY, LLC.
2200 Biscayne Blvd.
Miami, FL 33137

**Re: RESULTS OF ARCHAEOLOGICAL AND PALEONTOLOGICAL ASSESSMENT
OF THE PROPOSED 10000 SANTA MONICA BOULEVARD PROJECT; CITY OF
LOS ANGELES, CALIFORNIA**

Dear Mr. Elkoby:

This letter presents the results of an updated archaeological and paleontological resources assessment for the above-referenced project conducted by **PCR Services Corporation (PCR)**.

1.0 PROJECT UNDERTAKING AND SCOPE OF STUDY

This is a letter report to support the Draft Environmental Impact Report (DEIR) for the proposed development of a residential project at 10000 Santa Monica Boulevard within the Century City community of the City of Los Angeles (proposed project). This assessment was conducted to determine the potential impacts to archaeological and paleontological resources associated with the proposed project for the purpose of complying with the California Environmental Quality Act (CEQA) and cultural resources guidelines set forth by the City of Los Angeles. The scope of work for this assessment included a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC) and a follow-up Native American consultation, an archaeological records search through the South Central Coastal Information Center (SCCIC), and a paleontological records search through the Natural History Museum of Los Angeles County (LACM). PCR's methods, results, and recommendations of this assessment are presented below.

2.0 PROJECT LOCATION AND DESCRIPTION

The Project site is located at 10000 Santa Monica Boulevard in the West Los Angeles Community Plan area of the City of Los Angeles, approximately 8.5 miles west of downtown Los Angeles and 6 miles northeast of the Pacific Ocean. More specifically, the site is located within the Century City community and is bound by Santa Monica Boulevard, a major transit-oriented arterial to the north and Moreno Drive to the east on a 2.4 acre parcel (Figure 1, *Regional Map*, attached).

The Applicant is proposing to redevelop the Project site with up to 283 residential units in a residential building that would be up to 39 stories and approximately 460 feet in height. The project would also include a smaller ancillary building that would be directly accessible from the residential building. The ancillary building would be up to nine stories (90 feet in height), and would contain parking and recreation/site amenities for project residents. Parking for approximately 708 vehicles



would be provided within one partially-subterranean level and above grade parking in the ancillary building. Upon completion, the project would include approximately 469,575 square feet of floor area. The project would also include a large amount of open space, with approximately 43,141 square feet of ground-level landscaping, mostly located in a large garden area on the south/eastern part of the site; and approximately 27,579 square feet of open space on a landscaped recreation deck on top of the ancillary building. The 43,141 square feet of ground level open space would comprise approximately 41 percent of the project site.

The Project site is illustrated in Section 23 of Beverly Hills, CA 1966 (photo-revised 1981) United States Geological Survey (USGS) 7.5-minute topographic quadrangle map in Township 1 South, Range 15 West (Figure 2, *Location Map*, attached) and is surrounded by the Los Angeles Country Club Golf Course to the north and modern development elsewhere in a heavily urbanized setting (Figure 3, *Project Area*, attached).

3.0 CULTURAL SETTING

3.1 Prehistoric Background

Prehistory is most easily discussed chronologically, in terms of environmental change and recognized cultural developments. Several chronologies have been proposed for inland Southern California, the most widely accepted of which is Wallace's four-part Horizon format (1955), which was later updated and revised by Claude Warren (1968). The advantages and weaknesses of Southern California chronological sequences are reviewed by Warren (in Moratto 1984), Chartkoff and Chartkoff (1984), and Heizer (1978). The following discussion is based on Warren's (1968) sequence, but the time frames have been adjusted to reflect more recent archaeological findings, interpretations, and advances in radiocarbon dating.

3.1.1 Paleoindian Period (ca. 13,000-11,000 years before present [YBP])

Little is known of Paleoindian peoples in inland southern California, and the cultural history of this period follows that of North America in general. Recent discoveries in the Americas have challenged the theory that the first Americans migrated from Siberia, following a route from the Bering Strait into Canada and the Northwest Coast some time after the Wisconsin Ice Sheet receded (ca. 14,000 YBP), and before the Bering Land Bridge was submerged (ca. 12,000 YBP). A coastal migration route somewhat before that time is also possible. The timing, manner, and location of this crossing are a matter of debate among archaeologists, but the initial migration probably occurred as the Laurentide Ice Sheet melted along the Alaskan Coast and interior Yukon. The earliest radiocarbon dates from the Paleoindian Period in North America come from the Arlington Springs Woman site on Santa Rosa Island. These human remains date to approximately 13,000 YBP (Johnson et al. 2002). Other early Paleoindian sites include the Monte Verde Creek site in Chile (Meltzer et al. 1997) and the controversial Meadowcroft Rockshelter in Pennsylvania. Both sites have early levels dated roughly at 12,000 YBP. Lifeways during the Paleoindian Period were



characterized by highly mobile hunting and gathering. Prey included megafauna such as mammoth and technology included a distinctive flaked stone toolkit that has been identified across much of North America and into Central America. They likely used some plant foods, but the Paleoindian toolkit recovered archaeologically does not include many tools that can be identified as designed specifically for plant processing.

The megafauna that appear to have been the focus of Paleoindian Lifeways went extinct during a warming trend that began approximately 10,000 years ago, and both the extinction and climatic change (which included warmer temperatures in desert valleys and reduced precipitation in mountain areas) were factors in widespread cultural change. Subsistence and social practices continued to be organized around hunting and gathering, but the resource base was expanded to include a wider range of plant and game resources. Technological traditions also became more localized and included tools specifically for the processing of plants and other materials. This constellation of characteristics has been given the name “Archaic” and it was the most enduring of cultural adaptations to the North American environment.

3.1.2 Archaic Period (ca. 11,000-3,500 YBP)

The earliest Archaic Period Lifeways in inland southern California have been given the name San Dieguito tradition, after the San Diego area where it was first identified and studied (Warren 1968). Characteristic artifacts include stemmed projectile points, crescents and leaf-shaped knives, which suggest a continued subsistence, focus on large game, although not megafauna of the earlier Paleoindian period. Milling equipment appears in the archaeological record at approximately 7,500 years ago (Moratto 1984:158). Artifact assemblages with this equipment include basin milling stones and unshaped manos, projectile points, flexed burials under cairns, and cogged stones, and have been given the name La Jolla Complex (7,500–3,000 YBP). The transition from San Dieguito Lifeways to La Jolla Lifeways appears to have been an adaptation to drying of the climate after 8,000 YBP, which may have stimulated movements of desert peoples to the coastal regions, bringing milling stone technology with them. Groups in the coastal regions focused on mollusks, while inland groups relied on wild-seed gathering and acorn collecting.

3.1.3 Late Prehistoric Period (ca. 3,500 YBP-A.D. 1769)

Cultural responses to environmental changes around 4,000–3,000 YBP included a shift to more land-based gathering practices. This period was characterized by the increasing importance of acorn processing, which supplemented the resources from hunting and gathering. Meighan (1954) identified the period after A.D. 1400 as the San Luis Rey complex. San Luis Rey I (A.D. 1400–1750) is associated with bedrock mortars and milling stones, cremations, small triangular projectile points with concave bases and Olivella beads. The San Luis Rey II (A.D. 1750–1850) period is marked by the addition of pottery, red and black pictographs, cremation urns, steatite arrow straighteners and non-aboriginal materials (Meighan 1954:223, Keller and McCarthy 1989:6). Work at Cole Canyon



and other sites in Southern California suggests that this complex, and the ethnographically described life ways of the native people of the region, were well established by at least 1,000 YBP (Keller and McCarthy 1989:80).

Prehistoric archaeological resources identified in the greater urban Los Angeles area include remains with very old dates, such as the Los Angeles Man remains recovered in 1936 by Work Progress Administration (WPA) workers digging a storm drain along the Los Angeles River. Radiocarbon dates have indicated an age greater than 20,000 years old, although small amount of collagen tested from the remains makes the date suspect. The remains were found in association with mammoth bones, however, so the remains can be considered Pleistocene or earliest Holocene in age.¹ One of the oldest sets of securely dated human remains discovered in North America, with an age between 11,000 and 10,000 years ago, were identified at Arlington Springs on Santa Rosa Island, which is located approximately 100 miles directly west of the development area.²

3.2 Ethnographic Context

The project site lies within the ethnographic territory of the Native American group known as the Gabrielino. Gabrielino territory included the Los Angeles Basin, the coast of Aliso Creek in Orange County to the south to Topanga Canyon in the north, the four southern Channel Islands, and watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers. Their name is derived from their association with Mission San Gabriel Archangel.

The Gabrielino were not the first inhabitants of the Los Angeles Basin, but arrived around 500 B.C. The Gabrielino are descendants of the Shoshonean migration, which originated out of the Great Basin and displaced the already established Hokan speakers. The Gabrielino were advanced in their culture, social organization, religious beliefs, and art and material production. Class differentiation, inherited chieftainship, and intervillage alliances were all components of Gabrielino society. At the time of European contact, the Gabrielino were actively involved in trade using shell and beads as currency. The Gabrielino were known for excellent artisanship in the form of pipes, ornaments, cooking implements, inlay work, and basketry. The Gabrielinos evolved an effective economic system which managed food reserves (storage and processing), exchanged goods, and distributed resources.

4.0 METHODS

On May 5, 2011, PCR archaeologist, Mr. Matthew Gonzalez, conducted a cultural resource records search at CRHIS-SCCIC at California State University, Fullerton. This records search

¹ Moratto, Michael (1984) California Archaeology. Academic Press, New York.

² Rick, Torben C., Jon M. Erlandson, René L. Vellanoweth, and Todd J. Braje (2005) From Pleistocene Mariners to Complex Hunter-Gatherers: The Archaeology of the California Channel Islands. *Journal of World Prehistory* 19:169-228.



included a review of all recorded historical resources and archaeological sites within a one-half mile radius of the study area as well as a review of cultural resource reports and historic topographic maps on file. In addition, the records search included the review of the California Points of Historical Interest (CPHI), the California Historical Landmarks (CHL), the California Register of Historic Places (CRHP), the National Register, the California State Historic Resources Inventory listings (HRI) and the City of Los Angeles Cultural Monuments. The purpose of the record search is to determine whether there are previously recorded archaeological or historical resources within the study area that require evaluation. The results also provide a basis for assessing the sensitivity of the Project site for additional and buried archaeological resources.

On May 10, 2011, Mr. Gonzalez commissioned an SLF records search of the Project site through the NAHC and conducted follow-up consultation with Native American groups and/or individuals identified by the NAHC as having affiliation with the Project site vicinity. Each Native American group and/or individual listed was sent a project notification letter and map and was asked to convey any Native American issues or concerns with the proposed undertaking. The letter included information such as Project site location and a brief description of the proposed undertaking. In addition, follow-up phone calls were made to confirm the receipt of the letter and to gain more information for the Native American groups and/or individuals regarding the project site. Results of the search and follow-up consultation will provide information as to whether there are any locations in the vicinity of the Project site that are culturally sensitive to Native Americans.

On May 10, 2011, Mr. Gonzalez commissioned a paleontological resources records search through the LACM. This records search entailed an examination of current geologic maps and known fossil localities inside and within the general vicinity of the Project site. Results of the record search indicate whether or not there are previously recorded paleontological resources within the Project site that require evaluation. The results also provide a basis for assessing the sensitivity of the Project site for additional and buried paleontological resources.

5.0 RESULTS

5.1 Cultural Resource Records Search

Results of the cultural resources records search revealed that no prehistoric or historic archaeological sites have been recorded on the project site and no unique or important prehistoric or historic archaeological resources have been encountered in the project vicinity. Nine studies assessing archaeological resources have been conducted within a one-half mile of the project site. Of these studies, three included a surface survey for archaeological resources. One archaeological monitoring study was conducted just over one-half mile to the southwest of the project site. This



study identified remains of the Twentieth Century Fox Film Corporation Studios dating between 1924 to 1935 at depths as deep as 20 feet below the modern ground surface.³

5.2 Sacred Lands File Search, Native American and Follow-up Consultation

The NAHC SLF records search results did not indicate the existence of known Native American cultural resources within a one-half-mile of the Project site. As per NAHC suggested procedure, follow-up letters were sent via certified mail and via e-mail on June 14, 2011 to the nine Native American individuals and organizations identified by the NAHC as being affiliated with the vicinity of the project site to request any additional information or concerns they may have about Native American cultural resources that may be affected by the proposed project.

In addition, follow-up phone calls were also made to the Native American contacts. Results of the Native American consultation can be found below in *Table 1, Summary of Native American Response Letters and Telephone Log*.

Table 1
Summary of Native American Response Letters and Telephone Log

<u>Name/Affiliation</u>	<u>Phone/Letters</u>	<u>Comments</u>
Ron Andrade, Director <i>LA City/County Native American Indian Comm.</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Message Left, No Callback to date.
Cindi M. Alvitre, Chairwoman-Manisar <i>Ti'At Society/Inter-Tribal Council of Pimu</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Two Calls Made, No Message Left, Message Inbox was full and wouldn't allow any more messages. No Callback to date.
John Tommy Rosas, Tribal Admin. <i>Tongva Ancestral Territorial Tribal Nation</i>	Letter sent via Electronic Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	Email Response Received on June 14, 2011 at 5:51pm.: Mr. Rosas stated that he has serious concerns with the project and project area. He also stated his opposition to the project and requested it to comply with Section 106 regulations.

³ Strudwick, I., J. Michalsky, and G. King, 1998. Archaeological Site Record for CA-LAN-2479H. Document on file at the California Historical Resources Information System South Central Coastal Information Center at California State University, Fullerton.



Table 1

Summary of Native American Response Letters and Telephone Log

Name/Affiliation	Phone/Letters	Comments
		The project is not a NEPA project subject to Section 106, and information regarding the need for such study was not provided. A response email was sent back to Mr. Rosas on June 15, 2011 requesting more information regarding his concerns and the basis for the request. No Reply back to date.
Anthony Morales, Chairperson <i>Gabrieleno/Tongva San Gabriel Band of Mission Indians</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Message Left, No Callback to date.
Robert Dorame, Tribal Chair/ Cultural Resources <i>Gabrielino Tongva Indians of Califormina Tribal Council</i>	Letter sent via Certified Mail and Electronic Mail on June 13, 2011 and June 14, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Mr. Dorame requested another copy of the letter and his previous responses to the project area via Email when spoken to over the phone. These were sent June 14, 2011 and no responses to this email to date
Sam Dunlap, Chairperson <i>Gabrielino Tongva Nation</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Message Left, No Callback to date.
Andy Salas, Chairperson <i>Shoshoneon Gabrieleno Band of Mission Indians</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Message Left, No Callback to date.
Bernie Acuna <i>Gabrielino-Tongva Tribe</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Two Calls Made, No Message Left, Automated message came on and did not me an option to leave a message.



Table 1

Summary of Native American Response Letters and Telephone Log

Name/Affiliation	Phone/Letters	Comments
Linda Candelaria, Chairwoman <i>Gabrielino-Tongva Tribe</i>	Letter sent via Certified Mail on June 13, 2011. Follow-up Phone Calls were made between 12pm and 2pm on June 14, 2011.	No Response to Letter to date. Message Left, No Callback to date.

Source: PCR Services Corporation (As of July 22, 2011)

When contacted by phone on June 14, 2011, Mr. Robert Dorame, a tribal representative, affirmed that based on tribal and oral history, the vicinity of Century City along Santa Monica Boulevard is sensitive for cultural resources. He also noted that Native American burials had recently been identified along the “older route of the railroad”. Furthermore, Mr. Dorame reported the existence of natural springs that the tribe used prehistorically in the vicinity of the project site. Consequently, he indicated that Native American cultural resources may be present within the project site at depth.

5.3 Paleontological Resources Records Search

Results of the paleontological resources records search through the LACM indicate that no vertebrate fossil localities have been recorded within the project site, but localities have been recorded in the vicinity in the same sedimentary deposits that underlie the project site.⁴ The project site has surficial deposits consisting of older Quaternary Alluvium derived primarily as fan deposits from the hills Santa Monica Mountains to the north and as fluvial deposits from the nearby drainage. The nearest vertebrate fossil locality in the Quaternary Alluvium, LACM 5501, is located south of the project site, south of Olympic Boulevard between Avenue of the Stars and Century Park East. This vertebrate fossil locality produced fossil specimens of pond turtle (*Clemmys marmorata*), dog (*Canis*), and horse (*Equus*) at a shallow but unspecified depth. Northeast of the project site, near the intersection of Wilshire Boulevard and Bedford Drive, there are two vertebrate fossil localities, LACM 3355 and LACM 3821, that produced specimens of fossil horse (*Equus*) and even-toed ungulates (*Artiodactyla*) both at a depth of 40 feet below the surface. Locality LACM 5833, west of the project site, just south of Wilshire Boulevard between Thayer and Westholme Avenues, produced fossils of horse (*Equus*), kangaroo rat (*Dipodomys*), wood rat (*Neotoma*), meadow vole

⁴ “Paleontological Records Search for the Proposed 10000 Santa Monica Boulevard Project, in City of Los Angeles, Los Angeles County,” June 1, 2011, by Samuel A. McLeod, Ph.D., Natural History Museum of Los Angeles County for PCR Services Corporation.



(*Microtus*), and pocket gopher (*Thomomys*) at shallow but unspecified depths. Localities farther away in the older Quaternary sediments have also produced fossil specimens typical of the fauna from the Rancho La Brea asphalt deposits approximately 2.5 miles east of the project site. The paleontological records search results letter from the LACM is provided as an attachment to this report.

6.0 IMPACT ANALYSIS

Implementation of the proposed project would require modification to the existing subsurface to accommodate the project's lowest level partially-subterranean parking and building foundations. The required excavation would encroach to depths below the existing grade; with possible drilling to 50 feet if piles are used for the project foundations. Approximately 40,000 cubic yards of soil would be excavated. Potential impacts of the project on Cultural Resources would be the same for both the Conventional Parking Alternative and Automated Parking Alternative since both options requiring similar excavation. As such, the following analysis addresses the impacts of both project options.

6.1 Archaeological Resources

Results of the cultural resources records search revealed that no prehistoric or historic archaeological sites have been recorded on the project site and no unique or important prehistoric or historic archaeological resources have been encountered in the project vicinity. One archaeological monitoring study was conducted just over one-half mile to the southwest of the project site. This study identified remains of the Twentieth Century Fox Film Corporation Studios dating from 1924 to 1935 at depths as deep as 20 feet below the modern ground surface.⁵

The project site is located within a highly urbanized area, and the entire site has been subject to disruption over the years. The project site has recently been graded and excavated. Thus, surficial archaeological resources that may have existed at one time have likely been previously disturbed or displaced. Nevertheless, the project proposes excavation of the project site which would extend beyond the two to six feet of fill material that covers the majority of the project site, thus encountering previously undisturbed soils and sediments. While discovery of prehistoric archaeological remains in the fill deposits on the project site are unlikely, excavation occurring below the fill levels could potentially encounter prehistoric archaeological remains. The claim is also supported by comments from Mr. Robert Dorame, a Gabrieliño tribal representative. Mr. Dorame reported the existence of natural springs that the tribe used prehistorically in the vicinity of the project site. Consequently, he indicated that Native American cultural resources may be present within the project site at depth.

⁵ Strudwick, I., J. Michalsky, and G. King, 1998. Archaeological Site Record for CA-LAN-2479H. Document on file at the California Historical Resources Information System South Central Coastal Information Center at California State University, Fullerton.



Currently, the project site is vacant and has been graded and enclosed with construction fencing. The project site was previously occupied by a multi-story building containing approximately 130,500 square feet of office and restaurant space, and a two-story parking structure. These buildings were removed at the end of 2005 by a previous owner of the property. Due to the lack of structures on the project site, proposed development on the project site would not alter any defined historical resources. Furthermore, a records search conducted through the CHRIS-SCCIC at revealed that there are no recorded historic resources within the project site. While there are potential historic resources in the project vicinity, including Beverly Hills High School and the Beverly Hilton Hotel, due to their distance from the project site and intervening uses, the proposed project would not cause a substantial adverse change in the significance of such historical resources as defined in CEQA.

Based on the moderate potential to encounter prehistoric archaeological resources, PCR recommends the following mitigation measures to reduce impacts to archaeological resources to a less than significant level:

A qualified archaeologist shall be retained by the Applicant to review grading plans and geotechnical information and prepare a monitoring plan for all ground-disturbing activities in previously undisturbed soils and sediments. A qualified archaeologist is defined as an archaeologist meeting the Secretary of the Interior Professional Qualification Standards for Archaeology. Ground-disturbing activities include primary construction-related activities and any associated secondary activities for support services such as utilities. In the event that archaeological resources are identified during monitoring or unexpectedly during excavations in fill sediments, all work proximal to the discovery shall halt until the qualified archaeologist has evaluated the find. If the archaeologist determines that the find is significant or may qualify as significant, the archaeologist shall prepare a treatment plan. If the find is prehistoric or includes Native American materials, affiliated Native American groups shall be invited to contribute to the treatment plan. Results of monitoring and any archaeological treatment shall be reported in an appropriate technical report to be filed with the Applicant, the City, and the CHRIS-SCCIC. The Applicant, in consultation with the Lead Agency and Archaeologist, shall designate repositories in the event that resources are recovered.

If human remains are unearthed during construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the County Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who shall then help determine what course of action shall be taken in dealing with the remains. The Applicant shall then take additional steps as necessary in accordance with CEQA Guidelines Section 15064.5(e) and Assembly Bill 2641.



6.2 Paleontological Resources

The Project site is located on fill material ranging in depth throughout due to the disturbances from previous onsite development and demolitions. Although the Project site has been previously disturbed through grading and/or development, it is likely that the deeper excavations will encounter previously undisturbed native soil/sediment that contains intact paleontological resources. Therefore, if deeper excavations occur, there may be the possibility of encountering significant vertebrate fossils per the results of the paleontological records search through LACM. Based on these results, PCR recommends the following mitigation measures to reduce impacts to paleontological resources to a less than significant level:

A qualified paleontologist shall be retained by the Applicant to perform periodic inspections of excavation and grading activities on the project site where excavations into the older Quaternary Alluvium may occur. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Accompanying notes, maps, and photographs shall also be filed at the repository. Following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and fossil finds, if any, the methods used in these efforts, as well as a description of the fossils collected and their significance, if any. The report shall be submitted by the Applicant to the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies.

Please contact us if you have any questions about the results and recommendations presented in this report.

Sincerely,
PCR SERVICES CORPORATION

A handwritten signature in black ink that reads "Matthew Gonzalez".

Matthew Gonzalez
Associate Archaeologist/Paleontologist

A handwritten signature in black ink that reads "Kyle Garcia".

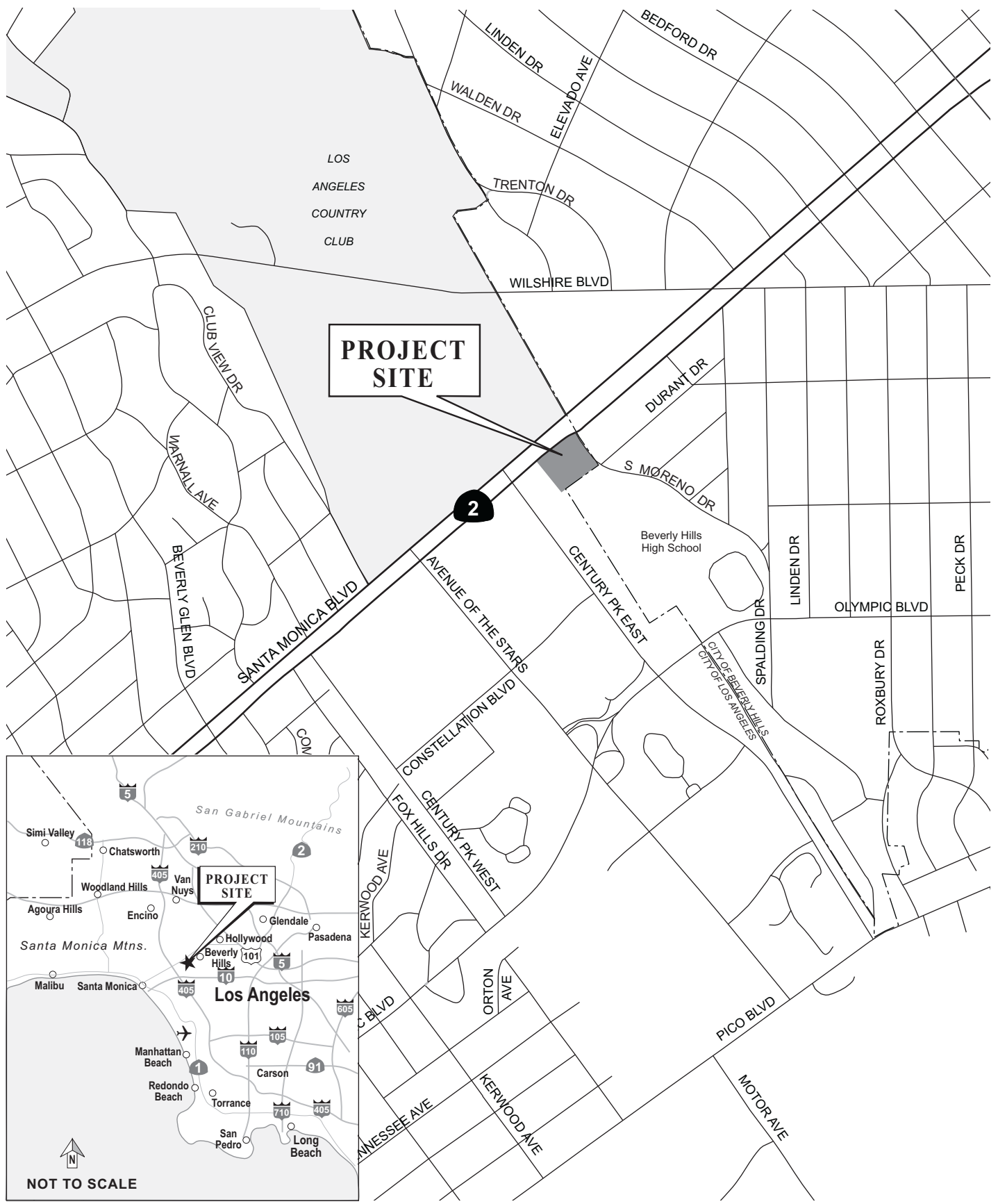
Kyle Garcia
Senior Archaeologist I

Attachments



REFERENCES CITED

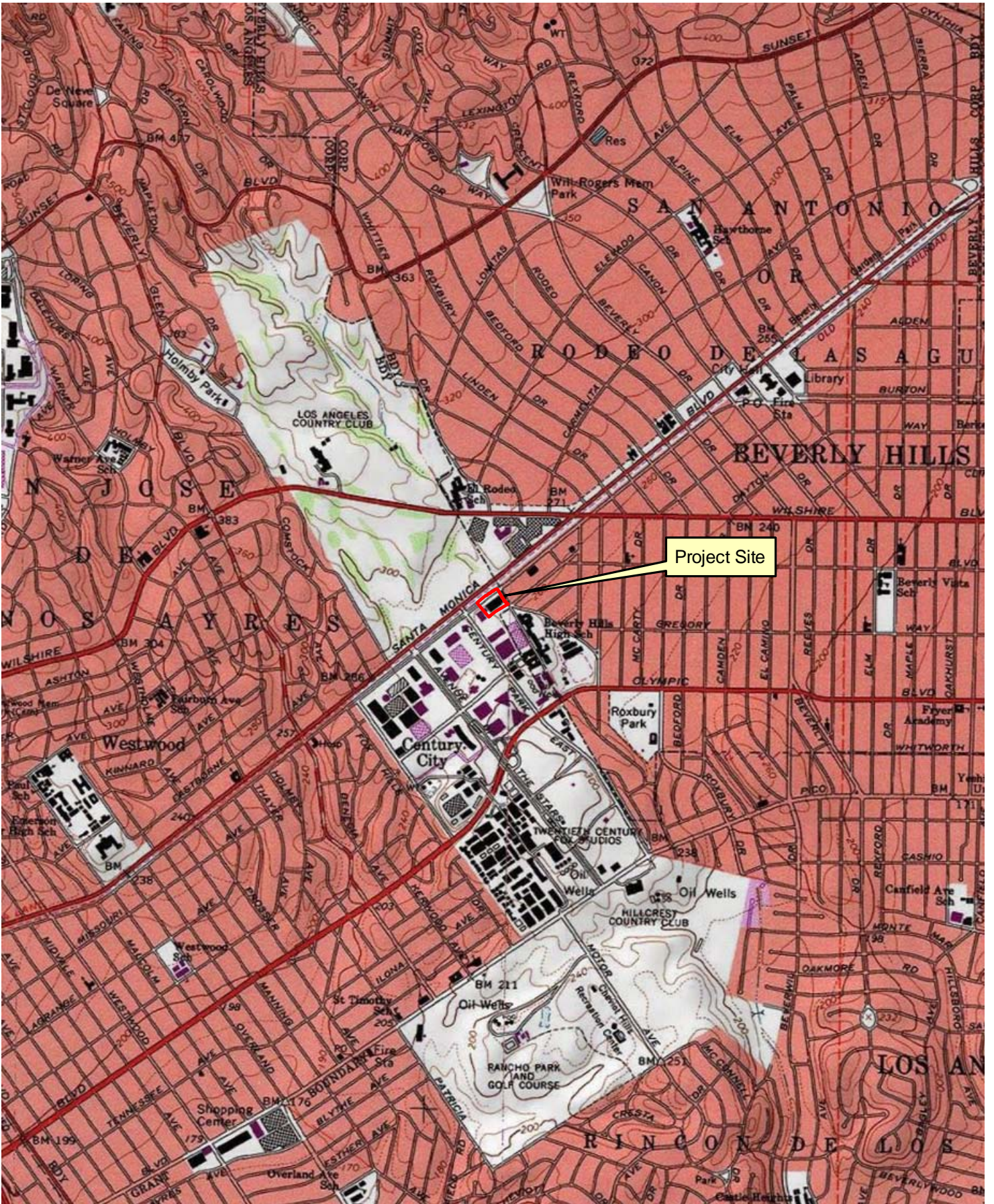
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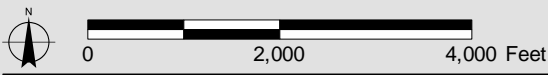
Regional Map

10000 Santa Monica Boulevard
 Source: PCR Services Corporation, 2011.

FIGURE
1



Project Site



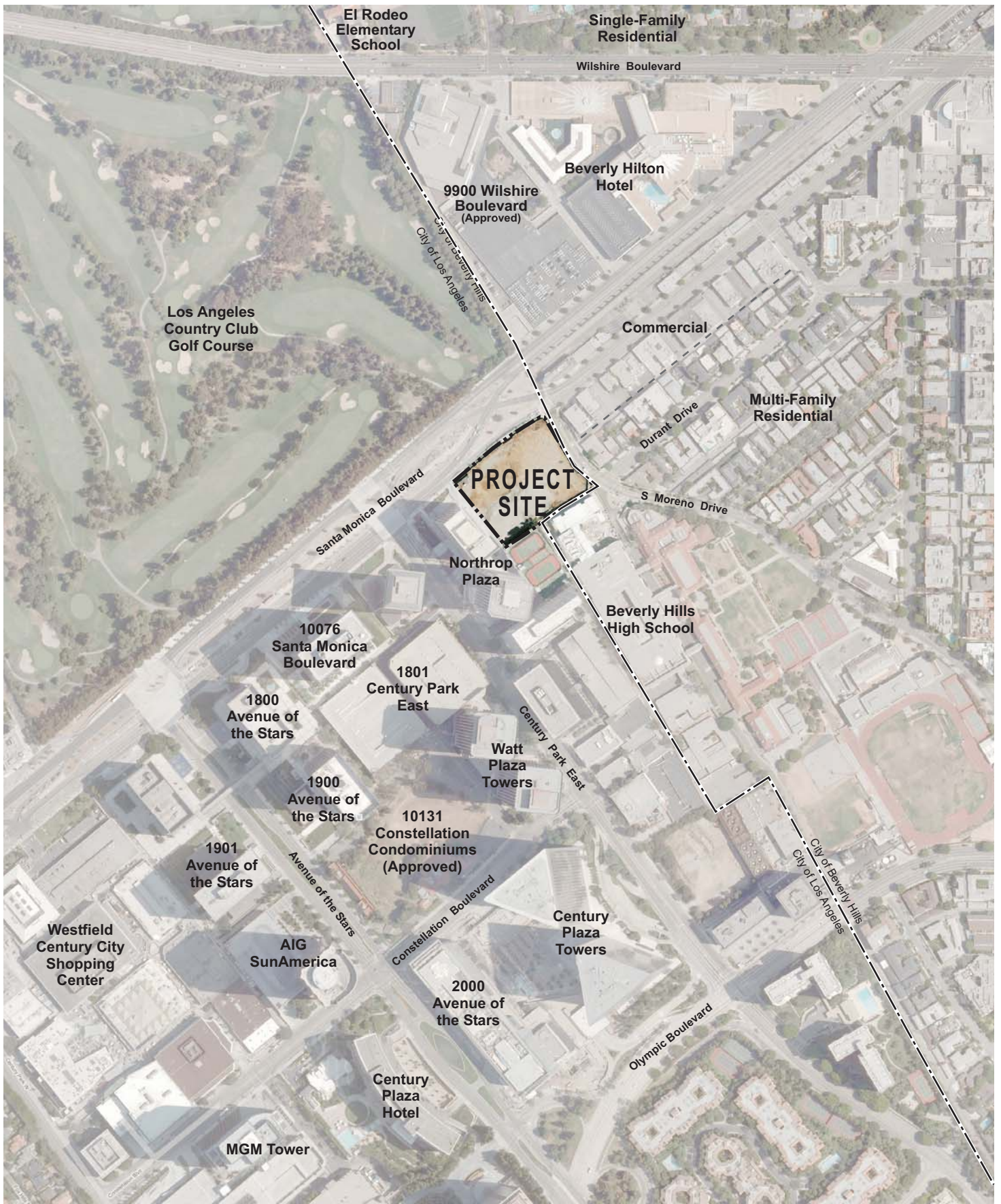
Location Map

FIGURE

2

10000 Santa Monica Boulevard

Source: USGS Topographic Series (Beverly Hills, CA); P.C.R. Services Corporation, 2011.



STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



May 17, 2011

Mr. Matthew Gonzalez, Archaeological Technician

PCR SERVICES CORPORATION

One Venture, Suite 150
Irvine, CA 92618

Sent by FAX to: 949-753-7002

No. of Pages: 4

Re: Sacred Lands File Search and Native American Contacts list for the "10000 Santa Monica Boulevard Project (formerly SUNCAL Project);" located in the City of Los Angeles; Los Angeles County, California,

Dear Mr. Gonzalez:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File search of the 'areas of potential effect,' (APEs) based on the USGS coordinates provided and found **Native American cultural resources were not identified** in the locations you specified. However, the absence of archaeological, paleontological and cultural resources does not indicate that they do not exist and may be discovered once ground-braking activity begins.

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation, even during Initial Study or First Phase surveys with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list of Native American Contacts we attach to this letter in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 657-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Contact List

Native American Contact List
Los Angeles County
May 17, 2011

LA City/County Native American Indian Comm
 Ron Andrade, Director
 3175 West 6th St, Rm. 403
 Los Angeles , CA 90020
 randrade@css.lacounty.gov
 (213) 351-5324
 (213) 386-3995 FAX

Gabrielino Tongva Nation
 Sam Dunlap, Chairperson
 P.O. Box 86908
 Los Angeles , CA 90086
 samdunlap@earthlink.net
 (909) 262-9351 - cell

Ti'At Society/Inter-Tribal Council of Pimu
 Cindi M. Alvitre, Chairwoman-Manisar
 6515 E. Seaside Walk, #C Gabrielino
 Long Beach , CA 90803
 calvitre@yahoo.com
 (714) 504-2468 Cell

Gabrielino Tongva Indians of California Tribal Council
 Robert F. Dormae, Tribal Chair/Cultural Resources
 P.O. Box 490
 Bellflower , CA 90707
 gtongva@verizon.net
 562-761-6417 - voice
 562-761-6417- fax

Tongva Ancestral Territorial Tribal Nation
 John Tommy Rosas, Tribal Admin.
 Private Address Gabrielino Tongva
 tattnlaw@gmail.com
 310-570-6567

Gabrielino-Tongva Tribe
 Bernie Acuna
 1875 Century Pk East #1500 Gabrielino
 Los Angeles , CA 90067
 (760) 721-0371-work
 (310) 428-7720 - cell
 (310) 587-0170 - FAX
 bacuna1@gabrieinotribe.org

Gabrieleno/Tongva San Gabriel Band of Mission
 Anthony Morales, Chairperson
 PO Box 693 Gabrielino Tongva
 San Gabriel , CA 91778
 GTTribalcouncil@aol.com
 (626) 286-1632
 (626) 286-1758 - Home
 (626) 286-1262 -FAX

Shoshoneon Gabrieleno Band of Mission Indians
 Andy Salas, Chairperson
 PO Box 393 Gabrieleno
 Covina , CA 91723
 (626) 926-4131
 gabrielenoindians@yahoo.
 com
 (213) 688-0181 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed 10000 Santa Monica Boulevard Project (formerly SunCal Project; located in the City of Los Angeles; Los Angeles County, California for which a Sacred Lands File search and Native American Contacts list were requested.

**Native American Contact List
Los Angeles County
May 17, 2011**

**Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Park East, Suite 1500
Los Angeles, CA 90067 Gabrielino
lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX
760-904-6533-home**

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed 10000 Santa Monica Boulevard Project (formerly SunCal Project; located in the City of Los Angeles; Los Angeles County, California for which a Sacred Lands File search and Native American Contacts list were requested.



Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007
tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3324
FAX: (213) 746-7431
e-mail: smcleod@nhm.org

1 June 2011

Planning Consultants Research
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Attn: Matthew Gonzalez, Archaeological / Paleontological Technician

re: Paleontological Records Search for the proposed 10000 Santa Monica Boulevard (formerly SunCal) Project, in the City of Los Angeles, Los Angeles County, project area

Dear Matthew:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed 10000 Santa Monica Boulevard (formerly SunCal) Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to Dr. Samuel A. McLeod via e-mail on 10 May 2011. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area.

The entire proposed project area has surficial deposits of older Quaternary Alluvium, derived primarily as fan deposits from the Santa Monica Mountains to the north. Our closest vertebrate fossil locality in these older Quaternary sediments is LACM 5501, just east of due south of the proposed project area south of Olympic Boulevard between Avenue of the Stars and Century Park East, that produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth. Near the intersection of Wilshire Boulevard and Bedford Drive, northeast of the proposed project area, our localities LACM 3355 and 3821 produced specimens of fossil horse, *Equus*, and even-toed ungulates, Artiodactyla, at a depth of 40 feet below the surface. Locality LACM 5833, further directly west of the proposed project area south of Wilshire Boulevard between Thayer and Westholme Avenues, produced

fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth. Farther away we have numerous localities in the older Quaternary sediments that have produced fossil specimens typical of the fauna from the Rancho La Brea asphalt deposits about 2.5 miles east of the proposed project area.

Excavations in the older Quaternary Alluvium deposits exposed throughout the proposed project area may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. As indicated by nearby vertebrate fossil localities, fossil remains from these sedimentary deposits may be quite small and would not be recognized in typical paleontological mitigation monitoring of excavations. It is therefore recommended that sediment samples from the proposed project area be collected and processed to determine their small fossil potential. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Vanessa R. Rhue
Vertebrate Paleontology

enclosure: draft invoice

APPENDIX D – GEOTECHNICAL INVESTIGATION

June 8, 2011

File No. 494-14-1

SM 10000 Property, LLC
2200 Biscayne Boulevard
Miami, FL 33137

Attention: Chaim Elkoby

Subject: **GEOTECHNICAL INVESTIGATION**

New Construction
10,000 Santa Monica Boulevard
Los Angeles, California

Dear Mr. Elkoby:

As requested, Feffer Geological Consultants performed a geotechnical investigation at the subject site. The purpose of this investigation was to evaluate the geotechnical conditions at the site in the areas of the proposed construction and to provide geotechnical parameters for design and construction.

Based on our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint provided the recommendations contained herein are incorporated into the project plans and specifications. This report should be reviewed in detail prior to proceeding further with the planned development. When final plans for the proposed construction become available, they should be forwarded to this office for review and comment.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal Engineering Geologist
C.E.G. 2139

Jon A Irvine
Principal Engineer
G.E. 2891

Distribution: Addressee– (4)

EXECUTIVE SUMMARY

An evaluation of the proposed construction of a 39-story residential building with an attached 5 to 9-story parking structure over one subterranean level was performed by this office. The evaluation consisted of historical aerial photographic research, review of geotechnical reports for surrounding buildings, an extensive subsurface investigation including laboratory testing, geologic analysis of seismic hazards, and soil engineering analysis of potential settlement and liquefaction effects on the proposed building.

Based on our findings the site is free from hazards associated with landsliding, slippage, soil erosion, subsidence, faulting, and liquefaction. The Maximum Considered Earthquake and estimated peak ground acceleration for the site are typical for the area of Los Angeles. Affects from typical settlement or seismic hazards can be mitigated through appropriate foundation design. There are no known active faults located on the subject site. The Santa Monica Fault is located offsite, about ¼ mile north of the subject property. As such, the ground rupture hazard within the study area is considered nil.

Heavy seepage was encountered at depths between 35 and 50 feet (227' to 216' elevation) below the ground surface and is likely representative of groundwater. The current design is for construction of one subterranean level at an elevation of 262' and therefore dewatering or a foundation design for hydrostatic uplift will not be required. Depending upon final design considerations, foundations will consist of conventional foundations, mat foundations, or piles. Groundwater will not affect the capacity of the foundations and will not have adverse affects on the performance of the building.

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this investigation was to evaluate the existing geotechnical conditions at the subject site and to provide design and construction criteria for the construction of a residential tower of approximately thirty nine stories in height. An attached approximately, 5 to 9-story parking garage over one subterranean level will also be constructed adjacent to the main building.

1.2 SCOPE OF SERVICES

The scope of work performed during this investigation involved the following;

- Research and review of available pertinent geotechnical literature;
- Subsurface exploration consisting of the excavation of eight borings (B1, B2, B3, B4, B5, B6, B7, B8) and advancing four CPT's (CPT1, CPT2, CPT3, CPT4);
- Sampling and logging of the subsurface soils;
- Laboratory testing of selected soil samples collected from the subsurface exploration to determine the engineering properties of the soil;
- Engineering and geologic analysis of the field and laboratory data; and
- Preparation of this report presenting our findings, conclusions and recommendations for the proposed construction.

1.3 SITE DESCRIPTION

The project site is located in the City of Los Angeles just north of Beverly Hills High School at the southwest corner of Moreno Drive and Santa Monica Boulevard (Figure 1). An aerial photograph is included as Figure 2 and a topographic map is included as Figure 3. Figure 3 also shows the location of a storm drain line located along the east side of the property.

Santa Monica Boulevard descends gently to the east and Moreno Drive descends to the south. From the northwest corner to the southeast corner of the property the site elevation varies by about 15 feet. Drainage is by sheet flow to the southeast corner of the property at Moreno. A site-specific topographic map is included within Appendix A.

The site is currently vacant following demolition of the office building that previously existed on site.



Figure 1. Location map of the site.

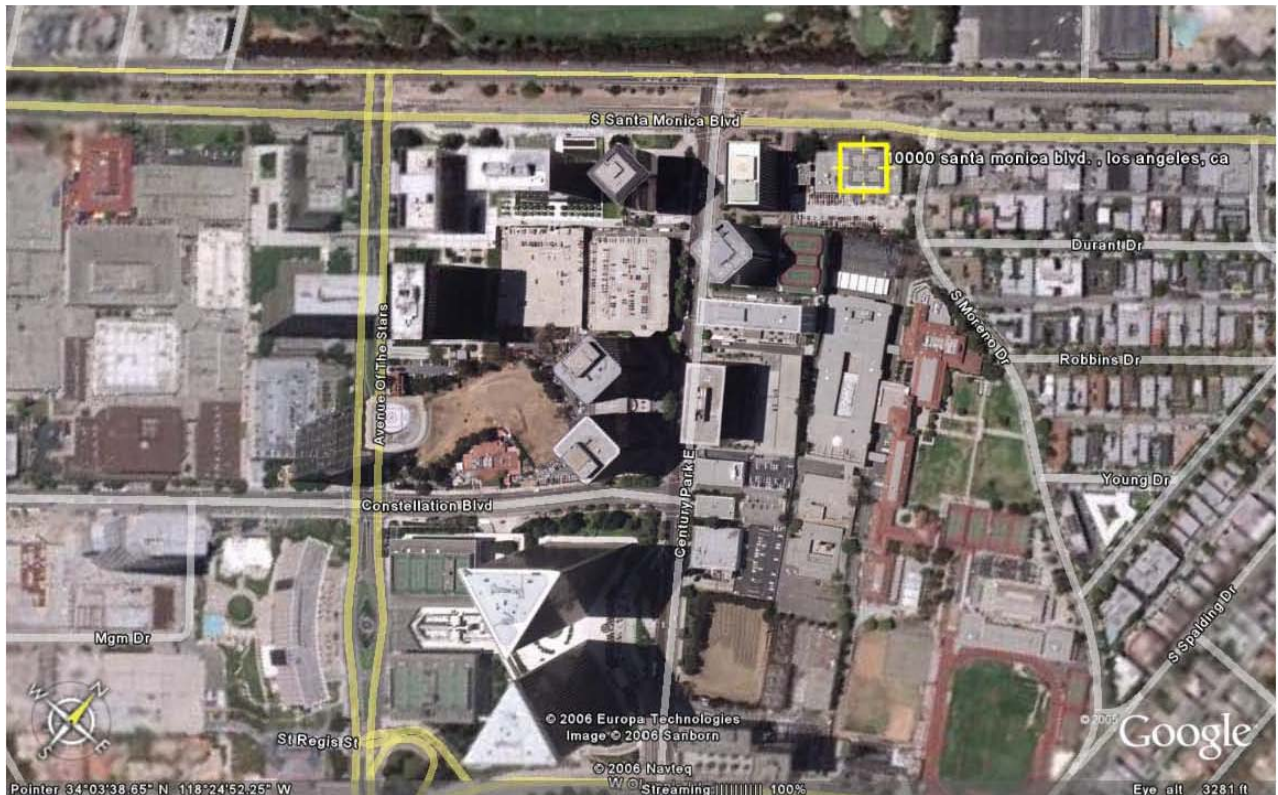


Figure 2. Aerial Photograph of subject lot and surrounding area.

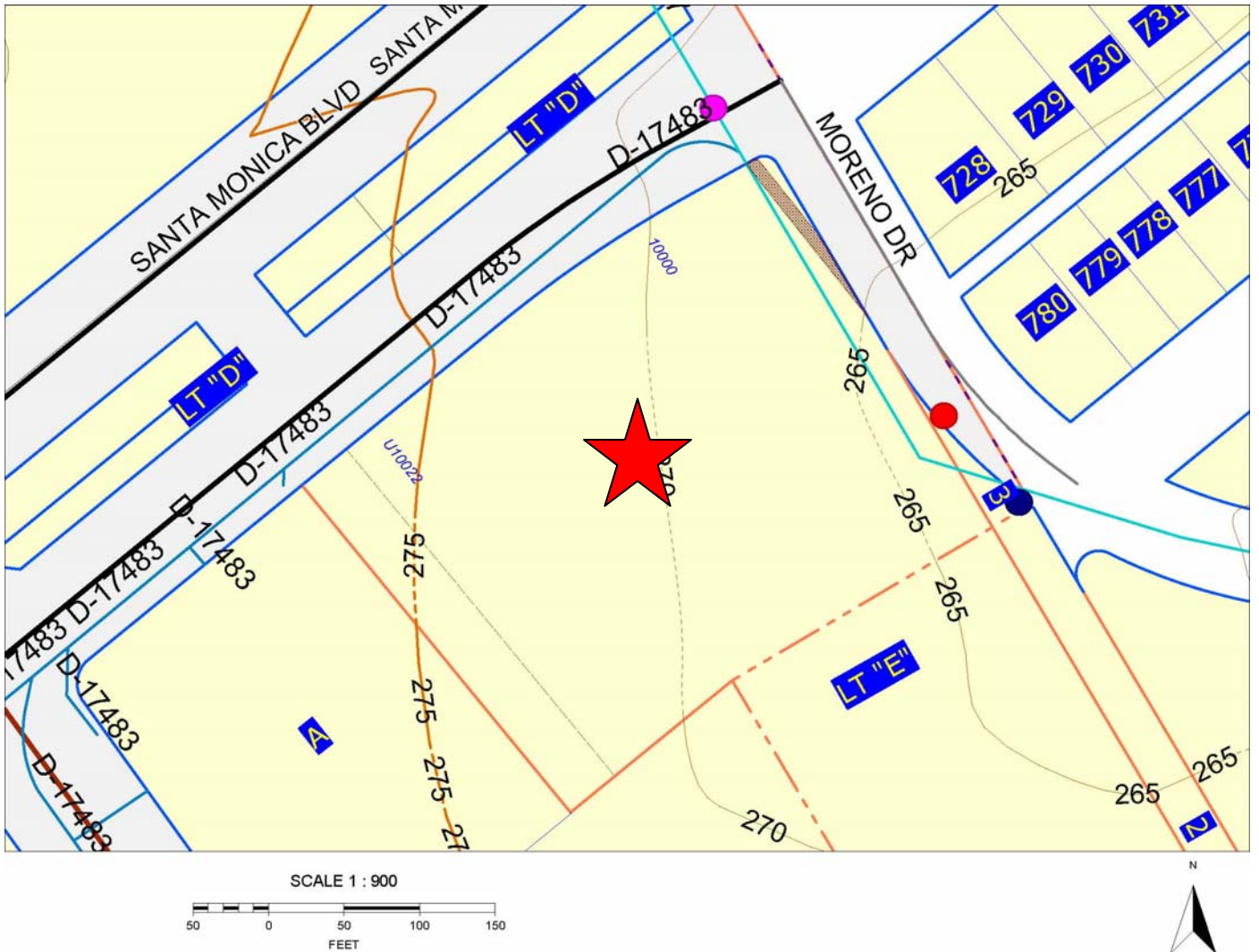


Figure 3. Topographic map of the subject site and surrounding area. The red star is located on the subject property. The location of the storm drain is shown by the blue line.

1.4 PROPOSED CONSTRUCTION

It is our understanding that conceptually, site development will consist of construction of a 39-story residential building with an attached 5 to 9-story parking structure over one subterranean level. Foundation loads for the building are expected to be high.

1.5 PREVIOUS REPORTS

Research at the Los Angeles City Building and Safety Department yielded geological and soil reports for several of the surrounding high-rise developments and for the subject property. The reports for the surrounding properties indicated that the natural alluvium is relatively uniform, dense, and can support high structural loads.

The reports for the surrounding buildings indicate that they are all founded on foundations consisting of spread footings, driven piles, or cast-in-place caissons.

The original soil and geology report prepared by Leroy Crandall and Associates for the subject property in 1958 was obtained. The report stated that old, dense, alluvium underlies the majority of the subject site except for the eastern side along Moreno Drive where 15 feet of loose fill was found. The old fill contained trash and oil saturated sand. The report stated that the older fill would be partially removed during excavation for a basement and recommended that the remaining fill be removed and new fill compacted during development. Conventional spread footings were recommended for the building foundation and caissons were used under the perimeter, property-line block wall. In 1960, a report was issued for the foundation of a proposed 14-story tower that was to be constructed along the north side of the property. Because the construction of the office building was already underway and grading for the tower foundation was not possible, cast-in-place caissons up to 48 feet in depth were reportedly going to be installed. However, the towers were never constructed and the pile clusters that were proposed were never constructed and were not found during the recent site demolition.

A methane report included within the due diligence documents stated that groundwater was encountered 5 feet below the bottom of a probe drilled to 45 feet (no logs of the drilling were provided within the report); a call to the principal engineer for the project verified that groundwater was encountered at 50 feet below the ground surface.

Feffer Geological Consulting performed a previous phase of subsurface investigation and laboratory testing in 2007 as part of a site evaluation for a previous owner.

Site Demolition

A site visit was conducted on May 26th, 2006. Discussion with the demolition contractor, Holcomb Engineering Contractors, Inc., revealed that no unusual subsurface conditions were encountered. Mr. Holcomb stated that the 14-story towers were never constructed and he has searched for but has not found any pile clusters.

2.0 INVESTIGATION

2.1 GENERAL

Our field investigation was performed on January 18-20, 2007 and April 21, 2011 and consisted of a review of site conditions and exploration involving drilling of eight hollow-stem borings, advancing four CPT soundings, and soil sampling. Our investigation also included laboratory testing of selected soil samples. A brief summary of these various tasks are provided below.

2.2 FIELD EXPLORATION

The subsurface investigation performed at the site consisted of drilling eight borings by use of a hollow-stem auger drill rig and four electronic piezocone soundings (CPT). The purpose of the borings and CPT soundings was to determine the existing subsurface conditions and to collect subsurface soil in the areas of the proposed construction and throughout the site.

The borings were excavated to a maximum depth of 100.5' below the existing ground surface.

The CPT's were pushed to a maximum depth of 100.21' below the existing ground surface.

The soil materials encountered in Borings 1-8 consisted of fill over Older Alluvium.

A review of geological maps^{1,2} indicates that the material underlying the subject site is comprised of Alluvium of Quaternary age (Figure 4).

The borings were logged by our field geologist using both visual and tactile means. Both bulk and relatively undisturbed soil samples were obtained.

The approximate locations of the borings are shown on the attached site plan included in Appendix A. Detailed boring and CPT logs are presented in Appendix B.

2.3 LABORATORY TESTING

Laboratory testing was performed on representative samples obtained during our field exploration. Samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations. Testing included in-place moisture and density, maximum density, optimum moisture content, hydro-response-swell/collapse, and shear strength testing. A summary of the laboratory test results is included in Appendix C.

The physical properties of the soils were tested at Soil Labworks, LLC. The undersigned geologist and engineer have reviewed the data and concur and accept it.

¹ Dibblee, Thomas, 1991, Geologic Map of the Beverly Hills and Van Nuys (south ½) Quadrangles, Los Angeles County, California Map #DF-31.

²Hoots, H.W., 1931, Geology of the eastern part of the Santa Monica Mountains, Los Angeles County, California: United States Geological Survey Professional Paper 165-C.

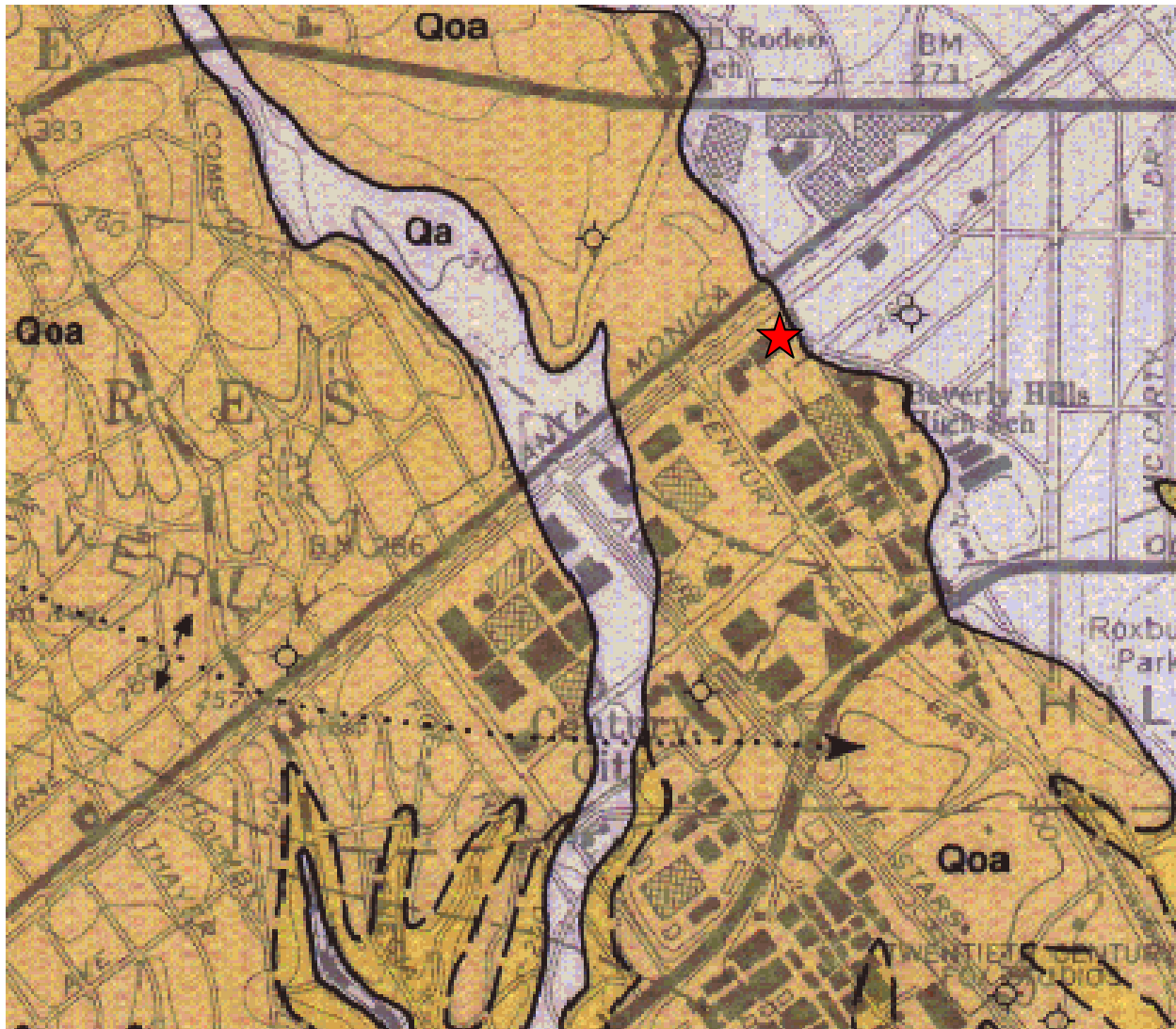


Figure 4. Portion of Dibblee Geologic Map. Site is designated by a red star.

3.0 SITE GEOLOGY, SEISMICITY, POTENTIAL HAZARDS

3.1 SITE GEOLOGY

Regional geologic maps and the subsurface exploration indicated that the property is underlain by Quaternary Age Older Alluvium (Figure 4) overlain by variable amounts of fill. Descriptions of the materials encountered in our exploratory borings are described below.

3.2.1 Fill

The fill consists of fine to coarse grained silty and gravelly sand with minor amounts of clay and occasional concrete fragments. The color consists of mottled light brown to brown, tan, orange, and green. The fill is medium dense, moist and contains occasional construction spoils. The fill on site varies is typically about 7.5 feet deep but varies from 5 feet to as deep as 13 feet in the southeast corner of the site.

3.2.2 Quaternary Alluvium

The alluvium consists of admixtures of gravel, sands, silts and clays which vary from light to dark browns, grays, tan, greenish-gray, orange-brown, and occasional red-brown. The alluvium was moist (saturated below the ground water level), medium dense to dense, firm to stiff, containing caliche and mica. The alluvium is generally weakly horizontally layered with no significant structural planes.

3.2.3 Groundwater

Groundwater was encountered during the recent excavations and soundings at depths ranging from 35 to 50 feet below the ground surface. Historically, the highest groundwater in this area of Los Angeles is estimated to be about 25 feet below the ground surface Figure 5 (Plate 1.2, *Historically Highest Groundwater Contours and Borehole Log Data Locations, Beverly Hills 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Burbank Quadrangle, SHZR-023*).

Feffer Boring Designation	Elevation of Boring	Depth to Groundwater	Groundwater Elevation
B-1	272'	50'	222'
B-2	261'	45'	216'
B-3	262'	35'	227'
B-4	261'	35'	226'
B-5	262'	42'	220'
B-6	262'	43'	219'
B-7	262'	40'	222'
B-8	262'	42'	220'

Open-File Report 98-14

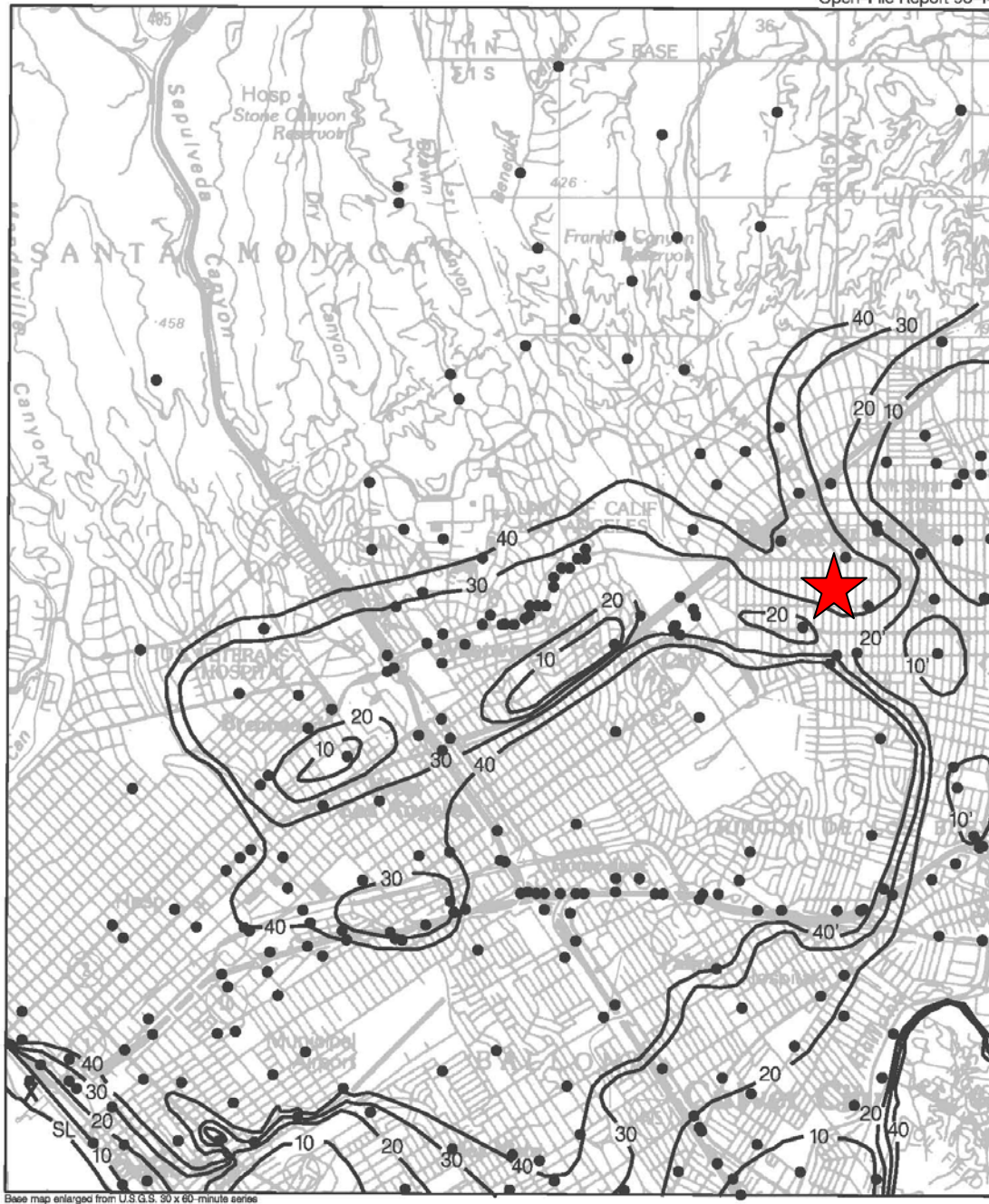


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Beverly Hills Quadrangle.

● Borehole Site — 30 — Depth to ground water in feet

X Site of historical earthquake-generated liquefaction. See "Areas of Past Liquefaction" discussion in text.

ONE MILE
SCALE

A monitoring well/piezometer has been installed within Boring 4 so that groundwater levels can be monitored over time. A measurement taken on February 27, 2007 indicated that groundwater was 35' below the surface level at B-4. A measurement of the water level on May 21, 2011 indicated that groundwater is at 36' below the ground surface.

3.3 SEISMICITY

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The site is located within a seismically active area, as is all of Southern California. Earthquakes generated on large regional faults such as the San Andreas, Newport Inglewood, Santa Monica, and Raymond Faults could affect the site.

The closest known active faults to the site are the Newport-Inglewood and Santa Monica Faults. The Santa Monica Fault is located to the north of Santa Monica Boulevard within the golf course property about 0.25 km north of the site. The Newport-Inglewood Fault as located on state of California Special Studies Zone Earthquake Fault Maps is 4 km to the southeast of the site. The Santa Monica Fault is not zoned as an active Fault on the State of California Alquist-Priolo maps but several studies indicate that it is likely active and will likely soon be officially designated as an active fault. The Santa Monica Fault does not cross the subject property. Since no active faults cross the property, the surface rupture hazard at the site is very low to nil.

Based on discussion with MACTEC Engineering and Consulting, Inc., the geotechnical firm performing geotechnical services for the Metro Rail Westside Subway Extension, ongoing evaluations of the fault hazard within the area surrounding the subject site is being performed. Specifically, hollow stem continuous core borings, CPT's, and P and S wave seismic reflection survey lines are being done in the immediate surrounding area on Moreno Drive and within the High School property to the south of the site. Mactec will also drill one hollow stem continuous core boring, advance 2 CPT soundings, and perform a P and S wave seismic reflection survey line on the subject site as part of the evaluation but has yet to complete this work. The Metro Rail information, once released, will be incorporated into the report for the subject site. To date, no active faults have been found on the subject site.

Due to the distance from the coastline the site is not susceptible to the effects of tsunamis and seiches.

Based upon the Maximum Considered Earthquake for this area of Los Angeles and in conformance with ASCE 7-05, the Peak Ground Acceleration at the site was determined to be 0.45g. Groundwater maps within the referenced report indicate that the historical highest groundwater is deeper than 25 feet. Current groundwater levels are as high as 36' below the ground surface.

3.4 LIQUEFACTION

Liquefaction is a process that occurs when saturated sediments are subjected to repeated strain reversals during an earthquake. The strain reversals cause increased pore water pressure such that the internal pore pressure approaches the overburden pressure and the shear strength approaches zero. Liquefied soils may be subject to flow or excessive strain, which can cause settlement. Liquefaction occurs in soils below the groundwater table. Soils commonly subject to liquefaction

include loose to medium dense sand and silty sand that are normally consolidated and Holocene in age. Predominantly fine-grained soils, such as silts and clay, are less susceptible to liquefaction. Generally, soils with a clay content of greater than 15 percent and/or a fines content (percent passing the 200 sieve) greater than 30 percent, are not considered subject to liquefaction. Over-consolidated soils and soils older than 12,000 years are not subject to liquefaction.

The subject property is not included within a State of California Seismic Hazard Zone for earthquake liquefaction or seismic ground deformation. The site is underlain by over-consolidated, older alluvial deposits (Pleistocene age), which are not subject to liquefaction. Therefore, the liquefaction potential of the site is very low to nil. Similarly, hazards associated with liquefaction, such as lateral spreading, ground failure, and dynamic settlement are considered very low to nil. Mitigation of the liquefaction hazards are not indicated for the site.

4.0 GEOTECHNICAL CONSIDERATIONS

4.1 SUBSURFACE SOIL CONDITIONS

Subsurface materials at the site consist of older alluvium below variable amounts of fill. On the subject property there was up to thirteen feet of fill over older alluvium. Laboratory testing indicates that the alluvium at the depth of the anticipated foundations has a moderate potential for consolidation and hydrocollapse under heavy loads. The alluvium at the subject site is competent and not subject to liquefaction or earthquake induced ground deformation. The following paragraph provides general discussions about settlement and expansive soil activity.

4.2 SETTLEMENT

Our investigation indicated that the consolidation and hydrocollapse potential of the older alluvium at the depth of the proposed foundations is low. The bearing soils at the level of the foundations are subject to consolidation upon heavy loading. Recommendations are presented below to mitigate the settlement hazard associated with consolidation of the bearing soils.

4.3 EXPANSIVE SOIL

The on-site, near surface soil was found to possess low to moderate expansive characteristics based upon expansion index testing and field soil classifications.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 BASIS

Conclusions and recommendations contained in this report are based upon information provided, information gathered, laboratory testing, engineering and geologic evaluations, experience, and judgment. Recommendations contained herein should be considered minimums consistent with industry practice. More rigorous criteria could be adopted if lower risk of future problems is desired. Where alternatives are presented, regardless of what approach is taken, some risk will remain, as is always the case.

5.2 SITE SUITABILITY

The site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the proposed development is suitable from a geotechnical standpoint.

It is our opinion that the site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation will require adherence to good construction practice, agency and code requirements, the recommendations in this report, and possible addendum recommendations made after plan review and at the time of construction.

5.3 SEISMIC DESIGN CONSIDERATION

It is not known if the proposed structures are going to be designed using dynamic or static analyses. Feffer Geological has not performed a site-specific seismic ground motion study or produced seismic response spectra. The following parameters are based upon the 2010 Building Code and ASCE 7-05 and may be used for the preliminary seismic design.

The following parameters are based upon Section 1613 of the 2010 Building Code. The Site Class was determined by measuring the shear wave velocity of the soils to a depth of 100 feet in CPT 2. :

Mapped Spectral Response Acceleration Parameters:

	S_s	:	1.865g
	S_1	:	0.632g
Site Class:	D	:	Stiff Soil
Site Coefficients:	F_a	:	1.0
	F_v	:	1.5

Maximum Considered Earthquake Spectral Response Acceleration Parameters:

	S_{MS}	:	1.865g
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	S_{M1}	:	0.948g
Design Spectral Response Acceleration Parameters:			
	S_{DS}	:	1.243g
	S_{D1}	:	0.632g

It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

5.4 EARTHWORK

5.4.1 General

Demolition of the previous structures disturbed the upper five to thirteen feet of existing fill and alluvium; all building and parking foundations should be founded on firm undisturbed older alluvium below the fill at an elevation of approximately 252'. Light structures such as planter and screen walls, landscaping, etc. can be placed on either alluvium or newly compacted fill. If it is anticipated that the proposed construction may require grading of the site, it should be done in accordance with good construction practice, minimum code requirements and recommendations to follow. Grading criteria are included within Appendix E.

5.4.2 Site Preparation and Grading

Based on our understanding of the proposed development, we recommend that footings be founded in firm older alluvium for the main building and parking structures and firm alluvium or a newly compacted fill cap for light structures. Prior to the start of grading operations, utility lines within the project area, if any, should be located and marked in the field so they can be rerouted or protected during site development. All debris and perishable material should be removed from the site. No permanent cut and fill slopes should be constructed steeper than a 2:1 gradient.

If fill is to be placed the upper six to eight inches of surface exposed by the excavation should be scarified; moisture conditioned to two to four percent over optimum moisture content, and compacted to 95 percent relative compaction³. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction will be necessary.

5.5 FOUNDATION SUPPORT

5.5.1 New Structures

All proposed footings for the building and parking structures shall be embedded within approved firm older alluvium, in accordance with the recommendations below.

³ Relative compaction refers to the ratio of the in-place dry density of soil to the maximum dry density of the same material as obtained by the "modified proctor" (ASTM D1557) test procedure.

Formal design parameters, such as the anticipated structural loads have not been provided. Foundations loads for the residential building are anticipated to be very high. Foundation loads for perimeter retaining walls and parking structure are expected to be moderate to high. All foundations are required to extend into the underlying alluvium below an elevation of approximately 252'. Based on the anticipation of high structural loads conventional foundations and slabs are not considered feasible for the residential tower. Pile foundations are recommended to support the high foundation loads.

Deepened Foundations - Cast-in-place Concrete Piles

Cast-in-place concrete piles are recommended to support the structures in order to control settlement. Piles should be embedded at least 10 feet into older alluvium. Capacities of 12 through 30 inch piles are shown on the Pile Capacity chart included within Appendix D. It is assumed that groups of piles with a reinforced concrete cap will be required to support the heavier columns.

Higher capacities are possible, but will require full scale field testing of the piles before construction.

Foundation Settlement

Settlement of the foundation system is expected to occur on initial application of loading. Total settlements under static conditions are expected to be less than 1 inch. Differential settlement under static loads should not exceed 1/2 inch.

5.5.2 Mat Foundations

Where loads are moderate, a mat foundation may be used to distribute concentrated loads to the bearing soils to mitigate differential settlement. The thickness of the mat should be determined by the structural engineer. For capacity of the mat, a net dead-plus-live load pressure of 3,500 pounds per square foot may be assumed for the native alluvium at the base of the mat. A 1/3 increase may be used for wind or seismic loads. For bearing calculations, the weight of the concrete in the footing may be neglected.

A coefficient of subgrade reaction of 335 kips per cubic foot may be used for the mat to compute deflections. The recommended subgrade modulus has already been factored to reflect the anticipated size.

5.5.3 Conventional Foundations

The structural foundations for the light structures shall be embedded within alluvium or approved compacted fill. Conventional foundations may be appropriate.

Allowable design parameters for foundations are provided below.

Minimum depth for interior and exterior footing
(Measured from lowest adjacent grade).....2 feet

Minimum width.....1.5 feet

Bearing pressure

a. Sustained loads for Alluvium or Compacted Fill (lbs. per square foot) 1,500 psf

Resistance to lateral loads

a. Passive soil resistance (lbs. per cubic ft.)

 Within Alluvium or Approved Compacted Fill..... 250 pcf

 Maximum allowable 4,500 psf

b. Coefficient of sliding friction..... 0.30

The allowable bearing pressures are for dead plus long-term live loads.

Increases in the bearing value of the alluvium are allowable at a rate of 300 pounds per square foot for each additional foot of footing width or depth to a maximum of 4,500 pounds per square foot. For bearing calculations, the weight of the concrete in the footing may be neglected.

The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. When combining passive and friction for lateral resistance, the passive component should be reduced by one third.

All continuous footings should be reinforced with a minimum of four #4 steel bars; two placed near the top and two near the bottom of the footings. Footing excavations should be cleaned of all loose soil, moistened, free of shrinkage cracks and approved by the geologist and geotechnical engineer prior to placing forms, steel or concrete.

Footings designed and constructed in accordance with the foregoing criteria are expected to settle less than 3/4 inch. Differential settlement of approximately half of the total settlement is expected.

5.6 RETAINING WALL AND SHORING

Retaining Wall

Cantilevered retaining walls up to 12 feet high that support older alluvium and approved retaining wall backfill, may be designed for an equivalent fluid pressure of 45 pounds per cubic foot (calculations included within Appendix D). Restrained basement walls that are pinned at the top by a non-yielding floor should be designed for 60 pounds per cubic foot.

Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾ inch crushed gravel.

Basement retaining walls surcharged by existing foundations or vehicular traffic should be designed to withstand the surcharge. Feffer Geologic can assist the structural engineer in evaluating the magnitude of the surcharge pressure and the point of application.

Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum density as determined by ASTM D 1557-09. Where access between the retaining wall and the temporary excavation prevents the use of compaction equipment, retaining walls should be backfilled with $\frac{3}{4}$ inch crushed gravel to within 2 feet of the ground surface. Where the area between the wall and the excavation exceeds 18 inches, the gravel must be vibrated or wheel-rolled, and tested for compaction. The upper 2 feet of backfill above the gravel should consist of a compacted fill blanket to the surface. Retaining wall backfill should be capped with a paved surface drain or a concrete slab.

It should be pointed out that the use of heavy compaction equipment in close proximity to retaining walls can result in excess wall movement and/or soil loadings exceeding design values. In this regard, care should be taken during backfilling operations.

Waterproofing

Special consideration should be given to waterproofing the walls to prevent damage to the building interior. Unless dampness is acceptable on exterior wall faces, waterproofing should also be incorporated into the exterior retaining wall design. Although the project architect is the party who should provide actual waterproofing details, it is suggested the waterproofing consist of a multi-layered system such as an initial generously applied layer of hot-mopped asphalt over which a layer of construction felt could be applied, then thoroughly mopped again with hot asphalt. In the case of all retaining walls, it is suggested that a layer of 10-mil Visqueen be placed as a finish layer. The multi-layered system should be covered with protective foam board, or similar, to prevent damage during the backfilling operation.

Extreme care should be exercised in sealing walls against water and water vapor migration. Where retaining walls are planned against interior space, continuity should be provided between the aforementioned wall moisture-proofing on the back of the retaining wall and the moisture barrier typically placed under slab areas. This waterproofing is necessary to prevent the foundation concrete from acting as a wick through which moisture migrates to the interior space despite wall moisture proofing. As aforementioned, the architect or structural engineer should develop the actual waterproofing details.

5.6.2 TEMPORARY EXCAVATIONS

Depending on the type of foundation system determined for the site, temporary excavations may be required to construct the subterranean portions of the development and possible mat slabs. Depending upon final design excavations up to 20 feet in height may occur and will expose scattered fill over Older Alluvium. Where not surcharged by existing footings or structures, the Older Alluvium and existing fill is capable of maintaining vertical excavations up to 5 feet. Where vertical excavations in the Older Alluvium and fill exceed 5 feet in height, the upper portion should be trimmed to 1:1 (45 degrees). Vertical excavations removing lateral or vertical support from existing structures or the public right-of-way will require the use of temporary shoring. Any excavation that

encroaches within a 1:1 plane projected downward from the edge of the footing is considered to remove lateral support from the footing.

Shoring

Shoring may consist of drilled, cast-in-place concrete piles with wood lagging. Shoring piles should be a minimum of 24 inches in diameter and a minimum of 8 feet into native soils below the base of the excavation. Piles may be assumed fixed at 3 feet below the base of the excavation. The concrete placed in the soldier pile excavations may be a lean-mix concrete. However, the concrete used in that portion of the soldier pile, which is below the planned excavated level, should be of sufficient strength to adequately transfer the imposed loads to the surrounding soils.

Cantilevered shoring up to a height of 20 feet may be designed for an equivalent fluid pressure of 35 pcf. The recommended design pressure on shoring in excess of 20 feet is 40 pcf. For the vertical forces, piles may be designed for a skin friction of 200 pounds per square foot for that portion of pile in contact with the soil. Soldier piles should be spaced a maximum of 8 feet on center. Due to arching on the soils, the design fluid pressure should be multiplied by the pile spacing.

The recommended soil pressures do not include surcharge pressures from traffic or existing structures. The shoring engineer should add appropriate surcharge pressures to account for existing structures, property line retaining walls and vehicular traffic. Feffer Geological can assist the shoring engineer in determining the surcharge pressure and the point of application.

Lateral Design of Shoring

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the Older Alluvium below the base of the excavation.

Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per cubic foot. The maximum allowable earth pressure is 6,000 pounds per square foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½ pile diameters on center may be considered isolated.

Lagging

Lagging is required between shoring piles. The lagging should be designed for a maximum pressure of 400 pounds per square foot.

Earth Anchors

Earth anchors (tie backs) may be employed to assist the shoring system. Pressure grouted friction anchors are recommended. For design purposes, it is assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 30 degrees with the vertical through the bottom excavation. Friction anchors should extend at least 10 feet beyond the potential active wedge, or to a greater

length if necessary to develop the desired capacities. The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section.

For shallow conventional, straight-shaft friction anchors (less than 15 feet of over-burden) the estimated skin friction is 300 pounds per square foot. Post-grouted anchors are expected to achieve capacities of 3 to 4 kips/ft, depending on the depth. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least six feet on center, no reduction in the capacity of the anchors need be considered due to group action.

The anchors may be installed at angles of 20 to 40 degrees below the horizontal. Caving and sloughing of the anchor hole should be anticipated and provisions made to minimize such caving and sloughing. To minimize chances of caving and sloughing, that portion of the anchor shaft within the active wedge should be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

The frictional resistance between the soldier piles and the retained earth may be used in resisting a portion of the downward component of the anchor load. The coefficient of friction between the soldier piles and the retained earth may be taken as 0.25. (This value is based on the assumption that uniform full bearing will be developed between the steel soldier beam and the lean-mix concrete and between the lean-mix concrete and the retained earth). In addition, the soldier piles below the excavated level may be used to resist downward loads. The downward frictional resistance between the concrete soldier piles and the soils below the excavated level may be taken as equal to 300 pounds per square foot.

All of the anchors should be tested following the recommendations of the shoring engineer and in conformance with City of Los Angeles Guidelines. The testing criteria should include 200 percent of design tests to verify the skin friction and soil adhesion values assumed for design. The installation of the anchors and the testing of the completed anchors should be observed by a deputy grading inspector under the direction of the geotechnical engineer.

Deflection Monitoring

Some deflection is expected for a well designed and constructed shoring system. Where offsite structures or the public right-of-way are located within 10 feet of the shored excavation, it is recommended that the deflection be limited to ½ inch or less. Where offsite structures and the public right-of-way are located within more than 10 feet of the shored excavation, it is recommended that the deflection be limited to 1 inch or less.

Prior to construction and excavation for the subterranean levels, it is recommended that the existing conditions along the property line be documented and surveyed. Documentation should include photographs and descriptions of the offsite structures and conditions. Survey monuments should be affixed to representative structures and to points along the property line and offsite. The survey points should be measured prior to construction to form a baseline for determining settlement or

deformation. Upon installation of the soldier piles, survey monuments should be affixed to the tops of representative piles so that deflection can be measured.

The shored excavation and offsite structures should be visually inspected every day. Survey monuments should be measured once a month during the construction process. Should the surveys reveal offsite deformation or excessive deflection of the shoring system, the shoring engineer and geotechnical engineer should be notified. Excessive deflection may require additional anchors, post-grouting and re-tensioning or internal bracing to restrain the shoring system.

Excavation Characteristics

The borings and CPT soundings did not encounter hard, cemented bedrock. Groundwater was encountered at depths of 35 to 50 feet and should be anticipated for drilled shafts and deep excavations. Drilled foundations and anchors below the groundwater level may be subject to caving and casing, drilling muds or special drilling techniques may be required. Water should be pumped from foundation excavations prior to placing concrete. As an alternative, water may be displaced from drilled foundation shafts by placing the concrete from the bottom up. The compressive strength of concrete placed below the water table should be increased by 1,000 psi over the design strength. Based on our understanding of the proposed development it is not anticipated that the groundwater table will necessitate lowering. However, if it is deemed necessary, a dewatering consultant should be retained to evaluate the feasibility of lowering the groundwater table to facilitate construction.

5.7 EXTERIOR FLATWORK

Exterior flatwork should be placed over alluvium or approved compacted fill. Any existing fill should be removed to alluvium and replaced as approved compacted fill where slabs are proposed. Alternatively, slabs should be structurally designed to span the fill between deepened foundation elements.

Five inch net sections with #4 bars at 18 inches o.c.e.w. are also advised. Control joints should be planned at not more than twelve foot spacing for larger concrete areas. Narrower areas of flatwork such as walkways should have control joints planned at not greater than 1.5 times the width of the walkway. Recommendations provided above for interior slabs can also be used for exterior flatwork, but without a sand layer or Visqueen moisture barrier. Additionally, it is also recommended that at least 12-inch deepened footings be constructed along the edges of larger concrete areas.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of No. 4 bars bent around exterior footing reinforcement. Dowels should be extended at least two feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, 3/8-inch minimum thickness expansion joint material should be provided. Where expansion joint material is provided, it should be held down about 3/8 inch below the surface. The expansion joints should be finished with a color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

5.8 CONCRETE

Based on our experience soils at the site have low levels of sulfates. As such, no special sulfate resistant cure mix design is required for the project. However, we recommend that the low permeable concrete be utilized at the site to limit moisture transmission through slab and foundation. For this purpose, the water/cement ratio to be used at the site should be limited to 0.5 (0.45 preferred). Limited use (subject to approval of mix designs) of a water reducing agent may be included to increase workability. The concrete should be properly cured to minimize risk of shrinkage cracking. The code dictates at least seven days of moist curing. Two to three weeks is preferred to minimize cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended but could be utilized for relatively non-critical improvements (e.g., flatwork) and other improvements provided the mix designs consider limiting shrinkage.

Contractors/other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Mix designs proposed by the contractor should be considered subject to review by the project engineer.

5.9 DRAINAGE

Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. The Project Civil Engineer is responsible for design of the system and should adhere to current code requirements.

5.10 PLAN REVIEW

When detailed grading and structural plans are developed, they should be forwarded to this office for review and comment.

5.11 AGENCY REVIEW

All soil, geologic, and structural aspects of the proposed development are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable.

5.12 SUPPLEMENTAL CONSULTING

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required by the governing agencies,

the more site reviews requested, the lower the risk of future site problems. The following site reviews are advised, some of which will probably be required by the agencies.

Preconstruction/pregrading meeting	Advised
Continuous observation and testing during any grading.....	Required
Shoring Observation	Required
Reinforcement for all foundations	Advised
Slab subgrade moisture barrier membrane	Advised
Slab subgrade rock placement	Advised
Presaturation checks for all slabs in primary structure areas.....	Required
Presaturation checks for all slabs for appurtenant structures.....	Advised
Slab steel placement, primary and appurtenant structures.....	Advised
Compaction of utility trench backfill.....	Advised

Unless otherwise agreed to in writing, all supplemental consulting services will be provided on an as-needed, time-and-expense, fee schedule basis.

5.13 PROJECT SAFETY

The contractor is the party responsible for providing a safe site. This consultant will not direct the contractor's operations and cannot be responsible for the safety of personnel other than his own representatives on site. The contractor should notify the owner if he is aware of and/or anticipates unsafe conditions. If the geotechnical consultant at the time of construction considers conditions unsafe, the contractor, as well as the owner's representative, will be notified. Within this report the terminology safe or safely may have been utilized. The intent of such use is to imply low risk. Some risk will remain, however, as is always the case.

6.0

REMARKS

Only a portion of subsurface conditions have been reviewed and evaluated. Conclusions, recommendations and other information contained in this report are based upon the assumptions that subsurface conditions do not vary appreciably between and adjacent to observation points. Although no significant variation is anticipated, it must be recognized that variations can occur.

This report has been prepared for the sole use and benefit of our client. The intent of the report is to advise our client on geotechnical matters involving the proposed improvements. It should be understood that the geotechnical consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive the advice. Subsequent use of this report can only be authorized by the client. Any transferring of information or other directed use by the client should be considered "advice by the client."

Geotechnical engineering is characterized by uncertainty. Geotechnical engineering is often described as an inexact science or art. Conclusions and recommendations presented herein are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions and recommendations presented should be considered "advice." Other consultants could arrive at different conclusions and recommendations. Typically, "minimum" recommendations have been presented. Although some risk will always remain, lower risk of future problems would usually result if more restrictive criteria were adopted. Final decisions on matters presented are the responsibility of the client and/or the governing agencies. No warranties in any respect are made as to the performance of the project.

REFERENCES

1. Blake, T., 2000, EQFault, Version 3.00b, Program for Deterministic Estimation of Peak Acceleration from Digitized Faults.
2. Blake, T., 2000, EQSearch, Version 3.00b, Program for Estimation of Peak Acceleration from California Earthquake Catalogs.
3. Blake, T., 2000, UBCSEIS, Version 1.03, Program for Computation of 1997 Uniform Building Code Seismic Design Parameters.
4. Jennings, C.W., 1994, "Fault Activity Map of California and Adjacent Areas," Scale – 1:750,000, California Division of Mines and Geology, California Geologic Map Data Series.
5. State of California, Seismic Hazard Zone Mapping, 1998, Beverly Hills Quadrangle.

APPENDIX 'A'

Site Plan

LEGAL DESCRIPTION

PARCEL A:
 THAT PORTION OF LOT "E" OF TRACT 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 68 TO 71 INCLUSIVE OF MAPS, AND LOT 3 OF TRACT 11964, AS PER MAP RECORDED IN BOOK 259, PAGE 33 OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID LOT "E", DISTANT ALONG SAID NORTH LINE, SOUTH 50°29'10" WEST 349.74 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT "E", THENCE ALONG SAID NORTH LINE NORTH 50°29'10" EAST 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 488 FEET; THENCE LEAVING SAID NORTH LINE EASTERLY ALONG SAID CURVE 89.25 FEET; THENCE TANGENT TO SAID CURVE NORTH 60°57'30" EAST 217.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 10 FEET; THENCE EASTERLY ALONG SAID CURVE 15.41 FEET; THENCE TANGENT TO SAID CURVE ALONG THE EAST LINE OF SAID LOT "E", SOUTH 30° 45' 13" EAST 135.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 354.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE NORTHEASTERLY LINE OF LOT 3 OF SAID TRACT NO. 11964, 148.88 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION SOUTH 59°17'53" WEST 230.00 FEET; THENCE LEAVING SAID PROLONGATION SOUTH 50°29'10" WEST 100.30 FEET; THENCE NORTH 39°30'50" WEST 305.92 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF SANTA MONICA BOULEVARD AS SHOWN AND/OR DEDICATED ON THE MAP OF TRACT NO. 26196, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 684, PAGES 78 TO 82 INCLUSIVE OF MAPS, RECORDED OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY ON OR WITHIN THE SURFACE OR UPPER 500 FEET THEREOF.

PARCEL B:
 THAT PORTION OF LOT "E" OF TRACT 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGES 68 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST LINE OF SAID LOT "E", DISTANT ALONG SAID NORTHWEST LINE, SOUTH 50°29'10" WEST 349.74 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT "E", SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF SAID LOT "E", WITH THE SOUTHWEST LINE OF LAND DEMISED IN A CERTAIN LEASE RECORDED IN BOOK M-180, PAGE 241, OFFICIAL RECORDS; THENCE ALONG SAID NORTHWEST LINE OF SAID LOT "E", SOUTH 50°29'10" WEST 38 FEET TO A POINT; THENCE SOUTH 39°31' EAST 305.81 FEET; THENCE NORTH 50°30'21" EAST 38.09 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DEMISED IN SAID LEASE RECORDED IN BOOK M-180, PAGE 241, OFFICIAL RECORDS; THENCE NORTH 39°32'4" WEST ALONG THE SOUTHWEST LINE OF THE LAND DEMISED IN LEASE, 305.82 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF SANTA MONICA BOULEVARD AS SHOWN AND/OR DEDICATED ON THE MAP OF TRACT NO. 26196, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 684, PAGES 78 TO 82 INCLUSIVE OF MAPS, RECORDED OF SAID COUNTY.

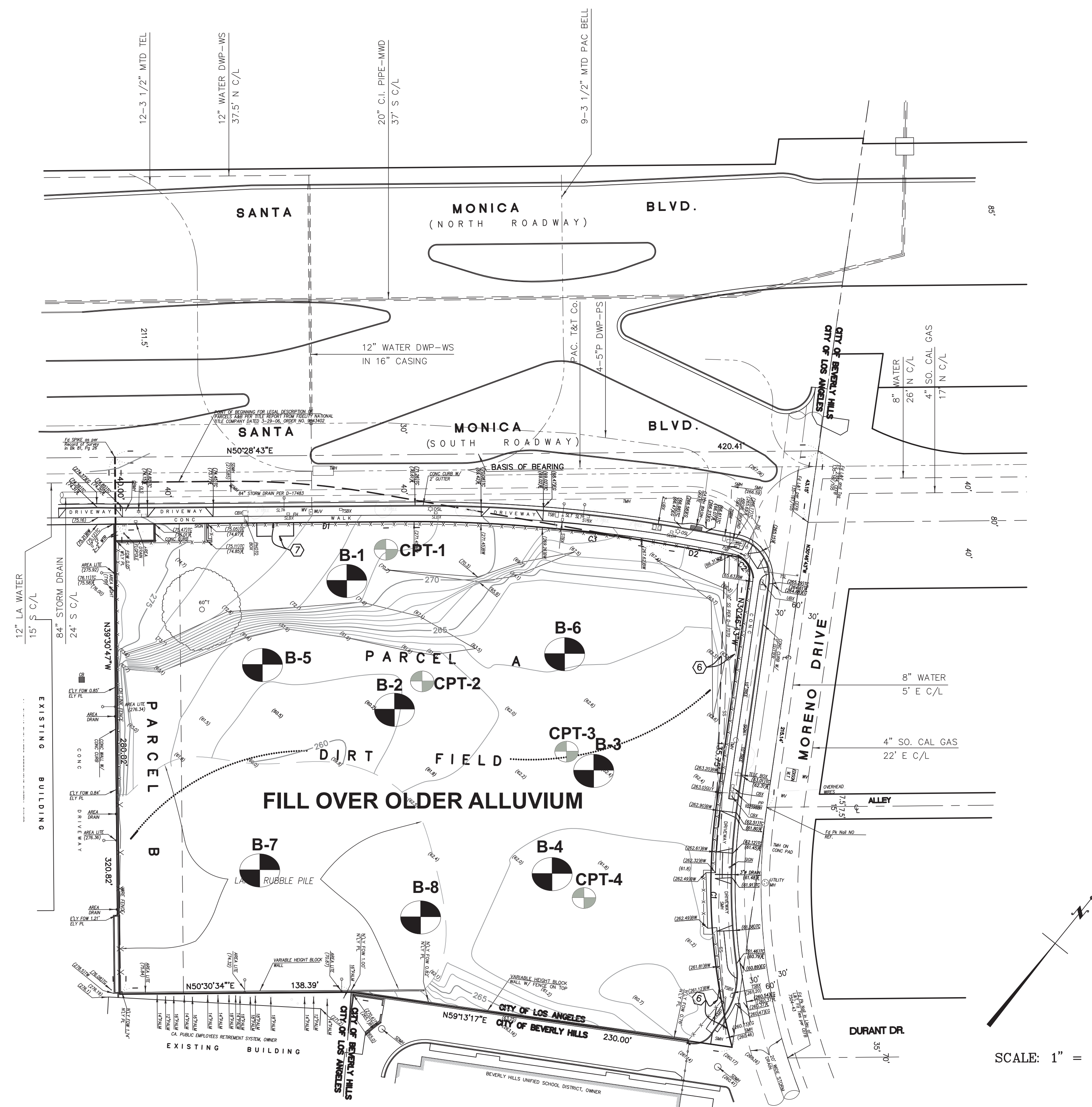
EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS IN OR UNDER SAID LOT LAND, BUT WITHOUT THE RIGHT ENTRY ON OR WITHIN THE SURFACE OR UPPER 500 FEET THEREOF.

LEGEND

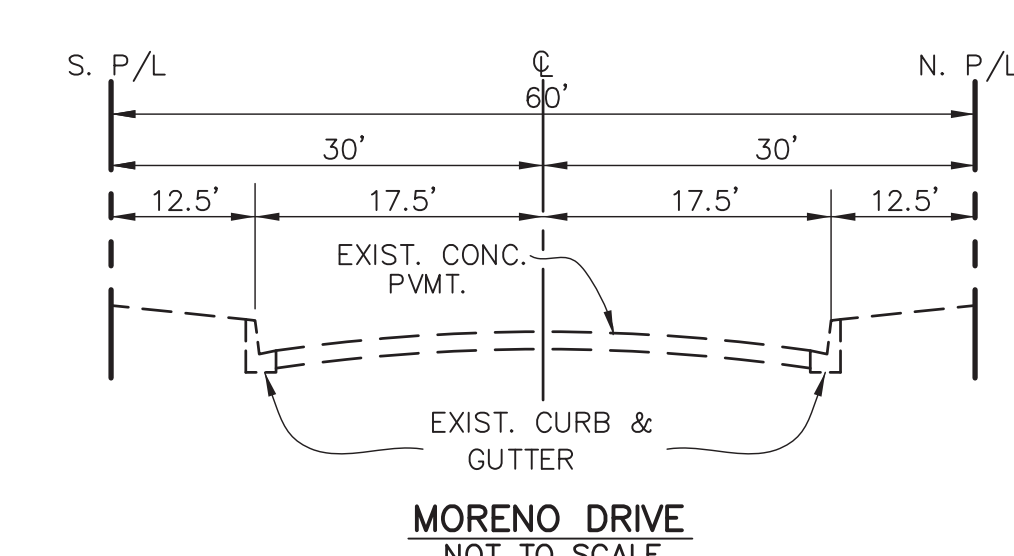
- CB CATCH BASIN
- CBMH CATCH BASIN MANHOLE
- CBX CABLE BOX
- CONC CONCRETE
- F4 FOUND
- FH FIRE HYDRANT
- FW WALL
- MH MANHOLE
- OSL ORNAMENTAL STREET LIGHT
- PL PROPERTY LINE
- PP POWER POLE
- SL STREET LIGHT
- SLBX STREET LIGHT BOX
- SMH SEWER MANHOLE
- SS SANITARY SEWER
- T TREE
- TMH TELEPHONE MANHOLE
- TSB TELEPHONE SERVICE BOX
- TSL TRAFFIC SIGNAL LIGHT
- TSBX TRAFFIC SIGNAL BOX
- TRP TYPICAL
- UBX UTILITY BOX
- UVLT UTILITY VAULT
- W WITH
- WUV WATER UTILITY VALVE
- WV WATER VALVE

- 6 EASEMENT FOR SANITARY SEWER RECORDED JULY 28, 1964 PER INSTRUMENT NO. 4676, BOOK D2566, OF OFFICIAL RECORDS.
- 7 EASEMENT FOR PIPE LINES RECORDED DECEMBER 4, 1964 PER INSTRUMENT NO. 5318, BOOK D2722, OF OFFICIAL RECORDS.

VESTING TENTATIVE TRACT MAP NO. 071555 FOR CONDOMINIUM PURPOSES

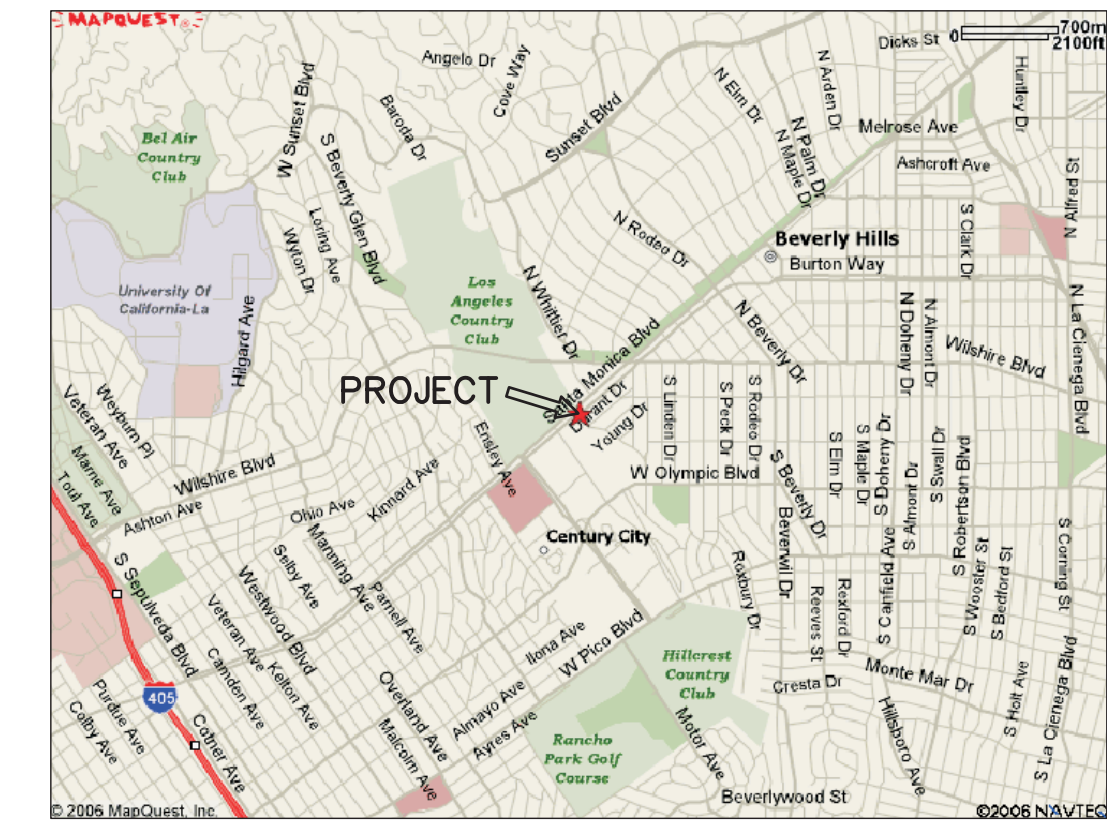


CURVE TABLE				COURSE TABLE			
NO.	DELTA	R	L	NO.	BEARING	DIST	
C1	28°24'57"	364.28	148.87	D1	N52°26'43"E	170.89	
C2	88°15'51"	10.00	15.41	D2	N60°27'25"E	47.72	
C3	10°28'43"	840.08	193.64				



	SITE PLAN	
	PROJECT: CRESCENT HEIGHTS	BY: YH
	DATE: 3/24/07	SCALE: 1"=40'
	REVISION: FROM SURVEY	

- LEGEND**
- B-8 LOCATION OF BORING
 - CPT-4 LOCATION OF CPT



LOCATION MAP
N.T.S.

SUBDIVIDER

SM 10000 PROPERTIES, LLC
 2200 BISCAYNE BOULEVARD
 MIAMI, FLORIDA 33137
 (415) 748-1779

OWNER:

SM 10000 PROPERTIES, LLC
 2200 BISCAYNE BOULEVARD
 MIAMI, FLORIDA 33137
 (415) 748-1779

ENGINEER:

S.E.C. CIVIL ENGINEERS, INC.
 16823 SATICOY STREET
 VAN NUYS, CA 91406
 (818) 782-2788

UTILITY SUPPLIERS:

NATURAL GAS: SOUTHERN CAL GAS
 WATER & ELECTRICITY: DEPT. OF WATER & POWER-CITY OF LA
 CABLE: TIME WARNER
 TELEPHONE: AT&T

NOTES:

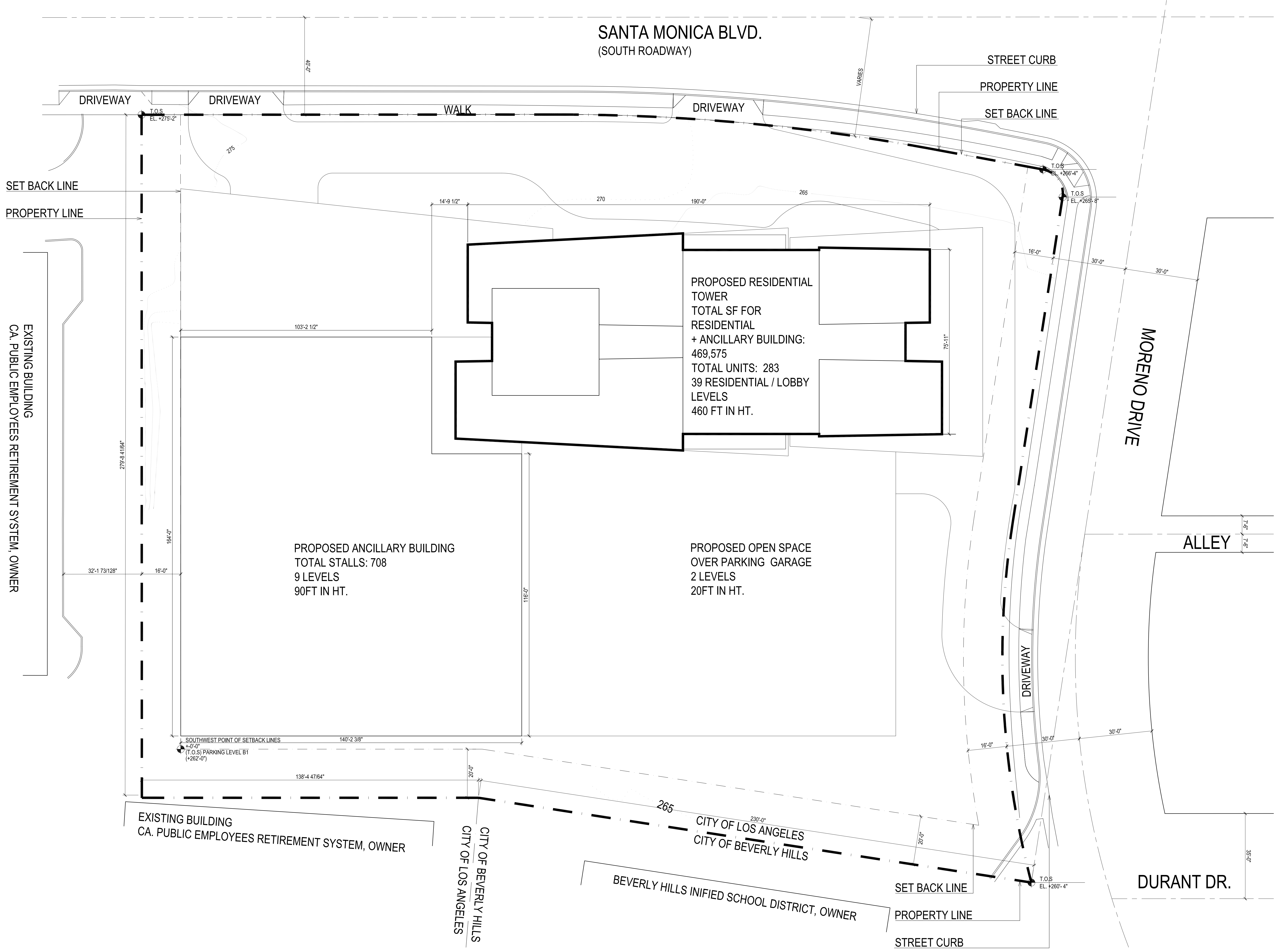
1. PROPERTY EXISTING AND PROPOSED IS ZONE C2-2-0. NO CHANGE IS REQUIRED.
2. THERE ARE NO PROTECTED TREES.
3. BUILDING WILL BE CONNECTED TO PUBLIC SEWER.
4. TOTAL NET AREA IS 104,350 SQ. FT. (2.4 A.C.)
5. BUILDING IS 460 FEET HIGH FROM LOBBY LEVEL TO THE ROOF AND AN ADDITIONAL 23 FEET TO THE TOP OF THE HELIPORT.
6. PROJECT IS NOT WITHIN THE MULHOLLAND CORRIDOR.
7. PROJECT IS IN COUNCIL DISTRICT 5, PAUL KORETZ.
8. THE COMMUNITY PLAN AREA IS WEST LOS ANGELES.
9. THE AREA PLANNING COMMISSION IS WEST LOS ANGELES.
10. THERE IS NO WATER COURSE ON THE PROPERTY.
11. THERE IS A METHANE HAZARD ON THE SITE.
12. THE PROJECT IS NOT IN HILLSIDE OR IN LIQUEFACTION BUT IS IN SPECIAL GRADING AREA PER BOE BASEGRID MAP A 13372.
13. PER ZI 1802 9/14/92 PROVISION OF SECTION 12.21 A17 ARE NOT APPLICABLE TO THIS PROJECT.
14. WE REQUEST THAT THE ADVISORY AGENCY DESIGNATE SANTA MONICA BOULEVARD AS THE FRONT YARD.
15. THE PROPOSED DEVELOPMENT CONSISTS OF LUXURY RESIDENTIAL CONDOMINIUMS, COMMUNITY AMENITIES.
16. THE RESIDENTIAL COMPONENT OF THE PROJECT WHICH WOULD BE HOUSED WITHIN A 38 STORY STATE-OF-THE-ART BUILDING, WOULD INCLUDE 280 LUXURY RESIDENTIAL CONDOMINIUMS AND ASSOCIATED AMENITIES. THIS RESIDENTIAL COMPONENT OF THE PROJECT WILL BE APPROXIMATELY 463,000 SQUARE FEET.
17. THE PROJECT WOULD ALSO PROVIDE APPROXIMATELY 80,000 SQUARE FEET OF OUTDOOR LANDSCAPED OPEN SPACES ON THE LANDSCAPED ROOF DECK AND AT GROUND LEVEL.
18. PARKING FOR RESIDENTS, GUESTS AND EMPLOYEES WOULD BE PROVIDED WITHIN A 2 LEVEL PARTIAL SUBTERRANEAN AND THE 8 LEVEL ABOVE GRADE PARKING FACILITY.
19. EARTH WORK
 CUT=17,000 C.Y. FILL=6,000 C.Y. EXPORT=11,000.

(EXISTING PROPERTY)

DWP NO. 7512.01 SCALE 1"=40' DATE JAN. 2011 REVISION REVISION	S.E.C. CIVIL ENGINEERS, INC. 16823 SATICOY STREET VAN NUYS, CA 91406 (818) 782-2788 (818) 873-1788 FAX: (818) 782-0111 RONALD W. SPINDLER R.C.E. 13194	SHEET 1 OF 3
CLIENT: SM 10000 PROPERTIES, LLC PROJECT: VESTING TENTATIVE TRACT MAP NO. 071555		

PROPERTY ADDRESS:
 10000 SANTA MONICA BOULEVARD
 LOS ANGELES, CALIFORNIA 90067

These plans are instruments of service and the property of S.E.C. Civil Engineers, Inc. All information contained on these drawings is for use on this specified project. If plans are provided in an electronic format (computer disk, compact disk, or other form of modern transmission), they are a courtesy to our users. The delivery of electronic files does not constitute the delivery of our professional work product. Only paper prints signed by a registered engineer are valid for S.E.C. Civil Engineers, Inc. constitute our professional work product. S.E.C. Civil Engineers, Inc. shall not be responsible for any modifications made to the electronic files or for any products derived from electronic files which are not reviewed and signed by a registered engineer employed by S.E.C. Civil Engineers, Inc.
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10000 SANTA MONICA BLVD.

Legal Description

Lot 1	Portion of Lot 1
Tract	5609
ARB	none

Lot 3	Portion of Lot 3
Tract	11964
ARB	none

Site Description

Dwelling Units	283 units
----------------	-----------

Parking Required

Total Required	708 spaces
----------------	------------

Parking Provided

Residential	566 spaces (includ. 15 handicap spaces)
Guest	142 spaces
Total Provided	708 spaces

Parking Level(s)	Area (sq. ft.)	No. of Spaces
B1	55,216	131
Gr	43,061	89
02	22,776	61
03	22,672	61
04	22,672	61
05	22,823	61
06	22,823	61
07	22,823	61
08	22,823	61
09	22,823	61
Total(s)	280,467	708

Open Space

Required	49,525 sq. ft.
Provided	112,352 sq. ft.
Landscape Area	31,736 sq. ft.

Area Calculations

Total Property Area	104,350 sq. ft.
Project FAR	4.5:1
Total Floor Area	469,575 sq. ft.

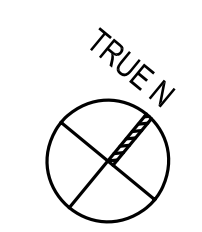
Main Building	458,243 sq. ft.
Ancillary Building	11,332 sq. ft.
Total Floor Area	469,575 sq. ft.

Lot coverage	61,168 sq. ft.
Total Property Area	104,350 sq. ft.
Percentage	58.6%

PLOT PLAN - CONVENTIONAL SCHEME
10000 SANTA MONICA

HANDEL ARCHITECTS LLP

SCALE: 1/16" = 1'-0"



1C

10000 SANTA MONICA BLVD.

Legal Description

Lot 1	Portion of Lot 1
Tract	5609
ARB	none

Lot 3	Portion of Lot 3
Tract	11964
ARB	none

Site Description

Dwelling Units	283 units
----------------	-----------

Parking Required

Total Required	708 spaces
----------------	------------

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Residential	566 spaces <small>(includ. 15 handicap spaces)</small>
Guest	142 spaces
Total Provided	708 spaces

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B1	55,216	131
Gr	43,061	89
02	22,776	61
03	22,672	61
04	22,672	61
05	22,823	61
06	22,823	61
07	22,823	61
08	22,823	61
09	22,823	61
Total(s)	280,467	708

Open Space

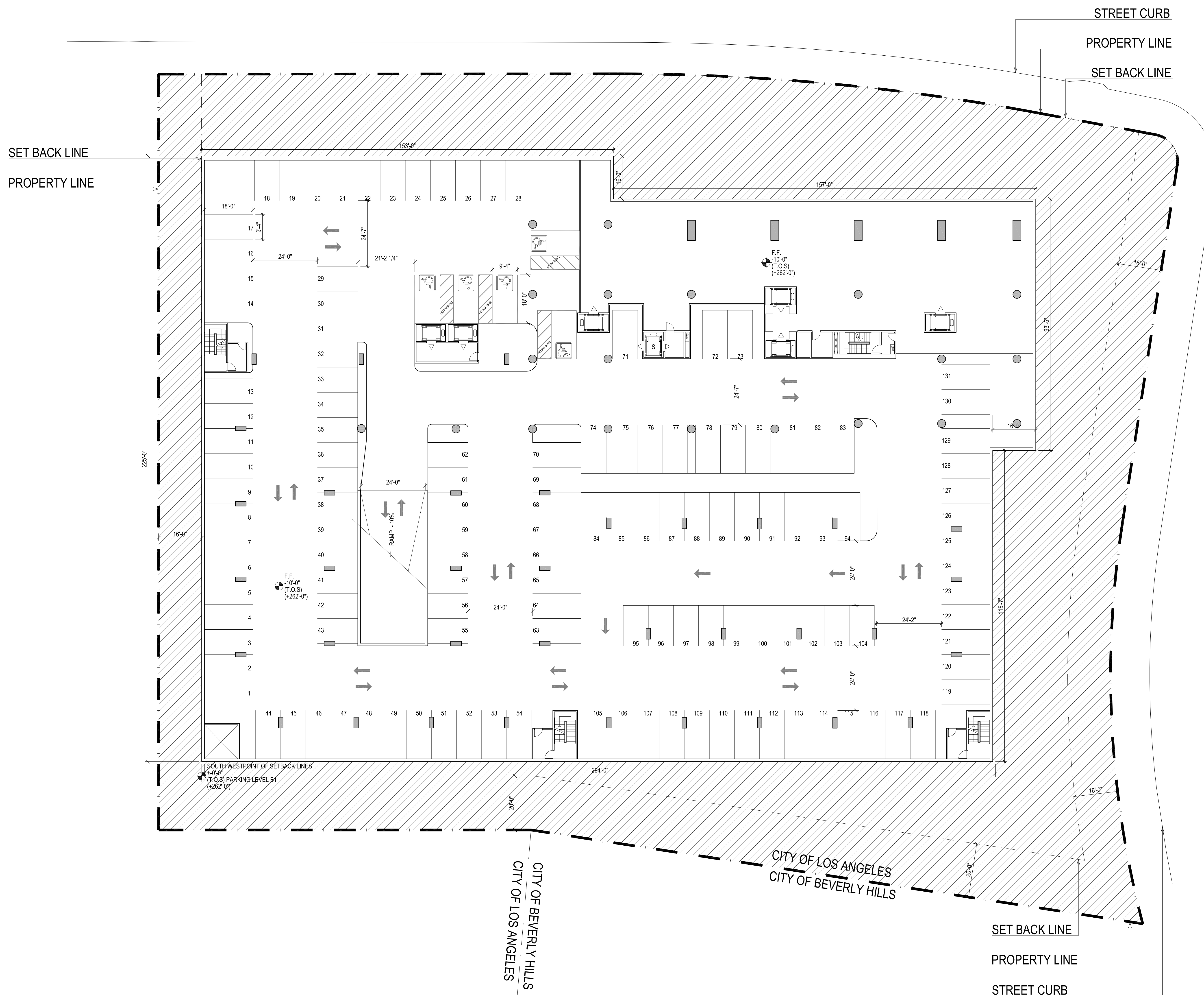
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Provided	112,352 sq. ft.
Landscape Area	31,736 sq. ft.

Area Calculations

Total Property Area	104,350 sq. ft.
Project FAR	4.5:1
Total Floor Area	469,575 sq. ft.

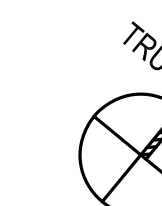
Main Building	458,243 sq. ft.
Ancillary Building	11,332 sq. ft.
Total Floor Area	469,575 sq. ft.

Lot coverage	61,168 sq. ft.
Total Property Area	104,350 sq. ft.
Percentage	58.6%



BELOW GRADE B1 PARKING - CONVENTIONAL SCHEME
10000 SANTA MONICA

HANDEL ARCHITECTS LLP 2C
 SCALE: 1/16" = 1'-0"



10000 SANTA MONICA BLVD.

Legal Description

Lot 1	Portion of Lot 1
Tract	5609
ARB	none

Lot 3	Portion of Lot 3
Tract	11964
ARB	none

Site Description

Dwelling Units	283 units
----------------	-----------

Parking Required

Total Required	708 spaces
----------------	------------

Parking Provided

Residential	566 spaces <small>(includ. 15 handicap spaces)</small>
Guest	142 spaces
Total Provided	708 spaces

Parking Level(s)	Area (sq. ft.)	No. of Spaces
B1	55,216	131
Gr	43,061	89
02	22,776	61
03	22,672	61
04	22,672	61
05	22,823	61
06	22,823	61
07	22,823	61
08	22,823	61
09	22,823	61
Total(s)	280,467	708

Open Space

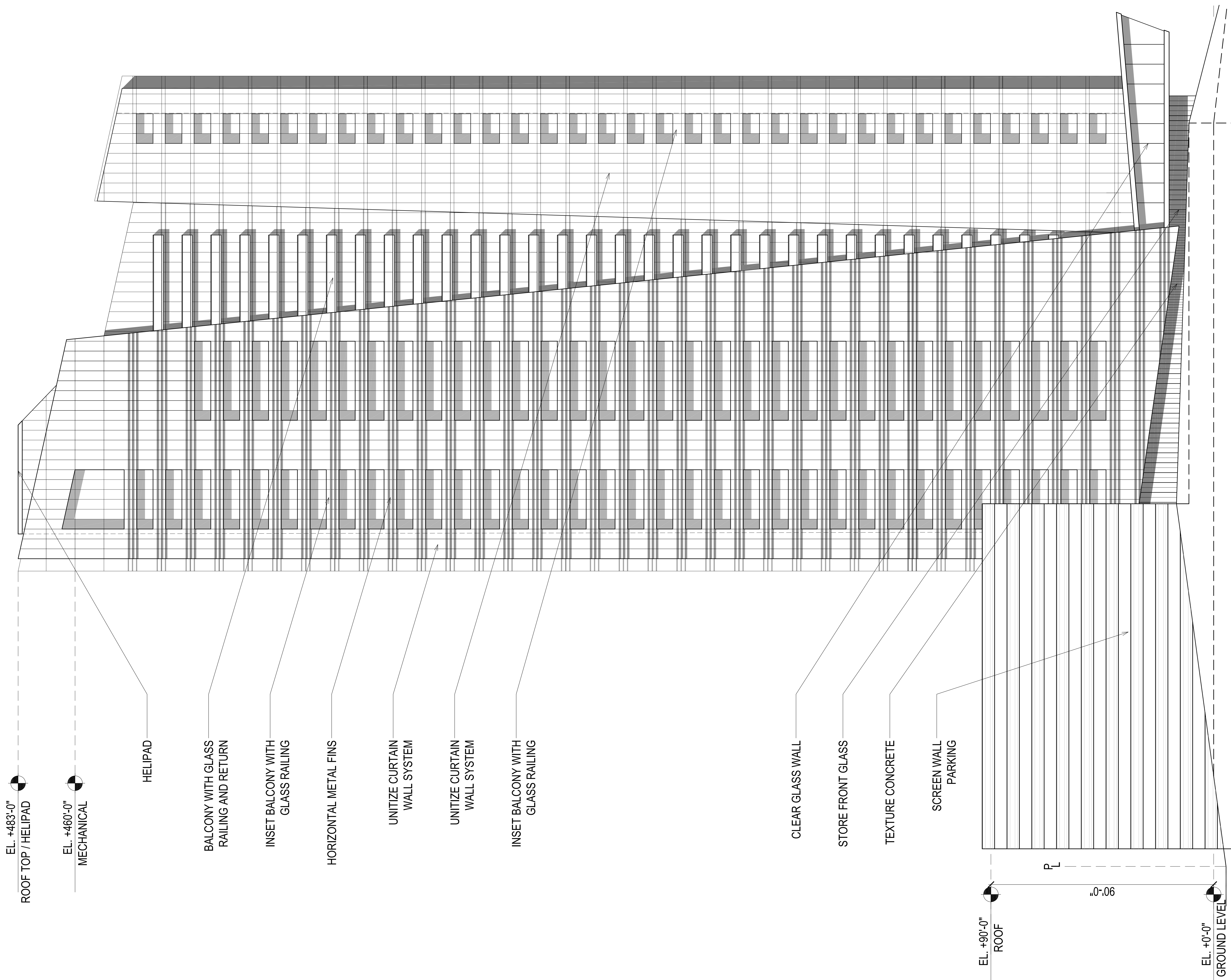
Required	49,525 sq. ft.
Provided	112,352 sq. ft.
Landscape Area	31,736 sq. ft.

Area Calculations

Total Property Area	104,350 sq. ft.
Project FAR	4.5:1
Total Floor Area	469,575 sq. ft.

Main Building	458,243 sq. ft.
Ancillary Building	11,332 sq. ft.
Total Floor Area	469,575 sq. ft.

Lot coverage	61,168 sq. ft.
Total Property Area	104,350 sq. ft.
Percentage	58.6%



EL. +483'-0"
ROOF TOP / HELIPAD

EL. +460'-0"
MECHANICAL

HELIPAD

BALCONY WITH GLASS
RAILING AND RETURN

INSET BALCONY WITH
GLASS RAILING

HORIZONTAL METAL FINIS

UNITIZE CURTAIN
WALL SYSTEM

UNITIZE CURTAIN
WALL SYSTEM

INSET BALCONY WITH
GLASS RAILING

CLEAR GLASS WALL

STORE FRONT GLASS

TEXTURE CONCRETE

SCREEN WALL
PARKING

EL. +90'-0"
ROOF

P_L

0'-0.06

EL. +0'-0"
GROUND LEVEL

SOUTH ELEVATION - CONVENTIONAL SCHEME
10000 SANTA MONICA

HANDEL ARCHITECTS LLP 17C
SCALE: 1/16" = 1'-0"

0 16FT 64FT 128FT



CONCEPTUAL RENDERING
10000 SANTA MONICA

HANDEL ARCHITECTS LLP 19C

APPENDIX 'B'

**Boring Logs
&
CPT Logs**

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Co

Boring No: 1
 Boring Location: See Site Plan for location

Date Performed: 1/20/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
				Fill: Silty fine grained sand	Brown		Slightly moist
5	8/9/11	R		Silty medium to coarse grained sand with gravel	Brown	Medium dense	Moist
10	4/7/11	SPT		Alluvium: Silty fine to medium grained sand, with gravel, clay binder	Mottled orange, brown greenish-gray	Dense	Moist
15	10/12/16	R		Silty fine grained sand to clay sand		Dense to firm	
20	4/5/8	SPT		Fine grained sandy silt		Dense	
25	7/12/14	R		Interbedded silty fine grained sand and silty clay	Orange gray-brown		
30	7/11/14	SPT		Silty fine to medium grained sand, with gravel	Brown red-brown		
35	17/20/22	R		Clayey silt	Mottled brown, gray		
40							

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Company
 Date Performed: 1/20/2007

Boring No: 1
 Boring Location: See site plan for location
 Drill Type: 8" Hollow Stem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	6/9/10	SPT		Silty medium to coarse grained sand, with clay binder	Brown	Dense	Moist
45	16/22/25	R		Silty clay to clay silt	Mottled brown green-brown		
50	6/10/11	SPT		Water At 50' Interbedded gravelly medium to fine grained sand and silty sand	Brown, red-brown		Saturated
55	4/5/8	R		Gravelly coarse grained sand, cohesionless	Brown	Medium dense	
60	5/8/13	SPT		Interbedded silty fine grained sand, and gravelly coarse sand, gravelly sand is cohesionless	Gray	Medium dense to dense	
65	22/50	R		Sandy clay, caliche	Mottled orange-brown, gray-brown	Stiff	Moist
70	5/10/13	SPT		Silty fine to medium grained sand to sandy silt, with occasional gravel, caliche	Mottled brown, gray-green	Dense	
75	21/27/30	R		Silty fine grained sand to sandy silt, caliche			
80							

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Co

Boring No: 1
 Boring Location: See Site Plan for location

Date Performed: 1/20/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
80	12/15/22	SPT		Sandy silt to silty fine grained sand, caliche	Brown	Dense	Moist
85	25/50	R		Sandy silt, caliche			
90	13/15/17	SPT		Interbeded fine graiend sandy clay and sand, caliche	Gray-brown		
95	22/50	R		Clay, poor recovery	Brown	Stiff	
100	7/8/15	SPT		Silty clay	Mottled brown, gray-green		
				End at 100' Fill to 10', Water at 50', No Caving			
105							
110							
115							
120							

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Co

Boring No: 2
 Boring Location: See Site Plan for location

Date Performed: 1/19/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
0 - 5				Fill: Silty fine grained sand	Brown		Slightly moist
5 - 10	10/15/17	R		Alluvium: Interbedded sandy silt and silty fine to medium grained sand with gravel, clay binder	Brown, gray brown, green brown	Dense	Moist
10 - 15	5/6/9		SPT	Silty clay		Firm to stiff	
15 - 20	9/12/15	R		Silty fine grained sand, clay binder	Mottled orange-brown greenish-gray brown	Dense	
20 - 25	4/5/7		SPT	Fine grained sandy silt		Medium dense	
25 - 30	8/12/15	R		Fine grained sandy silt to clayey silt, occasional gravel & slate chips		Dense	
30 - 35	14/18/30		SPT	Silty medium grained sand grades into gravelly coarse grained sand, gravel up to 1/2"	Brown		
35 - 40	20/22/28	R		Silty fine grained sand to sandy silt, occasional gravel	Brown orange-brown		

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Co

Boring No: 2
 Boring Location: See Site Plan for location

Date Performed: 1/19/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	6/8/11	SPT		Clayey silt, occasional gravel	Mottled orange-brown gray-green brown	Dense	Moist
45	14/20/28	R		Water At 45' No recovery			
50	50 for 6"	SPT		Gravelly coarse grained sand, rock fragments up to 1"	Brown red-brown		Saturated
55	23/30	R		Gravelly medium grained sand, grades into sandy clay	Green-gray	Dense to firm	Moist
60	15/18/25	SPT		Silty fine to medium grained sand to clay sand	Mottled green-gray red-brown brown	Dense	
65	25/55	R		Gravelly coarse grained sand, clay binder, slate chips up to 3/4"	Red-brown gray-brown brown		
70	10/15/19	SPT		Silty medium to coarse grained sand with gravel slate chips, caliche	Brown		
75	20/23/28	R		Silty sand to clay sand with gravel up to 1/16", caliche		Dense to stiff	
80							

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Co

Boring No: 2
 Boring Location: See Site Plan for location

Date Performed: 1/19/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
80	13/19/20	SPT		Sandy silt to silty fine grained sand, clay binder	Brown green-brown	Dense	Moist
85	17/20/23	R		Silty fine to medium grained sand	Mottled orange-brown gray-green brown		
90	12/14/19	SPT		Silty fine to medium grained sand, clachie, occasional gravel			
95		R		Silty fine grained sand to sandy silt	Mottled green-gray brown		
100	29/50	SPT		Interbeded silty fine grained sand, and gravelly coarse grained sand	Brown		Saturated
				End at 100' Fill to 5', Water at 45', No Caving			
105							
110							
115							
120							

LOG OF EXPLORATORY BORING

Job Number: 494-64
Project: Sun Cal Co

Boring No: 3
Boring Location: See Site Plan for location

Date Performed: 1/20/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
				Fill: Silty sand with gravel			
5	26/55	R		Alluvium: Gravelly coarse grained sand, gravel up to 1/2"	Orange-brown gray, brown	Dense	Moist
10	15/17/19	R		Interbedded clayey sand and silty sand	Brown	Firm to dense	
15	10/12/15	R		Silty clay, with occasional gravel	Mottled gray orange-brown green-brown	Firm to stiff	
20	13/15/17	R		Silty clay	Mottled orange-brown brown		
25	17/19/20	R		Clayey silt to silty clay	Green-gray		
30	14/17/18	R		Silty fine to medium grained sand to sandy silt, with gravel up to 3/4"	Mottled red-brown black, gray	Dense	
35	20/21/23	R		Water At 35' Gravelly medium to coarse grained sand, clay binder, gravel up to 3/4"	Brown red-brown		Saturated
40							

LOG OF EXPLORATORY BORING

Job Number: 494-64
Project: Sun Cal Co

Boring No: 3
Boring Location: See Site Plan for location

Date Performed: 1/20/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	21/24/28	R		Gravelly coarse grained sand, clay inclusions, gravel up to 1/2"	Brown	Dense	Saturated
45	9/15/18	R		Gravelly coarse grained sand, clay inclusions, gravel up to 1/2" no recovery,			
50	14/16/20	R		Clayey coarse grained sand with gravel		Dense to stiff	
				End at 50', Fill to 5', Water at 35', No Caving			
55							
60							
65							
70							
75							
80							

LOG OF EXPLORATORY BORING

Sheet 1 of 2

Job Number: 494-64
Project: Sun Cal Co

Boring No: 4
Boring Location: See Site Plan for location

Date Performed: 1/19/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
				Fill: Silty sand with gravel			
5	14/15/17	R		Gravelly coarse grained sand, cohesionless	Brown, tan	Dense	Moist
10	26/50	R		Gravelly coarse grained sand, cohesionless, concrete debris			
15	12/14/17	R		Alluvium: Silty medium to coarse grained sand, with gravel	Light brown gray		Slightly moist to moist
20	14/15/16	R		Fine grained sandy silt, with clay binder	Mottled orange brown gray brown		Moist
25	8/10/11	R		Clayey silt	Greenish gray-brown	Dense to firm	
30	7/12/14	R		Gravelly medium to coarse grained sand, cohesionless, clay inclusions	Brown black orange	Dense	
35	17/23/28	R		Water At 35' Gravelly medium to coarse grained sand, cohesionless, gravel up to 1/4"	Brown		Saturated
40							

LOG OF EXPLORATORY BORING

Job Number: 494-64
 Project: Sun Cal Co

Boring No: 4
 Boring Location: See Site Plan for location

Date Performed: 1/19/07

Drill Type: 8" Hollow Stem Rig

Depth in Feet	Blows per 6 inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	21/24/28	R		Gravelly medium to coarse grained sand, cohesionless, gravel up to 1/4"	Brown	Dense	Saturated
45	9/15/18	R		Gravelly coarse grained sand, cohesionless, poor recovery in rings, bag sample only			
50	14/16/20	R		Gravelly coarse grained sand, cohesionless, clay inclusions, poor recovery in rings, bag sample only			
55	14/17/22	R		Gravelly medium to coarse grained sand, clay inclusions			
60	14/15/19	R		Gravelly sand, medium to coarse grained, clay inclusions			
				End at 60', Fill to 15', Water at 35', No Caving			
65							
70							
75							
80							

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No: 5
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
5	5/10/19	R		Fill: Clayey silt with concrete fragments	Mottled brown, black	Soft	Moist
10	6/7/11	SPT		Alluvium: Clayey fine grained sandy silt	Olive gray, brown with orange	Firm	Moist
10	13/27/38	R		Slightly sandy silt, little clay			
10	10/11/12	SPT					
15	13/21/32	R		Some sub-angular pebbles mainly 1/16" but few to 1/4' clayey sandy silt			
15	6/9/5	SPT					
20	15/22/34	R			Less olive more red-brown but still some olive	Dense	
20	7/9/12	SPT					
25	7/12/17	R				Firm	
25	6/9/15	SPT					
30	16/19/27	R		Slightly clayey sandy silt some coarse grained sand intervals angular fines to 1/2" at back of sample at 31.5'	Olive-gray with orange	Slightly firm	
30	4/7/11	SPT				Firm	
35	12/22/37	R					
35	10/14/23	SPT					
40				Seep at 39' Coarse grained sand interval			

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No: 5
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	7/27/30	R		Fine grained sandy silt, some clayey layers and coarse grained layers, horizontal laminations	Olive-gray, brown with orange	Firm	Moist
	8/9/13	SPT					
45	21/21/25	R					
	4/7/15	SPT					
50				End At 49.5', Fill To 7', Water At 42' No Caving			
55							
60							
65							
70							
75							
80							

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No: 6
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
5	12/19/22	R		Fill: Silty clay and sand, asphalt and concrete fragments	Mottled brown	Soft	Dry to slightly moist
	3/3/3	SPT					
10	5/6/6	R		Alluvium: Slightly clayey sandy silt	Olive gray, brown with orange	Slightly firm	Moist
	3/5/9	SPT					
15	8/15/21	R		Slightly clayier			
	4/8/9	SPT					
20	8/13/15	R		Slightly more coarse grained			
	5/6/10	SPT					
25	7/19/24	R		Clayey silt			
	7/11/15	SPT		Some 1/4" angular rock fragments	Red-brown, some olive	Slightly soft to slightly firm	
30	12/47/32	R				Firm to dense	
	9/13/17	SPT		Coarse grained sandy, rocky interval 33-33.35' some angular rocks to 1" in cuttings	Orange, olive-brown, slightly red		
35	12/27/42	R		Clayey silty coarse grained sand and clayey sandy silt			
	15/18/24	SPT					
40				Seep at 38.5' Angular gravel and coarse grained sand			

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd

Boring No: 6
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot

Date Performed: 4/21/11

Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	21/28/25	R		Coarse grained gravelly sand, sub-rounded and angular gravel	Brown to dark brown	Dense	Very moist to wet
	6/7/11	SPT		Sandy clay grades into sandy to gravelly clay	Mottled brown to red-brown, green	Dense to stiff	Moist
45	10/18/31	R		Sandy clay some gravel	Mottled red-brown, brown, orange	Dense to stiff	Moist
	13/16/17	SPT		Sand clay binder grades into to clayey sand	Mottled green-gray, orange, brown	Dense	Moist
50	19/42/45	R		No recovery			
				End At 49.5', Fill To 10.5', Water At 43' No Caving			
55							
60							
65							
70							
75							
80							

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No: 7
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
				Fill: Silty sand clay binder	Brown Mottled orange-brown, green-brown		Moist
5	5/8/11	R		Silty sand clay binder	Mottled gray-brown green-brown	Dense	Moist
	4/6/10	SPT		Clay to sandy clay		Stiff	Moist
				Alluvium:			
10	12/18/24	R		Silty sand to sandy silt	Gray, orange, brown	Dense	Moist
	10/15/22	SPT		Silty sand to sandy silt	Orange green	Dense	Moist
15	13/24/21	R		Clayey sand	Orange, olive-brown	Dense to firm	Moist
	7/9/5	SPT		Silty to clayey fine to medium grained sand, occasional sub-rounded gravel	Olive-brown	Dense to stiff	Moist
20	13/23/33	R		Sandy clay to clayey sand, carbon	Orange, olive-brown	Dense to stiff	Moist
	10/15/22	SPT		Sandy clay, carbon	Mottled, orange, olive-green, black	Dense to stiff	Moist
25	16/21/32	R		Silty sand, clay binder, occasional gravel	Orange, olive-green	Dense to firm	Moist
	7/9/15	SPT		Clayey sand, minor gravel	Red-brown	Dense to firm	Moist
30	9/16/25	R		Gravelly fine to medium grained sand, sub-rounded gravel	Orange to red-brown	Dense to firm	Moist
	5/7/11	SPT		Sandy clay	Gray to olive-green	Stiff	Moist
35	17/25/33	R		Gravelly clayey sand to sandy clay, sub-rounded gravel up to 1.5"	Brown, orange	Dense to stiff	Moist
	16/14/16	SPT		Silty sand minor clay binder	Brown, orange	Dense	Moist
40							

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No: 7
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	12/45/45	R		Water At 40'			
	5/8/11	SPT		Gravelly sand, sub-rounded to angular gravel up to 1"	Dark brown	Very dense	Very moist to wet
	8/15/27	R		Sandy clay, occasional sub-rounded gravel	Orange to red-brown, olive-green	Stiff	Moist
45	10/16/17	SPT		Silty sand, clay binder occasional sub-rounded gravel	Red-brown, some olive-green	Dense	Moist
	13/20/36	R		Gravelly sand grades into silty to sandy clay	Brown sand, red-brown clay	Dense	Moist
50				Silty clay	Medium brown	Stiff	Moist
				End At 51.5', Fill To 7.5', Water At 40' No Caving			
55							
60							
65							
70							
75							
80							

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No:8
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
				Fill: Sandy clay	Brown		Moist
5	13/25/28	R		Sandy clay	Gray-brown, some orange	Dense	Moist
	7/8/10	SPT		Sandy clay	Orange, olive-brown	Dense	Moist
10	9/11/16	R		Alluvium: Sandy silt	Orange, medium-brown	Dense	Moist
	7/9/13	SPT		Sandy silt	Orange, gray	Dense	Moist
15	17/25/47	R		Silty sand to sandy silt	Gray-brown to olive-brown some orange	Very dense	Moist
	7/9/13	SPT		Silty sand	Orange, Gray	Dense	Moist
20	13/17/20	R		Sandy silt	Orange to red-brown, brown	Dense	Moist
	7/8/15	SPT		Clayey silt to clayey sand, carbon, occasional sub-rounded gravel	Orange and brown	Dense	Moist
25	13/23/34	R		Clayey silt to clayey sand, some 1/4" sub-rounded to angular gravel	Red-brown, gray	Dense	Moist
	7/10/15	SPT		Gravelly sand, minor clay binder, sub-rounded to angular gravel up to 1/4"	Orange to red-brown, gray	Dense	Moist
30	36 for 5"	R		Gravelly coarse grained sand, sub-rounded to angular gravel up to 1.5"	Brown	Dense	Moist
	9/20/27	SPT		Gravelly sand, gravel up to 3/4"	Brown to dark-brown	Dense	Moist
35	33 50 for 6"	R		Gravelly coarse grained sand, sub-rounded to angular gravel up to 1"	Brown	Dense	Moist
	17/18/20	SPT		Gravelly coarse grained sand, sub-rounded to angular gravel up to 1"	Brown	Dense	Very moist
40							

LOG OF EXPLORATORY BORING

Job Number: 494-14
 Project: 10,000 Santa Monica Blvd
 Date Performed: 4/21/11

Boring No: 8
 Boring Location: 10,000 Santa Monica Blvd
 Soil covered vacant lot
 Drill Type: 8" Hollowstem

Depth in Feet	Blows per 6 Inches	Sample Type		Bedrock/ Soil Description	Color	Density	Moisture
		Undisturbed	Bulk				
40	12/45/45	R		Sandy clay	Brown orange mottling	Dense	Moist
	5/8/11	SPT		Water At 42' Sandy clay with gravel, rounded to sub-rounded gravel up to 1"	Brown	Dense	Moist
45	8/15/27	R		Silty sand, minor clay binder	Brown	Dense	Moist
	10/16/17	SPT		Clayey sand with gravel, sub-rounded gravel up to 1.5"	Brown	Dense	Moist
50	13/20/36	R		Clayey silty sand	Brown, orange-brown	Dense	Moist
				End At 51.5', Fill To 7.5', Water At 42' No Caving			
55							
60							
65							
70							
75							
80							

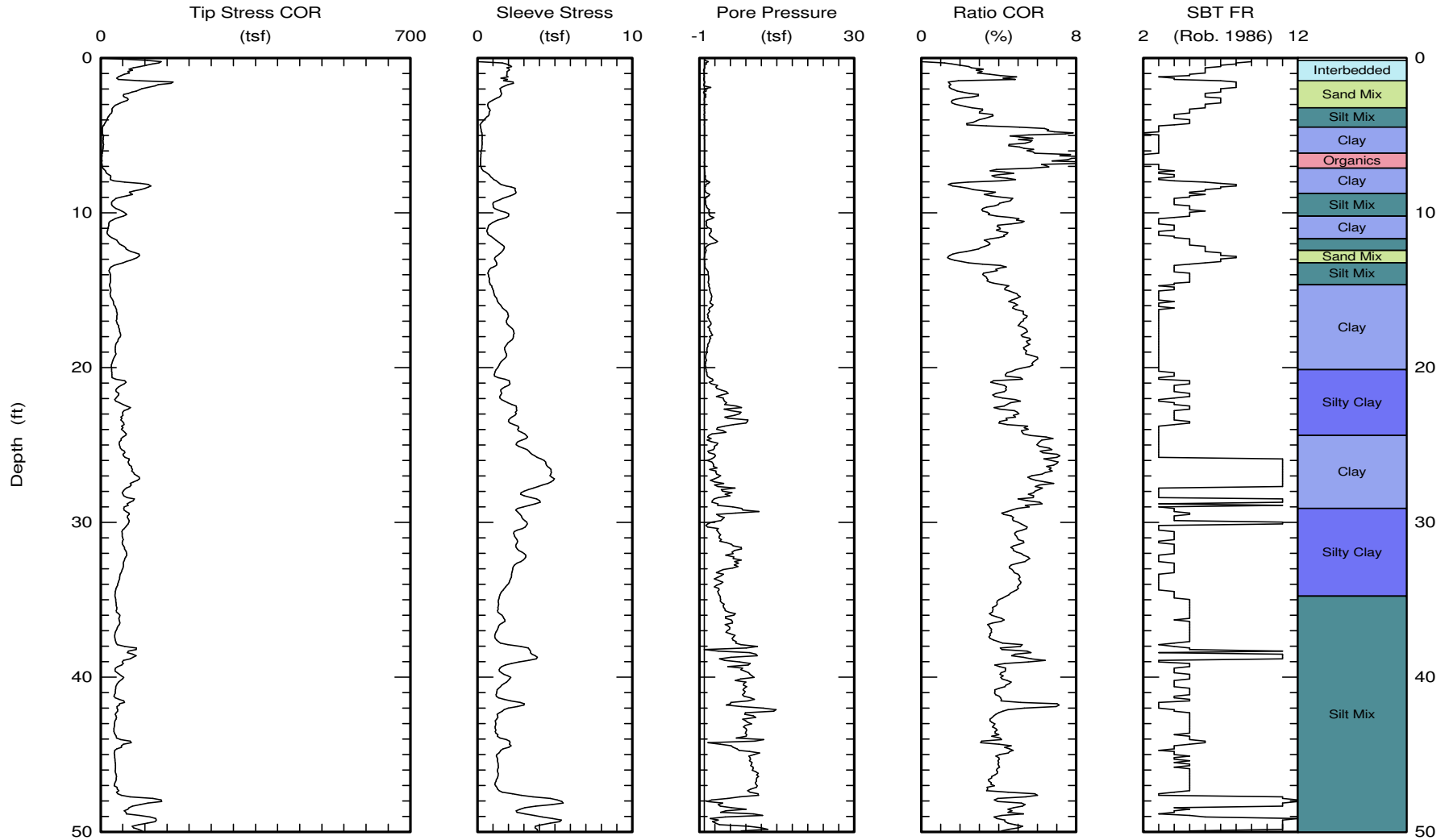


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skehoe@msn.com

CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-1
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.09 (ft)

Page 1 of 3

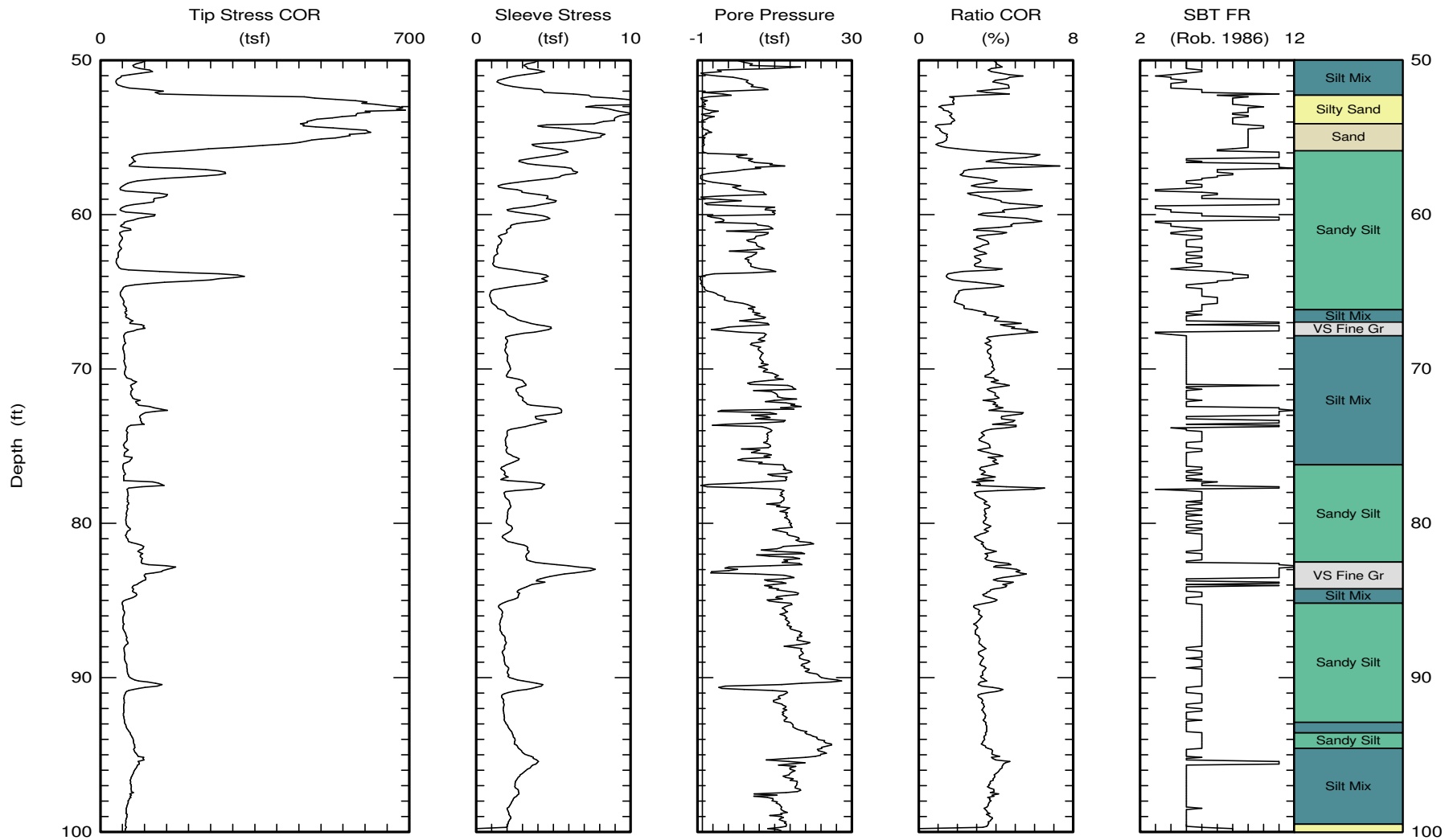


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-1
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



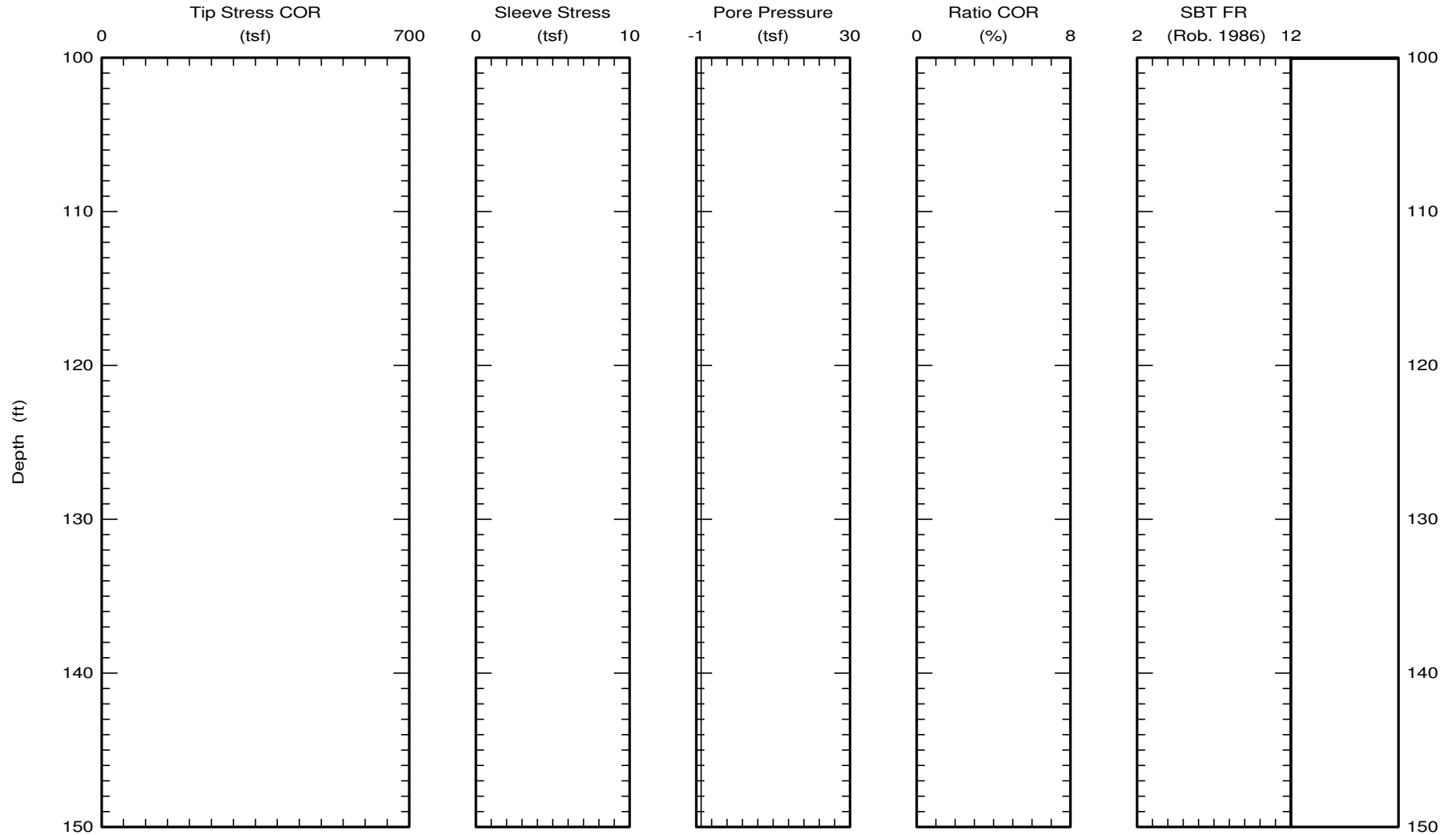


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-1
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.09 (ft)
Page 3 of 3

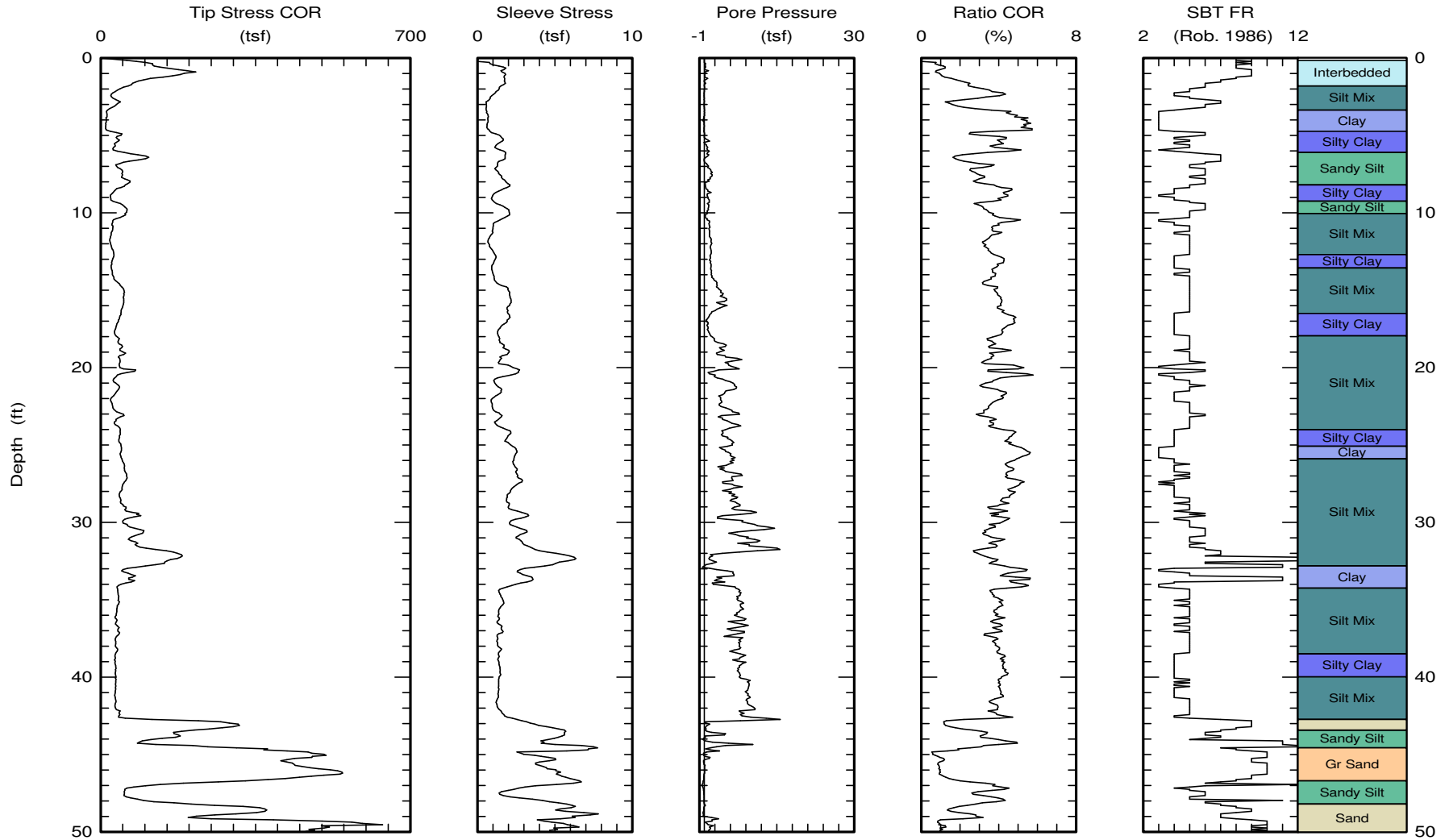


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-2
Project: Los Angeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.14 (ft)

Page 1 of 3

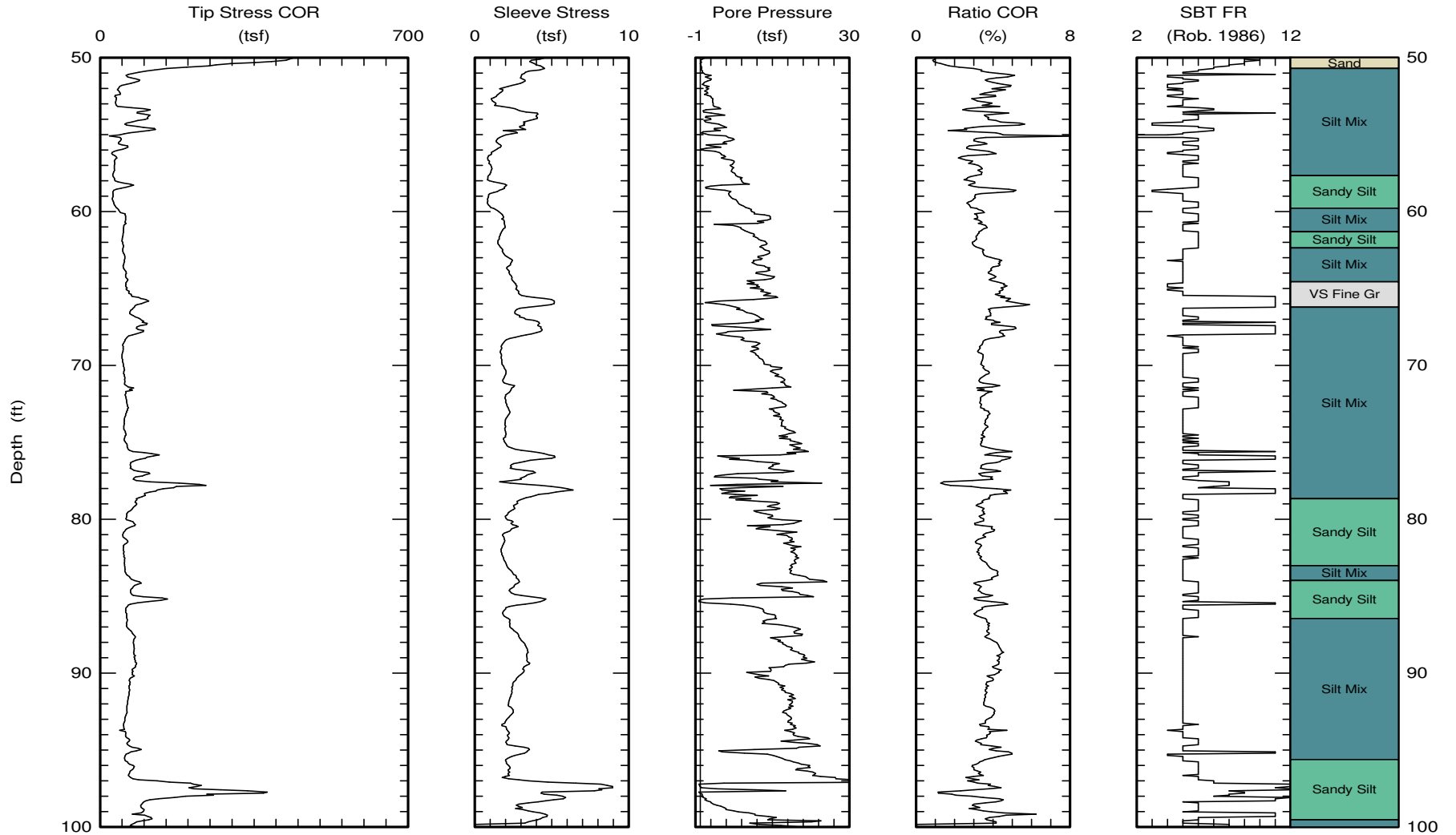


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-2
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.14 (ft)

Page 2 of 3

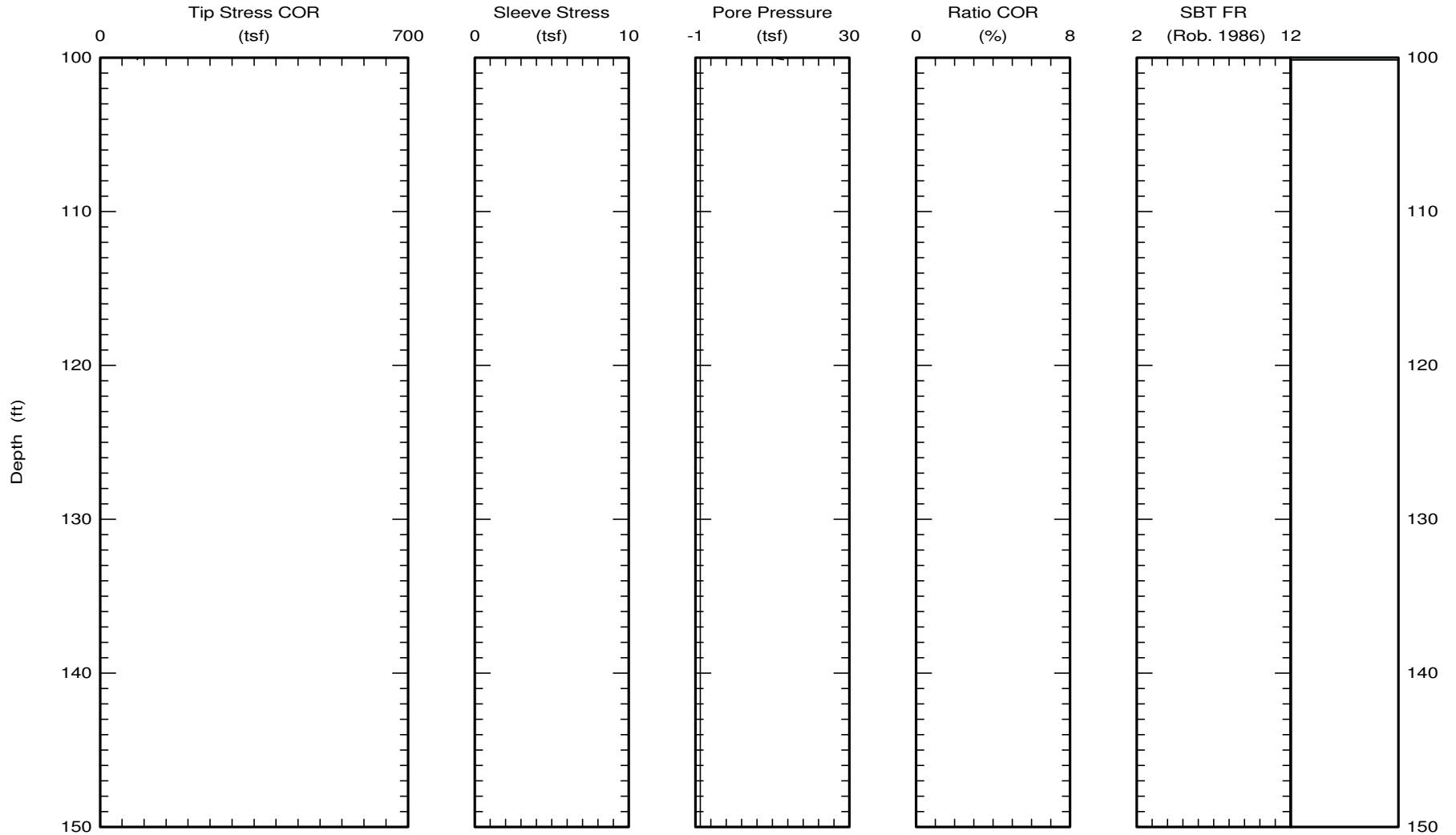


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-2
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.14 (ft)
Page 3 of 3

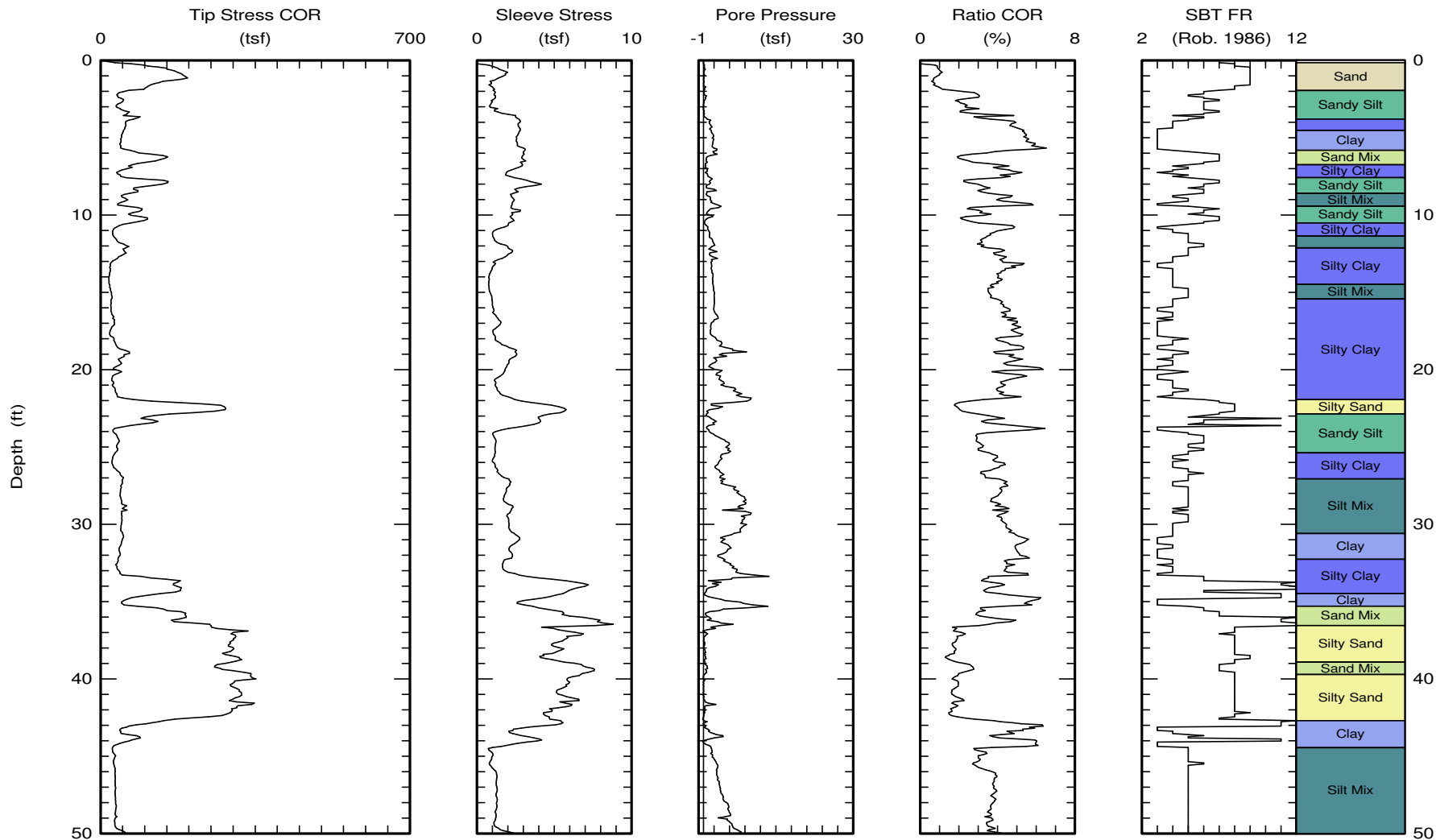


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-3
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.21 (ft)

Page 1 of 3

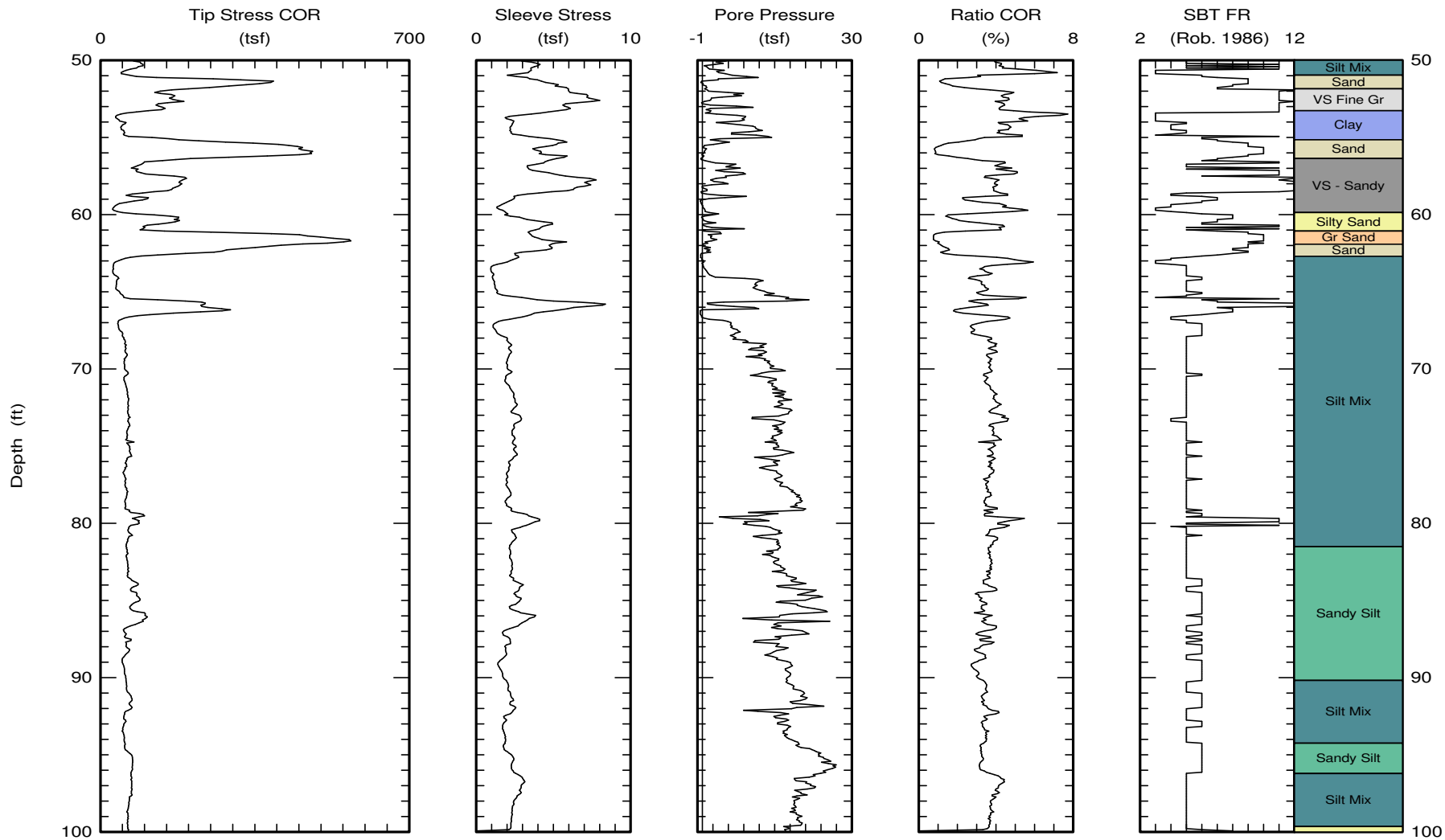


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-3
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



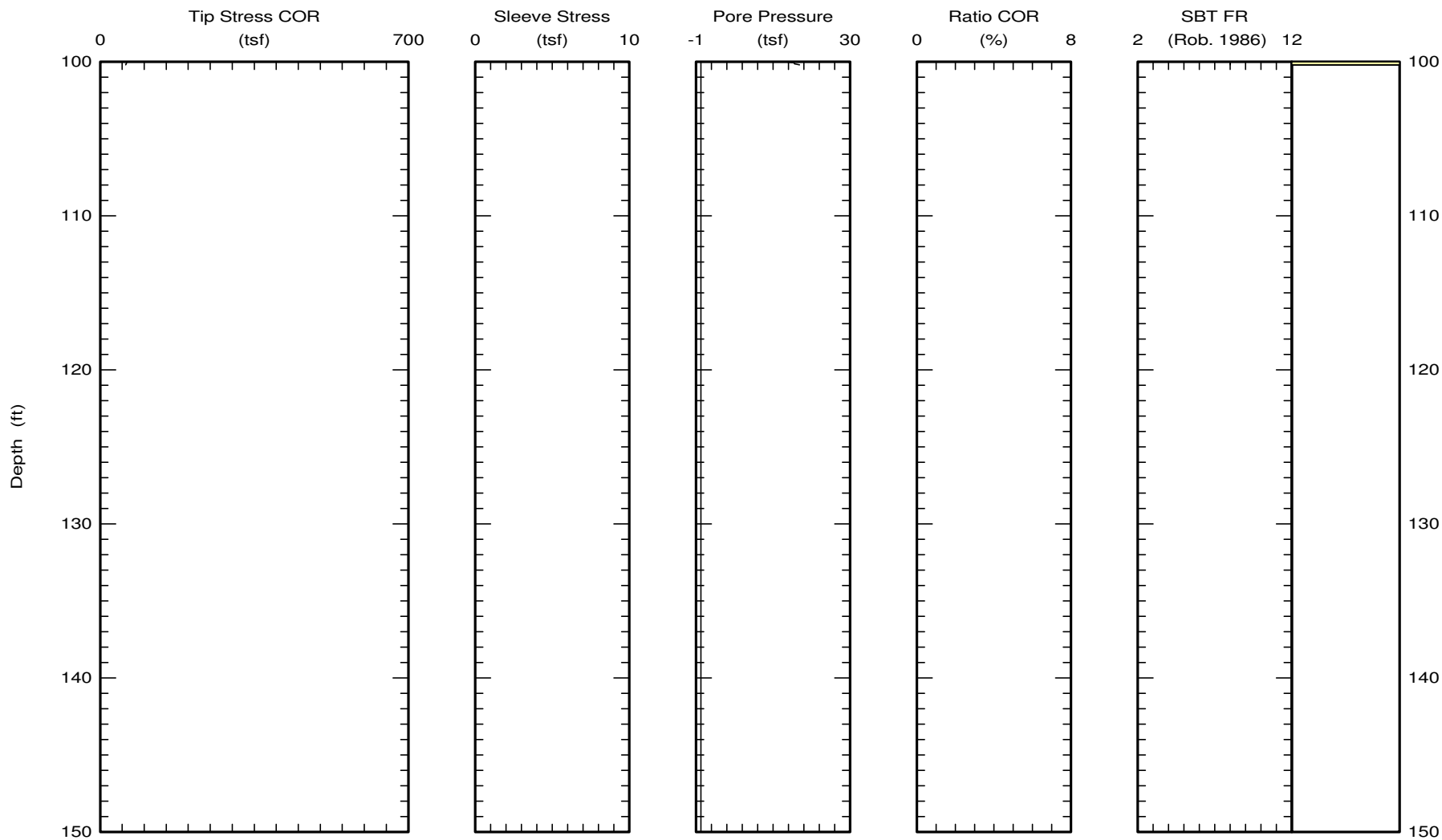


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-3
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.21 (ft)
Page 3 of 3

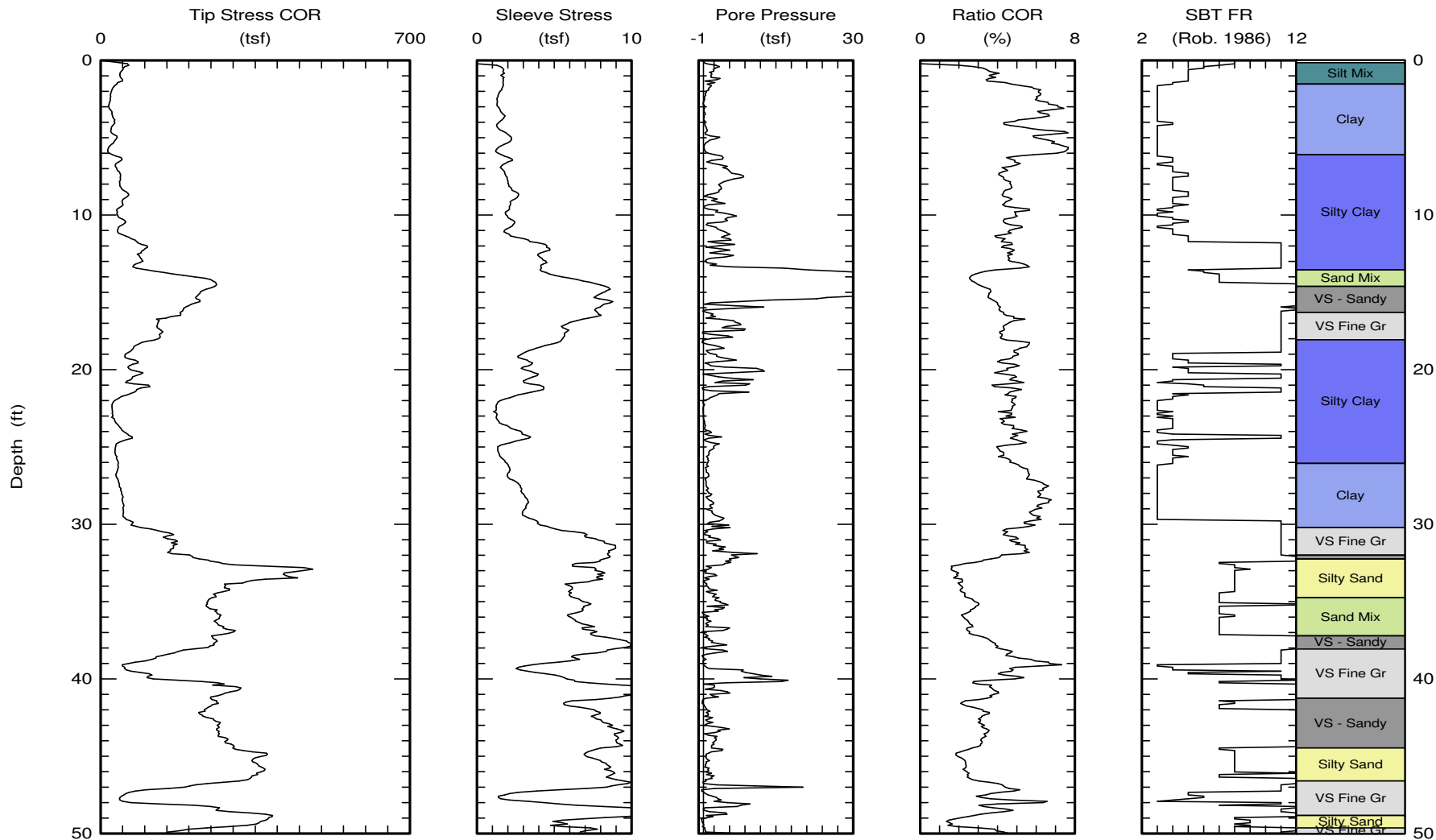


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CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-4
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.17 (ft)

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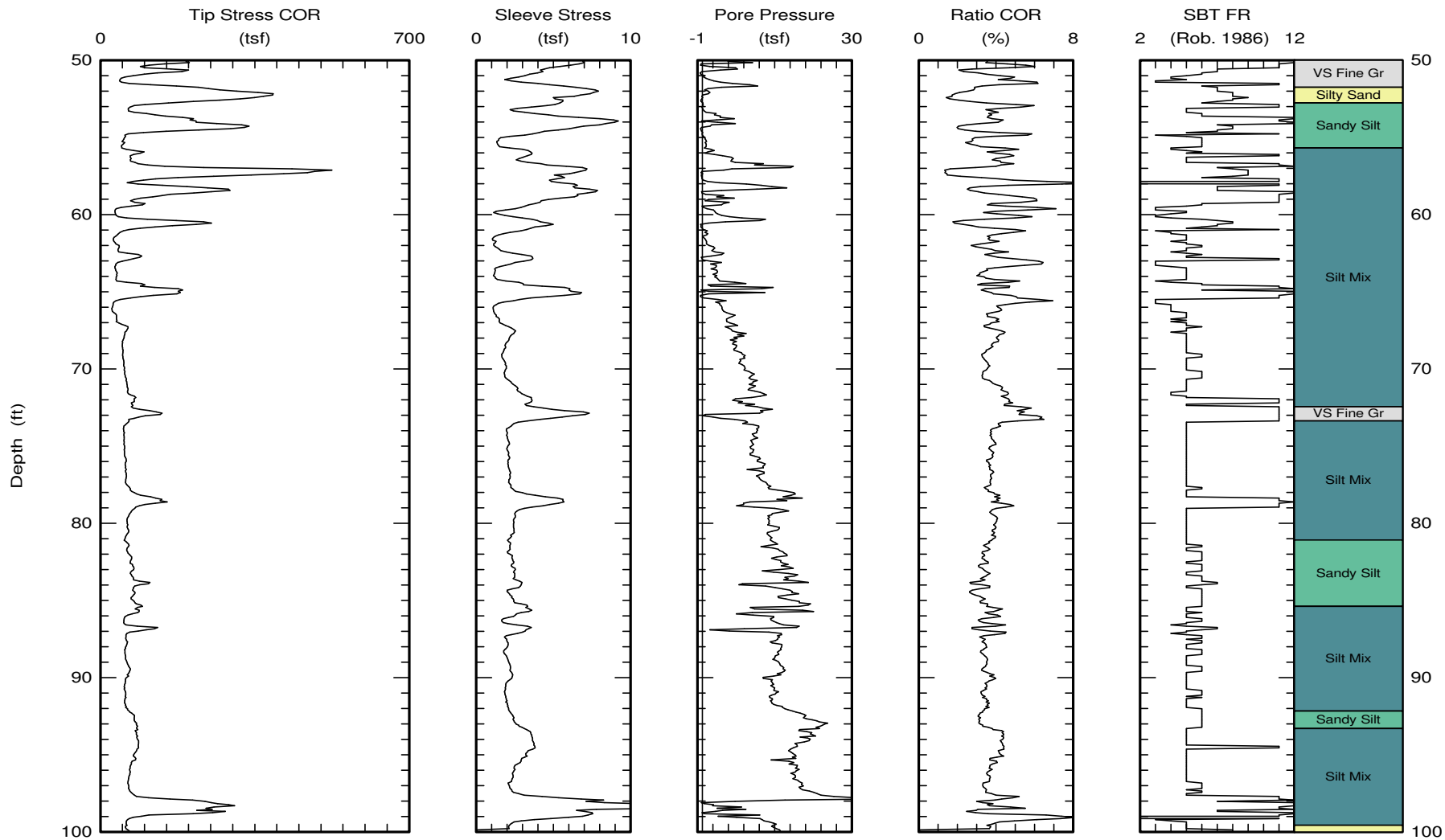


Kehoe Testing & Engineering
Office: (714) 901-7270
Fax: (714) 901-7289
skehoe@msn.com

CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-4
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



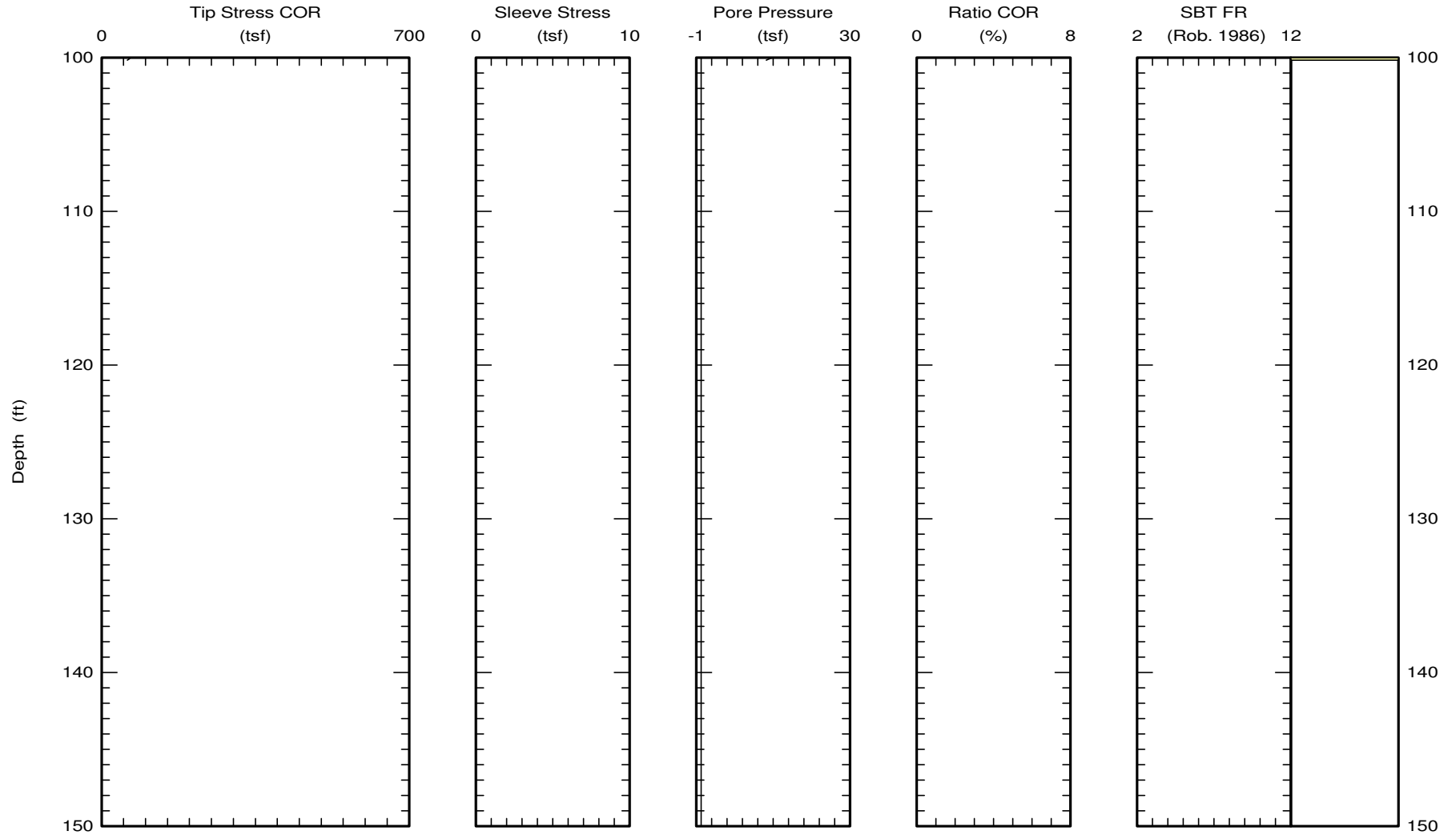


Kehoe Testing & Engineering
Office: (714) 901-7270
Fax: (714) 901-7289
skehoe@msn.com

CPT Data
30 ton rig

Date: 18/Jan/2007
Test ID: CPT-4
Project: LosAngeles

Customer: Feffer Geological
Job Site: Vacant Lot



Maximum depth: 100.17 (ft)
Page 3 of 3

APPENDIX 'C'
Laboratory Testing



SL07.571
March 1, 2007

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Site: 10000 Santa Monica
Los Angeles, California

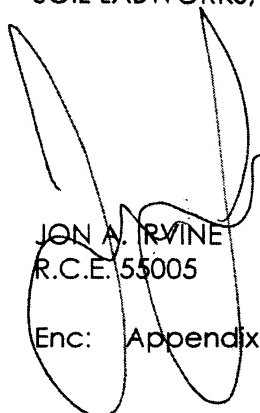
Job No.: FEFFER / SUN CAL

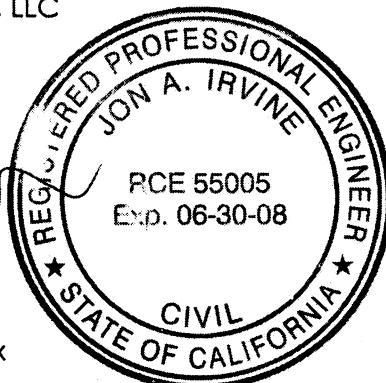
Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer in conjunction with a geotechnical investigation. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological Consulting and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC


JON A. IRVINE
R.C.E. 55005
Enc: Appendix





APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thin-walled steel sampler conforming to ASTM D 3550-01 with successive drops of a 140 pound hammer falling 30". The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory. Standard Penetration Tests (SPT) were performed at discrete intervals within the 8 inch diameter, hollow stem auger borings drilled on the site. The tests were performed using the 1-3/8 inch inside diameter, split-barrel sampler in accordance with ASTM D1586-84. Standard penetration test samples were retained in air-tight bags.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-04. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-05. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G _s =2.65)
B1	5	Fill	110.0	15.9	84
B1	10	Alluvium	-	17.6	-
B1	15	Alluvium	105.8	21.7	100
B1	20	Alluvium	-	20.1	-
B1	25	Alluvium	115.7	16.5	100
B1	30	Alluvium	-	14.5	-
B1	35	Alluvium	110.4	19.0	100
B1	40	Alluvium	-	15.6	-
B1	45	Alluvium	98.1	26.9	100
B1	50	Alluvium	-	21.1	-
B1	55	Alluvium	105.9	17.0	80
B1	60	Alluvium	-	19.9	-
B1	65	Alluvium	95.0	23.1	83
B1	70	Alluvium	-	19.3	-

Moisture Density (continued)

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation ($G_s=2.65$)
B1	75	Alluvium	105.4	22.4	100
B1	80	Alluvium	-	21.7	-
B1	85	Alluvium	105.1	22.3	100
B1	90	Alluvium	-	25.3	-
B1	95	Alluvium	111.0	19.8	100
B1	100	Alluvium	-	18.3	-
B2	5	Alluvium	103.6	19.3	86
B2	10	Alluvium	-	24.3	-
B2	15	Alluvium	110.5	16.6	88
B2	20	Alluvium	-	27.5	-
B2	25	Alluvium	109.2	18.1	93
B2	30	Alluvium	-	12.2	-
B2	35	Alluvium	108.2	19.6	98
B2	40	Alluvium	-	20.1	-
B2	50	Alluvium	-	14.6	-
B2	55	Alluvium	88.3	33.4	100
B2	60	Alluvium	-	18.6	-
B2	65	Alluvium	104.6	16.8	77
B2	70	Alluvium	-	18.1	-
B2	75	Alluvium	112.7	17.8	100
B2	80	Alluvium	-	22.8	-
B2	85	Alluvium	95.2	29.8	100
B2	90	Alluvium	-	21.3	-
B2	95	Alluvium	95.1	28.7	100
B2	100	Alluvium	-	22.7	-
B3	5	Alluvium	99.4	12.8	51
B3	10	Alluvium	109.6	13.1	69
B3	15	Alluvium	108.9	16.6	85
B3	20	Alluvium	98.4	25.8	100
B3	25	Alluvium	106.6	23.2	100
B3	30	Alluvium	117.3	15.0	97
B3	35	Alluvium	120.5	12.2	87
B3	40	Alluvium	125.4	12.1	100
B3	50	Alluvium	109.0	18.3	94
B4	5	Fill	-	2.1	-

Moisture Density (continued)

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation ($G_s=2.65$)
B4	10	Fill	-	1.9	-
B4	15	Alluvium	89.1	16.9	52
B4	20	Alluvium	92.3	21.2	71
B4	25	Alluvium	102.7	21.7	95
B4	30	Alluvium	116.0	9.7	60
B4	35	Alluvium	113.3	14.1	81
B4	40	Alluvium	118.2	14.2	94
B4	45	Alluvium	-	16.3	-
B4	50	Alluvium	-	13.9	-
B4	55	Alluvium	103.6	22.2	99
B4	60	Alluvium	90.4	29.5	94

Compaction Character

Compaction tests were performed on bulk samples of the earth materials in accordance with ASTM D1557-02. The results of the tests are provided on the table below and on the "Moisture-Density Relationship", A-Plates. Remolded samples were prepared at 90 percent of the maximum density for shear tests. The remolding procedure consists of selecting a representative sample from a bulk bag and sieving it through a No. 4 sieve. The moisture content of the material is then determined. A formula is then used to calculate the weight of the material that must fit in a ring when compacted to 90 percent of the maximum density. This calculated amount of material is then weighed out and pounded into a ring until all the material is used and the ring is full. The specific gravity of the fill and alluvium was estimated from the compaction curves.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Maximum Dry Density (pcf)	Optimum Moisture Content (Percent)
*B1	0-30	Fill and Alluvium	130½	10
B2	0-25			
B4	0-40			

*Mix of B1 (0-30 feet), B2 (0-25 feet) and B4 (0-40 feet)

Shear Strength

The peak and ultimate shear strengths of the alluvium and remolded fill and alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080-04. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
B3	10	109.6	21
B1	15	105.8	22
* B1	0-30	117.5	19
B2	0-25		
B4	0-40		

* Sample remolded to 90 % of the laboratory maximum density. Mix of B1 (0-30 feet), B2 (0-25 feet) and B4 (0-40 feet)

Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435-04. The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately ½ of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates.

Expansion Index

The expansive character of the fill and alluvium was determined by performing Expansion Index Tests in accordance with UBC 18.2 and ASTM 4829-03. A bulk sample of earth material was compacted at a specific moisture content using one fifth the compacted energy for the modified proctor test. The sample was then saturated and the expansion measured. The results of the tests are provided on the following table.

Test Pit No.	Sample Depth (Feet)	Soil Type	Expansion Index
*B1	0-30	Fill and Alluvium	66
B2	0-25		
B4	0-40		

*Mix of B1 (0-30 feet), B2 (0-25 feet) and B4 (0-40 feet)

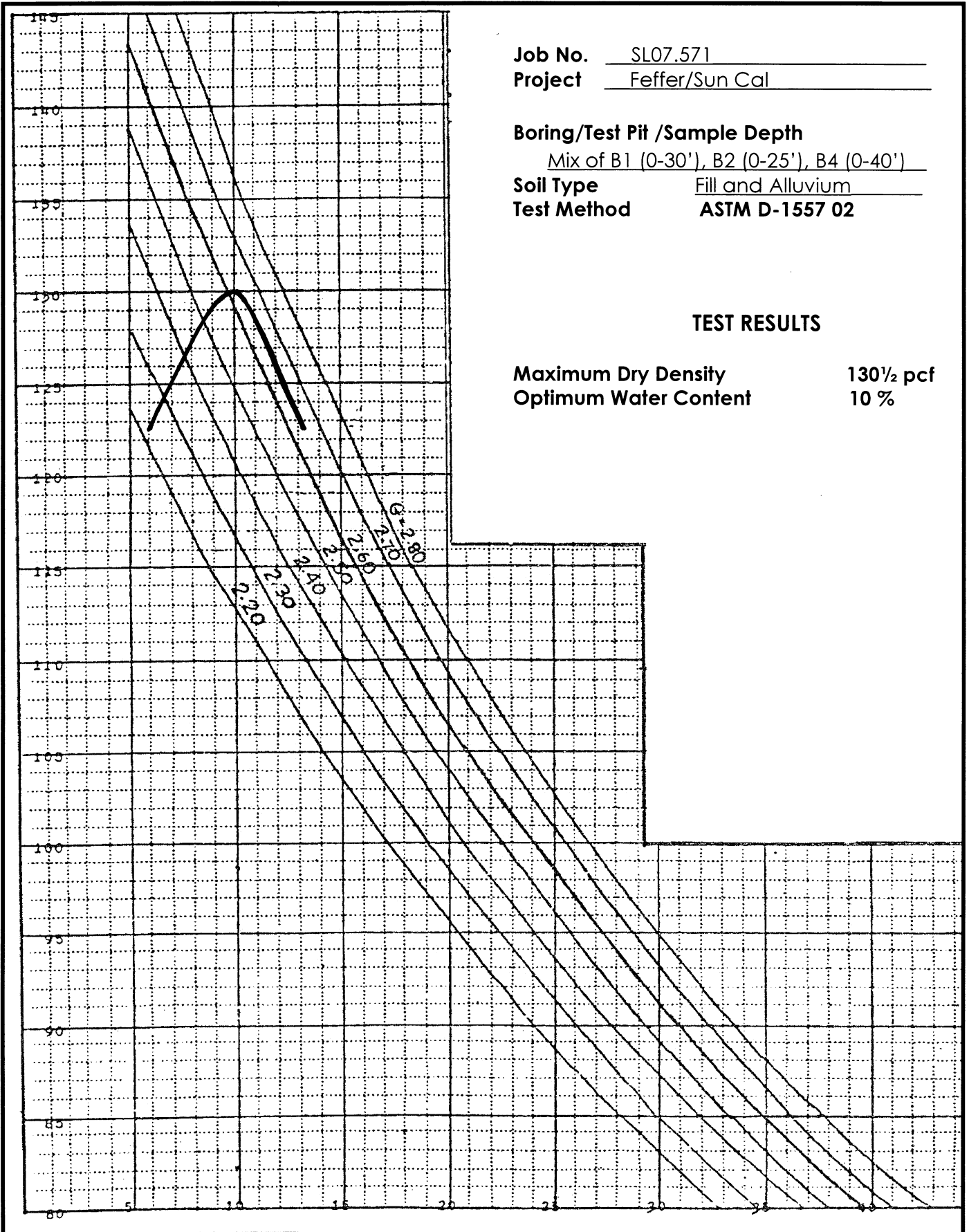
Job No. SL07.571
Project Feffer/Sun Cal

Boring/Test Pit /Sample Depth
Mix of B1 (0-30'), B2 (0-25'), B4 (0-40')

Soil Type Fill and Alluvium
Test Method ASTM D-1557 02

TEST RESULTS

Maximum Dry Density 130½ pcf
Optimum Water Content 10 %

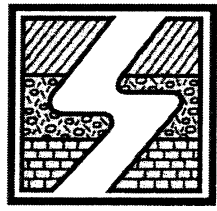


MOISTURE-DENSITY RELATIONSHIP

Soil Labworks, LLC

Westlake Village, California

PLATE A



SOIL LABWORKS LLC

SHEAR DIAGRAM B-1

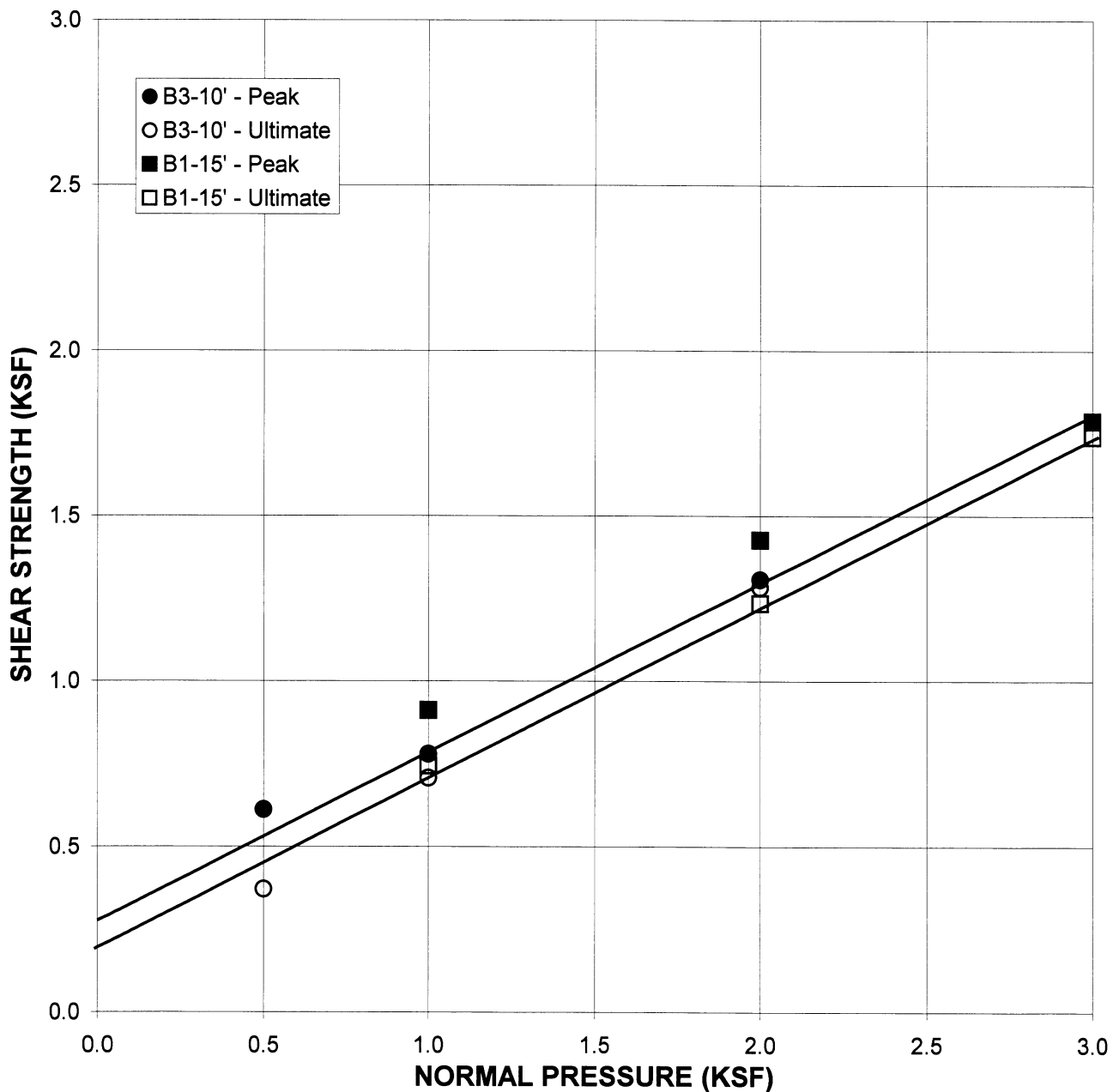
JN: SL07.571 CONSULTANT JAI
CLIENT: Feffer/Sun Cal-10000 Santa Monica

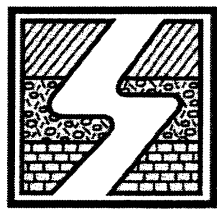
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	27	27	degrees
Cohesion	280	200	psf

Average Moisture Content	21.5%
Average Dry Density (pcf)	107.7
Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080





**SOIL
LABWORKS** LLC

SHEAR DIAGRAM B-2

JN: SL07.571 CONSULTANT JAI
CLIENT: Feffer/Sun Cal-10000 Santa Monica

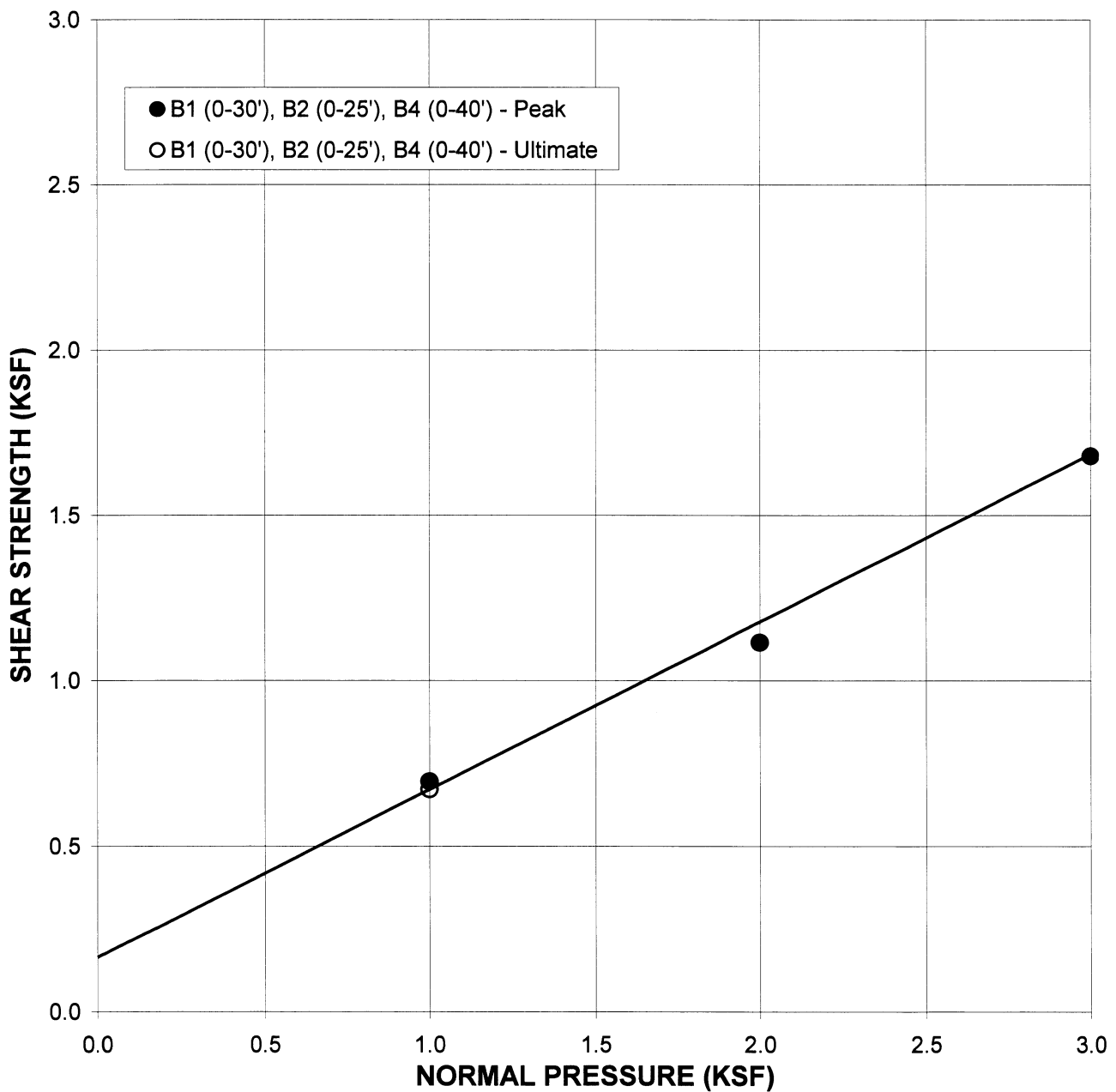
EARTH MATERIAL: ALLUVIUM

Sample Remolded to 90% of maximum dry density

	PEAK	ULTIMATE	
Phi Angle	27	27	degrees
Cohesion	160	160	psf

Average Moisture Content	19.0%
Average Dry Density (pcf)	117.5
Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080

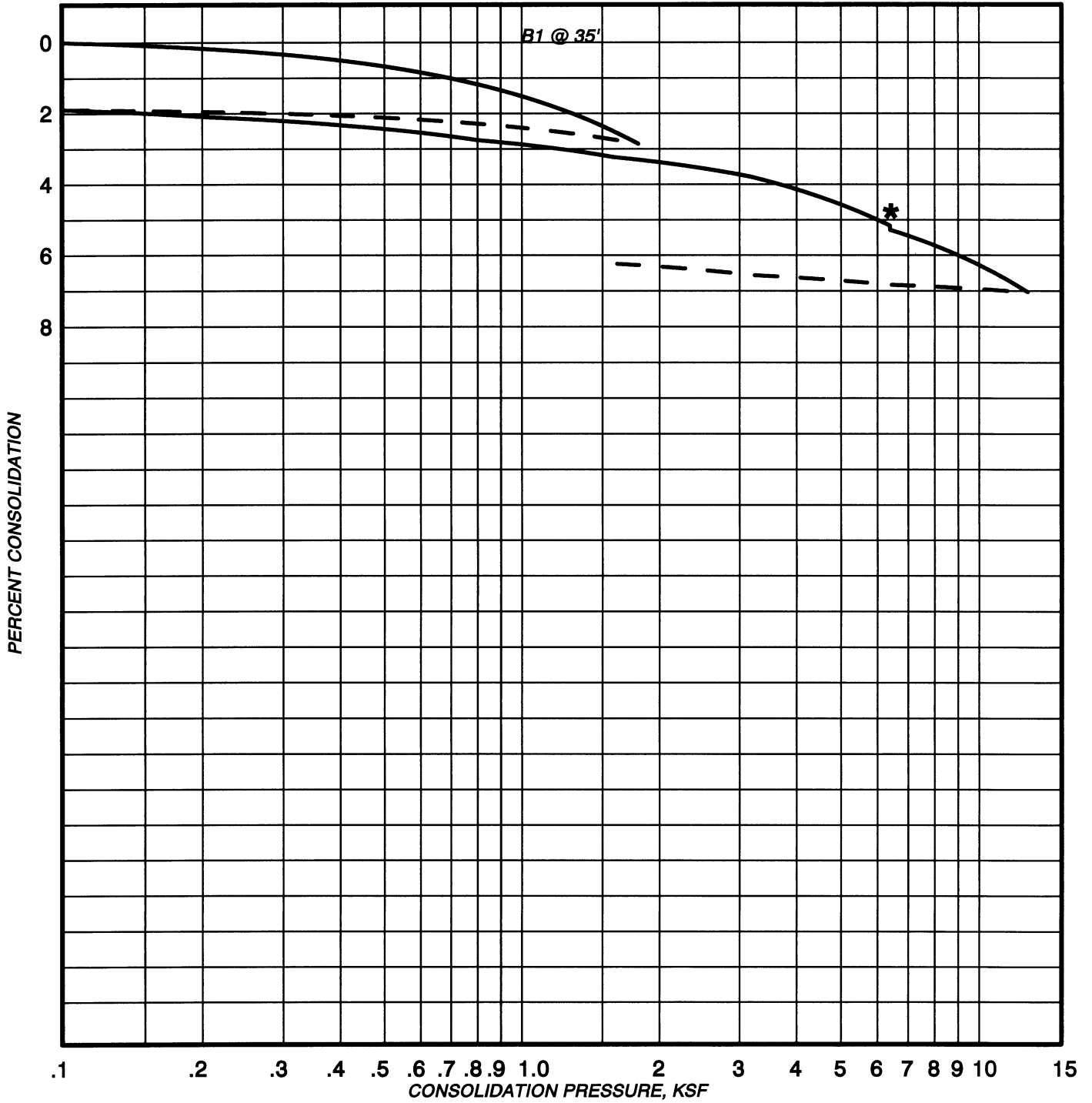


CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B1 @ 35'

ALLUVIUM



* Water Added

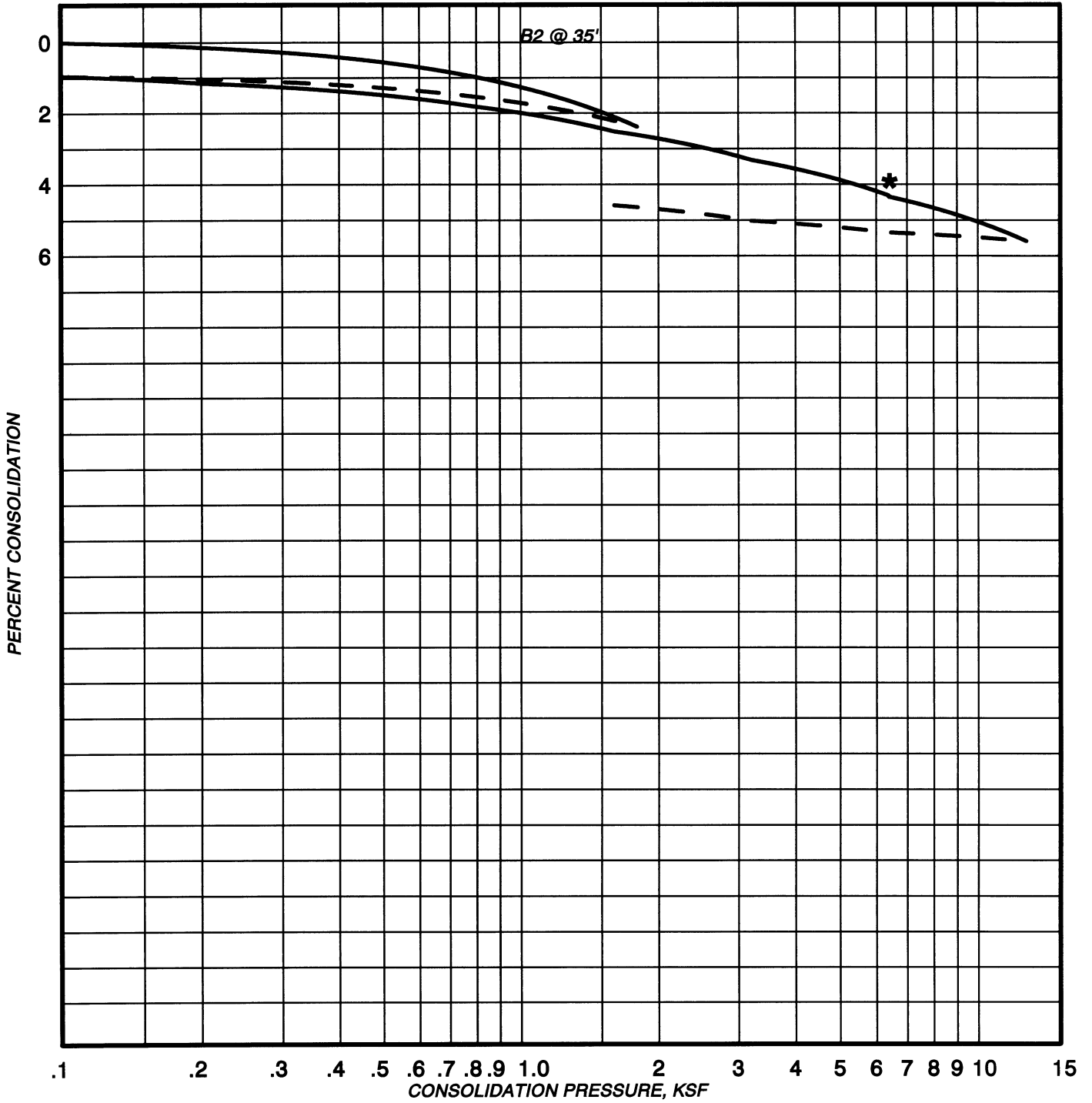
PLATE: C-1

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B2 @ 35'

ALLUVIUM



* Water Added

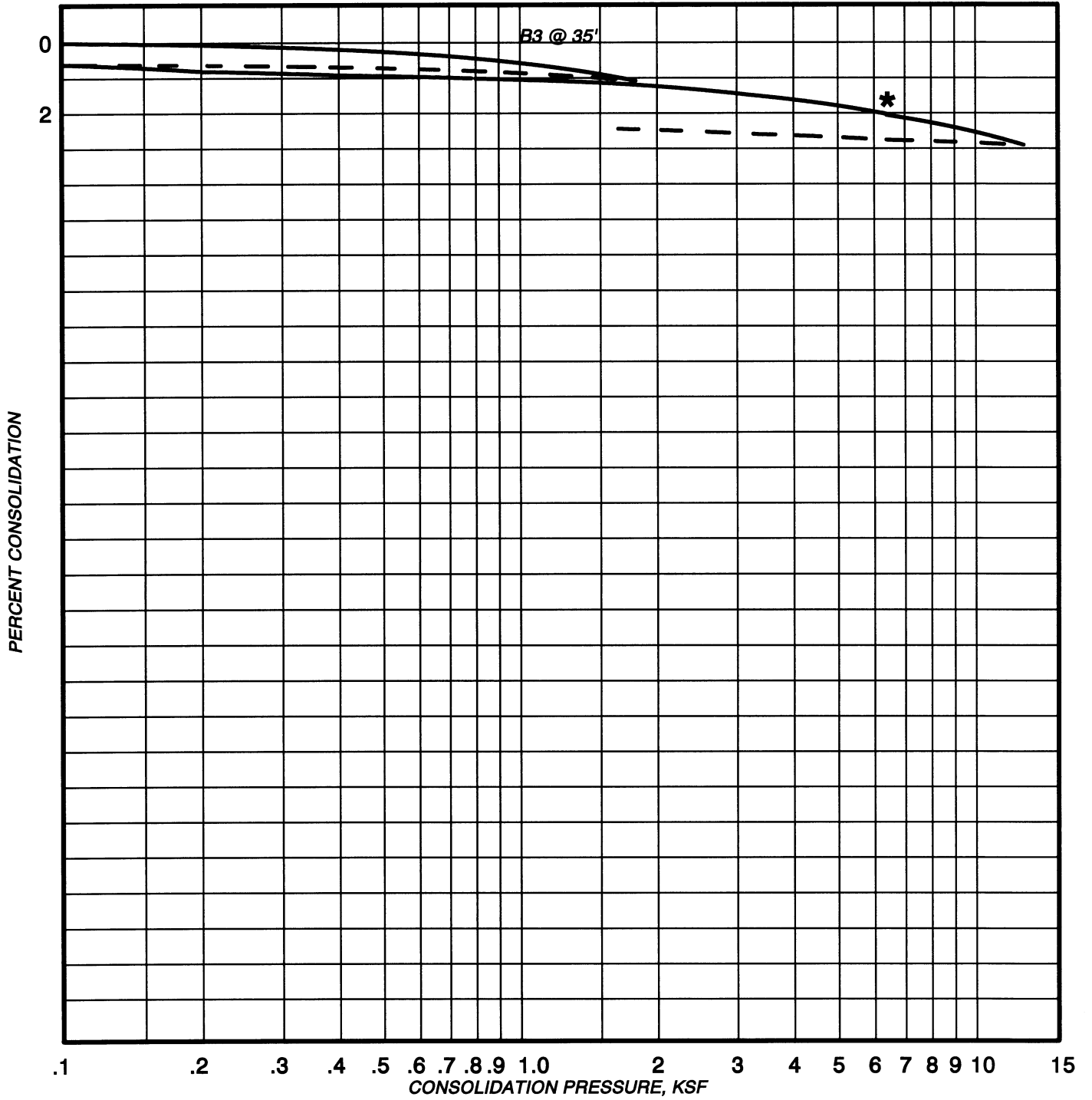
PLATE: C-2

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B3 @ 35'

ALLUVIUM



* Water Added

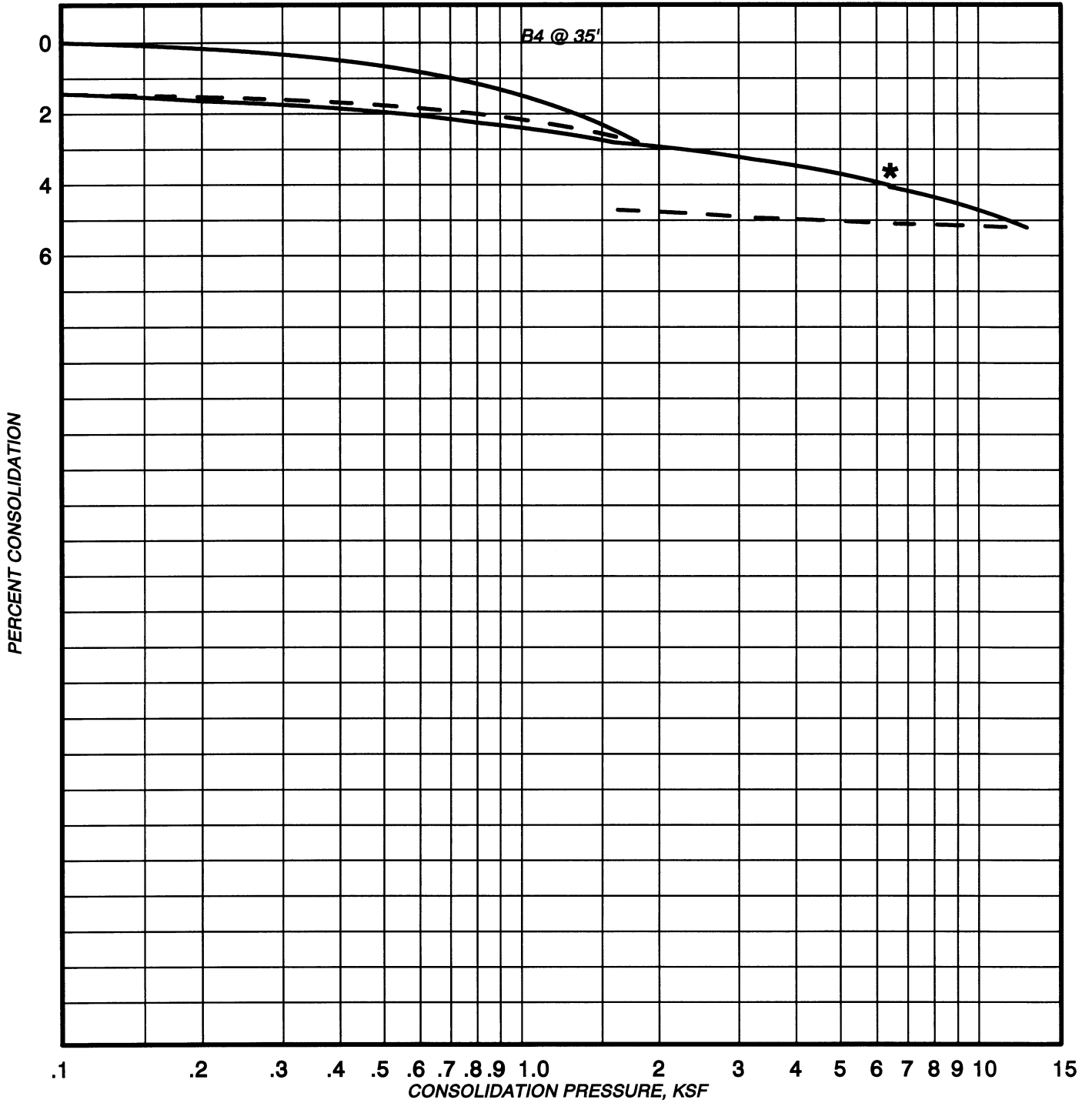
PLATE: C-3

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B4 @ 35'

ALLUVIUM



* Water Added

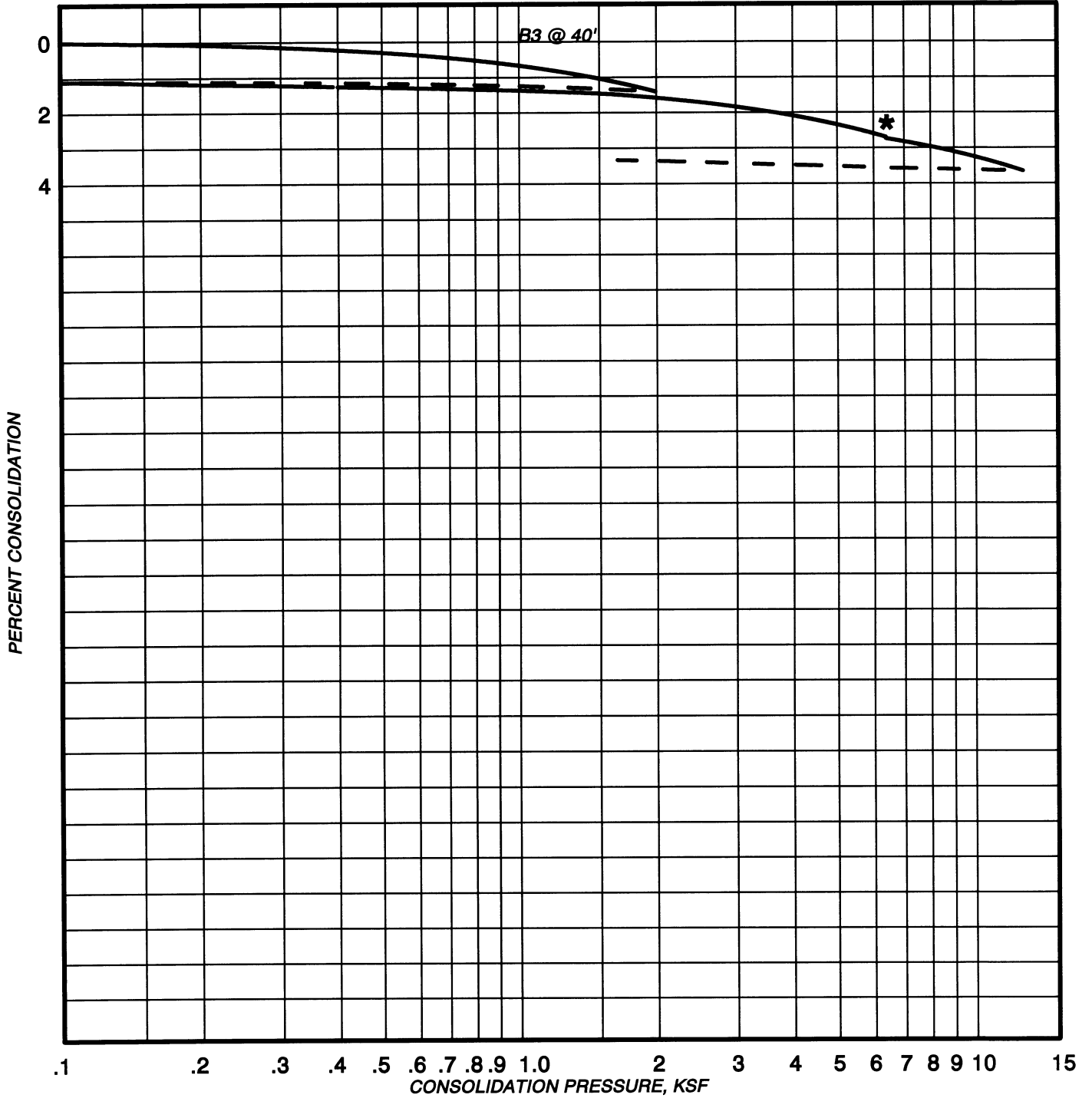
PLATE: C-4

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B3 @ 40'

ALLUVIUM



* Water Added

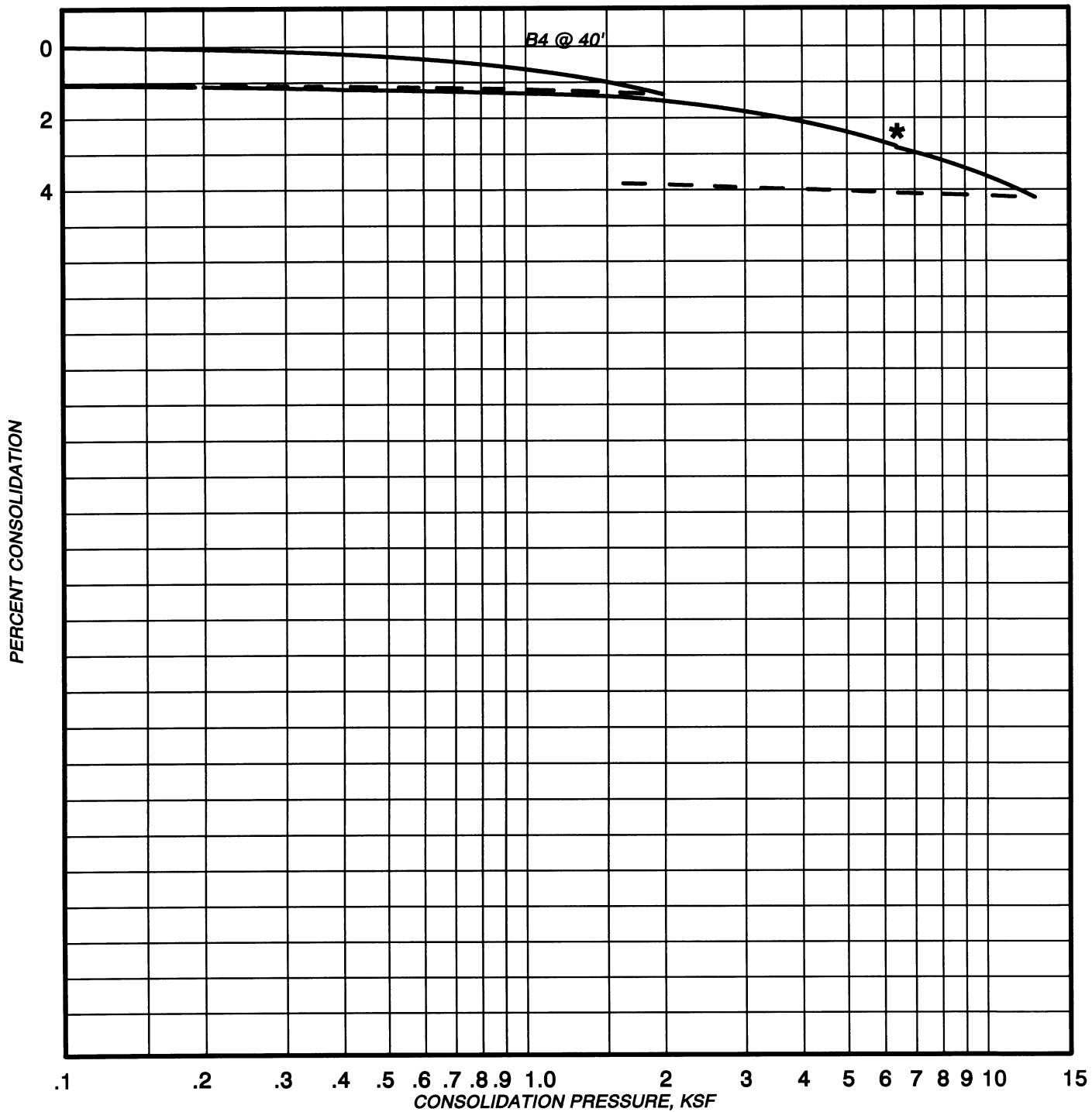
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CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B4 @ 40'

ALLUVIUM



* Water Added

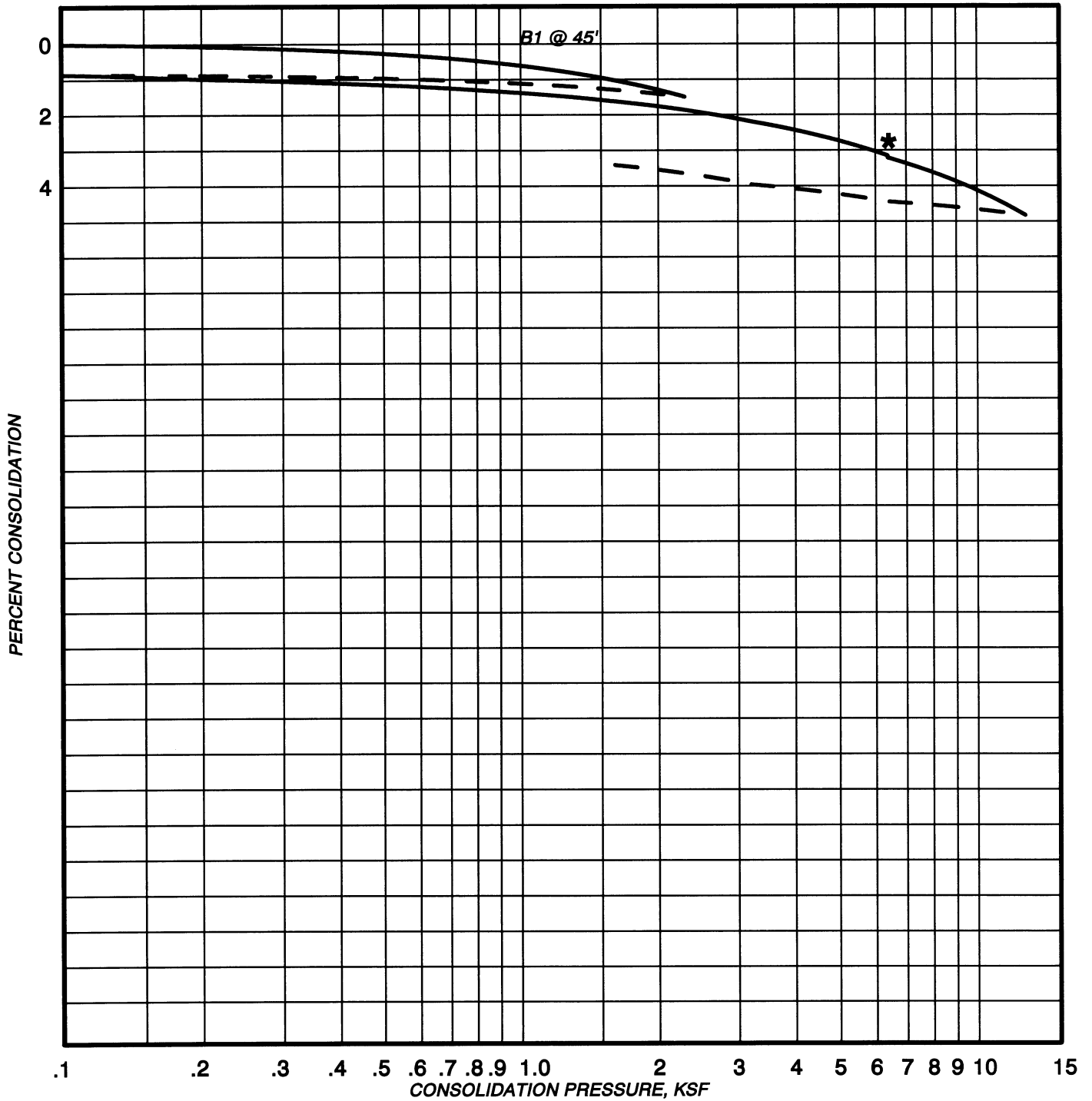
PLATE: C-6

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B1 @ 45'

ALLUVIUM



* Water Added

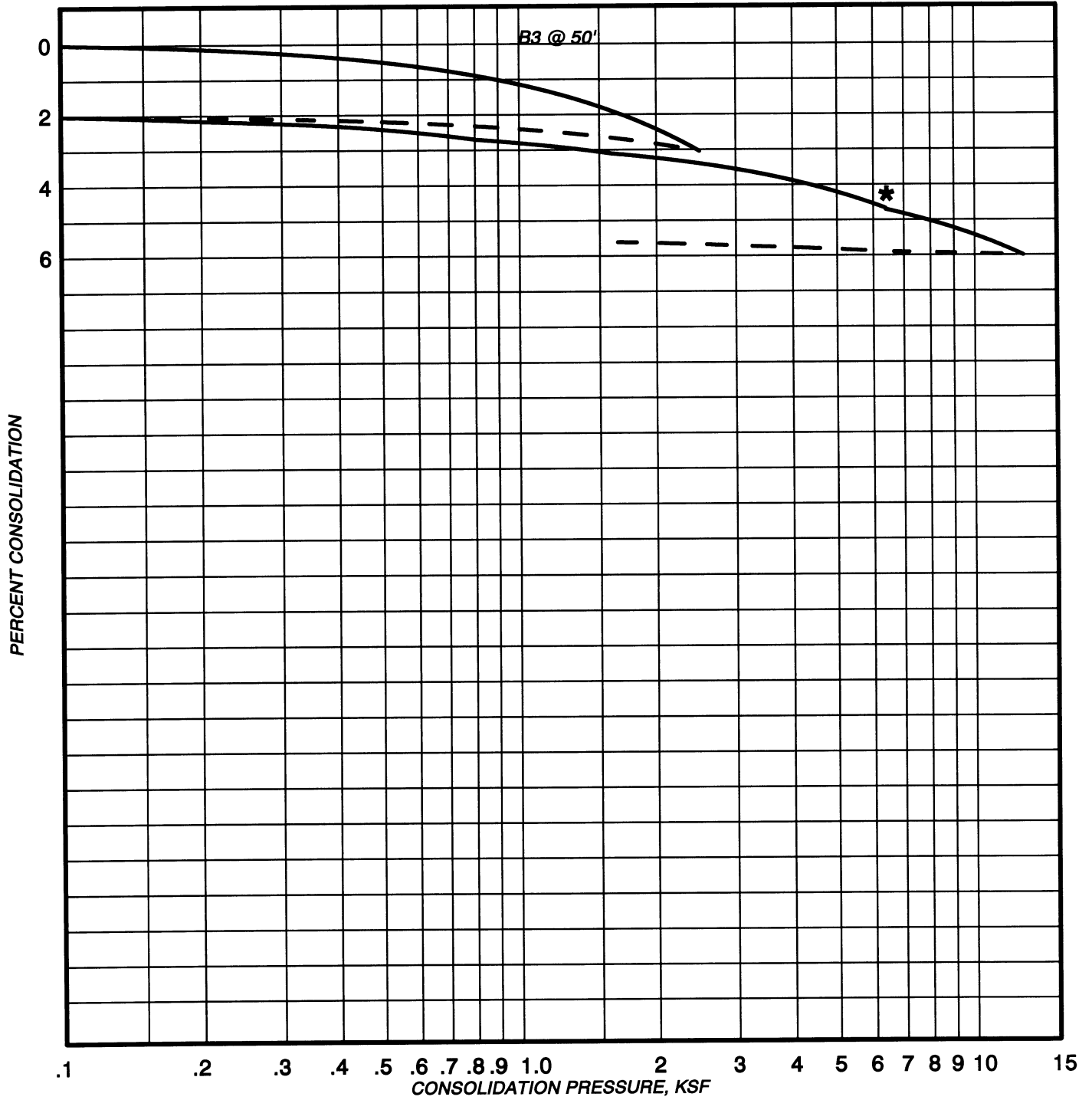
PLATE: C-7

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B3 @ 50'

ALLUVIUM



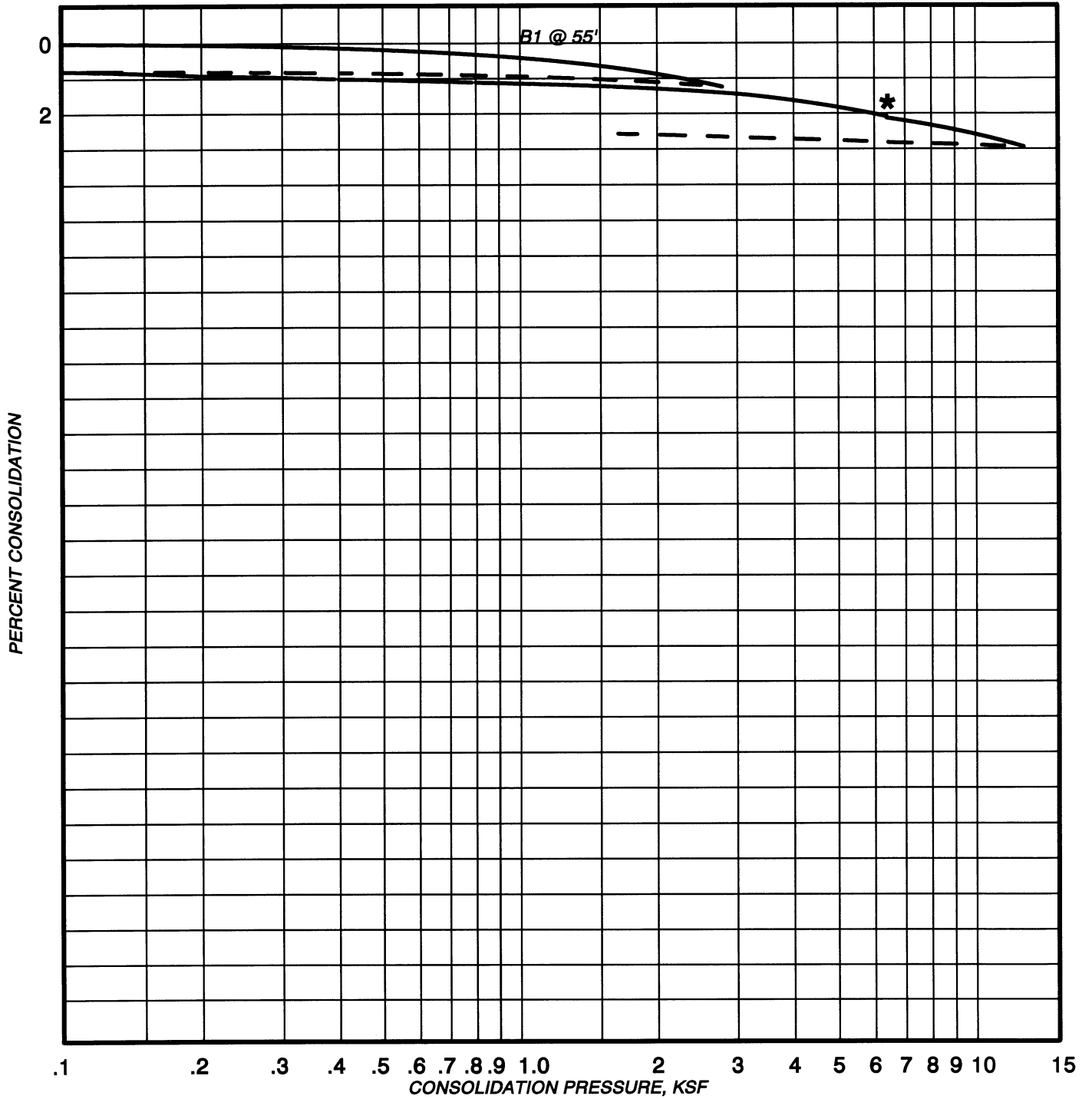
* Water Added

PLATE: C-8

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL
SAMPLE: B1 @ 55'

ALLUVIUM



* Water Added

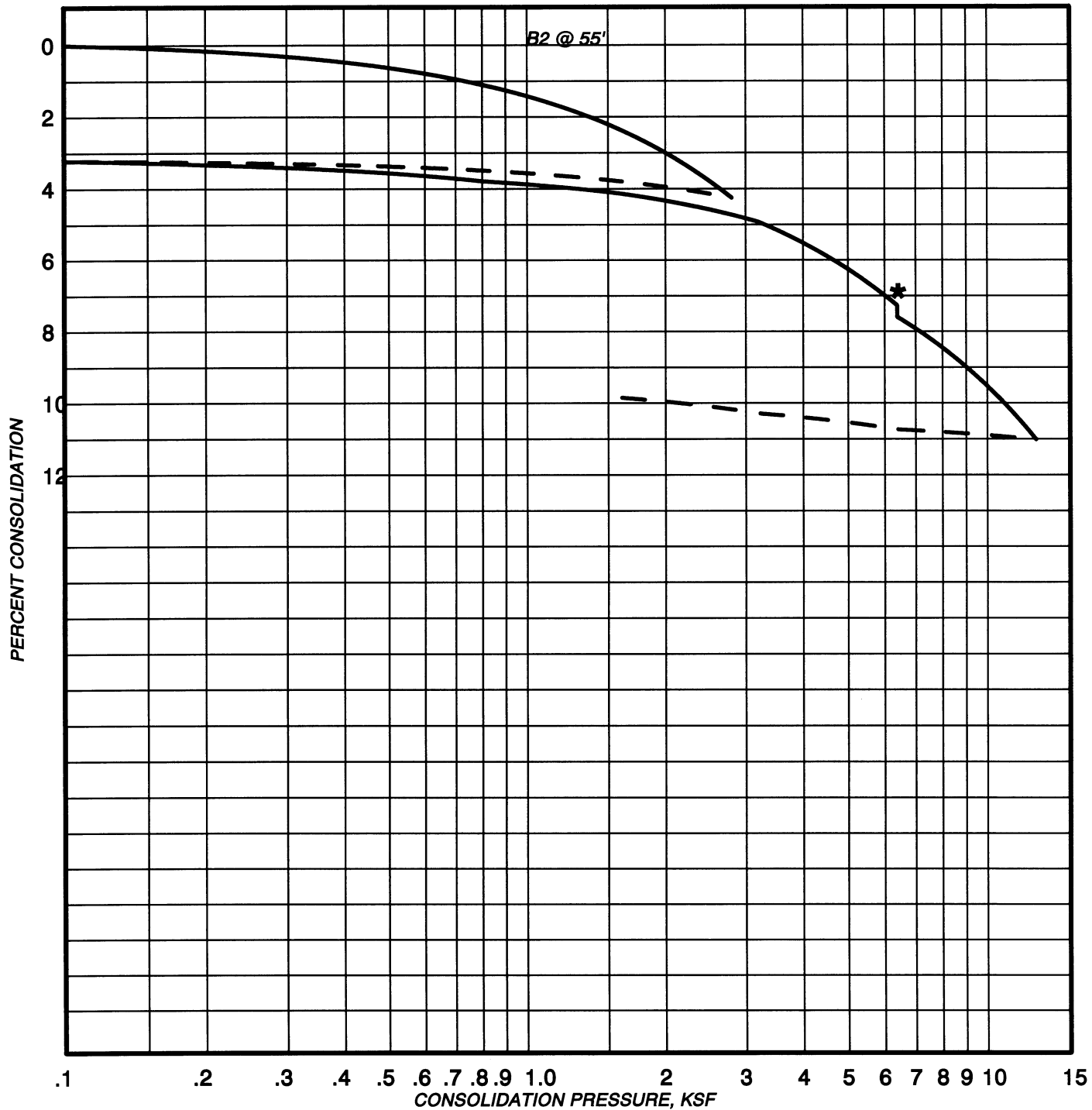
PLATE: C-9

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B2 @ 55'

ALLUVIUM



* Water Added

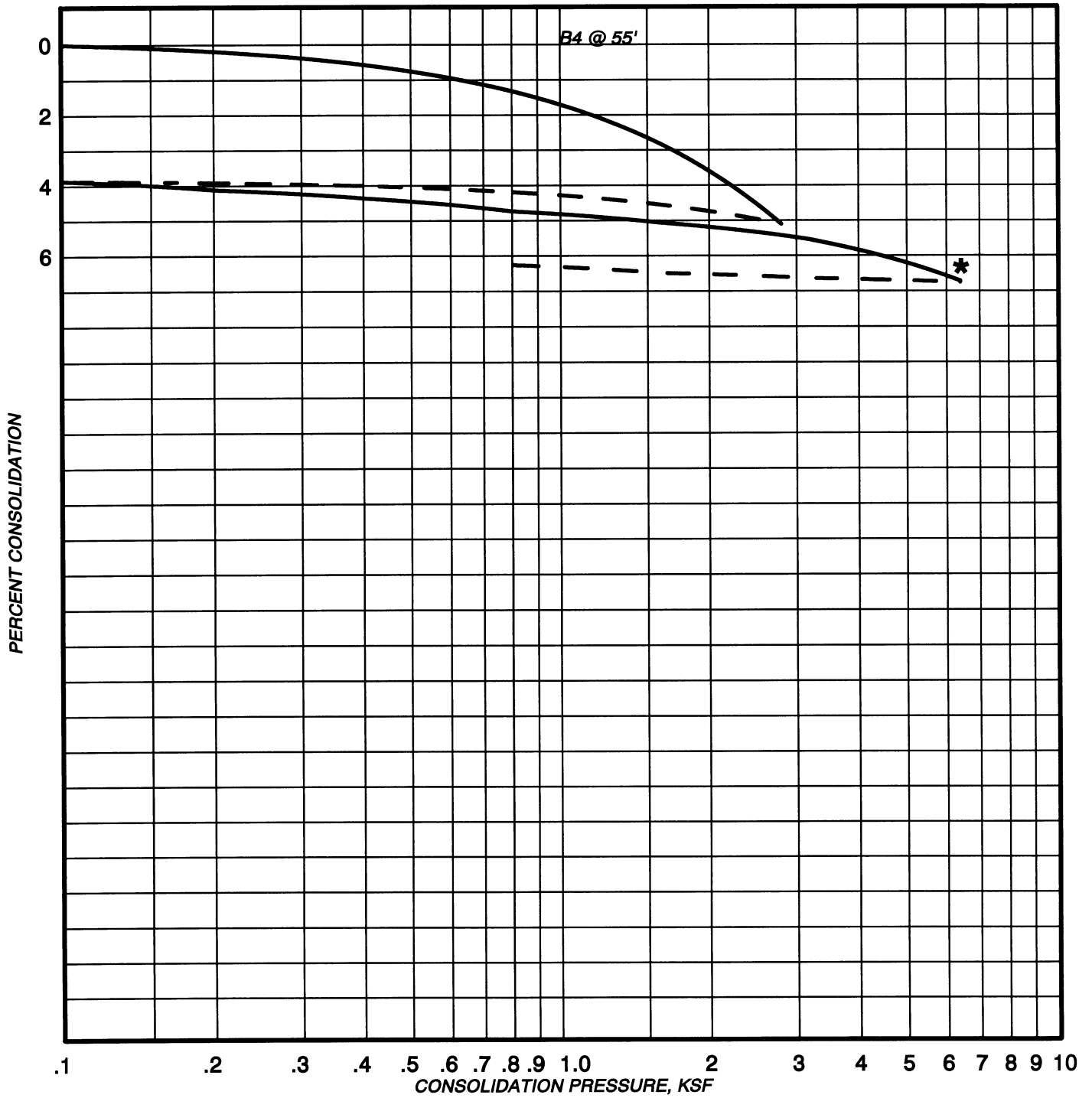
PLATE: C-10

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B4 @ 55'

ALLUVIUM



* Water Added

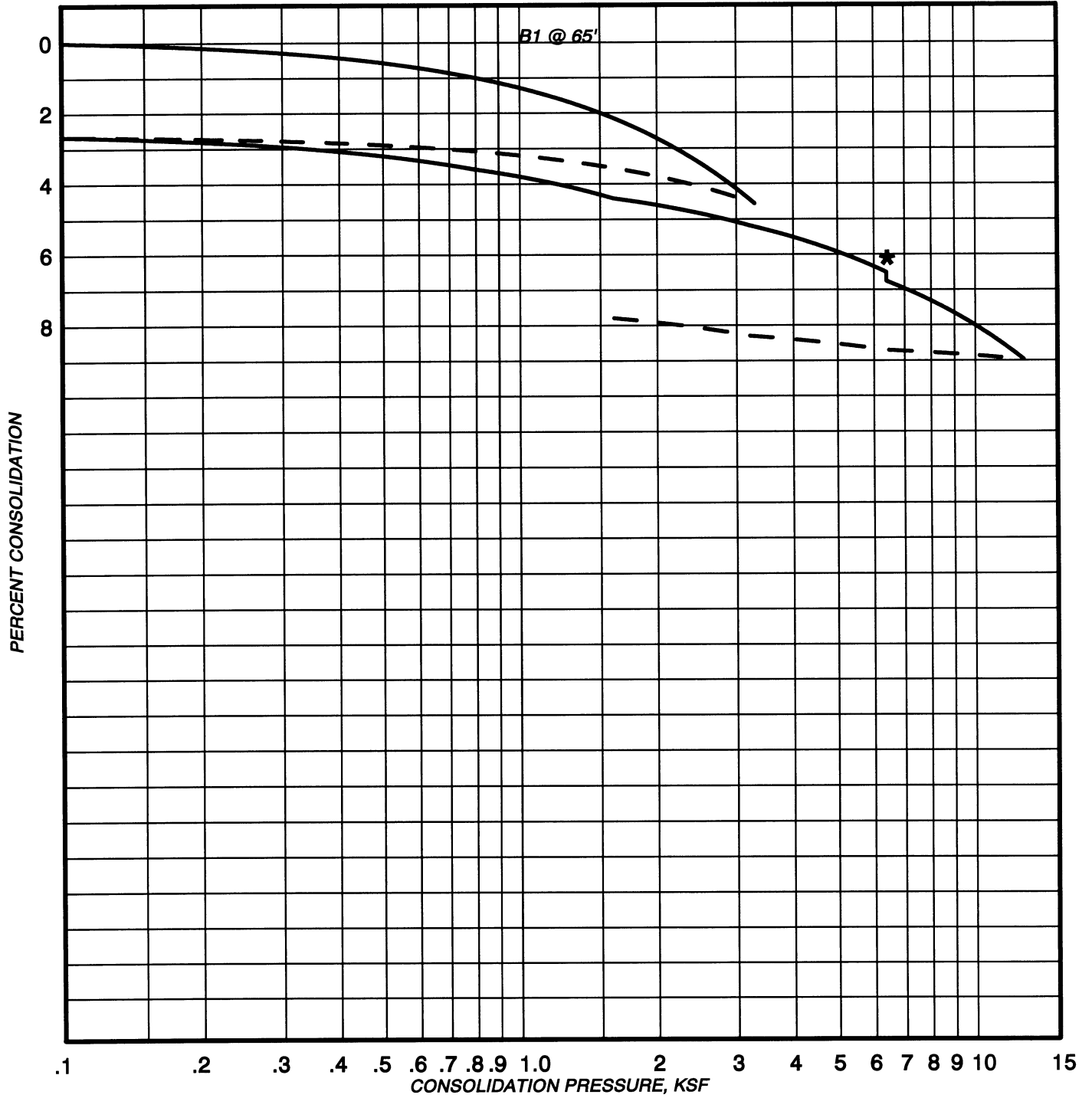
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CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B1 @ 65'

ALLUVIUM



* Water Added

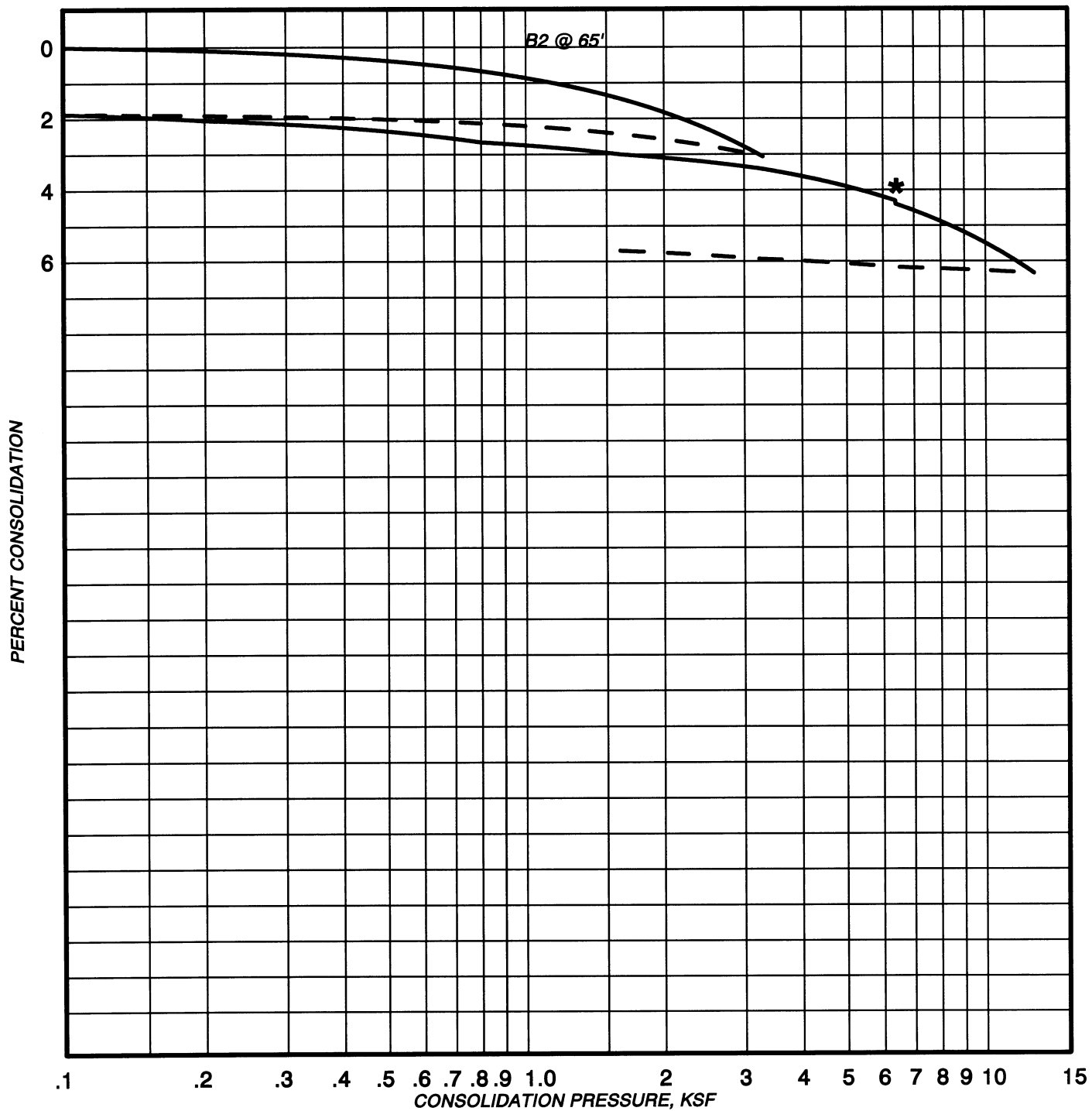
PLATE: C-12

CONSOLIDATION TEST

PROJECT: FEFFER/SUN CAL

SAMPLE: B2 @ 65'

ALLUVIUM



* Water Added

PLATE: C-13



SL07.571
May 10, 2011

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Site: 10000 Santa Monica Boulevard
Los Angeles, California

Job: FEFFER/10000 Santa Monica Boulevard

Reference: Laboratory Testing, Soil Labworks, LLC., March 1, 2007

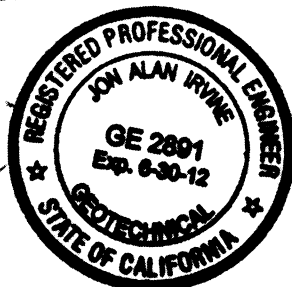
Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer in conjunction with a geotechnical investigation. Previous work is presented in the referenced report. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological Consulting and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

JON A. IRVINE
G.E. 2891



Enc: Appendix

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693



APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thick-walled steel sampler conforming to the most recent version of ASTM D 3550-01 with successive drops of a 140 pound hammer falling 30". The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-10. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-10. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation ($G_s=2.65$)
B5	5	Fill	106.4	16.7	80
B5	10	Alluvium	113.5	18.2	100
B5	15	Alluvium	111.1	18.2	99
B5	20	Alluvium	109.2	21.8	100
B5	25	Alluvium	112.9	17.1	98
B5	30	Alluvium	106.2	25.0	100
B5	35	Alluvium	110.0	17.9	94
B5	40	Alluvium	104.4	21.1	96
B5	45	Alluvium	103.9	23.0	100
B6	5	Fill	114.1	12.6	74
B6	10	Fill	107.4	14.6	72
B6	15	Alluvium	108.4	21.0	100
B6	20	Alluvium	104.0	24.4	100
B6	25	Alluvium	119.3	14.4	97

Moisture Density (continued)

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation ($G_s=2.65$)
B6	30	Alluvium	116.6	16.2	100
B6	35	Alluvium	122.8	13.2	100
B6	40	Alluvium	114.7	15.4	93
B6	45	Alluvium	111.3	17.2	94
B7	5	Fill	95.7	26.1	95
B7	10	Alluvium	109.4	18.7	97
B7	15	Alluvium	110.4	16.8	89
B7	20	Alluvium	112.4	19.8	100
B7	25	Alluvium	114.4	16.9	100
B7	30	Alluvium	110.7	20.9	100
B7	35	Alluvium	107.5	19.7	97
B7	40	Alluvium	124.3	11.4	92
B7	45	Alluvium	106.5	20.1	97
B7	50	Alluvium	105.6	17.7	83
B8	5	Fill	99.5	24.3	98
B8	10	Alluvium	105.0	20.7	95
B8	15	Alluvium	102.3	24.5	100
B8	20	Alluvium	108.5	20.9	100
B8	25	Alluvium	115.1	16.6	100
B8	30	Alluvium	116.9	9.1	90
B8	35	Alluvium	117.4	5.5	36
B8	40	Alluvium	102.9	24.2	100
B8	45	Alluvium	113.9	17.0	100
B8	50	Alluvium	110.9	15.2	82

Shear Strength

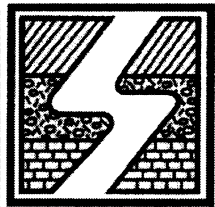
The peak and ultimate shear strengths of the alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080-04. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Shear Strength (continued)

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
B7	20	112.4	20.4
B6	25	119.3	16.2
B7	30	110.7	19.5
B8	30	116.9	15.8
B6	35	122.8	15.5

Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435-04. The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately 1/2 of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates.



SOIL LABWORKS LLC

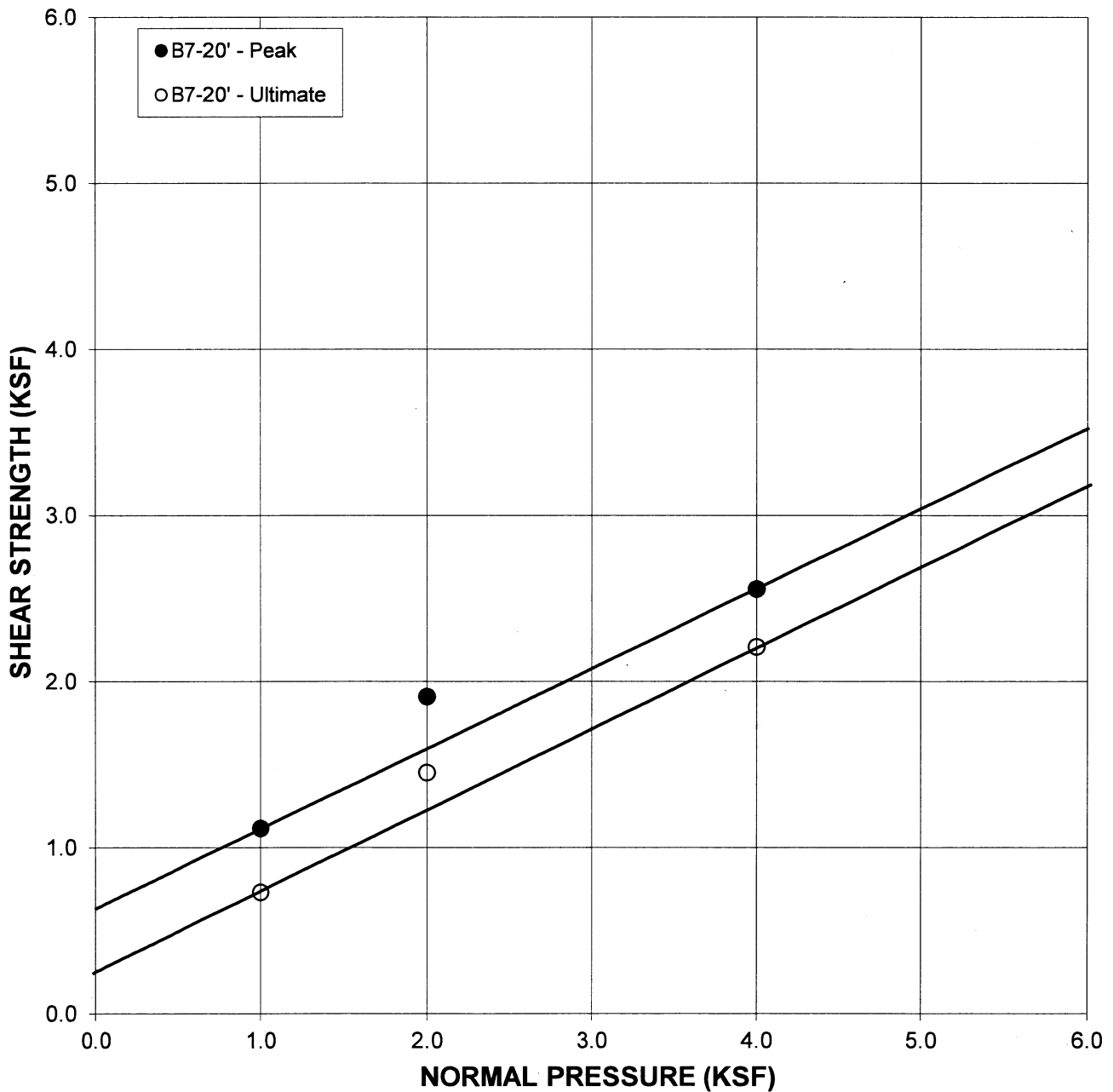
SHEAR DIAGRAM B-1

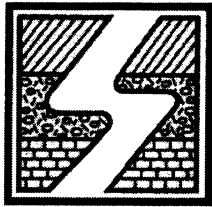
JN: SL07.571 CONSULTANT JAI
CLIENT: Feffer/10000 Santa Monica Boulevard

EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE		Average Moisture Content	20.4%
Phi Angle	25.5	25.5	degrees	Average Dry Density (pcf)	112.4
Cohesion	640	260	psf	Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080





SOIL LABWORKS LLC

SHEAR DIAGRAM B-2

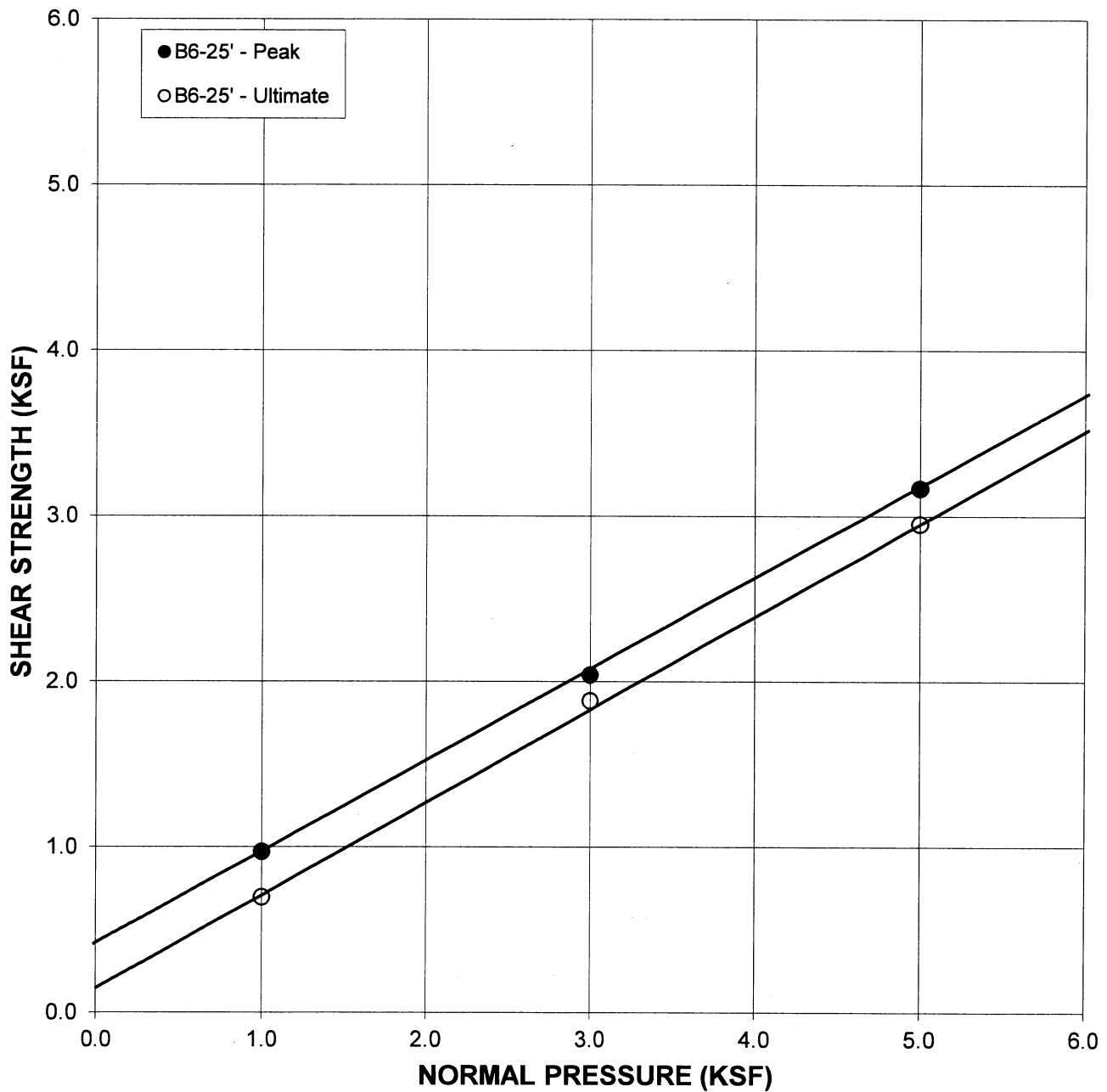
JN: SL07.571 CONSULTANT JAI
CLIENT: Feffer/10000 Santa Monica Boulevard

EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	29	29	degrees
Cohesion	430	140	psf

Average Moisture Content	16.2%
Average Dry Density (pcf)	119.3
Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080





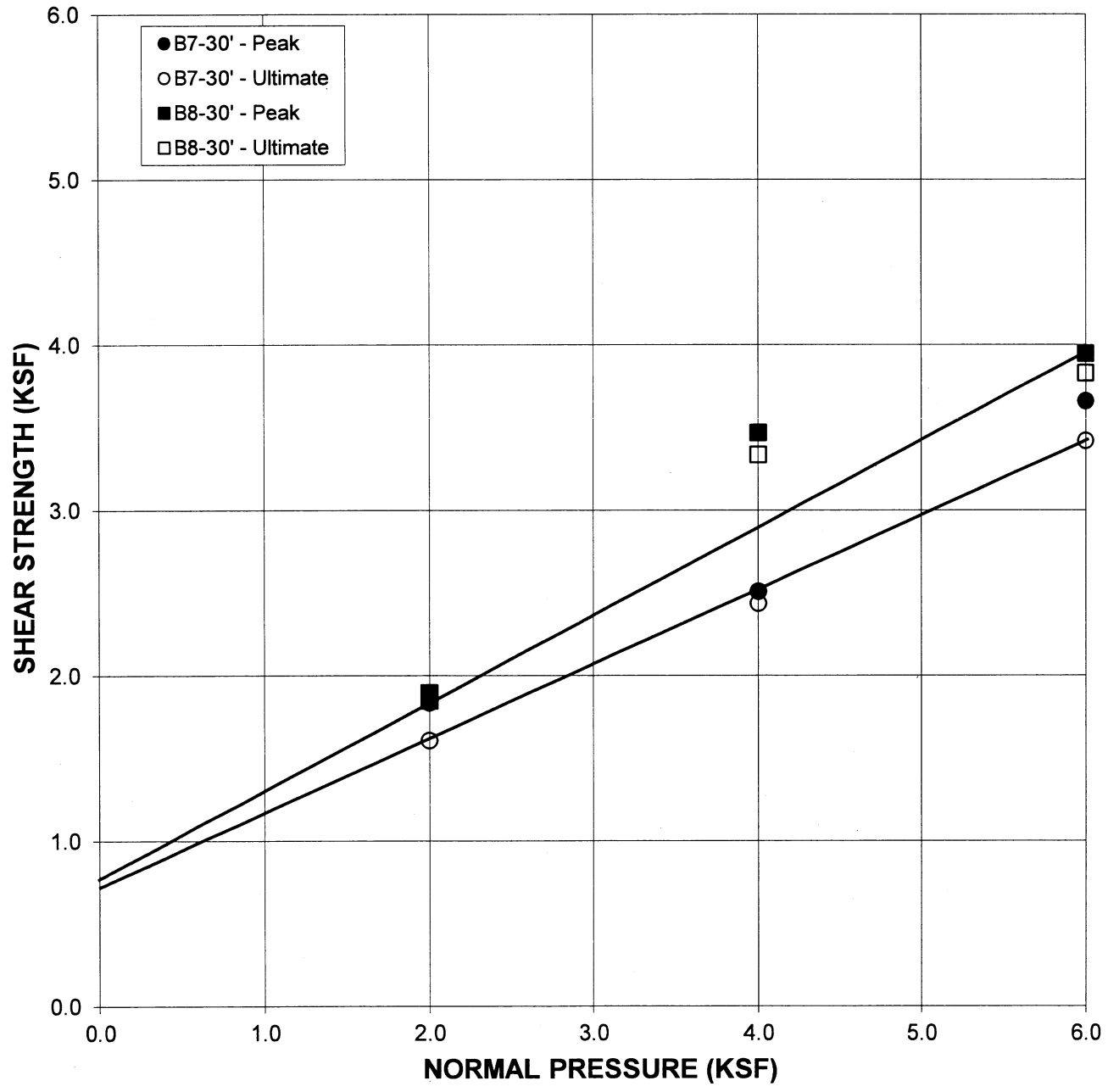
SHEAR DIAGRAM B-3

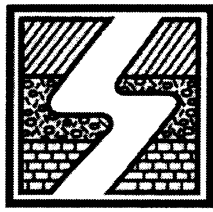
JN: SL07.571 CONSULTANT JAI
 CLIENT: Feffer/10000 Santa Monica Boulevard

EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE		Average Moisture Content	17.7%
Phi Angle	28	24.5	degrees	Average Dry Density (pcf)	113.8
Cohesion	780	710	psf	Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080





SOIL LABWORKS LLC

SHEAR DIAGRAM B-4

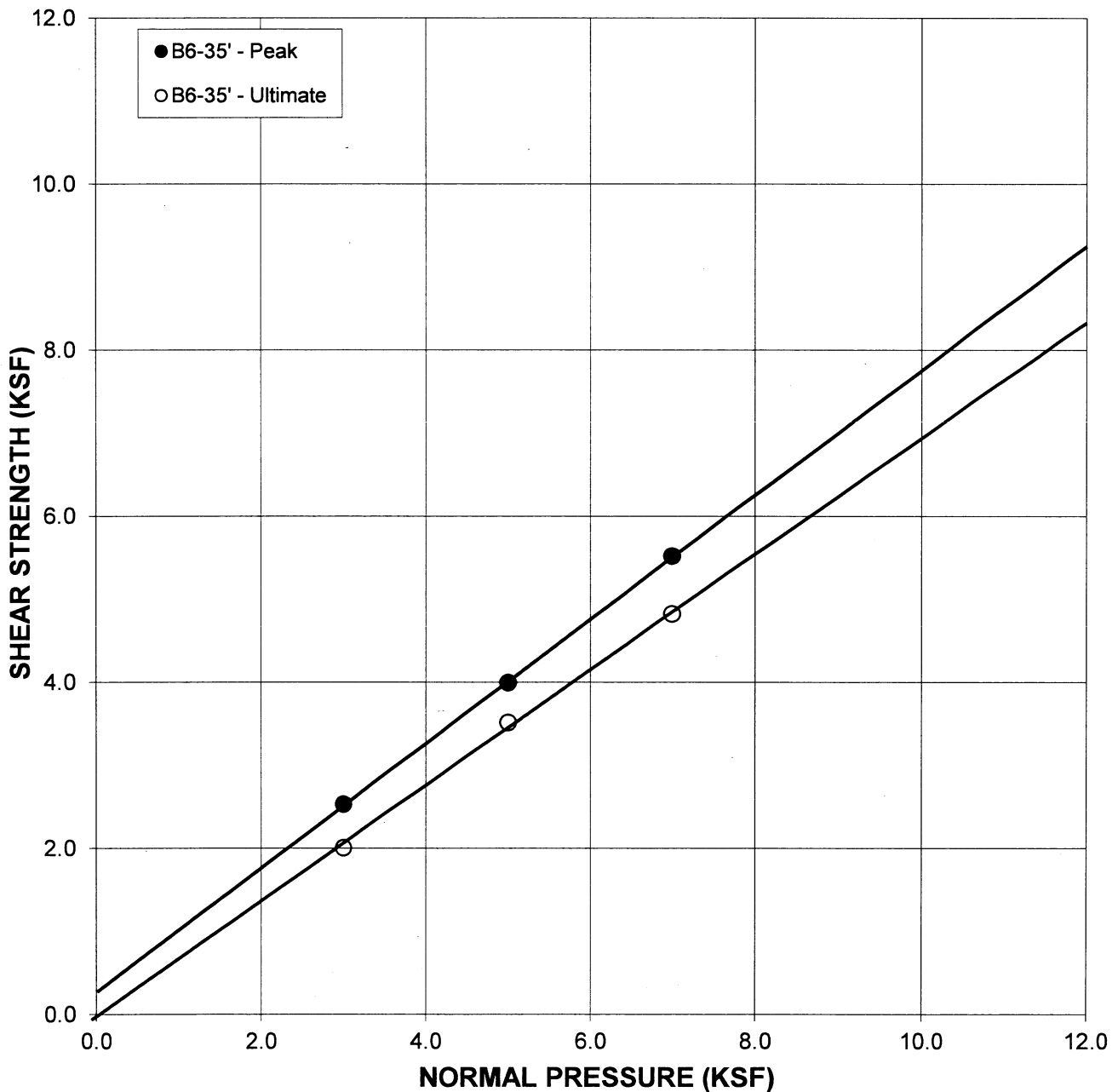
JN: SL07.571 CONSULTANT JAI
CLIENT: Feffer/10000 Santa Monica Boulevard

EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	37	34	degrees
Cohesion	260	0	psf

Average Moisture Content	15.5%
Average Dry Density (pcf)	122.8
Percent Saturation	100.0%

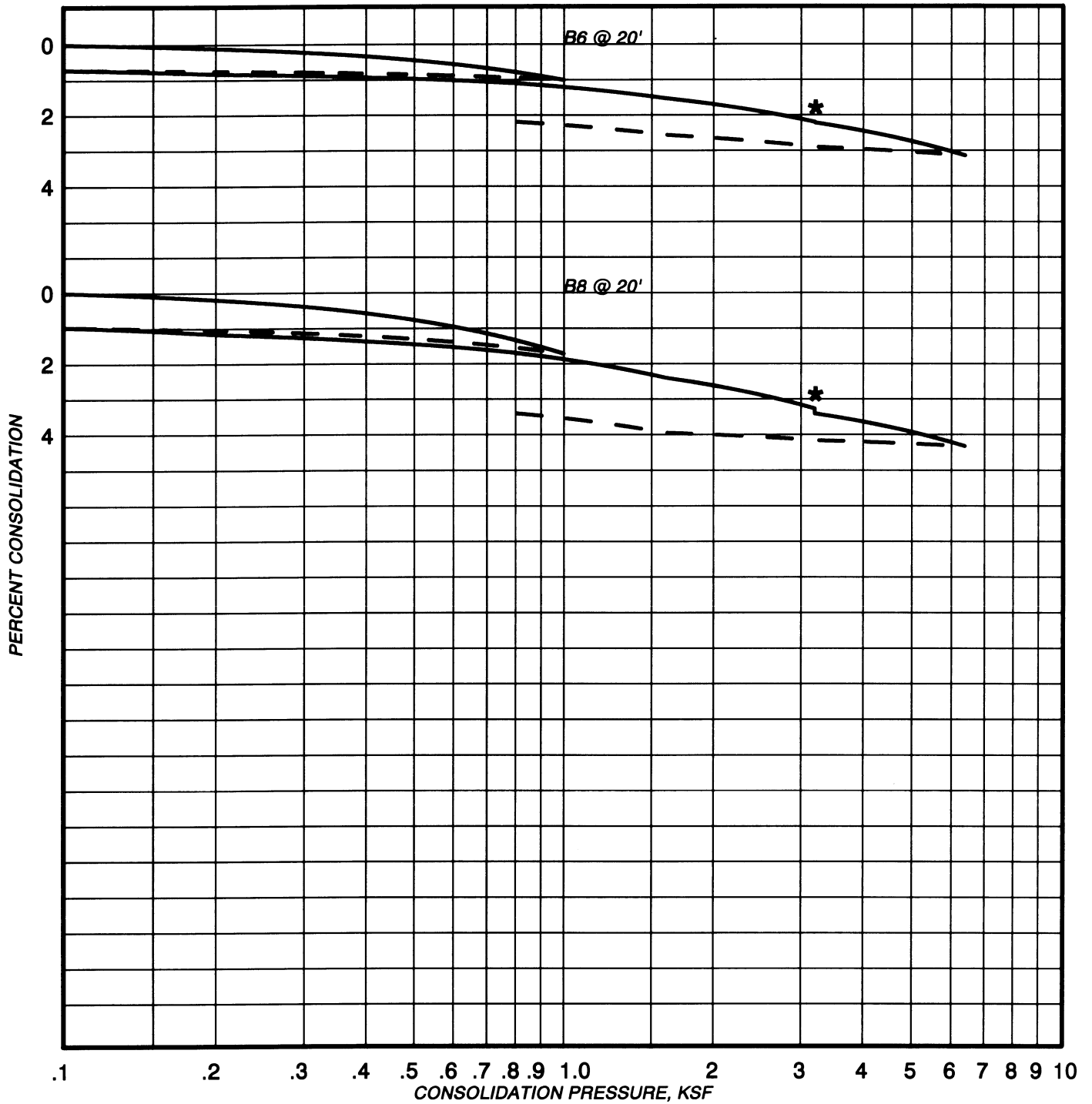
DIRECT SHEAR TEST - ASTM D-3080



CONSOLIDATION TEST

PROJECT: FEFFER/10000 SANTA MONICA BLVD
SAMPLES: B6 @ 20'; B8 @ 20'

ALLUVIUM



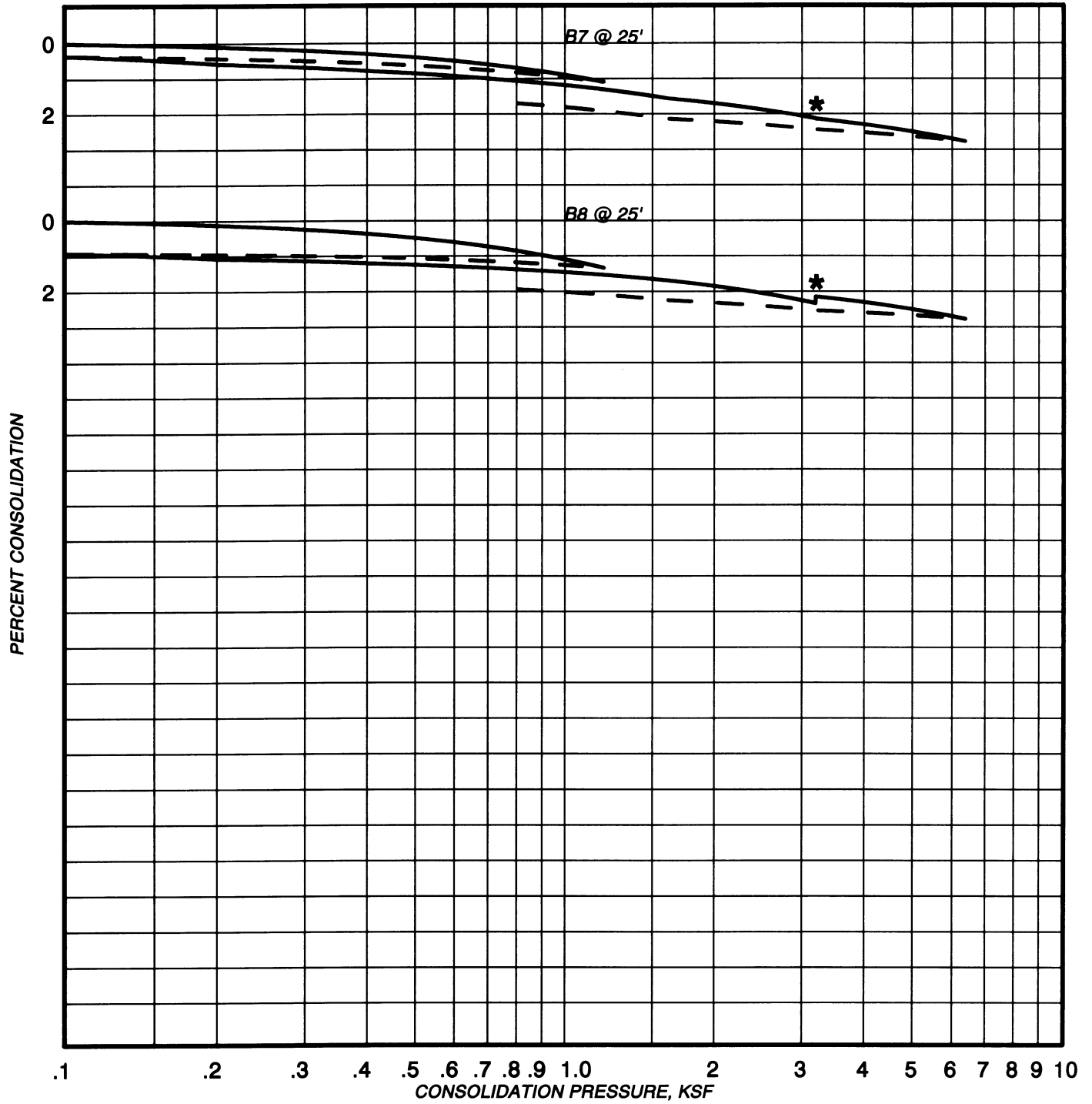
* Water Added

PLATE: C-1

CONSOLIDATION TEST

PROJECT: FEFFER/10000 SANTA MONICA BLVD
SAMPLES: B7 @ 25'; B8 @ 25'

ALLUVIUM



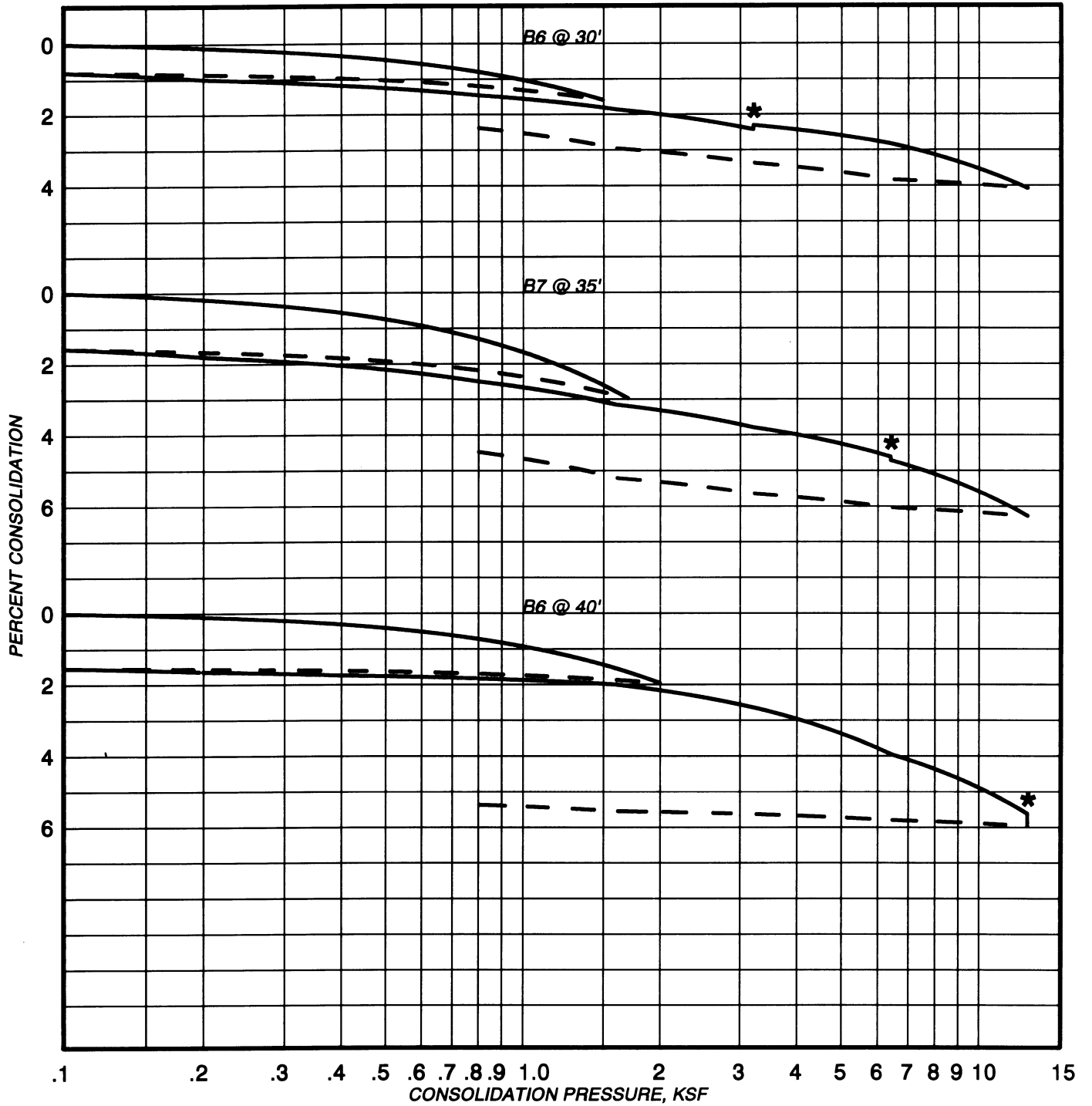
* Water Added

PLATE: C-2

CONSOLIDATION TEST

PROJECT: FEFFER/10000 SANTA MONICA BLVD
 SAMPLES: B6 @ 30'; B7 @ 35'; B6 @ 40'

ALLUVIUM



* Water Added

PLATE: C-3

APPENDIX 'D'

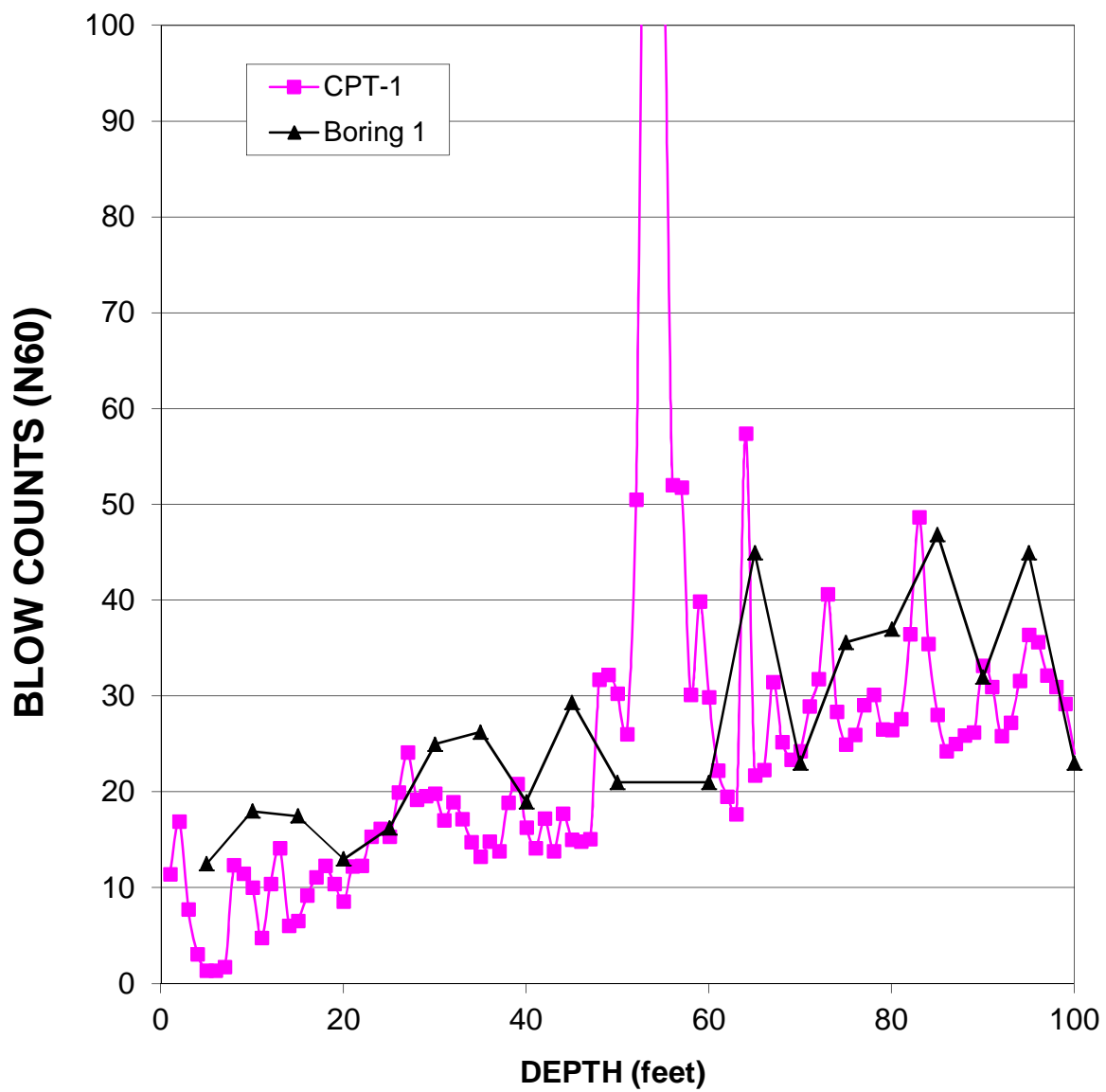
Engineering Calculations

CPT/SPT BLOW COUNT

IC: 494-14-1 CONSULT: JAI
CLIENT: FEFFER/SM 10000 Property, LLC

CORRELATION SHEET # 1

SPT N_{60} BLOW COUNT CORRELATION

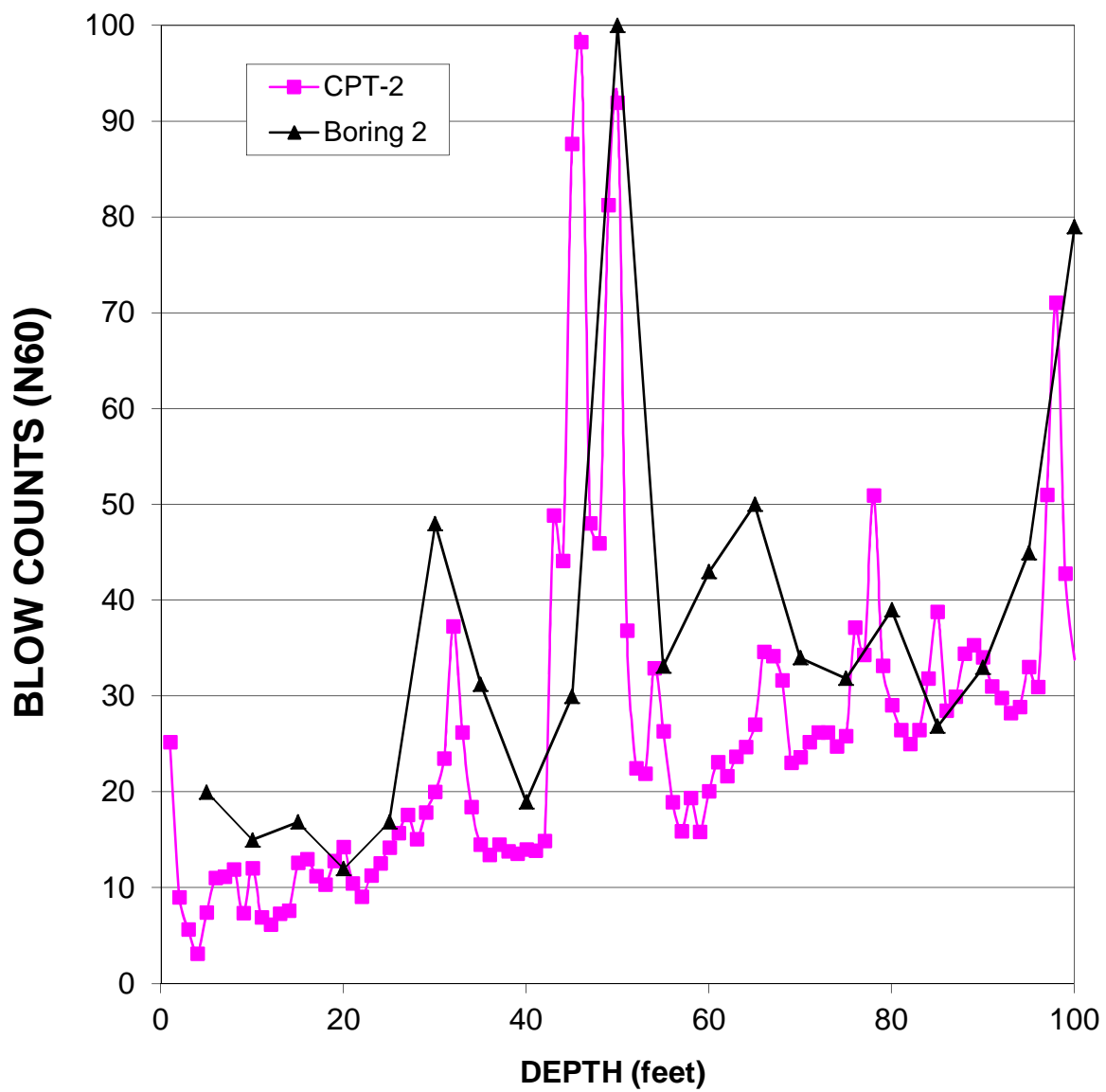


CPT/SPT BLOW COUNT

IC: 494-14-1 CONSULT: JAI
CLIENT: FEFFER/SM 10000 Property, LLC

CORRELATION SHEET # **2**

SPT N_{60} BLOW COUNT CORRELATION

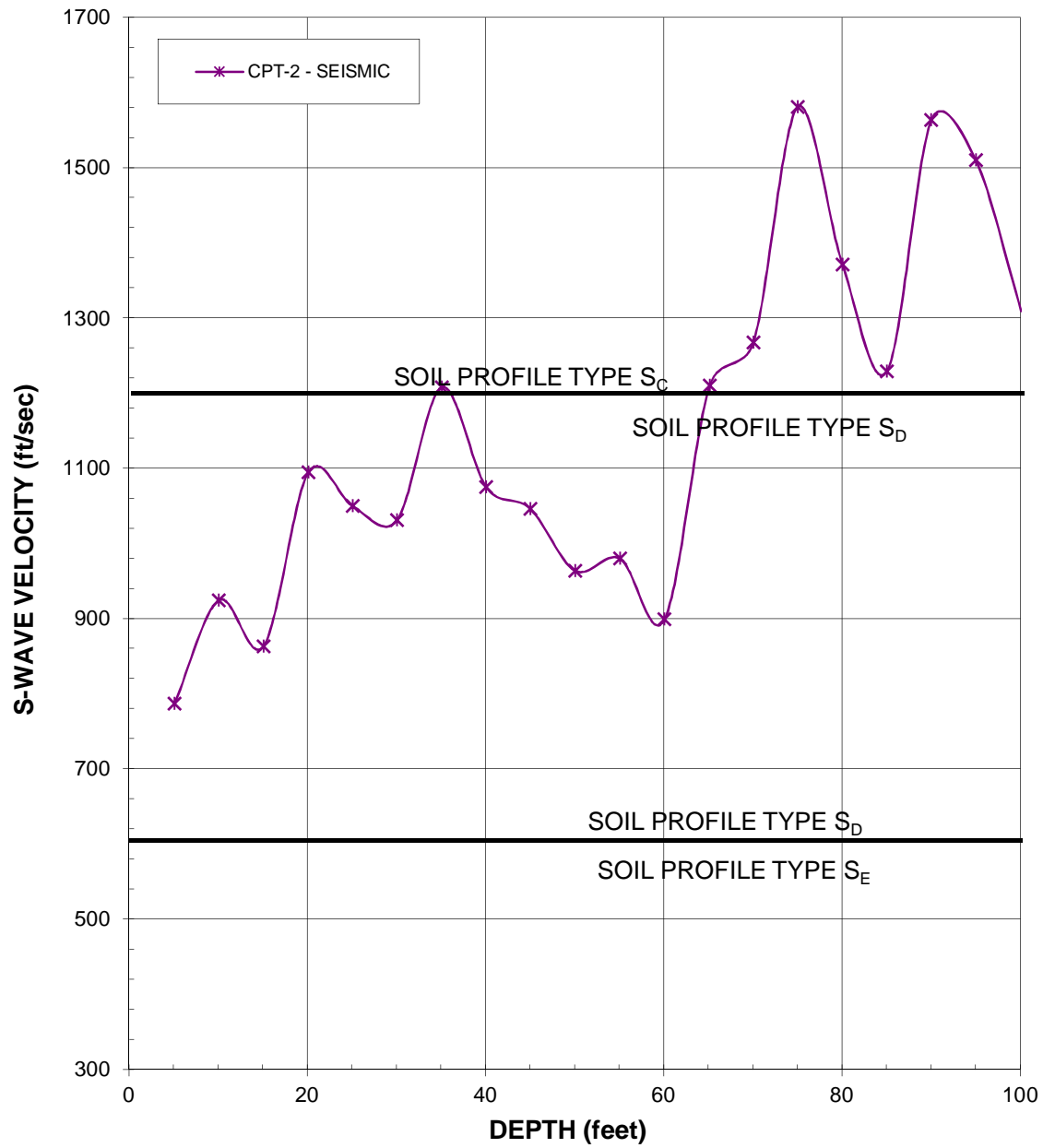


SHEAR WAVE VELOCITY

JN: 494-14-1 CONSULT: JF
CLIENT: FEFFER/SM 10000 Property, LLC

GRAPH #

INTERNAL SHEAR WAVE VELOCITY

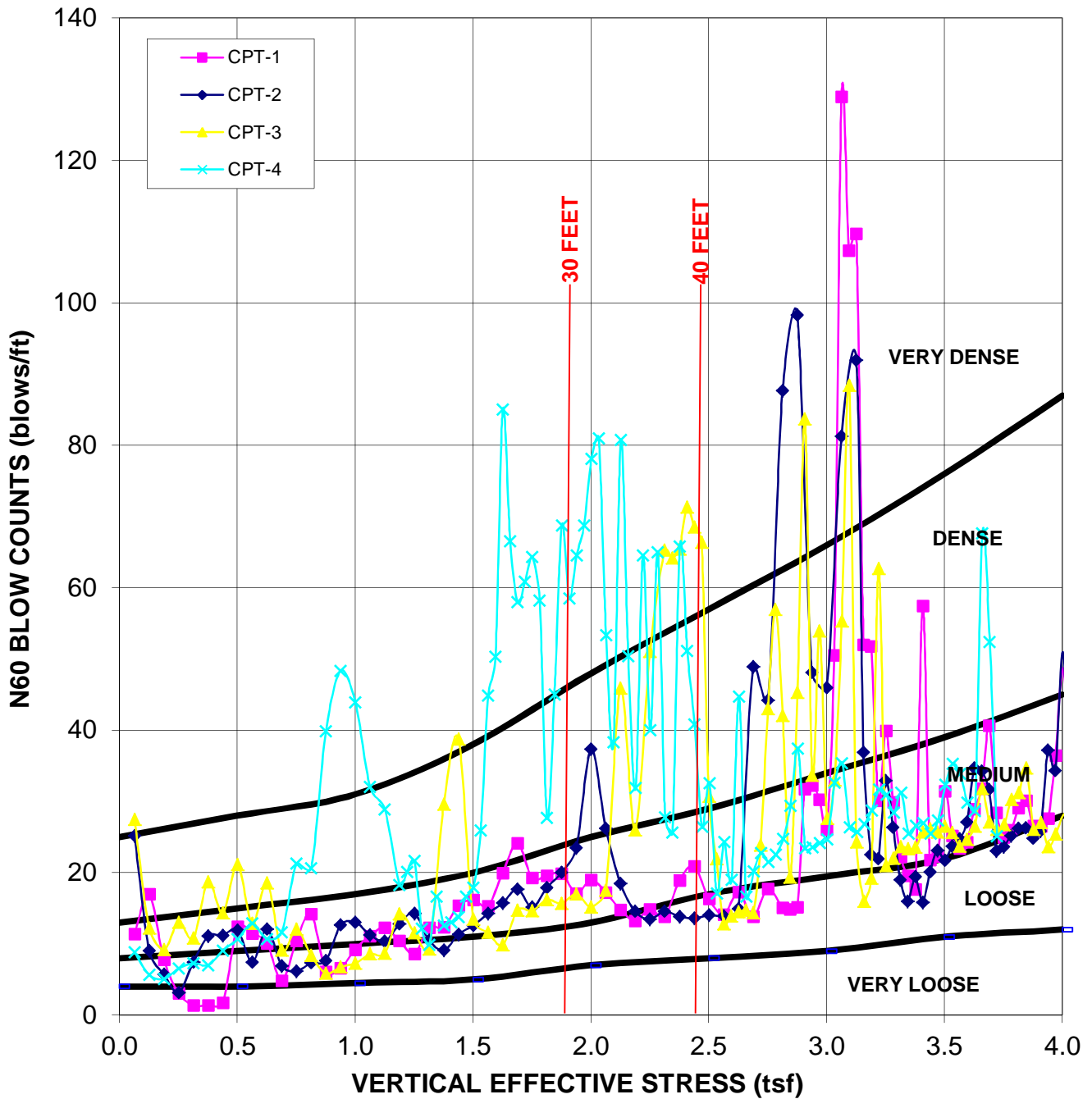


NAVFAC DENSITY

IC: 494-14-1 CONSULT: JAI
CLIENT: FEFFER/SM 10000 Property, LLC

GRAPH # 1

ESTIMATED COMPACTNESS FROM SPT BLOW COUNTS MODIFIED FROM NAVFAC FIG. 1 7.1-14

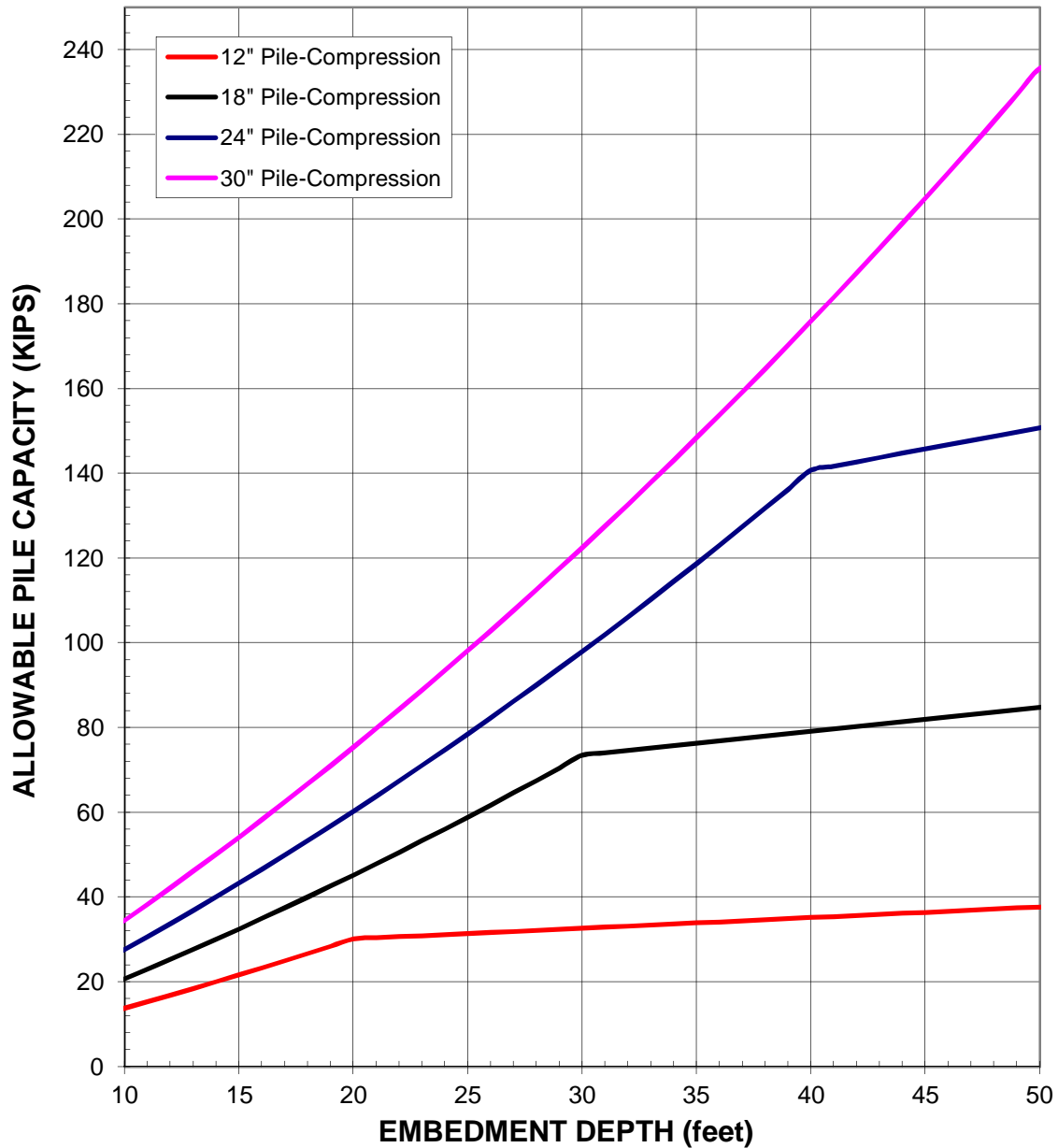


PILE CAPACITY

IC: 494-14-1 CONSULT: JAI
CLIENT: FEFFER/SM 10000 Property, LLC

CALCULATION SHEET #

ALLOWABLE PILE CAPACITIES CONCRETE PILES



APPENDIX 'E'

Grading Specifications

STANDARD GRADING SPECIFICATIONS

These specifications present the usual and minimum requirements for grading operations performed under our supervision.

GENERAL

- 1) The Geotechnical Engineer and Engineering Geologist are the developer's representative on the project.
- 2) All clearing, site preparation or earth work performed on the project shall be conducted by the contractor under the supervision of the Geotechnical Engineer.
- 3) It is the contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer. The contractor shall also remove all material considered unsatisfactory by the Geotechnical Engineer.
- 4) It is the contractor's responsibility to have suitable and sufficient compaction equipment on the job site to handle the amount of fill being placed. If necessary, excavation equipment will be shut down to permit completion of compaction. Sufficient watering apparatus will also be provided by the contractor, with due consideration for the fill material, rate of placement and time of year.
- 5) A final report shall be issued by our firm outlining the contractor's conformance with these specifications.

SITE PREPARATION

- 1) All vegetation and deleterious materials such as rubbish shall be disposed of off-site. Soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

2) The Engineer shall locate all houses, sheds, sewage disposal systems, large trees or structures on the site or on the grading plan to the best of his knowledge prior to preparing the ground surface.

Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipe lines, or others not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3) After the ground surface to receive fill has been cleared, it shall be scarified, disced or bladed by the contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface shall then be brought to optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than twelve inches (12") in depth, the excess shall be removed and placed in lifts restricted to six inches (6").

Prior to placing fill, the ground surface to receive fill shall be inspected, tested and approved by the Geotechnical Engineer.

PLACING, SPREADING AND COMPACTION OF FILL MATERIALS

1) The selected fill material shall be placed in layers which when compacted shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

2) Where the moisture content of the fill material is below the limits specified by the Geotechnical Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

3) Where the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is adequate.

COMPACTED FILLS

1) Any material imported or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches or other matter missed during clearing shall be removed from the fill as directed by the Geotechnical Engineer.

2) Rock fragments less than six inches (6") in diameter may be utilized in the fill, provided:

- a) They are not placed in concentrated pockets.
- b) There is a sufficient percentage of fine-grained material to surround the rocks.
- c) The distribution of the rocks is supervised by the Geotechnical Engineer.

3) Rocks greater than six inches (6") in diameter shall be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal. Details for rock disposal such as location, moisture control, percentage of rock placed, will be referred to in the "Conclusions and Recommendations" section of the geotechnical report.

If the rocks greater than six inches (6") in diameter were not anticipated in the preliminary geotechnical and geology report, rock disposal recommendations may not have been made in the "Conclusions and Recommendations" section. In this case, the contractor shall notify the Geotechnical Engineer if rocks greater than six inches (6") in diameter are encountered. The Geotechnical Engineer will then prepare a rock disposal recommendation or request that such rocks be taken off-site.

4) Representative samples of materials to be utilized as compacted fill shall be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any materials other than that previously tested is encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as possible.

Material that is spongy, subject to decay or otherwise considered unsuitable shall not be used in the compacted fill.

5) Each layer shall be compacted to ninety percent (90%) of the maximum density in compliance with the testing method specified by the controlling governmental agency (ASTM D-1557-02).

If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive soil conditions, the area to receive fill compacted to less than ninety percent (90%) shall either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

6) Compaction shall be by sheeps foot roller, multi-wheeled pneumatic tire roller, or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. The final surface of the lot areas to receive slabs-on-grade should be rolled to a smooth, firm surface.

7) Field density tests shall be made by the Geotechnical Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two feet (2') of fill height provided all layers are tested. Where the sheeps foot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required ninety percent (90%) density, the particular layer or portion shall be reworked until the required density has been obtained.

8) Buildings shall not span from cut to fill. Cut areas shall be over excavated and compacted to provide a fill mat of three feet (3').

FILL SLOPES

1) All fills shall be keyed and benched through all top soil, colluvium, alluvium, or creep material into sound bedrock or firm material where the slope receiving fill exceeds a ratio of five (5) horizontal to one (1) vertical, in accordance with the recommendations of the Geotechnical Engineer.

2) The key for side hill fills shall be a minimum of fifteen feet (15') within bedrock or firm materials, unless otherwise specified in the geotechnical report.

3) Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer.

4) The Contractor will be required to obtain a minimum relative compaction of ninety percent (90%) out to the finish slope face of fill slopes, buttresses, and stabilization fills. This may be achieved by either over-building

the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

5) All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report and by the governing agency.

6) Fill-over-cut slopes shall be properly keyed through topsoil, colluvium, or creep material into rock or firm materials. The transition zone shall be stripped of all soil prior to placing fill.

CUT SLOPES

1) The Engineering Geologist shall inspect all cut slopes excavated in rock, lithified, or formation material at vertical intervals not exceeding ten feet (10').

2) If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints, or fault planes, are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer; and recommendations shall be made to treat these problems.

3) Cut slope that face in the same direction as the prevailing drainage shall be protected from slope wash by a non-erosive interceptor swale placed at the top of the slope.

4) Unless otherwise specified in the geological and geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agencies.

5) Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the Geotechnical Engineer or Engineering Geologist.

GRADING CONTROL

1) Inspection of the fill placement shall be provided by the Geotechnical Engineer during the progress of grading.

2) In general, density tests should be made at intervals not exceeding two feet (2') of fill height or every five hundred (500) cubic yards of fill placed. These criteria will vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests shall be made to verify that the required compaction is being achieved.

3) Density tests should also be made on the surface materials to receive fill as required by the Geotechnical Engineer.

4) All clean-out, processed ground to receive fill, key excavations, subdrains, and rock disposal must be inspected and approved by the Geotechnical Engineer prior to placing any fill. It shall be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection.

CONSTRUCTION CONSIDERATIONS

1) Erosion control measures, when necessary, shall be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

2) Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features shall be performed without the approval of the Geotechnical Engineer or Engineering Geologist.

3) Care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.

APPENDIX E – HAZARDS AND HAZARDOUS MATERIALS TECHNICAL REPORTS

E.1 Phase I Environmental Assessment



Phase I Environmental
Site Assessment of
10000 Santa Monica Boulevard
Los Angeles, California

Prepared for:
Greenberg Traurig P.A.
Los Angeles, California

On behalf of:
SM 10000 Property, LLC
Banco Inbursa, S.A., Institución de
Banca Múltiple, Grupo Financiero
Inbursa

Prepared by:
ENVIRON International Corporation
Los Angeles, California

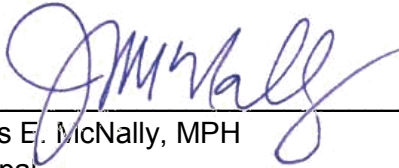
Date:
May 2011

Project Number:
05-24416B

Signature and Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10.

Further, I have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the site. I have developed and performed this assessment in conformance with the standards and practices set forth in 40 CFR Part 312.



James E. McNally, MPH
Principal

ENVIRON International Corporation
707 Wilshire Boulevard
Suite 4950
Los Angeles, California 90017
213.943.6300

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- Appendix B: Environmental Database Report
- Appendix C: Historical Research Documentation
 - C.1: Aerial Photographs
 - C.2: Fire Insurance Maps
 - C.3: Topographic Maps
 - C.4: Abstract of City Directories
 - C.5: Property Tax Maps
- Appendix D: Environmental Lien Search
- Appendix E: Qualifications of Environmental Professional

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1 Summary of Conclusions

ENVIRON International Corporation (ENVIRON) was retained by Greenberg Traurig P.A. (Greenberg) on behalf of its client, SM 10000 Property, LLC (SM 10000 Property), to perform a Phase I Environmental Site Assessment (ESA) of the property located at 10000 Santa Monica Boulevard, Los Angeles, California (herein referred to as the “site” or the “facility”). ENVIRON’s assessment was conducted in connection with a potential financial transaction. The ESA described in this report was performed in conformance with the scope and limitations of the ASTM International’s *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-05 (the “ASTM Standard”), as stated in Chapter 2 (Introduction). Any exceptions to, or deletions from, this practice are described in Section 6.3 of this report.

1.1 Recognized Environmental Conditions

ENVIRON identified the following “recognized environmental condition” (REC), as defined by ASTM (see Chapter 2), in connection with the site:

- **Groundwater Contamination.** According to a dewatering evaluation investigation conducted by ENVIRON at the site in 2008, groundwater samples were collected from one well located in the central portion of the site (there are three temporary groundwater monitoring wells located on the site) and analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons as gas and diesel (TPH-g and TPH-d), metals, and total dissolved solids (TDS). Reportedly, TPH-g and TPH-d were not detected in the groundwater samples, and the detected metals concentrations and TDS concentrations were below discharge limits. Four VOCs were detected in the groundwater samples, including tetrachloroethene (PCE), carbon tetrachloride, chloroform, and trichlorofluoromethane (FC-11); carbon tetrachloride and FC-11 were detected at concentrations that exceeded the applicable maximum contaminant levels (MCLs) for carbon tetrachloride and FC-11. Based on ENVIRON’s review of the historical uses of the site, including its use as a stationary and print shop, historical activities at the site that potentially involved the use of chemicals, including solvents, cannot be ruled out. However, as there is no known history of spills or reported releases at the site and because the site is not listed in any data bases indicative of environmental concern, it appears that the contaminants detected in groundwater beneath the site may be derived from various offsite industrial uses and do not represent a potential environmental significance for the site. In addition, based on the relatively low concentrations of VOCs detected in the groundwater samples collected and the depth to groundwater at the site (approximately 50 to 62 feet below ground surface [bgs]), it appears that no significant concern for a vapor intrusion concern exists.

1.2 Other Findings

In addition to the conditions discussed above, ENVIRON identified the following additional finding that are not considered RECs based on available information:

- **Potential Impacts from Historical Operations of Site.** Based on the review of historical sources, the site was used for a variety of uses, including as a golf clubhouse since at least 1927 to the mid 1940s and as a “Union Oil salesroom and portable island,” which

were constructed on the site in 1930. Reportedly, in the mid 1940s, the site became the northeastern corner of the Fox Film Corporation facility (the majority of which is located to the southwest of the site) and the building was used as a stationary and print shop. A small road or train/tram line connected the site with other portions of the Fox Film Corporation during this time period. Because ENVIRON has no detailed information regarding historical activities and chemical usage at the site and because no subsurface characterization activities, other than those associated with the dewatering evaluation investigation report listed above, are known to have been conducted at the site, ENVIRON cannot rule out the possibility that past storage, use, and/or disposal of chemicals may have adversely affected subsurface conditions at the site. However, given the time that has elapsed since the site was occupied by the aforementioned businesses (more than 50 years); because the site has undergone redevelopment on two occasions, during which it is likely that any subsurface features or impacted soil would have been removed as part of that effort; because there is no known history of spills or reported releases at the site; and, because the site is not listed on any data bases indicative of an environmental concern, it appears that the potential for subsurface impact from historical operations at the site is low.

De minimis conditions, as defined in Chapter 2, along with other site conditions observed during the site visit, are discussed within relevant sections of this report and are summarized in Chapter 6.

2 Introduction

2.1 Purpose

ENVIRON was retained by Greenberg on behalf of its client, SM 10000 Property, to conduct a Phase I ESA of the facility located in Los Angeles, California. ENVIRON's assessment was conducted in connection with the potential financial transaction of the site. The purpose of the assessment was to identify RECs, which are defined in the ASTM Standard as:

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 of any hazardous substances or petroleum products 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 threat to human 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. Conditions determined to be *de minimis* are not recognized environmental conditions.

2.2 Scope of the Assessment

ENVIRON completed the following tasks, consistent with the ASTM Standard, during its Phase I ESA of the property:

- A visit to the site by Nazgol Zandipour of ENVIRON on April 10, 2011, to observe the exterior and interior features of the site and to identify the uses and conditions specified in the ASTM Standard. In addition, ENVIRON observed the adjoining properties from the site or adjacent public thoroughfares. Photographs taken during the site visit are presented in Appendix A.
- No personnel are currently employed at the site. Chris Palermo, representative of the owner of the site, provided ENVIRON access to the site, and limited information regarding the uses and physical characteristics of the site in an interview. Mr. Palermo is herein referred to as "facility personnel".
- A review of a search of environmental regulatory agency database records conducted by Environmental Data Resources, Inc. (EDR) in April 2011 for the site and off-site properties in the vicinity of the site. A copy of the EDR radius report is included as Appendix B. The databases and the radius searched for each database were selected in accordance with the ASTM Standard and are identified in the EDR database report. The dates of the most recent updates of the environmental databases are also listed in the database report.
- A review of information available at DTSC's EnviroStor website (EnviroStor) regarding properties in the vicinity of the site.
- A review of information available at the California Water Resources Control Board (CWRCB)'s GeoTracker website (Geotracker). Information obtained from Geotracker includes:
 - *Underground Storage Tank Program – Directive to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release, 76 Products Service Station 0703*

(Priority C-1 Site), 9988 Wilshire Boulevard, Beverly Hills (Case No. R-24652), prepared by the Los Angeles Regional Water Quality Control Board, and dated March 29, 2011.

- A review of standard historical sources (included as Appendix C) and local agency inquiries, as defined in the ASTM Standard. The following resources were reviewed:
 - Readily available historical sources, including (where available) historical topographic maps and aerial photographs, city directories, and Sanborn Maps, to develop a history of the previous uses of the site and surrounding area.
 - Historical and site-specific information obtained from the following local agencies: City of Los Angeles Fire Department (Fire Department), City of Los Angeles Building Department (Building Department), County of Los Angeles Assessor's Office (Assessor), and County of Los Angeles Public Health (Public Health). ENVIRON has not yet received a response from one unit of the fire department.
- A review of physical setting sources, as defined in the ASTM Standard, including:
 - The current USGS 7.5-minute topographic map that shows the area on which the site is located.
 - Geologic, hydrogeologic, or hydrologic sources as provided in the EDR report and in the previous environmental report for the site, as listed below.
- A review of oil and gas well information obtained from the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) to evaluate the presence of oil and gas wells and pipelines on or within 1 mile of the site. This information was obtained from Regional Wildcat Map W1-5 (available online) and from the EDR data base report.
- A review of documents provided to ENVIRON by facility personnel, including site information. In addition, ENVIRON reviewed the following previous environmental assessment reports:
 - *Phase I Environmental Site Assessment, 10000 Santa Monica Boulevard, Los Angeles, California, prepared by ENVIRON, and dated April 2010 (the "2010 Phase I Report").*
 - *Phase I Environmental Site Assessment, 10000 Santa Monica Boulevard, Los Angeles, California, prepared by ENVIRON, and dated July 12, 2006 (the "2006 Phase I Report").*
 - *Dewatering Evaluation for Proposed Construction at 10000 Santa Monica Boulevard, Los Angeles, California, prepared by ENVIRON, and dated July 2, 2008 (the "2008 Dewatering Evaluation").*
- A search for environmental liens or other activity use limitations (AULs) for the site, provided by EDR (as shown in Appendix E). ENVIRON ordered the lien search using the parcel numbers believed to be associated with the site, as obtained from the local tax assessor's office and the 2010 Phase I Report.
- ENVIRON provided the client with a User Questionnaire consistent with Appendix X3 of the ASTM Standard; however, a response to the questionnaire had not been received as of the time this report was prepared.

This assessment was conducted in accordance with ASTM Standard E1527-05, as agreed upon by ENVIRON and Greenberg in April 2011. Certain “non-scope considerations,” as defined in the ASTM Standard (i.e., asbestos-containing materials [ACM], radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines) are not addressed in this Phase I ESA. In addition, ENVIRON’s scope of work did not include a vapor intrusion assessment in accordance with ASTM E2600-08.

2.3 Significant Assumptions

In conducting this review, no significant assumptions were made, except for the following:

- Site-specific field measurements or other detailed hydrogeological information was not publicly available or reasonably ascertainable. However, information regarding the approximate depth to groundwater at the site was obtained from the 2008 Dewatering Evaluation Report. Additionally, ENVIRON has assumed that the flow direction of shallow groundwater beneath the site and in the local vicinity generally mimics surface topography. In evaluating potential on-site impacts from off-site sources, those off-site properties not located adjacent to or within ¼-mile upgradient of the site are not considered to represent a significant concern to the site. This interpretation is based on the assumption that a hazardous material released to the subsurface generally does not migrate laterally within the unsaturated soil for a significant distance, although a hazardous material can migrate in the groundwater in a generally downgradient direction. There are, however, limits to this interpretation.

2.4 Reliance and General Limitations

This environmental review has been prepared exclusively for use by Greenberg, its client, SM 10000 Property, and its client’s lender, Banco Inbursa, S.A., Institución de Banca Múltiple, Grupo Financiero Inbursa, and such other persons or entities whose reliance is explicitly authorized in writing by ENVIRON.

The report is considered current only for a period of 180 days from the site inspection. The conclusions presented in this report represent ENVIRON’s best professional judgment based upon the information available and conditions existing as of the date of the review. In performing its assignment, ENVIRON must rely upon publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to ENVIRON was accurate and complete. This review is not intended as legal advice, nor is it an exhaustive review of site conditions or facility compliance. ENVIRON makes no representations or warranties, express or implied, about the conditions of the site.

ENVIRON’s scope of work for this assignment did not include collecting samples of any environmental media. As such, this review cannot rule out the existence of latent conditions, and is intended, consistent with normal standards of practice and care, to assist the client in identifying the risks of such conditions.

3 Site Description

3.1 Site Setting

SM 10000 Property LLC is the current owner of the property located at 10000 Santa Monica Boulevard, Los Angeles, Los Angeles County, California (the “site” or the “facility”). The approximately 2.2-acre site is located approximately one mile southwest of the City of Beverly Hills and 5.3 miles northeast of the City of Santa Monica. The location of the site is shown on the United States Geological Survey (USGS) topographic map for the Beverly Hills, California quadrangle, as shown in Figure 1.

According to the Assessor’s Office, the assessor’s parcel numbers [APNs] for the site are 4319-001-001 and 4319-001-002. The legal description of the site is contained in Appendix D.

The approximately 2.2-acre site consists of vacant land; no structures are currently present at the site other than a small mobile guard shack at the western portion of the site. Crushed concrete is present in the southwestern portion of the site, occupying approximately ¼ of the square acreage at the site. The site is surrounded by metal fences at the boundaries, and the site is accessed via entrances through the gates. No dirt or paved roads are present at the site. In the western corner of the site, one approximately one-foot high soil pile is present. The remaining areas were observed to be uncovered ground, with small plants and native shrubs covering the majority of the site.

The site is accessed via and Moreno Drive, and bordered by Santa Monica Boulevard to the northwest, Moreno Drive to the northeast-east, Beverly Hills High School to the southeast, and a commercial building to the southwest. An asphalt-covered access driveway in the northeastern portion of the site leads to the site entrance. There are no on-site surface water bodies.

Table 1 provides an overview of physical setting and utility information for the site.

Conditions	Source	Description
Topography		
Elevation (above mean sea level)	USGS topographic map (Beverly Hills, California, 1995)	Ranges from approximately 277 feet near the western site boundary to approximately 264 feet near the eastern site boundary.
Topographic Gradient	USGS topographic map; visual observations: 2010 Phase I Report	Based on topographic maps, regional topography slopes gently downward to the east-southeast. Topography at the site does not slope in a single, clear direction; soil piles and small depressions are present at the site, resulting from demolition activities.
Hydrology		
Surface Water Runoff	Visual observations	Percolates into the ground surface.
Nearest Surface Water Body	USGS topographic map; Visual observations	Stone Canyon Reservoir is located approximately 3.5 miles northwest of the site. The Pacific Ocean is located approximately 6 miles southwest of the site.
Flood Plain	FEMA*; Facility	The site is not located within a 500-year flood zone; however, areas of a

Table 1: Physical Setting and Utility Information		
Conditions	Source	Description
	personnel	100-year flood zone are present approximately ¼ and ½ mile southwest and northwest of the site, respectively. Facility personnel reported no known occurrences of flooding at the site.
Wetlands	NWI*	There are no federally-designated wetlands on-site.
Geology and Hydrogeology		
Presumed Direction of Shallow Groundwater Flow	USGS topographic map; 2010 Phase I report	Based on the topographic gradient and 2010 Phase I Report, shallow groundwater flow direction is likely to the east-southeast. According to the state water well database, groundwater flow direction is to the south-southeast in a well located approximately ¼ mile northwest of the site.
Depth to Groundwater	2008 Dewatering Evaluation	According to the 2008 Dewatering Evaluation, the shallowest water-bearing zone at the site was encountered at a depth of approximately 41 feet below ground surface (bgs) and a second water-bearing zone was encountered from approximately 50 feet to 62 feet bgs.
On-site Wells	Visual observations; 2008 Dewatering Evaluation	As part of ENVIRON's 2008 Dewatering Evaluation, three temporary groundwater monitoring wells were installed in the central portion of the site. Reference Section 5.2.2 for more information regarding these wells.
Nearest Groundwater Supply Wells	EDR database report	Two federally-registered and 5 state-registered water wells are present within a one mile radius of the site; one of which is registered as a public supply well and is located approximately ½ mile south-southwest of the site. Additionally, approximately 135 oil or gas wells are located within one mile of the site; no oil or gas wells are known to be located on-site.
Geologic Conditions	NCCS*; 2010 Phase I report	The site is classified in NCCS as urban land. The site is located in the central geologic block of the Los Angeles basin. This central block is a northwest-southwest trending alluvial lowland extending southward and southeast from the Santa Monica Mountains. Quaternary sediments (deposited within the last two million years) underlie the site vicinity to a depth of approximately 600 feet. These sediments are mainly Pleistocene age terrestrial deposits shed from the Santa Monica Mountains, in addition to shallow marine deposits. The sediments consist of gravelly sands and silty clays with minor amounts of sandy silt and silty sand. A thick sequence of Tertiary marine strata underlies the Quaternary terrestrial deposits.
Site Utility Information		
Electricity Supplier	Facility personnel	Not currently connected.
Natural Gas Supplier	Facility personnel	Not currently connected
Use of Fuel Oil for Building Heat	Facility personnel	No current or former use of fuel oil reported.
Water Supplier	Facility personnel; City personnel	Not currently connected.
Sanitary Sewer	Facility personnel	Not currently connected.
Septic Systems	Facility personnel	No current or former septic systems reported.
Notes: FEMA = Federal Emergency Management Agency; NCCS = National Cooperative Soil Survey ; NWI = National Wetlands Inventory * - Source was provided in the EDR database report.		

3.2 Current Use of Property

The site currently consists of vacant land covered with low-lying vegetation and brush.

3.3 Current Uses of Adjoining Properties

The facility is located in a mixed residential/commercial land use area. The nearest residential area is located immediately northeast of the site, beyond Moreno Drive. Based on discussions with facility personnel, ENVIRON's visual observations from the site boundary and public rights-of-way, and a limited review of publicly available information, a general determination of the current use of adjacent properties was developed, as described in Table 2 below.

Direction	Property/Land Use	ENVIRON's Observations
Northwest	Santa Monica Boulevard, beyond which is the Los Angeles County Club Golf Course.	Property consists of a fenced golf club course with mainly grass-covered areas.
Northeast	Moreno Drive, followed by a residential neighborhood and an office building.	No apparent exterior storage were observed during ENVIRON's reconnaissance.
Southeast	Beverly Hills High School and a parking structure.	Due to access constraints, ENVIRON was unable to observe the property from the public right of way. No apparent exterior storage were observed during ENVIRON's reconnaissance.
South	Office building	Due to access constraints, ENVIRON was unable to observe the property from the public right of way. No apparent exterior storage were observed during ENVIRON's reconnaissance.
Southwest	Office building	Due to access constraints, ENVIRON was unable to observe the property from the public right of way. No apparent exterior storage were observed during ENVIRON's reconnaissance.
<p>Notes: Observations were made by ENVIRON during the site visit. ENVIRON walked or drove by the borders of these properties that are shared with the site. ENVIRON did not enter the neighboring properties and was therefore unable to observe the rear and sides of the properties.</p>		

4 Review of Public Records and Other Information Sources

4.1 Environmental Regulatory Database Review

ENVIRON contracted with EDR in April 2011 to prepare a summary of listings of federal and state agency databases for the site and properties within applicable radii of the site, as specified by the ASTM standard.¹ A copy of the EDR report is presented in Appendix B.

4.1.1 Database Review for Site

According to the results of EDR's search, the site is listed on several databases searched by EDR and other state or local databases, including the Facility and Manifest Data (HAZNET), Emissions Inventory Data (EMI), and Facility Index Registry System (FINDS) databases. These listings are discussed below.

- The site is identified as Prime Ticket Network in the EMI database. According to the EDR report, this facility was permitted by the South Coast Air Quality Management District for emissions of atmospheric pollutants in 1995. Due to the regulatory nature of the listing, it does not appear that this listing represents an environmental concern to the site.
- Fox Sports Inc. is listed at the site address on the HAZNET data base. According to the HAZNET listing, regulated hazardous wastes, consisting of a number of listings for asbestos-containing waste, was transported from the site. The listing appears consistent with the demolition of site buildings.
- The site is listed as the American City Bank Building on the FINDS database. It appears that this listing results from possession of a valid National Pollutant Discharge Elimination System (NPDES) permit for wastewater discharges. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. Based on the regulatory nature of the listing, it does not appear that this listing represents an environmental concern to the site.

In addition to the site, there are several listings in the EDR report and the Geotracker database for off-site facilities located within applicable ASTM search radii. Several of these listings (e.g., hazardous waste generators [RCRA-SQG, RCRA-LQG], registered underground storage tanks [USTs], Historical USTs [HIST UST], Federal Insecticide, Fungicide, & Rodenticide Act and Toxic Substances Control Act Tracking System [FTTS], Federal Insecticide, Fungicide, & Rodenticide Act and Toxic Substances Control Act Tracking System Case Listing [HIST FTTS] and Facility Index System [FINDS]), by themselves, are not necessarily indicative of an environmental concern, and these listings are therefore not discussed herein. A number of sites appear on databases indicative of potential contamination concerns (e.g., National Priorities List [NPL], Leaking Underground Storage Tank [LUST], School Property Evaluation Program [SCH], Historical Cortese Hazardous Waste & Substances Sites List [HIST Cortese], Department of Toxic Substance Control Site Mitigation and Brownfields Reuse Program [ENVIROSTOR], Emergency Response Notification System [ERNS], and California Hazardous Material Incident

¹ EDR uses the term "radii" to refer to the ASTM terminology "approximate minimum search distance" in the environmental database report.

Report System [CHMIRS]). Of these latter facilities, only those that are located adjacent to or within ¼-mile upgradient of (but not necessarily adjacent to) the site are discussed in this section. These properties were selected based on the assumption that a hazardous material released to the subsurface generally does not migrate laterally within the unsaturated soil for a significant distance, although a hazardous material can migrate in groundwater in a generally downgradient direction; however, there are limitations to this interpretation.

Two properties in the vicinity of the site appear on databases indicating potential contamination concerns (e.g., LUST). Other than the properties listed below, none of the other EDR listings of potential environmental concern are located adjacent to or upgradient of the site, and are, therefore, not considered to represent a significant concern to the site.

- Unocal Service Station, located at 9988 Wilshire Boulevard, is located approximately ¼ mile north-northwest of the site. Several other names, including Union Oil Service Station 0703, Tosco, 76 Station #0703, and Unocal #30339 are listed for the gas station. Listings for the property include the LUST, HAZNET, HIST Cortese, HIST UST, UST, CA FID UST, SWEEPS UST databases. Based on these listings and information from the Geotracker database, ten wells are present at the site and are monitored quarterly. It appears that after a gasoline spill was discovered to have affected groundwater in late 1998, during UST replacement activities. According to the 2008 Additional Site Assessment Report, in 1998, concentrations of TPH-g, benzene, and methyl tertiary butyl ether (MTBE) were originally detected in soil at maximum concentrations of 1,791 milligrams per kilogram (mg/kg), 3.29 mg/kg, and 8.8 mg/kg, respectively. Based on information contained in this report, groundwater flow direction at the site has been measured as southeasterly. In 2005, the first four of the nine monitoring wells were installed, and maximum concentrations of TPH-g, benzene, MTBE, and tert-butyl alcohol (TBA) detected in groundwater at the property were 3,500 micrograms per liter (µg/L), 150 µg/L, 30 µg/L, and 2,000 µg/L, respectively. The property remains operational as a gas station. As of March 29, 2011, the site status is listed as “open – remediation.” Based on the most recent groundwater monitoring results available on Geotracker, for October 2010 (included in a letter from the Los Angeles Regional Water Quality Control Board), maximum concentrations of TPH-g, benzene, MTBE, and tert-butyl alcohol (TBA) detected in groundwater at the property were 3,600 µg/L, 920 µg/L, 720 µg/L, and 41,000 µg/L, respectively. This property is located potentially upgradient of the site with respect to the reported east-southeasterly groundwater flow direction; based on the most recent results of groundwater samples collected at the site, it appears that this property may impacted groundwater beneath the site. However, based on the results of the groundwater sampling at the site, it does not appear that this property has significantly impacted groundwater at the site.
- Beverly Hills High School, located at 241 Moreno Drive, immediately adjacent to the southeast of the site, is listed on the SCH, ENVIROSTOR, RCRA-SQG, FTTS, HIST FTTS, and FINDS databases. It appears that the case involves a leak of diesel, which was discovered in 1998. The site is listed on the ENVIROSTOR database as “inactive – needs evaluation” as of July 2, 2003; further information regarding the quantities and nature of the release was not included in the ENVIROSTOR listing. Information from the ENVIROSTOR

website shows that the property has adjacent oil well production activities. However, according to the Geotracker data base, a “No Further Action” letter was granted to the property on January 29, 2008, and the case is listed as “case closed.” Based on the downgradient location of this property with respect to the site, and the closed status of the case, this property does not appear to represent a significant environmental concern to the site.

The EDR report indicates that poor or inadequate address information was available for several properties located in the vicinity of the site; therefore, these properties could not be readily mapped by EDR. Because the location of these properties with respect to the site could not be evaluated, ENVIRON is limited in its ability to express an opinion regarding the potential for impact to the site from these properties. It was beyond the scope of this review to accurately locate each of the unmapped properties identified by EDR; however, ENVIRON reviewed the list of unmapped properties and verified that none was adjacent to the site.

4.1.2 Oil and Gas Wells

ENVIRON reviewed oil and gas well information from DOGGR, obtained from Regional Wildcat Map W1-5, number 117 (available online) and from the EDR data base report. No oil or gas wells are located on-site. According to the DOGGR map and information from the EDR database, approximately 135 oil and gas wells are located within one mile of the site. The nearest oil or gas well is a plugged and abandoned dry hole located on the adjacent property to the south of the site. The well is owned by Chevron U.S.A., Inc. and is depicted as “Wolfskill 1”. Other wells nearest in proximity to the site are depicted as “plugged and abandoned” or “plugged and abandoned – dry hole”. Several additional wells are located to the north, east, and west of the site, but a large number of wells are located to the south of the site. Based on the locations of the nearby wells, their abandoned statuses, and distances from the site, and the results of soil vapor samples collected at the site and analyzed for the presence of methane, as discussed in Section 4.4, it is unlikely that the site has been adversely impacted by these wells.

4.2 Historical Use Information on the Site and Surrounding Area

To evaluate the historical uses of the site, ENVIRON reviewed historical aerial photographs, fire insurance maps, topographic maps, and an abstract of city directory information, where readily available. In addition, ENVIRON reviewed the 2010 Phase I report, 2008 Dewatering Evaluation, 2006 Phase I report, and information from local government agencies. Finally, ENVIRON reviewed the results of an environmental lien and activity use limitation (AUL) search provided by EDR.

Based on ENVIRON's review of the historical information sources described above, the site was originally developed as a golf club building around 1927. Union Oil appears to have subsequently occupied the site, and historical reference indicates that a “salesroom and portable island” were present at the site in 1930. Both the golf clubhouse and Union Oil appear to have occupied the site until the mid 1940s. In the mid 1940s, the site was used by Fox Film Corporation, which operated on the site and surrounding parcels to the south and west. The site and other parcels operated by Fox Film Corporation appear to have been connected by a tram line during this time. In historical maps, the building at the site is depicted as a stationary

and print shop operated by Fox Film Corporation. In 1960, the building was demolished, and a new 4-story office building with an attached parking structure was constructed in its place. In addition, a one-story building was constructed at the site in the mid-to late 1960s; it appears based on building department records that the building was used for research. According to the 2010 Phase I Report, a two-story building with subterranean level parking structure was constructed on the western portion of the site in 1981, and used for office activities and a restaurant. In the 2005, the building and parking structure were demolished. Since 2005, the site has been a vacant, gated lot.

The surrounding properties were developed approximately contemporaneously with the site, with most surrounding properties having been developed prior to 1927. Notable occupants include the Los Angeles Country Club, Western Electric Company, a gas station, an automotive services shop, and various film corporations, as well as numerous other commercial, industrial, and residential occupants.

4.2.1 Interviews with Current and Past Site Personnel

Because no personnel are currently employed at the site, ENVIRON was unable to interview site personnel regarding the historical uses of the site.

The site has been secured with approximately 20-foot high fences located along the site perimeter. Mr. Palermo indicated that the site has been vacant and undeveloped for several years; he was unaware of historical activities at the site.

Due to confidentiality considerations, interviews with prior site owners, occupants, tenants and former facility personnel were not conducted.

4.2.2 Review of Historical Reference Sources

ENVIRON reviewed various historical aerial photographs, historical Sanborn fire insurance maps, historical topographic maps, and the results of a search of selected city directories, all of which were provided by EDR. The results of ENVIRON's review are presented in Table 3.

Time Period	Reference Source	Description of Site	Description of Surrounding Properties
1900s	1900, 1901, and 1902 topographic maps.	The map scale (1:62,500) is insufficient to evaluate specific site and surrounding area uses.	Because of the scale of this map, only railroad tracks, major streets, and natural features (e.g., rivers, creeks, lakes, mountains, etc.) are depicted. The City of Los Angeles is depicted on the map. The Pasadena and Southern Pacific railroad branch that was formerly located in the center of Santa Monica Boulevard is depicted adjacent to the north of the site.
1920s	1926 Sanborn map (2010 Phase I); 1928 aerial	In the 1928 aerial photograph, the site appears developed with one structure on the western portion;	In the aerial photograph, most parcels adjacent to the site to the north, south, and west appear to have been graded. A railroad is present to

Table 3: Review of Historical Reference Sources

Time Period	Reference Source	Description of Site	Description of Surrounding Properties
	photograph	however, the photograph is of poor quality. In the 1926 Sanborn map, there is no depiction of structures at the site.	the immediate north of the site, in the present-day location of Santa Monica Boulevard. South Moreno Drive appears to the east of the site, and Wilshire Boulevard appears to be in its present-day location. Further north, beyond the railroad, what appears to be a golf course, likely associated with the Los Angeles Country Club, is present. To the northeast appears to be a portion of the Los Angeles County Club. The areas to the east and west are sparsely developed for residential and commercial use. An area of dense residential development is located to the northeast. What appear to be several industrial structures are located to the southeast.
1930s	1934 topographic map; 1938 aerial photograph; 2010 Phase I report	On both the aerial photograph and the topographic map, the site building appears to have been expanded or reconstructed, and an L-shaped structure is visible. What appear paved parking areas surround the building. A golf course, located to the west and south of the site, appears to be associated with buildings at the site. Building department records reviewed as part of the previous Phase I report included an Application to Erect a Steel building, which was issued to Union Oil Company in 1930. In addition to the building permit, a second permit was issued to construct a portable island. The island was to be 4 feet by 16 feet wide and 16 feet high.	Adjacent properties to the south and west appear to be used as a golf course. In the aerial photograph, the adjacent properties to the east appear to be residentially and commercially developed. Other adjacent properties remain unchanged. The density of residential and commercial development in the surrounding area has increased, although the site use at adjacent properties remains unchanged. In the topographic map, Santa Monica Boulevard is shown adjacent to the north of the site, with a railroad line running down its center. The future South Moreno Drive appears to the east of the site. The adjacent properties are depicted as undeveloped. Numerous commercial and residential structures are shown in the surrounding area. The Los Angeles Country Club is shown in the area to the north, beyond Wilshire Boulevard. The University of California at Los Angeles campus is shown in the area to the northwest. Fox Studios is shown approximately ½ mile to the south, followed by Rancho Country Club to the southwest, and Hillcrest County Club to the southeast.
1940s	1947 aerial photograph	The site remains developed with the L-shaped building. A small road or tram line appears to connect the building with other commercially developed properties to the west and south, possibly trailers associated with movie production.	To the south, southeast, and southwest, nearby properties appear to be graded but undeveloped. One parcel adjacent to the east, formerly residential, appears cleared and graded. The density of residential and commercial development in the surrounding area has increased. A drive-in movie theater

Table 3: Review of Historical Reference Sources

Time Period	Reference Source	Description of Site	Description of Surrounding Properties
			appears to be located to the northeast.
1950s	1950 Sanborn map; 1954 and 1958 city directories; 1956 aerial photograph; 1958 city directories	The 1956 aerial photograph appears relatively unchanged from the 1947 aerial photograph. In the 1950 Sanborn map, a structure at the site is labeled as a “stationary and print shop”. Three additional smaller structures are present in the vicinity of the site. Based on information contained in the Sanborn Fire Insurance Maps, two of these buildings appear to be associated with tool storage, and one may be a gate shack. There are no city directory listings for the site.	Additional parking areas are present at the site. On the Sanborn map, properties to the east, across Heath Avenue, include what appear to be commercial buildings with numerous units. Occupants of the units are noted as the Beverly Hills Y.M.C.A. and a printing shop; many units are unlabeled. To the northeast, a Pacific Electric Railway right-of-way is noted, and to the southeast, a series of buildings, including an auditorium and an administration building are present, consistent with a high school. City directory listings for surrounding properties include Western Electric Company-Radio Division, Military Engineering Services-Navy, Defense Film Corporation, Grimmatt Automotive Service, and various offices.
1960s	1962, 1964, 1965, & 1967 city directories; 1965 aerial photograph; 1966 topographic map; 1969 Sanborn map; 2010 Phase I report	On the topographic map, one structure is depicted on the site. In the aerial photograph, the site appears to have been developed with an office type building, a parking structure, and paved parking areas. The 1969 Sanborn map depicts two parking areas and a single structure at the site, labeled “Century City Associated Risk.” Due to the quality of the Sanborn map, few other details are legible. City directory listings for the site throughout the 1960s include Century City Blueprint Company, Pauley Petroleum, Stacey & Skinner Consulting Engineers, Welton Becket & Associates Architects, Riverside International Raceway, an attorney, and a barber shop. The Pauley Petroleum Inc. tenant appears to be the office location for the Pauley gas station that was located across Moreno Street at 9975 Santa Monica Boulevard. The previous Phase I indicates that in 1960, a Certificate of Occupancy was issued to Welton Beckett & Associates for a 5-story office building with 211 parking spaces.	The adjacent properties to the east, south, and west appear to be commercially developed. The former Fox Film property that extends to the west and south appears to have been divided by various main roads and portions have been redeveloped for commercial use. The remainder of the surrounding area appears densely developed for residential and commercial uses. The golf course remains north of the site beyond Santa Monica Boulevard. The adjacent properties to the east are depicted in the Sanborn map as stores, offices, apartments, and a Y.M.C.A. The adjacent properties to the north are depicted in the topographic map as part of the Los Angeles County Club. To the northeast, the structures depicted in the Sanborn map are labeled as “gas & oil,” auto repair, offices, stores, and an “open deck garage.” The adjacent properties to the west and south are shown as undeveloped. To the southeast, a single structure is depicted on the topographic map, while Beverly Hills High School appears to the southeast of the site beyond South Moreno Drive. City directory listing for surrounding properties throughout the 1960s include Western Electric Company, Inc., Pac Aero Supply, Pauley Stations, Inc., Grimmatt Automotive Service, Hilton Hotel Corporation, doctors, and various offices and shops.

Table 3: Review of Historical Reference Sources

Time Period	Reference Source	Description of Site	Description of Surrounding Properties
1970s	1970, 1971, 1975 & 1976 city directories; 1972 topographic map; 1976 aerial photograph	The 1976 aerial photograph appears relatively unchanged from the 1965 aerial photograph. City directory listings for the site throughout the 1970s include The Air Force Association, Aerospace International Magazine, Pauley Petroleum, Century City Blueprint Company, Ceylon Consulate, The Blueprinters, and attorneys.	To the west, at the adjacent property, an office tower has been constructed. To the immediate south of the site, parking lots are visible. Further south, what appear to be a series of commercial/industrial structures with associated parking lots are visible in the aerial photograph. Additionally, properties to the west of the site, across Century Park East, have been developed with what appear to be office towers and parking lots. City directory listings for surrounding properties include Bernhard Films, Defense Film Corporation, Pauley Stations, Inc., Grimmett Automotive Service, Hilton Hotel Corporation, doctors, and various offices and shops.
1980s	1980, 1981, 1985 & 1986 city directories; 1981 topographic map; 1989 aerial photograph	In the 1981 topographic map, two structures are present at the site. In addition to the structure visible at the site in the previous topographic maps and aerial photographs, a second, smaller structure appears to the west in the topographic map and aerial photograph. 1980s city directory listings include The Energy Group, Pauley Petroleum, Century Parking Inc., architects, engineers, city reservations & information, Air Force Magazine, facilities planning, and various offices.	The adjacent properties to the south of the site have been developed with what appear to be an office tower and tennis courts. The property to the southeast of the site appears to remain undeveloped. City directory listings through the 1980s include Grimmett Automotive Service, Hilton Hotel Corporation, attorneys, doctors, and various offices and shops.
1990s	1990, 1991, & 1995 city directories; 1994 aerial photograph; 1994 topographic map; 1995 topographic map	The site remains relatively unchanged from the 1989 aerial photograph. No changes to the site were noted in the 1994 and 1995 topographic maps. Occupants listed at the site throughout the 1990s include various attorneys and accountants, and other offices.	The properties surrounding the site appear in their approximate current configurations, with the exception of the property to the southeast of the site, which remains undeveloped. City directory listings through the 1990s include Grimmett Automotive Service, a church, attorneys, doctors, and various offices and shops.
2000s	2000 and 2006 city directories; 2002 aerial photograph; 2005 aerial photograph ; 2010 Phase I report ; 2011 ENVIRON site visit	The 2002 aerial photograph appears relatively unchanged from the previous aerial photograph. In 2005, it appears that buildings at the site had not yet been demolished. City directory listings in 2000 include various attorneys and accountants, and other offices. At the time of ENVIRON's site visits in 2006, 2010,	No significant changes were noted from the previous aerial photograph and topographic map. City directory listings for surrounding properties include Grimmett Automotive Service, a church, doctors, insurance companies, and various other offices and shops.

Table 3: Review of Historical Reference Sources			
Time Period	Reference Source	Description of Site	Description of Surrounding Properties
		and 2011, all structures at the site had been demolished.	
<p>Notes: The site address was not listed in the searched city directories dated between 1920 and 1952.</p>			

4.3 Review of Local and State Agency Information

ENVIRON contracted with Environmental Support Services (ESS) and EDR to contact local governmental agencies and regulatory bodies for information relating to the site. An overview of the findings of this review is presented in Table 4.

Table 4: Local Agency Information for the Site	
Agency Contacted / Document Reviewed	Information Obtained
EDR LienSearch Report	ENVIRON requested a search for environmental liens or other AULs for the site from EDR; as reported in the EDR report, no such liens or AULs were found. The LienSearch Report includes a copy of a Deed, dated November 15, 2010 and recorded November 17, 2010, that indicates the title for the site is vested in SM 10000 Property LLC. No liens were identified.
EDR Property Tax Map Report	ENVIRON requested a search for the site boundaries from EDR. Parcel maps were provided to ENVIRON and depict the site at the southwestern corner of Santa Monica Boulevard and Moreno Drive.
Los Angeles County Assessor Office	According to information provided by the Los Angeles County Assessor Office, the APNs for the site are 4319-001-001 and 4319-001-002.
Building Department	As part of the 2010 Phase I report, ENVIRON received and reviewed records from the Building Department, including applications for inspection, applications for certificates of occupancy, site plans for an existing 5-story office building, plot plans, signage applications, and various tenant improvements from 1959 to 2010. A certificate of occupancy from 1960 was granted for a 5-story office building, and a certificate of occupancy from 1970 was granted for a two-story research and design studio. Also included in the records were documents regarding asbestos removal and re-spray of fireproofing dated March 1994. Applications for the pouring of foundation for a building at the corner of Fox Hills Drive in 1959 were included, and indicate that the building use will be office use. In addition, ENVIRON requested additional records from the Building Department for the period since the 2010 Phase I report. The Building Department reported that no records more recent than December 2009 were available for the site.
Fire Department	As part of the 2010 Phase I report, records regarding hazardous materials, hazardous waste, and USTs at the site were requested from the Fire Department. Responses were received from several units at the Fire Department including Fire Prevention, the Hazardous Materials Division, and the Industrial Communication Division; all indicated they had no records on file for the site. However, as of the date of this report, a response has not been received from the Plan Check/Underground Tank Division. ENVIRON requested additional records for the site from December 2009. The Industrial Communication and Hazardous Materials Divisions reported that no additional records were

Table 4: Local Agency Information for the Site	
Agency Contacted / Document Reviewed	Information Obtained
	available. To date, no response has been received from the Plan Check/Underground Tank Division.
Public Health	Records regarding soil or groundwater investigations, USTs, LUSTs, hazardous materials inspections, and violations/permits for the site were requested from Public Health during the 2010 Phase I report. However, the Department of Public Health indicated that no records were located for the site. In April 2011, ENVIRON requested additional recent records (since December 2009) from the Department of Public Health. The Department of Public Health indicated that no additional records were available.

4.4 Previous Environmental Assessments

Based on a review of prior environmental reports, a number of prior environmental assessment and sampling activities have been conducted at the site, as described below:

- 2006 Phase I Report.** A Phase I ESA was conducted at the site by ENVIRON in 2006. Pertinent historical and site-related information contained in this report has been incorporated into other sections of this report. The reason for conducting this assessment is not listed the 2006 Phase I Report; however, it appears that Feffer Geological Consultants commissioned ENVIRON to complete the assessment on behalf of SCC Acquisitions Inc. (dba SunCal). No RECs or historical RECs (HRECs) were identified in the report; however, several other site conditions were noted.

As part of the 2010 Phase I report, ENVIRON obtained and reviewed a report, entitled *Methane Soil Gas Testing* prepared by MACTEC and dated April 15, 2005 (2005 MACTEC Report). The report was originally prepared for the proposed construction of the Millennium Plaza at the site. As the site is located in an area designated by the City of Los Angeles and the DOGGR as a Methane Zone, additional study was undertaken at the site in April 2005 to determine the amount of methane present and verify if any special provisions to mitigate methane would be necessary. The investigation included installation of ten shallow gas probes (to depths of approximately 4 feet bgs) and four nested soil gas probes. Soil vapor samples were collected from the four nested vapor probes at depths ranging from approximately 5 to 45 feet bgs and were analyzed for methane and pressure. Laboratory results were not available for review at the time of the 2010 Phase I report; however, methane was reportedly either not detected or detected at very low concentrations in all of the samples. According to the 2010 Phase I report, authors of the MACTEC report concluded, “special provisions to mitigate potentially hazardous conditions related to methane or hydrogen sulfide will not be required for the proposed development”.

Additionally, ENVIRON obtained and reviewed two previous environmental site assessments – a 2001 Phase I report performed by EMG, and a 2010 Phase I report performed by an unknown author. Information contained in the reports indicated that a 100-gallon diesel storage tank was formerly located at the site, used as a reservoir for an

emergency generator; no evidence of spills or releases was noted. Additionally, the report indicated that a three-stage clarifier was installed in the subterranean level of the parking structure in 1969 for the discharge of wastewater from automobile and floor washing. However, due to the demolition and removal of the parking structure, the author was unable to observe the clarifier at the time of the site visit. It is noted that a demolition permit was issued to the site in 2005 by the City of Los Angeles Building and Safety Department; however, no documentation indicating proper disposal of any ACMs was reviewed.

- **2008 Dewatering Evaluation.** A dewatering evaluation was conducted at the site by ENVIRON in May and June 2008 for the purpose of evaluating the volume of water to be removed and discharged to the storm drain system during redevelopment of the site. According to the 2008 Dewatering Evaluation, three temporary 4-inch diameter groundwater monitoring wells (TMW-1, TMW-2, and TMW-3) were installed in the central portion of the site. Pre- and post-development groundwater samples were collected from TMW-1 on May 30 and June 2, 2008. The shallowest water bearing zone at the site was encountered at approximately 41 feet bgs. A second water-bearing zone was encountered from approximately 50 feet to 62 feet (total depth drilled). As part of the evaluation, a short duration pumping test and slug tests to determine hydraulic conductivity were conducted, to ultimately calculate the volume of water to be removed.

ENVIRON collected two samples of groundwater from one location at the site in conjunction with a dewatering evaluation. The samples were taken at depths of 50 to 62 feet below ground surface, where groundwater was encountered. Based on laboratory reports, the samples were analyzed for metals, total dissolved solids (TDS), total petroleum hydrocarbons as gasoline and diesel fuel (TPH-g and TPH-d), and volatile organic compounds (VOCs). Metals detected above laboratory detection limited included arsenic, barium, chromium, cobalt, copper, molybdenum, nickel, selenium, vanadium, and zinc; all were below established discharge limits. TDS was measured at 1100 and 1110 mg/L, levels below established discharge limits. TPH-g and TPH-d were not detected in either sample. Maximum concentrations of trichlorofluoromethane (FC-11), chloroform, carbon tetrachloride, and tetrachloroethene (PCE) were 736 µg/L, 1.08 µg/L, 56.5 µg/L, and 3.83 µg/L, respectively. These detections of carbon tetrachloride, PCE, and FC-11 exceed the May 2009 Maximum Contaminant Levels (MCLs) of 5 µg/L, 5 µg/L, and 150 µg/L respectively. Based on these results, ENVIRON concluded that “the contaminants detected in groundwater beneath the site are ubiquitous compounds derived from various offsite industrial uses and do not represent a potential environmental significance for the site” and that “the discharge of groundwater from the dewatering process to the storm drain system will require pre-treatment prior to discharge.” Additional sampling of groundwater was recommended prior to discharge of groundwater at the site to the storm drain system.

- **2010 Phase I Report.** A Phase I ESA was conducted at the site by ENVIRON in 2010 as part of a potential financial transaction. Pertinent historical and site-related information contained in this report has been incorporated into other sections of this report. One REC was identified in the report; groundwater contamination was documented in the 2008 Dewatering Evaluation, as discussed below and in the conclusions of this report.

Groundwater samples were collected from one well located in the central portion of the site (there are three temporary groundwater monitoring wells located on the site) and analyzed for VOCs, TPH-g and TPH-d, metals, and TDS; carbon tetrachloride and FC-11 were detected at concentrations that exceeded the applicable maximum contaminant levels (MCLs) for carbon tetrachloride and FC-11. Although not identified as a REC, potential impacts from historical uses of the site were noted, including uses as a golf clubhouse, oil salesroom and portable island, a stationary and print shop, and other activities.

Additionally, a number of de minimis conditions were identified in conjunction with the assessment, including the potential presence of naturally occurring methane gas, the presence of temporary groundwater monitoring wells, and the presence of demolition debris and soil piles on the site.

Historical sources references in the report are in general agreement with the site history presented in Section 4.2 of this report, including the former presence of a print shop and Union Oil Company at the site.

4.5 User-Provided Information

ENVIRON provided the client with a User Questionnaire (consistent with Appendix X3 of the ASTM Standard) that requested information relating to environmental liens, AULs, specialized knowledge of the site, site value diminution, chain-of-title, or any other commonly known or obvious indications of site contamination, that was not otherwise provided to ENVIRON. However, a response to the questionnaire had not been received as of the time this report was prepared. In addition, ENVIRON requested a search for environmental liens or other AULs for the site from EDR; as reported in the EDR report, no such liens or AULs were found.

5 Site Reconnaissance

5.1 Methodology and Limiting Conditions

Nazgol Zandipour of ENVIRON conducted a visit to the site on April 10, 2011. During the site visit, observations of both the site and neighboring properties were made to evaluate if any RECs, as defined in Chapter 2, are present.

5.2 General Site Setting and Observations

ENVIRON made observations concerning all of the issues specified in Sections 9.4.2 through 9.4.4 of the ASTM E 1527-05 Standard. The presence or absence of each issue of environmental interest or concern is noted in Table 5. Only those areas of environmental interest or concern that were observed at the site are discussed further in the text below.

Table 5: Summary of Site Reconnaissance Observations		
Issue	ASTM Section	Observation
Interior and Exterior Issues		
Current use(s) of the property	9.4.2.1	See Section 3.3
Past use(s) of the property	9.4.2.2	See Section 4.2
Hazardous substances and petroleum products used, treated, stored, disposed of, or generated on the property in connection with identified present or past uses	9.4.2.3	Absent
Storage tanks: Underground storage tanks (fill ports, vent pipes, manholes) Aboveground storage tanks	9.4.2.4	Absent
Odors (strong, pungent or noxious)	9.4.2.5	Absent
Pools of liquid, standing surface water or sumps	9.4.2.6	Present
Drums of hazardous substances or petroleum products (five-gallon, 55-gallon or totes)	9.4.2.7	Absent
Hazardous substance and petroleum product containers (not necessarily in connection with identified uses)	9.4.2.8	Absent
Unidentified substance containers suspected of containing hazardous substances or petroleum products	9.4.2.9	Absent
Polychlorinated biphenyls (PCBs) Electrical equipment on-site (e.g., transformers, capacitors) Electrical equipment known or likely to contain PCBs Hydraulic equipment on-site (e.g., elevators, truck dock lifts) Hydraulic equipment known or likely to contain PCBs	9.4.2.10	Absent Absent Absent Absent Absent
Interior Issues		
Heating/cooling systems	9.4.3.1	Absent
Stains or corrosion on interior floors, walls or ceilings (except for staining from water)	9.4.3.2	Absent
Floor drains and interior sumps	9.4.3.3	Absent
Exterior Issues		
Pits, ponds or lagoons on property or adjacent sites	9.4.4.1	Absent
Stained soil or pavement	9.4.4.2	Absent
Stressed vegetation (from other than insufficient water)	9.4.4.3	Absent

Table 5: Summary of Site Reconnaissance Observations		
Issue	ASTM Section	Observation
On-site solid waste disposal; areas apparently filled or graded by non-natural causes; or mounds or depressions suggesting solid waste disposal	9.4.4.4	Present (see Section 5.2.1)
Wastewater or other liquid (including storm water) or any discharge into a drain, ditch, underground injection system or stream on or adjacent to the site	9.4.4.5	Absent
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	9.4.4.6	Present (see Section 5.2.2)
Septic systems or cesspools	9.4.4.7	Absent
Non-Scope Considerations		
Asbestos Containing Materials	N/A	Present (see Section 5.2.3)
Lead-Based Paint	N/A	Present (see Section 5.2.4)
Water Intrusion	N/A	Absent
Radon	N/A	Present (see Section 5.2.5)
<p>Notes: Observations noted in this table and discussed further below are based on information obtained during the site visit and from a review of the sources summarized in Section 4. See the ASTM Standard for a detailed description of the issues included in each referenced ASTM section. Per the ASTM Standard, fluorescent light ballasts likely to contain PCBs do not need to be noted. N/A – Not applicable</p>		

5.2.1 Pools of liquid, standing surface water or sumps

At the time of the site visit, ENVIRON observed an approximately two inch deep pool of standing water at the western corner of the site, approximately five feet long and four feet wide. No source of wastewater was visible during the site visit, and it appeared that the pool of water may have been due to recent rains.

5.2.2 Solid Waste Disposal Areas

At the time of the site visit, ENVIRON observed a limited amount of demolition debris, including crushed concrete, and a single soil pile. Crushed concrete occupied approximately ¼ of the square footage of the site, in the southwestern corner. In the western corner of the site, one approximately one-foot high soil pile was observed. Based on information in the 2010 Phase I report, it appears that a number of soil piles and demolition debris present at the site in 2010 had been removed from the site.

ENVIRON did not note any significant staining or other indications of impact to soil in the vicinity of the soil and debris piles. Additionally, ENVIRON did not observe any indications of dumping. However, the soil pile and demolition debris should be appropriately characterized prior to disposal.

5.2.3 Wells

ENVIRON observed three groundwater monitoring wells on the central portion of the site (Figure 2). These wells appear to be the three temporary 4-inch groundwater monitoring wells installed in 2008 in conjunction with the 2008 Dewatering Evaluation, conducted by ENVIRON. As previously discussed, groundwater samples were obtained from these wells and underwent laboratory analysis for VOCs, TDS, metals, TPH-g and TPH-d. These wells, TMW-1, TMW-2, and TMW-3, are located in the central portion of the site and were installed for the purpose of evaluating the volume of water to be removed and discharged to the storm drain system during redevelopment.

5.2.4 Asbestos Containing Materials (ACMs)

Although an asbestos inspection in conformance with established protocols as outlined in 40 CFR §763 or other applicable state or local regulations and sampling of suspect building materials was beyond ENVIRON's scope of work, limited visual observations of building materials to identify the possible presence of presumed asbestos containing materials (PACM) as identified in the OSHA regulations was conducted. OSHA's definition of PACM is limited to thermal system insulation (TSI) and surfacing materials present in buildings constructed before 1981. Vinyl floor tiles are not considered PACM, but OSHA nonetheless requires that asphalt and vinyl floor tiles present in buildings constructed before 1981 be treated similarly to PACM.²

Based on a review of historical aerial photographs and agency records, it appears that former structures (the office building, restaurants, and parking structure) were constructed in the 1960s. Because the former structures at the site were constructed prior to 1981 and an asbestos survey reportedly has not been conducted, there is a potential that ACMs were present in the structures. Disposal of asbestos-containing waste was documented at the site, and appears on a regulatory database, presumably due to disposal of construction debris. ENVIRON did not perform ACM sampling at the site. Prior to any grading operations at the site, any remaining construction debris should be appropriately characterized and disposed. ENVIRON did not perform ACM sampling at the site. Prior to any grading operations at the site, any remaining construction debris should be appropriately characterized and disposed of offsite.

5.2.5 Lead-Based Paint

Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the early 1970s. In 1978, the Consumer Products Safety Commission banned paint and other surfacing coating materials that are "lead-containing paint." Based on the construction date of the former structures in the early 1960s, it is possible that lead-based paint was used historically on former site structures. ENVIRON did not perform lead-based paint sampling at the site. Prior to any grading operations at the site, any remaining construction debris should be appropriately characterized and disposed of offsite.

² Other materials that could contain asbestos (e.g., ceiling tiles, roofing materials) and that are present in buildings constructed before 1981 are referred to herein as "suspect" ACM and are not generally subject to OSHA requirements for ACM and PACM unless they have been confirmed, or are suspected, to contain asbestos.

5.2.6 Radon

Based on information included in the EDR database report, the site is located in an area categorized as Zone 2, which has average indoor basement radon levels between 2 and 4 picoCuries per liter (pCi/L). The United States Environmental Protection Agency's (USEPA's) continuous exposure limit, which is the limit at which further testing or remedial action is suggested, is 4.0 pCi/L. This USEPA continuous exposure limit applies to residential, not commercial, properties. According to the California Radon database, the median radon value for 63 sites surveyed in Los Angeles County in first floor living areas was 0.711 pCi/L and in basements was 0.933 pCi/L. A USEPA survey conducted in the same zip code as the site found that the average radon level of a first floor room at six sites was 0.0 pCi/L.

The radon survey results listed in the EDR report cannot predict the radon exposure level measurement in a future building(s) at the site. The only way to determine the actual amount of radon present in a particular structure is to conduct a radon survey in that structure. However, the results reported in the above USEPA radon survey are representative results that could be expected from a survey conducted at other locations and at other times within this same region, which includes the site.

6 Findings, Opinion, and Conclusions

ENVIRON performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of a property located at 10000 Santa Monica Boulevard in Los Angeles, California in April 2011. Any exceptions to, or deletions from, this practice are described in Section 6.3.

6.1 Findings and Opinion

6.1.1 Recognized Environmental Conditions

This assessment has revealed no evidence of RECs, as defined by ASTM (see Chapter 2), in connection with the property, except for the following.

- **Groundwater Contamination.** According to a dewatering evaluation investigation conducted by ENVIRON at the site in 2008, groundwater samples were collected from one well located in the central portion of the site (there are three temporary groundwater monitoring wells located on the site) and analyzed for VOCs, TPH-g and TPH-d, metals, and TDS. Reportedly, TPH-g and TPH-d were not detected in the groundwater samples, and the detected metals concentrations and TDS concentrations were below discharge limits. Four VOCs were detected in the groundwater samples, including PCE, carbon tetrachloride, chloroform, and FC-11; carbon tetrachloride and FC-11 were detected at concentrations that exceeded the applicable MCLs for carbon tetrachloride and FC-11. Based on ENVIRON's review of the historical uses of the site, including its use as a stationary and print shop, historical activities at the site that potentially involved the use of chemicals, including solvents, cannot be ruled out. However, as there is no known history of spills or reported releases at the site and because the site is not listed in any data bases indicative of environmental concern, it appears that the contaminants detected in groundwater beneath the site may be derived from various offsite industrial uses and do not represent a potential environmental significance for the site. In addition, based on the relatively low concentrations of VOCs detected in the groundwater samples collected and the depth to groundwater at the site (approximately 50 to 62 feet bgs), it appears that no significant concern for a vapor intrusion concern exists.

6.1.2 Significant Data Gap Issues

The ASTM Standard defines a data gap as “a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information.” A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires that the ESA report identify and comment on significant data gaps.

ENVIRON did not identify any significant data gaps during the course of this assessment.

6.1.3 Other Findings

In addition to RECs and issues associated with significant data gaps discussed above, the following additional finding related to potential contamination concerns was identified:

- **Potential Impacts from Historical Operations of Site.** Based on the review of historical sources, the site was used for a variety of uses, including as a golf clubhouse since at least 1927 to the mid 1940s and as a “Union Oil salesroom and portable island,” which were constructed on the site in 1930. Reportedly, in the mid 1940s, the site became the northeastern corner of the Fox Film Corporation facility (the majority of which is located to the southwest of the site) and the building was used as a stationary and print shop. A small road or train/tram line connected the site with other portions of the Fox Film Corporation during this time period. Because ENVIRON has no detailed information regarding historical activities and chemical usage at the site and because no subsurface characterization activities, other than those associated with the dewatering evaluation investigation report listed above, are known to have been conducted at the site, ENVIRON cannot rule out the possibility that past storage, use, and/or disposal of chemicals may have adversely affected subsurface conditions at the site. However, given the time that has elapsed since the site was occupied by the aforementioned businesses (more than 50 years); because the site has undergone redevelopment on two occasions, during which it is likely that any subsurface features or impacted soil would have been removed as part of that effort; because there is no known history of spills or reported releases at the site; and, because the site is not listed on any data bases indicative of an environmental concern, it appears that the potential for subsurface impact from historical operations at the site is low.

ENVIRON identified the following findings that relate to non-scope considerations (as discussed in Section 2.1), as detailed below:

- **Asbestos-Containing Materials.** Because the former structures at the site were constructed before asbestos was generally phased out of use in most building material applications in the 1980s and an asbestos survey was not conducted, there is a potential that ACMs were present in the former structures. Disposal of asbestos-containing waste was documented at the site, presumably due to disposal of construction debris. ENVIRON did not perform ACM sampling at the site. Prior to any grading operations at the site, any remaining construction debris should be appropriately characterized and disposed.
- **Lead-Based Paint.** Based on the construction date of the former structures in the early 1960s (before lead-containing paint was generally phased out of use in most building material applications in the 1978), it is possible that lead-based paint was used historically on former site structures. Facility personnel were not aware of the presence of any lead-based paint on former structures at the site. Prior to any grading operations at the site, any remaining construction debris should be appropriately characterized and disposed.

6.1.4 *De Minimis* Conditions

De minimis conditions are those that do not represent a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. ENVIRON identified the following *de minimis* conditions related to the site:

- **Potential Presence of Methane Gas.** Based on maps obtained from the City of Los Angeles Bureau of Engineering, Department of Public Works and the 2006 Phase I Report,

the site is located in an area designated by the City of Los Angeles and the DOGGR as a Methane Zone. ENVIRON's 2006 review of the 2005 MACTEC report showed that a methane soil gas testing investigation was conducted in April 2005. The investigation included installation of ten shallow gas probes (to depths of approximately 4 feet bgs) and four nested soil gas probes. Soil vapor samples were collected from the four nested vapor probes at depths ranging from approximately 5 to 45 feet bgs and were analyzed for methane and pressure. Laboratory results were not available for review at the time of the 2010 Phase I report; however, methane was reportedly either not detected or detected at very low concentrations in all of the samples. Based on these results, MACTECH concluded that, based on the results of the soil gas and pressure sampling and analyses, "special provisions to mitigate potentially hazardous conditions related to methane or hydrogen sulfide will not be required for the proposed development." Based on the results of MACTEC's testing, ENVIRON does not consider the presence of methane to represent a significant environmental concern at the site, despite the location of the site in a Methane Zone. However, prior to any development at the site ENVIRON recommends a review by the City of Los Angeles Department of Building and Safety for the most current information regarding methane mitigation requirements. Based on the 2005 testing results, ENVIRON considers this issue to represent a *de minimis* condition.

- **Presence of Temporary Groundwater Monitoring Wells.** ENVIRON observed three groundwater monitoring wells on the central portion of the site. These wells appear to be the three temporary 4-inch groundwater monitoring wells installed in 2008 in conjunction with the 2008 Dewatering Evaluation, conducted by ENVIRON. As previously discussed, groundwater samples were obtained from these wells and underwent laboratory analysis for VOCs, TDS, metals, TPH-g and TPH-d. These wells, TMW-1, TMW-2, and TMW-3, are located in the central portion of the site and were installed for the purpose of evaluating the volume of water to be removed and discharged to the storm drain system during redevelopment. Prior to redevelopment of the site, ENVIRON recommends that all three wells be abandoned in compliance with local regulations.
- **Demolition Debris and Soil Pile.** At the time of the site visit, ENVIRON observed demolition debris, including crushed concrete, and a single soil pile at the site. Crushed concrete occupied approximately $\frac{1}{4}$ of the square footage of the site, in the southwestern corner. In the western portion of the site, one approximately one-foot high soil pile was observed. ENVIRON did not note any significant staining or other indications of impact to soil in the vicinity of the soil and debris piles. Additionally, ENVIRON did not observe any indications of dumping. During the site visit conducted in conjunction with the 2010 Phase I report, it appears that a number of additional soil piles and demolition debris was removed from the site in the interim between the 2010 and 2011 site visits. Because the site is gated and locked, and the nature of the demolition debris (concrete), it appears likely that the demolition debris and soil piles observed during the current site visit appear to have originated from demolition activities on-site. However, any remaining soil and demolition debris should be appropriately characterized prior to disposal.

6.2 Conclusions

ENVIRON has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of a property located at 10000 Santa Monica Boulevard, Los Angeles, California. Any exceptions to, or deletions from, this practice are

described in Section 6.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for those described in Section 6.1.

6.3 Analysis of Data Gaps

Site reconnaissance deviations, deletions, limitations, and exceptions, to the ASTM Standard for the assessment are discussed below.

- Because no personnel are currently employed at the site, ENVIRON was unable to interview site personnel. ENVIRON obtained limited information and site access from Chris Palermo, representative of the owner of the site, and reviewed information from previous environmental site assessments conducted in 2006 and 2010.
- Due to confidentiality considerations, interviews with prior site owners, occupants, tenants and former facility personnel were not conducted. However, ENVIRON reviewed other historical sources regarding former uses of the site.
- No property valuation information was provided to ENVIRON regarding the relationship of the purchase price to the fair market value of the property if it were not contaminated.
- ENVIRON provided the client with a User Questionnaire consistent with Appendix X3 of the ASTM Standard; however, a response to the questionnaire had not been received as of the date this report was prepared.
- ENVIRON has requested, but not yet obtained historical agency records relating to the site from some units of the Fire Department. However, ENVIRON received responses from other units of the Fire Department.

None of the exceptions, deletions, deviations, or site reconnaissance limitations noted above are considered to represent significant data gaps.

7 References

7.1 Documents

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EDR. 2011. "Aerial Photography Print Service: Inquiry Number 3038421.5." April 13.

EDR. 2011. "City Directory, Abstract, Inquiry Number 3038421.6." April 11.

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EDR. 2011. "Radius Map, Inquiry Number: 3038421.2s," April 11.

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ENVIRON. 2008. "Dewatering Evaluation for Proposed Construction at 10000 Santa Monica Boulevard, Los Angeles, California." July 2.

ENVIRON. 2010. "Phase I Environmental Site Assessment, 10000 Santa Monica Boulevard, Los Angeles, California." April.

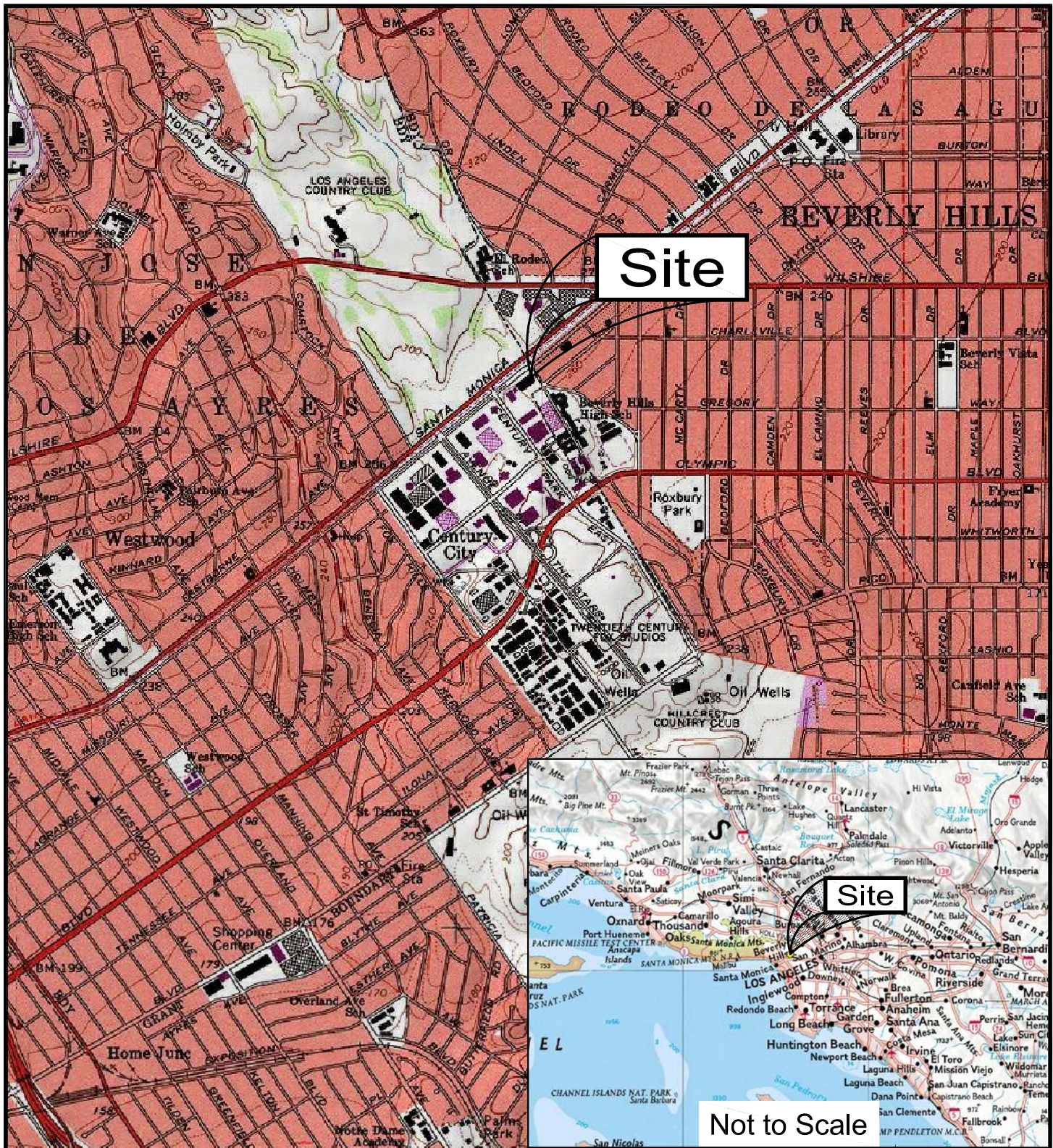
Los Angeles County Office of the Assessor. 2011. Property Assessment Information System (<http://maps.assessor.lacounty.gov>), April 20.

Los Angeles Regional Water Quality Control Board. 2011. "Underground Storage Tank Program – Directive to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release, 76 Products Service Station 0703 (Priority C-1 Site), 9988 Wilshire Boulevard, Beverly Hills (Case No. R-24652)." March 29, 2011.

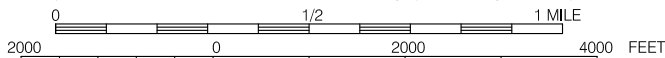
7.2 Interviews

Chris Palermo. Representative of the owner of the site. 2011. Personal interview. April 10.

Figures



Map Created with TOPO! (tm) (c)2001 National Geographic Holdings (www.topo.com)



CONTOUR INTERVAL 20 FEET

NATIONAL GEODETTIC VERTICAL DATUM OF 1929

SCALE 1:24000



SOURCE:
U.S.G.S. 7.5 minute series (topographic)
Beverly Hills, CA Quadrangle, version 1995, current as of 1995

ENVIRON

Site Vicinity Map

10000 Santa Monica Boulevard
Los Angeles, California

Figure

1

DRAFTED BY: SSHIN

DATE: 04/21/2011

PROJECT: 05-244166B

Z:\01_PROJECTS\CRESCENT_HEIGHTS\04_CAD\FIGURES\05-244166B\F01_SVM.DWG

Los Angeles Country Club Course

Santa Monica Blvd.

Little Santa Monica Blvd.

S. Moreno Dr

Durant Dr

Office Building

Office Building

Residential

TMW-1

TMW-2

TMW-3

Approximate Location
of Concrete Pile
Standing Water

One-Foot
High Soil Pile

Office Building

Parking Structure

Beverly Hills
High School

LEGEND

-  Subject Site Boundary
-  Neighboring Building Outline
-  Temporary Well Location



Scale in Feet
Scale is approximate

ENVIRON

Site Plan

10000 Santa Monica Boulevard
Los Angeles, California

Figure 2

DRAFTED BY: SSHIN

DATE: 04/21/2011

PROJECT: 05-24416B

Z:\01_PROJECTS\CRESCENT_HEIGHTS\04_CAD\FIGURES\05-24416B\F02_SP.DWG

Appendix A

Site Photographs



Photo 1: View of the site from the gate (east corner), facing southwest.



Photo 2: View of the site from the gate (east corner), facing west.

Title: Site Photographs
Site: 10000 Santa Monica Boulevard, Beverly Hills, California

Date: April 2011
ENVIRON



Photo 3: View of the eastern site boundary, facing north.



Photo 4: View of the northern site boundary, facing southwest.

Title: Site Photographs
Site: 10000 Santa Monica Boulevard, Beverly Hills, California

Date: April 2011
ENVIRON



Photo 5: View of the western portion of the site with standing water, facing southwest.



Photo 6: An approximately one-foot high soil pile located on the western corner of the site.

Title: Site Photographs
Site: 10000 Santa Monica Boulevard, Beverly Hills, California

Date: April 2011
ENVIRON



Photo 7: A small concrete pile located on the southwestern portion of the site.



Photo 8: One of the three wells located on the eastern portion of the site.

Title: Site Photographs
Site: 10000 Santa Monica Boulevard, Beverly Hills, California

Date: April 2011
ENVIRON

Appendix B

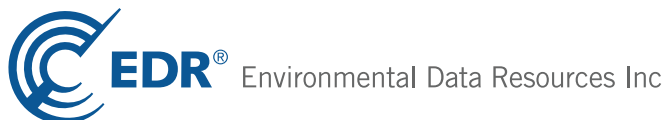
Environmental Database Report

Because the environmental databases themselves are sometimes not updated by the specific regulatory agencies for a period of up to one year or more (depending on the database and the agency), the database search conducted herein will not necessarily list any facility or site recently identified as having, or which is suspected of having, environmental problems and/or for which an environmental investigation/ listing has been initiated, or reflect the current status of activities at a particular site, subsequent to the last update of a given list. In addition, the EDR database search contained a number of unmapped sites. It was beyond the scope of this review to locate each of the unmapped sites.

SM 10000 Property, LLC
10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.2s
April 11, 2011

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
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 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

10000 SANTA MONICA BLVD
LOS ANGELES, CA 90067

COORDINATES

Latitude (North): 34.063900 - 34° 3' 50.0"
Longitude (West): 118.414100 - 118° 24' 50.8"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 369500.9
UTM Y (Meters): 3769948.5
Elevation: 276 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34118-A4 BEVERLY HILLS, CA
Most Recent Revision: 1999

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2005
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
FOX SPORTS INC 10000 SANTA MONICA BLVD LOS ANGELES, CA 90067	HAZNET	N/A
AMERICAN CITY BANK BUILDING 10000 SANTA MONICA BLVD LOS ANGELES, CA 90067	FINDS	N/A
PRIME TICKET NETWORK 10000 SANTA MONICA BL STE 200 LOS ANGELES, CA 90067	EMI	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

WMUDS/SWAT..... Waste Management Unit Database

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs

HIST Cal-Sites..... Historical Calsites Database

Toxic Pits..... Toxic Pits Cleanup Act Sites

AOCONCERN..... San Gabriel Valley Areas of Concern

CDL..... Clandestine Drug Labs

US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

LUCIS..... Land Use Control Information System

LIENS..... Environmental Liens Listing

DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
RAATS..... RCRA Administrative Action Tracking System
CA BOND EXP. PLAN..... Bond Expenditure Plan
NPDES..... NPDES Permits Listing
WDS..... Waste Discharge System
Cortese..... "Cortese" Hazardous Waste & Substances Sites List
Notify 65..... Proposition 65 Records
LA Co. Site Mitigation..... Site Mitigation List
WIP..... Well Investigation Program Case List
LOS ANGELES CO. HMS..... HMS: Street Number List
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
FINANCIAL ASSURANCE..... Financial Assurance Information Listing
HWP..... EnviroStor Permitted Facilities Listing
HWT..... Registered Hazardous Waste Transporter Database
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
PROC..... Certified Processors Database
MWMP..... Medical Waste Management Program Listing
COAL ASH DOE..... Sleam-Electric Plan Operation Data

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 02/17/2010 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEVERLY HILLS HIGH SCHOOL	241 MORENO DRIVE	SE 1/8 - 1/4 (0.233 mi.)	J31	49

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/17/2010 has revealed that there are 7 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>AL GRIMMETT SERVICE</i>	<i>9953 SANTA MONICA BLVD</i>	<i>NNE 0 - 1/8 (0.082 mi.)</i>	<i>C8</i>	<i>14</i>
<i>NORTHROP CORP</i>	<i>1840 CENTURY CITY PK EA</i>	<i>SSW 1/8 - 1/4 (0.138 mi.)</i>	<i>11</i>	<i>18</i>
<i>CENTURY PARK PLAZA</i>	<i>1801 CENTURY E #820</i>	<i>SW 1/8 - 1/4 (0.142 mi.)</i>	<i>E12</i>	<i>21</i>
<i>CENTURY CITY NORTH OFFICE BLDG</i>	<i>10100 SANTA MONICA BLVD</i>	<i>SW 1/8 - 1/4 (0.183 mi.)</i>	<i>F17</i>	<i>28</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NON PAREIL CLEANERS</i>	<i>9925 SANTA MONICA BC</i>	<i>NE 1/8 - 1/4 (0.193 mi.)</i>	<i>G18</i>	<i>29</i>
<i>PENINSULA BEVERLY HILLS HOTEL</i>	<i>9882 SANTA MONICA BLVD</i>	<i>NE 1/8 - 1/4 (0.218 mi.)</i>	<i>22</i>	<i>36</i>
<i>BEVERLY HILLS HIGH SCHOOL</i>	<i>241 S MORENO DR</i>	<i>SE 1/8 - 1/4 (0.233 mi.)</i>	<i>J28</i>	<i>41</i>

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 02/07/2011 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEVERLY HILLS HIGH SCHOOL Status: Inactive - Needs Evaluation	241 MORENO DRIVE	SE 1/8 - 1/4 (0.233 mi.)	J30	46

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 02/03/2011 has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON Status: Completed - Case Closed	9975 SANTA MONICA BLVD	NE 0 - 1/8 (0.047 mi.)	4	10
BEVERLY HILTON JOINT VENTURE Status: Completed - Case Closed	9876 WEST WILSHIRE BLVD	NNE 1/8 - 1/4 (0.226 mi.)	H23	39
EL RODEO SCHOOL Status: Open - Remediation	605 WHITTIER DR.	N 1/8 - 1/4 (0.227 mi.)	I27	40
TOSCO - 76 STATION #0703 Status: Open - Site Assessment	9988 WILSHIRE BLVD	NW 1/4 - 1/2 (0.280 mi.)	38	57
CENTRAL PLANTS, INC. Status: Completed - Case Closed	2052 CENTURY PARK E	SSE 1/4 - 1/2 (0.342 mi.)	M41	61

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEVERLY HILLS U S D Status: Completed - Case Closed	241 MORENO DR	SE 1/8 - 1/4 (0.233 mi.)	J29	43
BUDGET RENT-A-CAR Status: Completed - Case Closed	9815 WILSHIRE BLVD.	NE 1/4 - 1/2 (0.339 mi.)	L39	59
WILSHIRE TRIANGLE CENTER Status: Completed - Case Closed	9777 WILSHIRE BLVD	NE 1/4 - 1/2 (0.361 mi.)	L42	62
ROYAL MOTORS Status: Completed - Case Closed	9732 SANTA MONICA BLVD	NE 1/4 - 1/2 (0.470 mi.)	44	66

EXECUTIVE SUMMARY

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 02/03/2011 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VENOCO OIL & GAS COMPANY Facility Status: Completed - Case Closed	9865 WEST OLYMPIC BLVD	SSE 1/4 - 1/2 (0.370 mi.)	43	64

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 02/03/2011 has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WATT PLAZA	1875 CENTURY PARK E STE	S 1/8 - 1/4 (0.202 mi.)	19	33
BEVERLY HILTON JOINT VENTURE	9876 WILSHIRE BLVD	NNE 1/8 - 1/4 (0.226 mi.)	H25	40
BEVERLY HILLS USD	605 N WHITTIER DR	N 1/8 - 1/4 (0.227 mi.)	I26	40
TOSCO/UNOCAL #30339	9988 WILSHIRE BLVD	NNW 1/8 - 1/4 (0.245 mi.)	K35	54

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category, depending on the level of threat to public health and safety or the environment they pose.

A review of the SCH list, as provided by EDR, and dated 02/07/2011 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEVERLY HILLS HIGH SCHOOL	241 MORENO DRIVE	SE 1/8 - 1/4 (0.233 mi.)	J30	46

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 6 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ABANDONED GASOLINE STATION	9975 SANTA MONICA BLVD	NNE 0 - 1/8 (0.056 mi.)	B5	12

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTHROP CORP	1840 CENTURY CITY PK EA	SSW 1/8 - 1/4 (0.138 mi.)	11	18
JMB PROPERTIES	10100 SANTA MONICA BLVD	SW 1/8 - 1/4 (0.183 mi.)	F16	27
WATT PLAZA	1875 CENTURY PARK E STE	S 1/8 - 1/4 (0.202 mi.)	19	33
UNOCAL CORP SS 0703	9988 WILSHIRE BLVD	NNW 1/8 - 1/4 (0.245 mi.)	K36	54

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERTZ CORP	9860 SANTA MONICA BLVD	NE 1/8 - 1/4 (0.213 mi.)	G20	34

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 7 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WEBBS CHEVRON	9975 SANTA MONICA BLVD	NNE 0 - 1/8 (0.056 mi.)	B6	13
NORTHROP CORP	1840 CENTURY CITY PK EA	SSW 1/8 - 1/4 (0.138 mi.)	11	18
RANCHO VALLECITO	1888 CENTURY PARK E	S 1/8 - 1/4 (0.180 mi.)	15	27
WATT PLAZA	1875 CENTURY PARK E STE	S 1/8 - 1/4 (0.202 mi.)	19	33
SERVICE STATION 0703	9988 WILSHIRE BLVD	NNW 1/8 - 1/4 (0.245 mi.)	K33	53
UNION OIL SERVICE STATION 0703	9988 WILSHIRE BLVD	NNW 1/8 - 1/4 (0.245 mi.)	K34	54

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE HERTZ CORPORATION	9860 SANTA MONICA BOULE	NE 1/8 - 1/4 (0.213 mi.)	G21	35

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 8 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ABANDONED GASOLINE STATION	9975 SANTA MONICA BLVD	NNE 0 - 1/8 (0.056 mi.)	B5	12
NORTHROP CORP	1840 CENTURY CITY PK EA	SSW 1/8 - 1/4 (0.138 mi.)	11	18
JMB PROPERTIES	10100 SANTA MONICA BLVD	SW 1/8 - 1/4 (0.183 mi.)	F16	27
WATT PLAZA	1875 CENTURY PARK E STE	S 1/8 - 1/4 (0.202 mi.)	19	33
BEVERLY HILTON JOINT VENTURE	9876 WILSHIRE BLVD	NNE 1/8 - 1/4 (0.226 mi.)	H24	39
UNOCAL CORP SS 0703	9988 WILSHIRE BLVD	NNW 1/8 - 1/4 (0.245 mi.)	K36	54
WILSHIRE TRIANGLE CENTER	9977 WILSHIRE BLVD	NNW 1/8 - 1/4 (0.247 mi.)	K37	56

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HERTZ CORP	9860 SANTA MONICA BLVD	NE 1/8 - 1/4 (0.213 mi.)	G20	34

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Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 02/17/2010 has revealed that there is 1 RCRA-NonGen site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AGFA GEVAERT INC	1801 CENTURY PARK EAST	SW 1/8 - 1/4 (0.142 mi.)	E13	25

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON	9975 SANTA MONICA BLVD	NE 0 - 1/8 (0.047 mi.)	4	10
TOSCO/76 STATION #0703	9988 WILSHIRE	NNW 1/8 - 1/4 (0.245 mi.)	K32	51
CENTRAL PLANTS INC / CENTURY C	2052 CENTURY PARK EAST	SSE 1/4 - 1/2 (0.342 mi.)	M40	59

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WILSHIRE TRIANGLE CENTER	9777 WILSHIRE BLVD	NE 1/4 - 1/2 (0.361 mi.)	L42	62
ROYAL MOTORS	9732 SANTA MONICA BLVD	NE 1/4 - 1/2 (0.470 mi.)	44	66

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/15/2010 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NON PAREIL CLEANERS	9925 SANTA MONICA BC	NE 1/8 - 1/4 (0.193 mi.)	G18	29

EDR PROPRIETARY RECORDS

EDR Proprietary Records

EDR Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR

EXECUTIVE SUMMARY

researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

A review of the EDR Historical Auto Stations list, as provided by EDR, has revealed that there are 3 EDR Historical Auto Stations sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PAULEY STATIONS INC	9975 SANTA MONICA BLVD	NNE 0 - 1/8 (0.056 mi.)	B7	14
WHEELER BEN SERVICE	9953 SANTA MONICA BLV	NNE 0 - 1/8 (0.082 mi.)	C9	17
CADIEUX VERN	9908 SANTA MONICA BLV	NE 1/8 - 1/4 (0.146 mi.)	D14	26

EDR Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

A review of the EDR Historical Cleaners list, as provided by EDR, has revealed that there is 1 EDR Historical Cleaners site within approximately 0.25 miles of the target property.

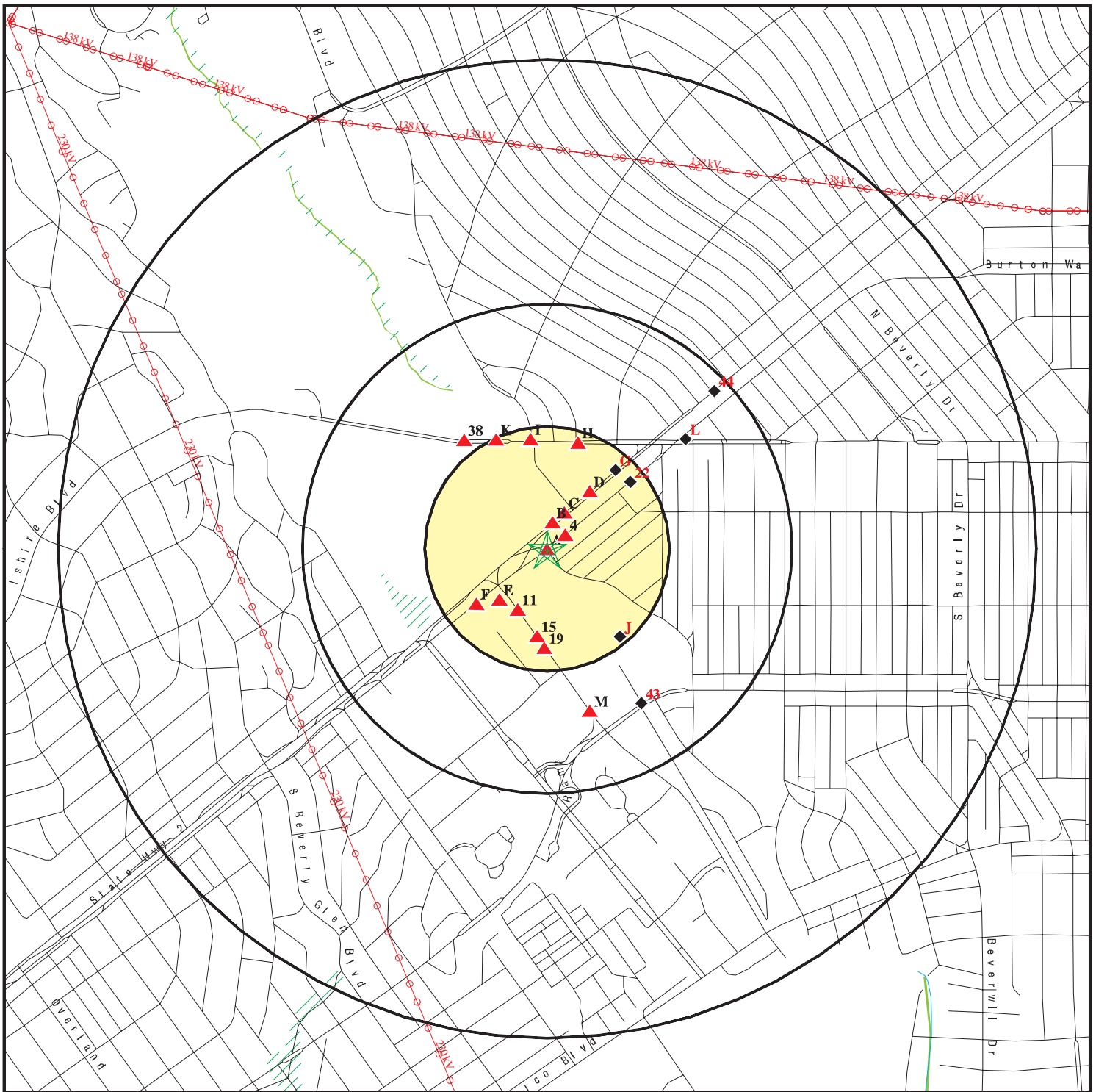
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NONPAREIL CLEANERS	9921 SANTA MONICA BLVD	NE 1/8 - 1/4 (0.131 mi.)	D10	17

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 26 records.

<u>Site Name</u>	<u>Database(s)</u>
OLYMPIC CAR WASH	HIST CORTESE, LUST
UNK	CA FID UST, SWEEPS UST
WARD'S DUMP	SWF/LF
GRIFFITH PARK COMPOSTING	SWF/LF
VAN NUYS ST. MDY	SWF/LF
PENMAR GOLF COURSE	SWF/LF
S.F. & BRAZIL	SWF/LF
MOBIL #17-FID	LUST
PACIFIC NORTH STAR PROPERTY GROUP	HAZNET
GLEN MILL LLC	HAZNET
11500 NATIONAL I LLC	HAZNET
CAPITAL WEST DEVELOPMENT LLC	HAZNET
LAND MARK WEST ENTERPRISES LLC	HAZNET
BENICIA LLC	HAZNET
125 CLARK LLC	HAZNET
EQUILON ENTERPRISES LLC	HAZNET
WILSHIRE 19 LLC	HAZNET
SHALON PROPERTY TRUST	HAZNET
COASTAL PROPERTY MGMT	HAZNET
SERVIZIO ROSSO LLC	HAZNET
BEACON PROPERTY LP	HAZNET
JMAR PROPERTY: SAWTELLE LLC	HAZNET
WESTWOOD MARKET PLACE LLC	HAZNET
DEANCO INC	RCRA-NonGen, FINDS
CROWN COACH SITE	US BROWNFIELDS
TRIZECHAHN HOLLYWOOD LLC	SLIC

OVERVIEW MAP - 3038421.2s



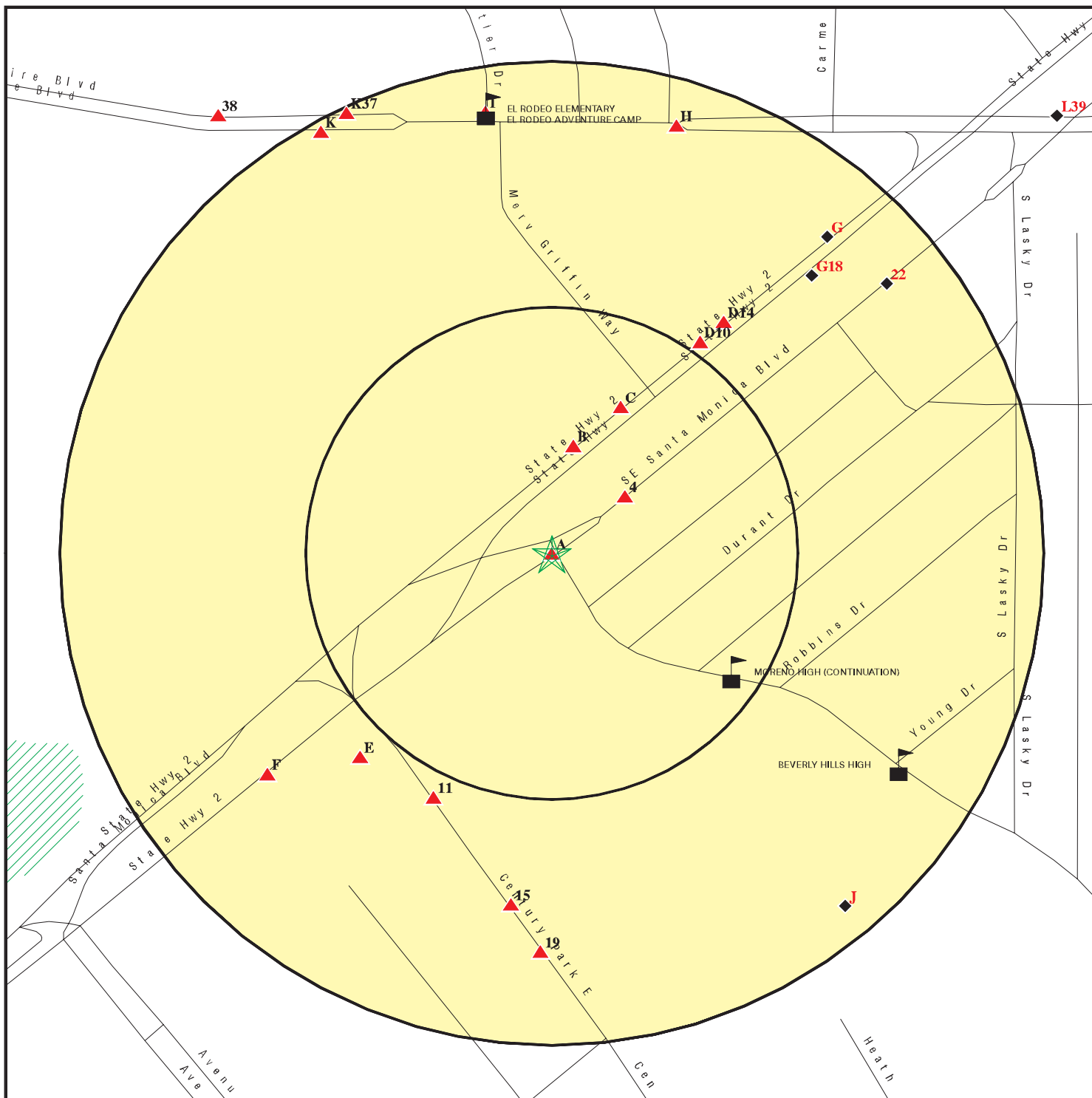
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- Areas of Concern








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.






SITE NAME: SM 10000 Property, LLC
 ADDRESS: 10000 Santa Monica Blvd
 Los Angeles CA 90067
 LAT/LONG: 34.0639 / 118.4141

CLIENT: Environ Corporation
 CONTACT: Ginger White
 INQUIRY #: 3038421.2s
 DATE: April 11, 2011 7:11 pm

DETAIL MAP - 3038421.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines
-  100-year flood zone
-  500-year flood zone
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: SM 10000 Property, LLC
 ADDRESS: 10000 Santa Monica Blvd
 Los Angeles CA 90067
 LAT/LONG: 34.0639 / 118.4141

CLIENT: Environ Corporation
 CONTACT: Ginger White
 INQUIRY #: 3038421.2s
 DATE: April 11, 2011 7:12 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.000	0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG		0.250	0	1	NR	NR	NR	1
RCRA-SQG		0.250	1	6	NR	NR	NR	7
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS		TP	NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE		1.000	0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR		1.000	0	1	0	0	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.500	0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST		0.500	1	3	5	NR	NR	9
SLIC		0.500	0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST		0.250	0	4	NR	NR	NR	4
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP		0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	1	NR	NR	NR	1
Toxic Pits		1.000	0	0	0	0	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.250	1	5	NR	NR	NR	6
HIST UST		0.250	1	6	NR	NR	NR	7
SWEEPS UST		0.250	1	7	NR	NR	NR	8
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS		TP	NR	NR	NR	NR	NR	0
MCS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.250	0	1	NR	NR	NR	1
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	1	1	3	NR	NR	5
Notify 65		1.000	0	0	0	0	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	1	NR	NR	NR	1
WIP		0.250	0	0	NR	NR	NR	0
LOS ANGELES CO. HMS		TP	NR	NR	NR	NR	NR	0
HAZNET	X	TP	NR	NR	NR	NR	NR	0
EMI	X	TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
EDR Historical Auto Stations		0.250	2	1	NR	NR	NR	3
EDR Historical Cleaners		0.250	0	1	NR	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1 **FOX SPORTS INC**
Target **10000 SANTA MONICA BLVD**
Property **LOS ANGELES, CA 90067**

HAZNET **S102003837**
N/A

Site 1 of 3 in cluster A

Actual:
276 ft.

HAZNET:

Gepaid: CAC000873208
Contact: WILLIAM F PRICE
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1800 AVENUE OF THE STARS STE 430
Mailing City,St,Zip: LOS ANGELES, CA 900674206
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 2.5284
Facility County: Los Angeles

Gepaid: CAC000873208
Contact: WILLIAM F PRICE
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1800 AVENUE OF THE STARS STE 430
Mailing City,St,Zip: LOS ANGELES, CA 900674206
Gen County: Los Angeles
TSD EPA ID: CAL000027741
TSD County: 5
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 21.0750
Facility County: Los Angeles

Gepaid: CAC002563406
Contact: ILEANA QUESADA
Telephone: 3102863838
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 10000 SANTA MONICA BLVD
Mailing City,St,Zip: LOS ANGELES, CA 90067
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 0.84
Facility County: Los Angeles

Gepaid: CAC000873208
Contact: WILLIAM F PRICE
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1800 AVENUE OF THE STARS STE 430
Mailing City,St,Zip: LOS ANGELES, CA 900674206

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOX SPORTS INC (Continued)

S102003837

Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 4.2140
Facility County: Los Angeles

Gepaid: CAC000873208
Contact: WILLIAM F PRICE
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1800 AVENUE OF THE STARS STE 430
Mailing City,St,Zip: LOS ANGELES, CA 900674206
Gen County: Los Angeles
TSD EPA ID: CAL000027741
TSD County: 5
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 80.9088
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

A2
Target
Property

AMERICAN CITY BANK BUILDING
10000 SANTA MONICA BLVD
LOS ANGELES, CA 90067

FINDS 1011907976
N/A

Site 2 of 3 in cluster A

Actual:
276 ft.

FINDS:

Registry ID: 110037256741

Environmental Interest/Information System

US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A3 PRIME TICKET NETWORK
Target 10000 SANTA MONICA BL STE 200
Property LOS ANGELES, CA 90067

EMI S106837697
N/A

Site 3 of 3 in cluster A

Actual:
276 ft.

EMI:
Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 82020
Air District Name: SC
SIC Code: 4841
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

4 CHEVRON
NE 9975 SANTA MONICA BLVD
< 1/8
0.047 mi.
248 ft.

HIST CORTESE S102426997
LUST N/A

Relative:
Equal

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-10833

Actual:
276 ft.

LUST:
Region: STATE
Global Id: T0603703660
Latitude: 34.064222
Longitude: -118.413899
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1992-12-22 00:00:00
Lead Agency: LOS ANGELES COUNTY
Case Worker: JA
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-10833
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST REG 4:
Region: 4
Regional Board: 04

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON (Continued)

S102426997

County: Los Angeles
facid: I-10833
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603703660
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: MORENO DR
Enforcement Type: 222
Date Leak Discovered: Not reported
Date Leak First Reported: 10/23/1989
Date Leak Record Entered: 5/1/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 6/30/1992
Date the Case was Closed: 12/22/1992
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: GARY WEBB & SONS
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4557.7927958210575343953968977
Source of Cleanup Funding: F
Preliminary Site Assessment Workplan Submitted: 6/11/1989
Preliminary Site Assessment Began: 10/20/1989
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: 1/1/1965
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MAURICE DOUEK
RP Address: 207 N MAPLE DR, BEVERLY HILLS, CA 90210
Program: LUST
Lat/Long: 34.0643645 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: DUPLICATE CASENO 042390-14

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B5
NNE
< 1/8
0.056 mi.
294 ft.

ABANDONED GASOLINE STATION
9975 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212

CA FID UST S101583061
SWEEPS UST N/A

Site 1 of 3 in cluster B

Relative:
Higher

CA FID UST:
 Facility ID: 19002456
 Regulated By: UTKNI
 Regulated ID: 00029084
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: Not reported
 Mail To: Not reported
 Mailing Address: 207 N MAPLE DR
 Mailing Address 2: Not reported
 Mailing City,St,Zip: BEVERLY HILLS 90212
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Inactive

Actual:
282 ft.

SWEEPS UST:
 Status: Not reported
 Comp Number: 10833
 Number: Not reported
 Board Of Equalization: Not reported
 Ref Date: Not reported
 Act Date: Not reported
 Created Date: Not reported
 Tank Status: Not reported
 Owner Tank Id: Not reported
 Swrcb Tank Id: 19-000-010833-000001
 Actv Date: Not reported
 Capacity: 10000
 Tank Use: M.V. FUEL
 Stg: PRODUCT
 Content: REG UNLEADED
 Number Of Tanks: 3

Status: Not reported
 Comp Number: 10833
 Number: Not reported
 Board Of Equalization: Not reported
 Ref Date: Not reported
 Act Date: Not reported
 Created Date: Not reported
 Tank Status: Not reported
 Owner Tank Id: Not reported
 Swrcb Tank Id: 19-000-010833-000002
 Actv Date: Not reported
 Capacity: 10000
 Tank Use: M.V. FUEL
 Stg: PRODUCT
 Content: LEADED
 Number Of Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ABANDONED GASOLINE STATION (Continued)

S101583061

Status: Not reported
Comp Number: 10833
Number: Not reported
Board Of Equalization: Not reported
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-010833-000003
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

B6
NNE
< 1/8
0.056 mi.
294 ft.

WEBBS CHEVRON
9975 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212

HIST UST **U001562680**
N/A

Site 2 of 3 in cluster B

Relative:
Higher

HIST UST:
Region: STATE
Facility ID: 00000029084
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0003
Contact Name: GARY WEBB
Telephone: 2137732673
Owner Name: GARY WEBB & SONS INC.
Owner Address: 9975 SANTA MONICA BLVD.
Owner City,St,Zip: BEVERLY HILLS, CA 90212

Actual:
282 ft.

Tank Num: 001
Container Num: 18
Year Installed: Not reported
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 002
Container Num: 19
Year Installed: Not reported
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Pressure Test

Tank Num: 003
Container Num: 20
Year Installed: Not reported
Tank Capacity: 00012000
Tank Used for: PRODUCT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WEBBS CHEVRON (Continued)

U001562680

Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: None

B7
NNE
< 1/8
0.056 mi.
294 ft.

PAULEY STATIONS INC
9975 SANTA MONICA BLVD
BEVERLY HILLS, CA 90209

EDR Historical Auto Stations **1008993968**
N/A

Site 3 of 3 in cluster B

Relative:
Higher

EDR Historical Auto Stations:
Name: PAULEY STATIONS INC
Year: 1973

Actual:
282 ft.

Type: Not reported

C8
NNE
< 1/8
0.082 mi.
433 ft.

AL GRIMMETT SERVICE
9953 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212

RCRA-SQG **1000236793**
FINDS **CAD982468118**
HAZNET

Site 1 of 2 in cluster C

Relative:
Higher

RCRA-SQG:
Date form received by agency: 10/24/1988
Facility name: AL GRIMMETT SERVICE
Facility address: 9953 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212
EPA ID: CAD982468118
Contact: ENVIRONMENTAL MANAGER
Contact address: 9953 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212
Contact country: US
Contact telephone: (213) 553-0302
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
282 ft.

Owner/Operator Summary:

Owner/operator name: AL GRIMMETT SERVICE
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL GRIMMETT SERVICE (Continued)

1000236793

Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Registry ID: 110002818835

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD982468118
Contact: AL GRIMMETT SERVICE
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9953 SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: R01

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL GRIMMETT SERVICE (Continued)

1000236793

Tons: .8757
Facility County: Los Angeles

Gepaid: CAD982468118
Contact: AL GRIMMETT SERVICE
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9953 SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: R01
Tons: .4170
Facility County: Los Angeles

Gepaid: CAL000079991
Contact: G B GRIMMETT OR J G GRIMMETT
Telephone: 3105530302
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9953 S SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Unspecified aqueous solution
Disposal Method: R01
Tons: 1.32
Facility County: Not reported

Gepaid: CAL000079991
Contact: G B GRIMMETT OR J G GRIMMETT
Telephone: 3105530302
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9953 S SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: H01
Tons: 0.02
Facility County: Not reported

Gepaid: CAL000079991
Contact: AL GRIMMETT SERVICE
Telephone: 3105530302
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9953 S SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902120000
Gen County: Los Angeles
TSD EPA ID: CAD099452708

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AL GRIMMETT SERVICE (Continued)

1000236793

TSD County: Los Angeles
Waste Category: Unspecified aqueous solution
Disposal Method: R01
Tons: 1.4178
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
9 additional CA_HAZNET: record(s) in the EDR Site Report.

**C9
NNE
< 1/8
0.082 mi.
433 ft.**

**WHEELER BEN SERVICE
9953 SANTA MONICA BLVD
BEVERLY HILLS, CA
Site 2 of 2 in cluster C**

**EDR Historical Auto Stations 1009015143
N/A**

**Relative:
Higher

Actual:
282 ft.**

EDR Historical Auto Stations:
Name: WHEELER BEN SERVICE
Year: 1945
Type: AUTOMOBILE REPAIRS

**D10
NE
1/8-1/4
0.131 mi.
693 ft.**

**NONPAREIL CLEANERS
9921 SANTA MONICA BLVD
BEVERLY HILLS, CA 90209
Site 1 of 2 in cluster D**

**EDR Historical Cleaners 1009125652
N/A**

**Relative:
Higher

Actual:
277 ft.**

EDR Historical Cleaners:
Name: NONPAREIL CLEANERS
Year: 1969
Type: Not reported

Name: NONPAREIL CLEANERS
Year: 1969
Type: Not reported

Name: NONPAREIL CLEANERS
Year: 1969
Type: Not reported

Name: NONPAREIL CLEANERS
Year: 1969
Type: Not reported

Name: NONPAREIL CLEANERS
Year: 1969
Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

11
SSW
1/8-1/4
0.138 mi.
728 ft.

NORTHROP CORP
1840 CENTURY CITY PK EAST
LOS ANGELES, CA 90067

RCRA-SQG 1000409998
CA FID UST CAD982506511
HIST UST
SWEEPS UST
HAZNET
EMI

Relative:
Higher

RCRA-SQG:

Actual:
285 ft.

Date form received by agency: 09/01/1996
Facility name: NORTHROP CORP
Facility address: 1840 CENTURY CITY PK EAST
LOS ANGELES, CA 90067
EPA ID: CAD982506511
Mailing address: ONE NORTHROP AVE
HAWTHORNE, CA 90250
Contact: Not reported
Contact address: Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NORTHROP CORP
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHROP CORP (Continued)

1000409998

Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Historical Generators:

Date form received by agency: 06/29/1989
Facility name: NORTHROP CORP
Classification: Large Quantity Generator

Violation Status: No violations found

CA FID UST:

Facility ID: 19009337
Regulated By: UTKI
Regulated ID: 00003615
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2135536262
Mail To: Not reported
Mailing Address: 1840 CENTURY PARK EAST
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNS Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

HIST UST:

Region: STATE
Facility ID: 00000003615
Facility Type: Other
Other Type: CORPORATE OFFICES
Total Tanks: 0001
Contact Name: J. C. DESPAIN
Telephone: 2135536262
Owner Name: NORTHROP CORPORATION
Owner Address: 1840 CENTURY PARK EAST
Owner City,St,Zip: LOS ANGELES, CA 90067

Tank Num: 001
Container Num: 1
Year Installed: 1984
Tank Capacity: 00043500
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: 12 inches
Leak Detection: Visual

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHROP CORP (Continued)

1000409998

SWEEPS UST:

Status: Not reported
Comp Number: 229
Number: Not reported
Board Of Equalization: 44-007728
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-000229-000001
Actv Date: Not reported
Capacity: 43500
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 1

HAZNET:

Gepaid: CAD982506511
Contact: Not reported
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: ONE NORTHROP AVE
Mailing City,St,Zip: HAWTHORNE, CA 902500000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: .0075
Facility County: Los Angeles

Gepaid: CAC002642891
Contact: STEVE HONMA
Telephone: 3105566859
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1840 CENTURY PARK E
Mailing City,St,Zip: LOS ANGELES, CA 900672101
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION,
ORGANICS RECOVERY ECT
Tons: 0.0588
Facility County: Los Angeles

EMI:

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 82403
Air District Name: SC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORTHROP CORP (Continued)

1000409998

SIC Code: 3651
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**E12
SW
1/8-1/4
0.142 mi.
750 ft.**

**CENTURY PARK PLAZA
1801 CENTURY E #820
LOS ANGELES, CA 90067**

Site 1 of 2 in cluster E

**RCRA-SQG 1000422683
FINDS CAD981996861
WDS
NPDES
HAZNET
EMI**

**Relative:
Higher**

RCRA-SQG:

**Actual:
283 ft.**

Date form received by agency: 09/01/1996
Facility name: CENTURY PARK PLAZA
Facility address: 1801 CENTURY E #820
LOS ANGELES, CA 90067
EPA ID: CAD981996861
Mailing address: CENTURY E #EIGHTH HUNDRED
LOS ANGELES, CA 90067
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: JMB GROUP TRUST
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PARK PLAZA (Continued)

1000422683

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Registry ID: 110002770975

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CA WDS:

Facility ID: Los Angeles River 196000514
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAG994004 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 3105221801
Facility Contact: Margo Gangloff
Agency Name: DOUGLAS EMMETT & COMPANY
Agency Address: Not reported
Agency City,St,Zip: 0
Agency Contact: Not reported
Agency Telephone: Not reported
Agency Type: Private
SIC Code: 6512
SIC Code 2: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PARK PLAZA (Continued)

1000422683

Primary Waste: Miscellaneous (Includes wastes from dewatering, recreational lake overflow, swimming pool wastes, water ride wastewater, ground water seepage and other wastes of this type)
Primary Waste Type: Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: No reclamation requirements associated with this facility.
POTW: The facility is not a POTW.
Treat To Water: 0
Complexity: Not reported

NPDES:

Npdes Number: CAG994004
Facility Status: Active
Agency Id: Not reported
Region: Not reported
Regulatory Measure Id: Not reported
Order No: R4-2008-0032
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 4B196000514
Program Type: NPDES
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 11/17/1999
Expiration Date Of Regulatory Measure: 6/5/2013
Termination Date Of Regulatory Measure: Not reported
Discharge Name: Douglas Emmett Management, LLC
Discharge Address: 1801 Century Park East 760
Discharge City: Los Angeles
Discharge State: CA
Discharge Zip: Not reported

HAZNET:

Gepaid: CAD981996861
Contact: JBM GROUPTRUST III, AN IL TRUST
Telephone: 3105521801
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1801 CENTURY PARK E STE 470
Mailing City, St, Zip: LOS ANGELES, CA 900672306
Gen County: Los Angeles
TSD EPA ID: AZD983481813
TSD County: 99
Waste Category: Asbestos containing waste
Disposal Method: Not reported
Tons: 156.7608
Facility County: Los Angeles

Gepaid: CAD981996861
Contact: JBM GROUPTRUST III, AN IL TRUST
Telephone: 3105521801

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PARK PLAZA (Continued)

1000422683

Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1801 CENTURY PARK E STE 470
Mailing City,St,Zip: LOS ANGELES, CA 900672306
Gen County: Los Angeles
TSD EPA ID: AZD983481813
TSD County: 99
Waste Category: Not reported
Disposal Method: Not reported
Tons: 40.4544
Facility County: Los Angeles

Gepaid: CAD981996861
Contact: JBM GROUPTRUST III,AN IL TRUST
Telephone: 3105521801
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1801 CENTURY PARK E STE 470
Mailing City,St,Zip: LOS ANGELES, CA 900672306
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 38.7688
Facility County: Los Angeles

Gepaid: CAD981996861
Contact: JBM GROUPTRUST III,AN IL TRUST
Telephone: 3105521801
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1801 CENTURY PARK E STE 470
Mailing City,St,Zip: LOS ANGELES, CA 900672306
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: Not reported
Tons: .4214
Facility County: Los Angeles

Gepaid: CAD981996861
Contact: JBM GROUPTRUST III,AN IL TRUST
Telephone: 3105521801
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 1801 CENTURY PARK E STE 470
Mailing City,St,Zip: LOS ANGELES, CA 900672306
Gen County: Los Angeles
TSD EPA ID: AZD983481813
TSD County: 99
Waste Category: Asbestos containing waste
Disposal Method: Not reported
Tons: 60.6816
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY PARK PLAZA (Continued)

1000422683

[Click this hyperlink](#) while viewing on your computer to access 23 additional CA_HAZNET: record(s) in the EDR Site Report.

EMI:

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 78224
Air District Name: SC
SIC Code: 6021
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**E13
SW
1/8-1/4
0.142 mi.
750 ft.**

**AGFA GEVAERT INC
1801 CENTURY PARK EAST
LOS ANGELES, CA 90067**

**RCRA-NonGen 1000142591
FINDS CAD098601131**

Site 2 of 2 in cluster E

**Relative:
Higher**

RCRA-NonGen:

Date form received by agency: 05/27/1986
Facility name: AGFA GEVAERT INC
Facility address: 1801 CENTURY PARK EAST
LOS ANGELES, CA 90067
EPA ID: CAD098601131
Mailing address: CENTURY PARK EAST
LOS ANGELES, CA 90067
Contact: ENVIRONMENTAL MANAGER
Contact address: 1801 CENTURY PARK EAST
LOS ANGELES, CA 90067
Contact country: US
Contact telephone: (213) 552-9633
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

**Actual:
283 ft.**

Owner/Operator Summary:

Owner/operator name: JMB GROUP INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported
Owner/operator name: NOT REQUIRED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AGFA GEVAERT INC (Continued)

1000142591

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Registry ID: 110002665884

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

D14
NE
1/8-1/4
0.146 mi.
773 ft.

**CADIEUX VERN
9908 SANTA MONICA BLVD
BEVERLY HILLS, CA**

Site 2 of 2 in cluster D

**EDR Historical Auto Stations 1009015138
N/A**

**Relative:
Equal**

EDR Historical Auto Stations:
Name: CADIEUX VERN
Year: 1945
Type: AUTOMOBILE REPAIRS

**Actual:
276 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

15
South
1/8-1/4
0.180 mi.
948 ft.

RANCHO VALLECITO
1888 CENTURY PARK E
LOS ANGELES, CA 90067

HIST UST **U001562514**
N/A

Relative:
Higher

HIST UST:
 Region: STATE
 Facility ID: 00000059181
 Facility Type: Other
 Other Type: RANCHO
 Total Tanks: 0001
 Contact Name: PETE AUMAIER, MANAGER
 Telephone: 6197651559
 Owner Name: WAYNE M. HOFFMAN
 Owner Address: 1888 CENTURY PARK EAST
 Owner City,St,Zip: LOS ANGELES, CA 90067

Actual:
287 ft.

Tank Num: 001
 Container Num: 1
 Year Installed: Not reported
 Tank Capacity: 00000550
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Tank Construction: Not reported
 Leak Detection: None

F16
SW
1/8-1/4
0.183 mi.
966 ft.

JMB PROPERTIES
10100 SANTA MONICA BLVD
LOS ANGELES, CA 90067

CA FID UST **S101585102**
SWEEPS UST **N/A**

Site 1 of 2 in cluster F

Relative:
Higher

CA FID UST:
 Facility ID: 19019566
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 8189970170
 Mail To: Not reported
 Mailing Address: 10100 SANTA MONICA BLVD
 Mailing Address 2: Not reported
 Mailing City,St,Zip: LOS ANGELES 900670000
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

Actual:
285 ft.

SWEEPS UST:
 Status: A
 Comp Number: 6439
 Number: 9
 Board Of Equalization: Not reported
 Ref Date: 07-14-92
 Act Date: 07-14-92

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

JMB PROPERTIES (Continued)

S101585102

Created Date: 02-29-88
 Tank Status: Not reported
 Owner Tank Id: Not reported
 Swrcb Tank Id: Not reported
 Actv Date: Not reported
 Capacity: Not reported
 Tank Use: Not reported
 Stg: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

F17
SW
1/8-1/4
0.183 mi.
966 ft.

CENTURY CITY NORTH OFFICE BLDG
10100 SANTA MONICA BLVD
LOS ANGELES, CA 90067

RCRA-SQG 1000422670
FINDS CAD981162548

Site 2 of 2 in cluster F

Relative:
Higher

RCRA-SQG:

Date form received by agency: 09/01/1996
 Facility name: CENTURY CITY NORTH OFFICE BLDG
 Facility address: 10100 SANTA MONICA BLVD
 LOS ANGELES, CA 90067

Actual:
285 ft.

EPA ID: CAD981162548
 Mailing address: SANTA MONICA BLVD
 LOS ANGELES, CA 90067

Contact: Not reported
 Contact address: Not reported
 Not reported

Contact country: Not reported
 Contact telephone: Not reported
 Contact email: Not reported

EPA Region: 09
 Classification: Small Small Quantity Generator
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: JMB INCOME PROPERTIES LTD
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999

Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212

Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
 Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999

Owner/operator country: Not reported
 Owner/operator telephone: (415) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTURY CITY NORTH OFFICE BLDG (Continued)

1000422670

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Historical Generators:

Date form received by agency: 09/01/1996
Facility name: CENTURY CITY NORTH OFFICE BLDG
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002679156

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

G18
NE
1/8-1/4
0.193 mi.
1020 ft.

NON PAREIL CLEANERS
9925 SANTA MONICA BC
BEVERLY HILLS, CA 90212
Site 1 of 3 in cluster G

RCRA-SQG 1000127417
FINDS CAD981974678
DRYCLEANERS
HAZNET

Relative:
Lower

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: NON PAREIL CLEANERS
Facility address: 9925 SANTA MONICA BC
BEVERLY HILLS, CA 90212
EPA ID: CAD981974678
Mailing address: SANTA MONICA BC
BEVERLY HILLS, CA 90212
Contact: Not reported
Contact address: Not reported

Actual:
272 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NON PAREIL CLEANERS (Continued)

1000127417

Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ONSEY ESTFAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Registry ID: 110002761501

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NON PAREIL CLEANERS (Continued)

1000127417

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

DRYCLEANERS:

EPA Id: CAD981974678
NAICS Code: Not reported
NAICS Description: Not reported
SIC Code: Not reported
SIC Description: Not reported
Create Date: 7/3/1987
Facility Active: No
Inactive Date: 6/30/2002
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 8624 WILSHIRE BLVD
Mailing Address 2: Not reported
Mailing State: CA
Mailing Zip: 90211
Region Code: 3
Owner Name: CHUL-HO KIM
Owner Address: 18424 TRIBUNE ST
Owner Address 2: Not reported
Owner Telephone: 8183603712
Contact Name: CHUL-HO KIM
Contact Address: 18424 TRIBUNE ST
Contact Address 2: Not reported
Contact Telephone: 8183603712

HAZNET:

Gepaid: CAD981974678
Contact: CHUL-HO KIM
Telephone: 8183603712
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9925 SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121606
Gen County: Los Angeles
TSD EPA ID: CAD981397417
TSD County: Los Angeles
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: R01
Tons: .1876
Facility County: Los Angeles

Gepaid: CAD981974678
Contact: CHUL-HO KIM
Telephone: 8183603712
Facility Addr2: Not reported
Mailing Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NON PAREIL CLEANERS (Continued)

1000127417

Mailing Address: 8624 WILSHIRE BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 90211
Gen County: Los Angeles
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: Not reported
Facility County: Not reported

Gepaid: CAD981974678
Contact: CHUL-HO KIM
Telephone: 8183603712
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9925 SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121606
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: Not reported
Tons: 0
Facility County: Not reported

Gepaid: CAD981974678
Contact: CHUL-HO KIM
Telephone: 8183603712
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9925 SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121606
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: R01
Tons: 0.22
Facility County: Not reported

Gepaid: CAD981974678
Contact: CHUL-HO KIM
Telephone: 8183603712
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 8624 WILSHIRE BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 90211
Gen County: Los Angeles
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Not reported
Disposal Method: R01
Tons: Not reported
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NON PAREIL CLEANERS (Continued)

1000127417

[Click this hyperlink](#) while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

19
South
1/8-1/4
0.202 mi.
1069 ft.

WATT PLAZA
1875 CENTURY PARK E STE 1110
LOS ANGELES, CA 90067

CA FID UST
UST
HIST UST
SWEEPS UST

1000393447
N/A

Relative:
Higher

CA FID UST:
Facility ID: 19041575
Regulated By: UTNKI
Regulated ID: 00050535
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2132030330
Mail To: Not reported
Mailing Address: 2716 OCEAN PARK BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: LOS ANGELES 900670000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

Actual:
286 ft.

UST:
Facility ID: 7790
Latitude: 34.06103
Longitude: -118.41426

HIST UST:
Region: STATE
Facility ID: 00000050535
Facility Type: Other
Other Type: OFFICE BUILDINGS
Total Tanks: 0001
Contact Name: BEVERLY REGENBERG, BLDG. MANAG
Telephone: 2132030330
Owner Name: 1875/1925 CENTURY PARK EAST CO
Owner Address: 2716 OCEAN PARK BOULEVARD
Owner City,St,Zip: SANTA MONICA, CA 90406

Tank Num: 001
Container Num: 1
Year Installed: 1980
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: None

SWEEPS UST:
Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WATT PLAZA (Continued)

1000393447

Comp Number: 2714
Number: Not reported
Board Of Equalization: 44-012465
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-050-002714-000001
Actv Date: Not reported
Capacity: 1000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: 1

Status: A
Comp Number: 2714
Number: 9
Board Of Equalization: 44-012465
Ref Date: 01-04-93
Act Date: 04-19-94
Created Date: 02-29-88
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

G20
NE
1/8-1/4
0.213 mi.
1125 ft.

HERTZ CORP
9860 SANTA MONICA BLVD
BEVERLY HILLS, CA
Site 2 of 3 in cluster G

CA FID UST **S101629794**
SWEEPS UST **N/A**

Relative:
Lower

CA FID UST:
Facility ID: 19027701
Regulated By: UTNKA
Regulated ID: 00017211
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 10951 WILSHIRE BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: BEVERLY HILLS
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Actual:
272 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HERTZ CORP (Continued)

S101629794

SWEEPS UST:

Status: A
Comp Number: 11727
Number: 9
Board Of Equalization: Not reported
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**G21
NE
1/8-1/4
0.213 mi.
1125 ft.**

**THE HERTZ CORPORATION
9860 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90212**

**HIST UST U001562679
N/A**

Site 3 of 3 in cluster G

**Relative:
Lower**

HIST UST:

Region: STATE
Facility ID: 00000065749
Facility Type: Other
Other Type: CAR RENTAL
Total Tanks: 0004
Contact Name: TERRY JAMES, CITY MANAGER
Telephone: 2132085790
Owner Name: THE HERTZ CORPORATION
Owner Address: 9000 AIRPORT BOULEVARD
Owner City,St,Zip: LOS ANGELES, CA 90045

**Actual:
272 ft.**

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00007500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Visual, Vapor Sniff Well

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00002500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Visual, Vapor Sniff Well

Tank Num: 003
Container Num: 1
Year Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE HERTZ CORPORATION (Continued)

U001562679

Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Visual, Vapor Sniff Well

Tank Num: 004
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00007000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Visual, Vapor Sniff Well

22
NE
1/8-1/4
0.218 mi.
1152 ft.

PENINSULA BEVERLY HILLS HOTEL
9882 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212

RCRA-SQG 1000596555
FINDS CAD983605296
HAZNET

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/19/1991
Facility name: PENINSULA BEVERLY HILLS HOTEL
Facility address: 9882 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212
EPA ID: CAD983605296
Mailing address: SANTA MONICA BLVD
BEVERLY HILLS, CA 90212
Contact: HARRY BEZIRJIAN
Contact address: 9882 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212
Contact country: US
Contact telephone: (213) 273-4888
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
268 ft.

Owner/Operator Summary:

Owner/operator name: BELVEDERE HOTEL PARTNERSHIP
Owner/operator address: 9882 SANTA MONICA BLVD
BEVERLY HILLS, CA 90212
Owner/operator country: Not reported
Owner/operator telephone: (213) 820-5533
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENINSULA BEVERLY HILLS HOTEL (Continued)

1000596555

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

FINDS:

Registry ID: 110002860538

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD983605296
Contact: BELVEDERE HOTEL PARTNERSHIP
Telephone: 3105754846
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9882 LITTLE SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121605
Gen County: Los Angeles
TSD EPA ID: OHD980587364
TSD County: 99
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: H01
Tons: .1500
Facility County: Los Angeles

Gepaid: CAD983605296
Contact: FULGENCIO VENTURA
Telephone: 3105512888
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9882 LITTLE SANTA MONICA BLVD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PENINSULA BEVERLY HILLS HOTEL (Continued)

1000596555

Mailing City,St,Zip: BEVERLY HILLS, CA 902121605
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: R01
Tons: 0.37
Facility County: Not reported

Gepaid: CAD983605296
Contact: FULGENCIO VENTURA
Telephone: 3105512888
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9882 LITTLE SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121605
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: H03
Tons: 0.27
Facility County: Los Angeles

Gepaid: CAD983605296
Contact: FULGENCIO VENTURA-LAUNDREY MGR
Telephone: 3105512888
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9882 LITTLE SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121605
Gen County: Los Angeles
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: SOLVENTS RECOVERY
Tons: 0.525
Facility County: Los Angeles

Gepaid: CAD983605296
Contact: FULGENCIO VENTURA-LAUNDREY MGR
Telephone: 3105512888
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 9882 LITTLE SANTA MONICA BLVD
Mailing City,St,Zip: BEVERLY HILLS, CA 902121605
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons: 0.35445
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access 21 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H23 BEVERLY HILTON JOINT VENTURE
NNE 9876 WEST WILSHIRE BLVD
1/8-1/4 BEVERLY HILLS, CA 90210
0.226 mi.
1195 ft. Site 1 of 3 in cluster H

LUST S108086961
N/A

Relative:
Higher

LUST:

Actual:
280 ft.

Region: STATE
Global Id: T0603783614
Latitude: 34.066345
Longitude: -118.413033
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2007-03-15 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES COUNTY
RB Case Number: Not reported
LOC Case Number: CLUP# 480326
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Diesel, Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

H24 BEVERLY HILTON JOINT VENTURE
NNE 9876 WILSHIRE BLVD
1/8-1/4 BEVERLY HILLS, CA
0.226 mi.
1195 ft. Site 2 of 3 in cluster H

SWEEPS UST U003776964
N/A

Relative:
Higher

SWEEPS UST:

Actual:
280 ft.

Status: A
Comp Number: 12162
Number: 9
Board Of Equalization: 44-009631
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-012162-000001
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: 1

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

H25 **BEVERLY HILTON JOINT VENTURE**
NNE **9876 WILSHIRE BLVD**
1/8-1/4 **BEVERLY HILLS, CA 90210**
0.226 mi.
1195 ft. **Site 3 of 3 in cluster H**

UST **U004049068**
N/A

Relative: **UST:**
Higher Facility ID: 1526
 Latitude: 34.06707
Actual: Longitude: -118.41286
280 ft.

I26 **BEVERLY HILLS USD**
North **605 N WHITTIER DR**
1/8-1/4 **BEVERLY HILLS, CA 90210**
0.227 mi.
1198 ft. **Site 1 of 2 in cluster I**

UST **U004049225**
N/A

Relative: **UST:**
Higher Facility ID: 1956
 Latitude: 34.06717
Actual: Longitude: -118.41464
291 ft.

I27 **EL RODEO SCHOOL**
North **605 WHITTIER DR.**
1/8-1/4 **BEVERLY HILLS, CA 90210**
0.227 mi.
1198 ft. **Site 2 of 2 in cluster I**

LUST **S108418230**
N/A

Relative: **LUST:**
Higher Region: STATE
 Global Id: T0603713873
Actual: Latitude: 34.067925059414
291 ft. Longitude: -118.416636586189
 Case Type: LUST Cleanup Site
 Status: Open - Remediation
 Status Date: 2009-10-12 00:00:00
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: DMB
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: R-16759
 LOC Case Number: 15439-16759
 File Location: Not reported
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Heating Oil / Fuel Oil
 Site History: Not reported

Click here to access the California GeoTracker records for this facility:

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

J28
SE
1/8-1/4
0.233 mi.
1231 ft.

BEVERLY HILLS HIGH SCHOOL
241 S MORENO DR
BEVERLY HILLS, CA 90212

RCRA-SQG 1004677844
FTTS CAR000102178
HIST FTTS
FINDS

Site 1 of 4 in cluster J

Relative:
Lower

RCRA-SQG:

Date form received by agency: 08/03/2001
Facility name: BEVERLY HILLS HIGH SCHOOL
Facility address: 241 S MORENO DR
BEVERLY HILLS, CA 90212

Actual:
269 ft.

EPA ID: CAR000102178
Mailing address: 255 S LASKY DR
BEVERLY HILLS, CA 90212
Contact: LARRY PATRICK
Contact address: 255 S LASKY DR
BEVERLY HILLS, CA 90212

Contact country: US
Contact telephone: (310) 551-5100
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: BEVERLY HILLS UNIFIED SCHOOL
Owner/operator address: 255 S LASKY DR
BEVERLY HILLS, CA 90212
Owner/operator country: Not reported
Owner/operator telephone: (310) 551-5100
Legal status: District
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1004677844

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Violation Status: No violations found

FTTS INSP:

Inspection Number: 19890112R0906 1
Region: 09
Inspection Date: 01/12/89
Inspector: WOODBECK
Violation occurred: No
Investigation Type: AHERA, Enforcement, SEE Conducted
Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: User

HIST FTTS INSP:

Inspection Number: 19890112R0906 1
Region: 09
Inspection Date: Not reported
Inspector: WOODBECK
Violation occurred: No
Investigation Type: AHERA, Enforcement, SEE Conducted
Investigation Reason: Neutral Scheme, Region
Legislation Code: TSCA
Facility Function: User

FINDS:

Registry ID: 110011658606

Environmental Interest/Information System

US Geographic Names Information System (GNIS) is the official vehicle for geographic names used by the federal government and the source for applying geographic names to federal maps and other printed and electronic documents.

NCDB (National Compliance Data Base) supports implementation of the

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1004677844

Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

NCES (National Center for Education Statistics) is the primary federal entity for collecting and analyzing data related to education in the United States and other nations and the institute of education sciences.

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

J29
SE
1/8-1/4
0.233 mi.
1231 ft.

BEVERLY HILLS U S D
241 MORENO DR
BEVERLY HILLS, CA 90212
Site 2 of 4 in cluster J

NPDES 1001614433
LUST N/A
HAZNET

Relative:
Lower

NPDES:
 Npdes Number: CAS000002
 Facility Status: Terminated
 Agency Id: N/A
 Region: 4
 Regulatory Measure Id: Not Availa
 Order No: Not reported
 Regulatory Measure Type: Enrollee
 Place Id: Not Availa
 WDID: 4 19C338744
 Program Type: Construction
 Adoption Date Of Regulatory Measure: N/A
 Effective Date Of Regulatory Measure: 12/29/2005
 Expiration Date Of Regulatory Measure: Not reported
 Termination Date Of Regulatory Measure: 9/2/2010 7:45:00 AM
 Discharge Name: Beverly Hills Unified School District
 Discharge Address: 255 S Lasky Dr
 Discharge City: Beverly Hills
 Discharge State: Ca
 Discharge Zip: 90212

Actual:
269 ft.

LUST:
 Region: STATE
 Global Id: T0603792986
 Latitude: 34.0625843
 Longitude: -118.4114138
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS U S D (Continued)

1001614433

Status Date: 2008-01-29 00:00:00
Lead Agency: LOS ANGELES COUNTY
Case Worker: JA
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-16760
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
facid: R-16760
Status: Leak being confirmed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603792986
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 8/19/1998
Date Leak First Reported: 10/27/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: 10/27/1999
Date Leak Stopped: 8/19/1998
Date Case Last Changed on Database: 10/27/1999
Date the Case was Closed: Not reported
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4651.27975687330437827776284
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS U S D (Continued)

1001614433

GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BEVERLY HILLS UNIFIED SCHOOL D
RP Address: 255 LASKY DR., BEVERLY HILLS, CA 90212
Program: LUST
Lat/Long: 34.06254 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

HAZNET:

Gepaid: CAD982036618
Contact: BEVERLY HILLS U S D
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 255 S LASKY DR
Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: CAD067786749
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 19.3844
Facility County: Los Angeles

Gepaid: CAD982036618
Contact: JIM FAHEY/X3275
Telephone: 3105515100
Facility Addr2: Not reported
Mailing Name: DIR MAINT & OPS
Mailing Address: 255 S LASKY DR
Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: TXD077603371
TSD County: 99
Waste Category: Off-specification, aged or surplus organics
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons: 0.45
Facility County: Los Angeles

Gepaid: CAD982036618
Contact: JIM FAHEY/X3275
Telephone: 3105515100
Facility Addr2: Not reported
Mailing Name: DIR MAINT & OPS
Mailing Address: 255 S LASKY DR
Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

BEVERLY HILLS U S D (Continued)

1001614433

Waste Category: Laboratory waste chemicals
 Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
 Tons: 0.35
 Facility County: Los Angeles

Gepaid: CAD982036618
 Contact: JIM FAHEY/X3275
 Telephone: 3105515100
 Facility Addr2: Not reported
 Mailing Name: DIR MAINT & OPS
 Mailing Address: 255 S LASKY DR
 Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
 Gen County: Los Angeles
 TSD EPA ID: TXD077603371
 TSD County: 99

Waste Category: Waste oil and mixed oil
 Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
 Tons: 0.175
 Facility County: Los Angeles

Gepaid: CAD982036618
 Contact: JIM FAHEY/X3275
 Telephone: 3105515100
 Facility Addr2: Not reported
 Mailing Name: DIR MAINT & OPS
 Mailing Address: 255 S LASKY DR
 Mailing City,St,Zip: BEVERLY HILLS, CA 902123644
 Gen County: Los Angeles
 TSD EPA ID: TXD077603371
 TSD County: 99

Waste Category: Other inorganic solid waste
 Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
 Tons: 0.185
 Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
 34 additional CA_HAZNET: record(s) in the EDR Site Report.

J30
SE
1/8-1/4
0.233 mi.
1231 ft.

BEVERLY HILLS HIGH SCHOOL
241 MORENO DRIVE
BEVERLY HILLS, CA 90212
Site 3 of 4 in cluster J

SCH S107027246
ENVIROSTOR N/A

Relative:
Lower

SCH:

Actual:
269 ft.

Facility ID: 19820129
 Site Type: School Investigation
 Site Type Detail: School
 Site Mgmt. Req.: NONE SPECIFIED
 Acres: 26
 National Priorities List: NO
 Cleanup Oversight Agencies: SMBRP
 Lead Agency: SMBRP
 Lead Agency Description: DTSC - Site Mitigation And Brownfield Reuse Program
 Project Manager: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

S107027246

Supervisor: Javier Hinojosa
Division Branch: Schools Evaluation &
Site Code: 304411
Assembly: 42
Senate: 23
Special Program Status: Not reported
Status: Inactive - Needs Evaluation
Status Date: 7/2/2003
Restricted Use: NO
Funding: School District
Latitude: 34.061308065151302
Longitude: -118.41080546379099
APN: 4319001900
Past Use: * EDUCATIONAL SERVICES
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BEVERLY HILLS USD-BEVERLY HILLS HIGH SCL
Alias Type: Alternate Name
Alias Name: 4319001900
Alias Type: APN
Alias Name: T0603792986
Alias Type: GeoTracker Global ID
Alias Name: 304411
Alias Type: Project Code (Site Code)
Alias Name: 19820129
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 2003-07-02 00:00:00
Comments: The modernization project was completed in 2001.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 2003-05-08 00:00:00
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:

Site Type: School Investigation
Site Type Detailed: School
Acres: 26
NPL: NO
Regulatory Agencies: SMBRP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

S107027246

Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Schools Evaluation &
Facility ID: 19820129
Site Code: 304411
Assembly: 42
Senate: 23
Special Program: Not reported
Status: Inactive - Needs Evaluation
Status Date: 7/2/2003
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: School District
Latitude: 34.061308065151302
Longitude: -118.41080546379099
APN: 4319001900
Past Use: * EDUCATIONAL SERVICES
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BEVERLY HILLS USD-BEVERLY HILLS HIGH SCL
Alias Type: Alternate Name
Alias Name: 4319001900
Alias Type: APN
Alias Name: T0603792986
Alias Type: GeoTracker Global ID
Alias Name: 304411
Alias Type: Project Code (Site Code)
Alias Name: 19820129
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 2003-07-02 00:00:00
Comments: The modernization project was completed in 2001.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 2003-05-08 00:00:00
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J31
SE
1/8-1/4
0.233 mi.
1231 ft.

BEVERLY HILLS HIGH SCHOOL
241 MORENO DRIVE
BEVERLY HILLS, CA 90212

RCRA-LQG **1012175534**
CAD962936618

Site 4 of 4 in cluster J

Relative:
Lower

RCRA-LQG:

Date form received by agency: 05/28/2008

Facility name: BEVERLY HILLS HIGH SCHOOL

Facility address: 241 MORENO DRIVE
BEVERLY HILLS, CA 90212

EPA ID: CAD962936618

Contact: JIM FAHEY

Contact address: Not reported

Contact address: Not reported

Contact country: Not reported

Contact telephone: (310) 551-5100

Telephone ext.: 2375

Contact email: JAHEY@BHUSD.K12.CA.US

EPA Region: 09

Classification: Large Quantity Generator

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: BEVERLY HILLS SCHOOL DISTRICT

Owner/operator address: 255 SOUTH LASKY DRIVE
BEVERLY HILLS, CA 90212

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 01/01/1928

Owner/Op end date: Not reported

Owner/operator name: BEVERLY HILLS SCHOOL DISTRICT

Owner/operator address: Not reported
Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 01/01/1928

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1012175534

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Universal Waste Summary:

Waste type: Batteries
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Lamps
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Pesticides
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Thermostats
Accumulated waste on-site: No
Generated waste on-site: Not reported

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D009
Waste name: MERCURY

Biennial Reports:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEVERLY HILLS HIGH SCHOOL (Continued)

1012175534

Last Biennial Reporting Year: 2009

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 5715

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 5715

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 5715

Violation Status: No violations found

K32
NNW
1/8-1/4
0.245 mi.
1291 ft.

TOSCO/76 STATION #0703
9988 WILSHIRE
BEVERLY HILLS, CA 90210
Site 1 of 6 in cluster K

HIST CORTESE **S100947405**
HAZNET **N/A**

Relative:
Higher

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-24652

Actual:
302 ft.

HAZNET:
Gepaid: CAL000139075
Contact: TOSCO MARKETING
Telephone: 6027284180
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: P O BOX 52085
Mailing City,St,Zip: PHOENIX, AZ 850722085
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: R01
Tons: .1667
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOSCO/76 STATION #0703 (Continued)

S100947405

Gepaid: CAL000139075
Contact: TOSCO MARKETING
Telephone: 6027284180
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: P O BOX 52085
Mailing City,St,Zip: PHOENIX, AZ 850722085
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: .0917
Facility County: Los Angeles

Gepaid: CAL000139075
Contact: HAZMAT SPECIALIST
Telephone: 6027284180
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 52085
Mailing City,St,Zip: PHOENIX, AZ 850722085
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: T01
Tons: 0.08
Facility County: Not reported

Gepaid: CAL000139075
Contact: HAZMAT SPECIALIST
Telephone: 6027284180
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 52085
Mailing City,St,Zip: PHOENIX, AZ 850722085
Gen County: Los Angeles
TSD EPA ID: Not reported
TSD County: San Bernardino
Waste Category: Unspecified oil-containing waste
Disposal Method: H01
Tons: 0.45
Facility County: Not reported

Gepaid: CAD981646474
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: 7144286560
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 25376
Mailing City,St,Zip: SANTA ANA, CA 927995376
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: T01

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOSCO/76 STATION #0703 (Continued)

S100947405

Tons: 1.0000
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

K33
NNW
1/8-1/4
0.245 mi.
1291 ft.

SERVICE STATION 0703
9988 WILSHIRE BLVD
BEVERLY HILLS, CA 90210

HIST UST **U001562650**
N/A

Site 2 of 6 in cluster K

Relative:
Higher

HIST UST:

Actual:
302 ft.

Region: STATE
Facility ID: 00000004011
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0004
Contact Name: ABRAHAM ROISMAN
Telephone: 2132762804
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010

Tank Num: 001
Container Num: 07034
Year Installed: 1958
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: Stock Inventor, Pressure Test, 10

Tank Num: 002
Container Num: 07031A
Year Installed: 1958
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor, Pressure Test, 10

Tank Num: 003
Container Num: 07032
Year Installed: 1958
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: Not reported
Leak Detection: Stock Inventor, Pressure Test, 10

Tank Num: 004
Container Num: 07031B
Year Installed: 1977
Tank Capacity: 00009940
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SERVICE STATION 0703 (Continued)

U001562650

Leak Detection: Stock Inventor, Pressure Test, 10

**K34
NNW
1/8-1/4
0.245 mi.
1291 ft.**

**UNION OIL SERVICE STATION 0703
9988 WILSHIRE BLVD
BEVERLY HILLS, CA 90210**

**HIST UST U001562658
N/A**

Site 3 of 6 in cluster K

**Relative:
Higher**

HIST UST:
Region: STATE
Facility ID: 00000055690
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0001
Contact Name: ABRAHAM ROISMAN
Telephone: 2132762804
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010

**Actual:
302 ft.**

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000090
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: None

**K35
NNW
1/8-1/4
0.245 mi.
1291 ft.**

**TOSCO/UNOCAL #30339
9988 WILSHIRE BLVD
BEVERLY HILLS, CA 90210**

**UST U004049385
N/A**

Site 4 of 6 in cluster K

**Relative:
Higher**

UST:
Facility ID: 2241
Latitude: 34.06714
Longitude: -118.41737

**Actual:
302 ft.**

**K36
NNW
1/8-1/4
0.245 mi.
1291 ft.**

**UNOCAL CORP SS 0703
9988 WILSHIRE BLVD
BEVERLY HILLS, CA**

**CA FID UST S101585406
SWEEPS UST N/A**

Site 5 of 6 in cluster K

**Relative:
Higher**

CA FID UST:
Facility ID: 19023204
Regulated By: UTNKA
Regulated ID: 00004011
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 3701 WILSHIRE BLVD

**Actual:
302 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL CORP SS 0703 (Continued)

S101585406

Mailing Address 2: Not reported
Mailing City,St,Zip: BEVERLY HILLS
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

SWEEPS UST:

Status: A
Comp Number: 9276
Number: 9
Board Of Equalization: 44-001057
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-009276-000001
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: 5

Status: A
Comp Number: 9276
Number: 9
Board Of Equalization: 44-001057
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-009276-000002
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: Not reported

Status: A
Comp Number: 9276
Number: 9
Board Of Equalization: 44-001057
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-009276-000003
Actv Date: 06-30-89
Capacity: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL CORP SS 0703 (Continued)

S101585406

Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: Not reported

Status: A
Comp Number: 9276
Number: 9
Board Of Equalization: 44-001057
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-009276-000004
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: Not reported

Status: A
Comp Number: 9276
Number: 9
Board Of Equalization: 44-001057
Ref Date: 06-30-89
Act Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-009276-000005
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: Not reported

**K37
NNW
1/8-1/4
0.247 mi.
1304 ft.**

**WILSHIRE TRIANGLE CENTER
9977 WILSHIRE BLVD
BEVERLY HILLS, CA 90210**
Site 6 of 6 in cluster K

**SWEEPS UST S106934523
N/A**

**Relative:
Higher**

SWEEPS UST:
Status: A
Comp Number: 14068
Number: 9
Board Of Equalization: Not reported
Ref Date: 08-23-90
Act Date: 08-23-90
Created Date: 06-30-89
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported

**Actual:
300 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILSHIRE TRIANGLE CENTER (Continued)

S106934523

Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

**38
NW
1/4-1/2
0.280 mi.
1478 ft.**

**TOSCO - 76 STATION #0703
9988 WILSHIRE BLVD
BEVERLY HILLS, CA 90210**

**LUST S103891242
HAZNET N/A**

**Relative:
Higher**

LUST:

**Actual:
319 ft.**

Region: STATE
Global Id: T0603705458
Latitude: 34.0669414
Longitude: -118.4159183
Case Type: LUST Cleanup Site
Status: Open - Site Assessment
Status Date: 2007-08-08 00:00:00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MSH
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-24652
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
facid: R-24652
Status: Leak being confirmed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: OT
Global ID: T0603705458
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: WHITTIER
Enforcement Type: Not reported
Date Leak Discovered: 8/24/1998
Date Leak First Reported: 2/4/1999
Date Leak Record Entered: 3/8/1999
Date Confirmation Began: 2/4/1999
Date Leak Stopped: 8/24/1998
Date Case Last Changed on Database: 2/4/1999
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOSCO - 76 STATION #0703 (Continued)

S103891242

Cause of Leak: UNK
Leak Source: Piping
Operator: SHALOM GABSY
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4563.5250015174054799536759008
Source of Cleanup Funding: Piping
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: 8.8
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TOSCO MARKETING CO
RP Address: 555 ANTON BLVD., COSTA MESA, CA 92626
Program: LUST
Lat/Long: 34.0669414 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

HAZNET:

Gepaid: CAL000139075
Contact: HAZMAT SPECIALIST
Telephone: 6027284180
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 52085
Mailing City,St,Zip: PHOENIX, AZ 850722085
Gen County: Los Angeles
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: T01
Tons: 3.61
Facility County: Los Angeles

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

L39
NE
1/4-1/2
0.339 mi.
1791 ft.

BUDGET RENT-A-CAR
9815 WILSHIRE BLVD.
BEVERLY HILLS, CA 90210

Site 1 of 2 in cluster L

LUST **S109604486**
N/A

Relative:
Lower

LUST:

Region: STATE
 Global Id: T0603772233
 Latitude: 34.067277
 Longitude: -118.409476
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 2011-01-20 00:00:00
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: WXT
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: R-23752
 LOC Case Number: 023752
 File Location: Regional Board
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
 Site History: Not reported

Actual:
268 ft.

[Click here to access the California GeoTracker records for this facility:](#)

M40
SSE
1/4-1/2
0.342 mi.
1806 ft.

CENTRAL PLANTS INC / CENTURY CITY
2052 CENTURY PARK EAST
LOS ANGELES, CA 90067

Site 1 of 2 in cluster M

HIST CORTESE **S103640732**
HAZNET **N/A**

Relative:
Higher

CORTESE:

Region: CORTESE
 Facility County Code: 19
 Reg By: LTNKA
 Reg Id: 900670025

Actual:
277 ft.

HAZNET:

Gepaid: CAT000623942
 Contact: CENTRAL PLANTS INC
 Telephone: 2132444195
 Facility Addr2: Not reported
 Mailing Name: Not reported
 Mailing Address: PO BOX 30900
 Mailing City,St,Zip: LOS ANGELES, CA 900300900
 Gen County: Los Angeles
 TSD EPA ID: CAD981696420
 TSD County: Los Angeles
 Waste Category: Waste oil and mixed oil
 Disposal Method: H01
 Tons: 3.5653
 Facility County: Los Angeles

Gepaid: CAT000623942
 Contact: CENTRAL PLANTS INC
 Telephone: 2132444195
 Facility Addr2: Not reported
 Mailing Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CENTRAL PLANTS INC / CENTURY CITY (Continued)

S103640732

Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: Not reported
Tons: 5.0000
Facility County: Los Angeles

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other inorganic solid waste
Disposal Method: D99
Tons: .9000
Facility County: Los Angeles

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Waste Category: Asbestos containing waste
Disposal Method: D80
Tons: 5.0568
Facility County: Los Angeles

Gepaid: CAT000623942
Contact: CENTRAL PLANTS INC
Telephone: 2132444195
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 30900
Mailing City,St,Zip: LOS ANGELES, CA 900300900
Gen County: Los Angeles
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: R01
Tons: .4586
Facility County: Los Angeles

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CENTRAL PLANTS INC / CENTURY CITY (Continued)

S103640732

[Click this hyperlink](#) while viewing on your computer to access
 53 additional CA_HAZNET: record(s) in the EDR Site Report.

M41
SSE
 1/4-1/2
 0.342 mi.
 1806 ft.

CENTRAL PLANTS, INC.
2052 CENTURY PARK E
CENTURY CITY, CA 90067

LUST S101296952
N/A

Site 2 of 2 in cluster M

Relative:
Higher

LUST:

Actual:
277 ft.

Region:	STATE
Global Id:	T0603701214
Latitude:	34.0594457
Longitude:	-118.412717
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	2001-01-31 00:00:00
Lead Agency:	LOS ANGELES, CITY OF
Case Worker:	EL
Local Agency:	LOS ANGELES, CITY OF
RB Case Number:	900670025
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
facid:	900670025
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0603701214
W Global ID:	Not reported
Staff:	UNK
Local Agency:	19050
Cross Street:	OLYMPIC BLVD
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	5/11/1990
Date Leak Record Entered:	5/16/1990
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	7/10/1998
Date the Case was Closed:	7/10/1998
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	Tank

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CENTRAL PLANTS, INC. (Continued)

S101296952

Operator: Not reported
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 4655.1338734873960910053548002
 Source of Cleanup Funding: Tank
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 4/18/1990
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: CENTRAL PLANTS, INC.
 RP Address: 2052 CENTURY PARK EAST, LOS ANGELES, 90067
 Program: LUST
 Lat/Long: 34.0594457 / -1
 Local Agency Staff: PEJ
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: Not reported
 Summary: Not reported

**L42
 NE
 1/4-1/2
 0.361 mi.
 1906 ft.**

**WILSHIRE TRIANGLE CENTER
 9777 WILSHIRE BLVD
 BEVERLY HILLS, CA 90212**

**HIST CORTESE U001562682
 LUST N/A
 HIST UST**

Site 2 of 2 in cluster L

**Relative:
 Lower**

CORTESE:
 Region: CORTESE
 Facility County Code: 19
 Reg By: LTNKA
 Reg Id: I-11840

**Actual:
 267 ft.**

LUST:

Region: STATE
 Global Id: T0603703859
 Latitude: 34.0670999
 Longitude: -118.4089172
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 1998-07-06 00:00:00
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: MSH
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: I-11840
 LOC Case Number: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

WILSHIRE TRIANGLE CENTER (Continued)

U001562682

File Location: Not reported
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST REG 4:

Region: 4
 Regional Board: 04
 County: Los Angeles
 facid: I-11840
 Status: Case Closed
 Substance: Gasoline
 Substance Quantity: Not reported
 Local Case No: Not reported
 Case Type: Groundwater
 Abatement Method Used at the Site: Excavate and Dispose
 Global ID: T0603703859
 W Global ID: Not reported
 Staff: MSH
 Local Agency: 19000
 Cross Street: LINDEN
 Enforcement Type: Not reported
 Date Leak Discovered: 3/11/1988
 Date Leak First Reported: 4/30/1992
 Date Leak Record Entered: 5/27/1992
 Date Confirmation Began: Not reported
 Date Leak Stopped: Not reported
 Date Case Last Changed on Database: 6/10/1998
 Date the Case was Closed: 7/6/1998
 How Leak Discovered: Not reported
 How Leak Stopped: Not reported
 Cause of Leak: UNK
 Leak Source: UNK
 Operator: Not reported
 Water System: Not reported
 Well Name: Not reported
 Approx. Dist To Production Well (ft): 2961.2831802661141089250278277
 Source of Cleanup Funding: UNK
 Preliminary Site Assessment Workplan Submitted: 4/6/1995
 Preliminary Site Assessment Began: 5/5/1997
 Pollution Characterization Began: 1/19/1998
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Yes
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: HELD PROPERTIES
 RP Address: 10866 WILSHIRE BLVD., STE #800, LOS ANGELES, CA 90024-4303

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILSHIRE TRIANGLE CENTER (Continued)

U001562682

Program: LUST
Lat/Long: 34.0671845 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: LOP/LOW - MINOR OR NO POTENTIAL WATER RESOURCE IMPACT
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 07/03/96 - REQUEST FOR SITE CLOSURE 02/27/98 -
RESULTS OF LIMITED SITW ASSESSMENT 05/05/98 - WP FOR
ADDL SOIL & GW SAMPLING 05/27/98 - ADDL 2 HYDROPUNCH
SAMPLES...

HIST UST:

Region: STATE
Facility ID: 00000003507
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0002
Contact Name: Not reported
Telephone: 2138581730
Owner Name: WILSHIRE TRIANGLE CENTER, A CA
Owner Address: 9777 WILSHIRE BLVD
Owner City,St,Zip: BEVERLY HILLS, CA 90212

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

43
SSE
1/4-1/2
0.370 mi.
1952 ft.

VENOCO OIL & GAS COMPANY
9865 WEST OLYMPIC BLVD
BEVERLY HILLS, CA 90212

SLIC S105633423
CHMIRS N/A

Relative:
Lower

SLIC:

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 2008-04-11 00:00:00
Global Id: T10000000146
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.059354

Actual:
242 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VENOCO OIL & GAS COMPANY (Continued)

S105633423

Longitude: -118.410772
Case Type: Cleanup Program Site
Case Worker: NA
Local Agency: Not reported
RB Case Number: 1233
File Location: Not reported
Potential Media Affected: Soil, Under Investigation
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

CHMIRS:

OES Incident Number: 4723
OES notification: Not reported
OES Date: 10/17/1994
OES Time: 04:27:14 PM
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agency Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: Not reported
Waterway: Not reported
Spill Site: Not reported
Cleanup By: Not reported
Containment: Not reported
What Happened: Not reported
Type: PETROLEUM

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

VENOCO OIL & GAS COMPANY (Continued)

S105633423

Measure: Not reported
 Other: Not reported
 Date/Time: Not reported
 Year: 1994
 Agency: beverly hills fd
 Incident Date: 1554/17 oct 94
 Admin Agency: Not reported
 Amount: est? 300 gallons
 Contained: NO
 Site Type: PL
 E Date: Not reported
 Substance: crude oil
 Quantity Released: Not reported
 BBLs: Not reported
 Cups: Not reported
 CUFT: Not reported
 Gallons: Not reported
 Grams: Not reported
 Pounds: Not reported
 Liters: Not reported
 Ounces: Not reported
 Pints: Not reported
 Quarts: Not reported
 Sheen: Not reported
 Tons: Not reported
 Unknown: Not reported
 Evacuations: NO
 Number of Injuries: NO
 Number of Fatalities: NO
 Description: pipeline leak, responsible is on scene but caller does not know who they are - surface spill is contained

**44
 NE
 1/4-1/2
 0.470 mi.
 2481 ft.**

**ROYAL MOTORS
 9732 SANTA MONICA BLVD S
 BEVERLY HILLS, CA 90210**

**HIST CORTESE S100943843
 LUST N/A**

**Relative:
 Lower**

CORTESE:
 Region: CORTESE
 Facility County Code: 19
 Reg By: LTNKA
 Reg Id: I-09365

**Actual:
 269 ft.**

LUST:
 Region: STATE
 Global Id: T0603703395
 Latitude: 34.0684364
 Longitude: -118.4084841
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 1996-08-13 00:00:00
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: YR
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: I-09365
 LOC Case Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROYAL MOTORS (Continued)

S100943843

File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
facid: I-09365
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603703395
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: WILSHIRE
Enforcement Type: Not reported
Date Leak Discovered: 1/14/1992
Date Leak First Reported: 2/25/1992
Date Leak Record Entered: 3/31/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 8/13/1996
Date the Case was Closed: 8/13/1996
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: ROOSTAI, MOSEN
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2412.4637291142957872455529562
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 8/21/1990
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BEVERLY HILLS AUTO CENTER
RP Address: 233 S SPALDING DR, BEVERLY HILLS, 90212

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROYAL MOTORS (Continued)

S100943843

Program: LUST
Lat/Long: 34.0684364 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

Count: 26 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BEVERLY HILLS	S107144210	PACIFIC NORTH STAR PROPERTY GROUP	265,265 1/2,267,267 1/2,269-27	90210	HAZNET
BEVERLY HILLS	S108207890	GLEN MILL LLC	320 / 322 N OAKHURST DR	90212	HAZNET
LOS ANGELES	S109422460	11500 NATIONAL I LLC	11454 - 11506 1/2 NATIONAL	90064	HAZNET
LOS ANGELES	S108744085	CAPITAL WEST DEVELOPMENT LLC	2347 / 2355 FOX HILLS DR	90064	HAZNET
LOS ANGELES	S108750066	LAND MARK WEST ENTERPRISES LLC	8522 / 8524 ALCOTT ST	90035	HAZNET
LOS ANGELES	S109422338	WARD'S DUMP	186 AND VERMONT AVE.		SWF/LF
LOS ANGELES	S105085260	BENICIA LLC	1820 BENICIA BLVD	90067	HAZNET
LOS ANGELES	S107143777	125 CLARK LLC	125 CLARK DR	90025	HAZNET
LOS ANGELES	S109422316	GRIFFITH PARK COMPOSTING	5400 GRIFFITH PARK DR.		SWF/LF
LOS ANGELES	S106483970	TRIZECHAHN HOLLYWOOD LLC	6800 HOLLYWOOD BLVD / HIGHLA		SLIC
LOS ANGELES	1000308528	DEANCO INC	VA HOSP WILSHIRE & SAWTELLE	90025	RCRA-NonGen, FINDS
LOS ANGELES	S104159569	OLYMPIC CAR WASH	3554 OLYMPIC BLVD W		HIST CORTESE, LUST
LOS ANGELES	S109422353	VAN NUYS ST. MDY	15145 OXNARD ST		SWF/LF
LOS ANGELES	S103963269	EQUILON ENTERPRISES LLC	8500 W PICO/LA CIENEGA	90035	HAZNET
LOS ANGELES	S108225542	WILSHIRE 19 LLC	822 S ROBERTSON BLVD	90035	HAZNET
LOS ANGELES	S109422348	PENMAR GOLF COURSE	1233 ROSE AVE.		SWF/LF
LOS ANGELES	S109422337	S.F. & BRAZIL	SAN FERNANDO AND BRAZIL		SWF/LF
LOS ANGELES	S101585852	UNK	10777 SANTA MONICA BLVD	90025	CA FID UST, SWEEPS UST
LOS ANGELES	1012171608	CROWN COACH SITE	SANTA FE AVENUE AND WASHINGTON		US BROWNFIELDS
LOS ANGELES	S110654444	MOBIL #17-FID	10857 SANTA MONICA BLVD	90025	LUST
LOS ANGELES	S107140418	SHALON PROPERTY TRUST	10693 SHALON RD	90077	HAZNET
LOS ANGELES	S104567209	COASTAL PROPERTY MGMT	1719 STEAM DR	90035	HAZNET
LOS ANGELES	S108754925	SERVIZIO ROSSO LLC	2036 WESTGATE BLVD	90025	HAZNET
LOS ANGELES	S103952144	BEACON PROPERTY LP	10960 WILSHIRE BLVD__STE 940	90024	HAZNET
WEST LOS ANGELES	S109928556	JMAR PROPERTY: SAWTELLE LLC	NW CO OF SAWTELLE / MISSISSI	90025	HAZNET
WESTWOOD	S106085838	WESTWOOD MARKET PLACE LLC	1051 BROCKSTON AVE	90210	HAZNET

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 01/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/25/2011
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 01/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/25/2011
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 02/14/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 01/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/25/2011
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 11/30/2010	Source: EPA
Date Data Arrived at EDR: 12/30/2010	Telephone: 703-412-9810
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 03/01/2011
Number of Days to Update: 57	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA's Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/11/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/25/2011
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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.

Date of Government Version: 10/28/2010	Source: EPA
Date Data Arrived at EDR: 12/01/2010	Telephone: 703-412-9810
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 03/01/2011
Number of Days to Update: 86	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/25/2010
Date Data Arrived at EDR: 06/02/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 124

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/07/2011	Telephone: 202-267-2180
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/07/2011	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/08/2011	Telephone: 916-323-3400
Date Made Active in Reports: 03/08/2011	Last EDR Contact: 03/17/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 05/23/2011
	Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/07/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/17/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/22/2011
Date Data Arrived at EDR: 02/22/2011
Date Made Active in Reports: 03/22/2011
Number of Days to Update: 28

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 05/17/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 01/17/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 01/17/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 02/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 02/07/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2011	Source: EPA Region 10
Date Data Arrived at EDR: 02/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010	Source: EPA Region 1
Date Data Arrived at EDR: 11/05/2010	Telephone: 617-918-1313
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 02/03/2011
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/04/2011	Source: EPA Region 8
Date Data Arrived at EDR: 02/04/2011	Telephone: 303-312-6271
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011	Source: EPA Region 6
Date Data Arrived at EDR: 02/04/2011	Telephone: 214-665-6597
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/27/2010	Source: EPA Region 4
Date Data Arrived at EDR: 08/30/2010	Telephone: 404-562-8677
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 02/16/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3372
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009	Source: EPA Region 7
Date Data Arrived at EDR: 05/04/2010	Telephone: 913-551-7003
Date Made Active in Reports: 07/07/2010	Last EDR Contact: 05/04/2010
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

State and tribal registered storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 02/03/2011	Source: SWRCB
Date Data Arrived at EDR: 02/04/2011	Telephone: 916-480-1028
Date Made Active in Reports: 03/07/2011	Last EDR Contact: 03/23/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-341-5712
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 04/11/2011
Number of Days to Update: 21	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011	Source: EPA Region 10
Date Data Arrived at EDR: 02/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011	Source: EPA Region 9
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3368
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011	Source: EPA Region 8
Date Data Arrived at EDR: 02/04/2011	Telephone: 303-312-6137
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010	Source: EPA Region 7
Date Data Arrived at EDR: 12/02/2010	Telephone: 913-551-7003
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 02/03/2011
Number of Days to Update: 57	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 02/11/2010
Date Data Arrived at EDR: 02/11/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 60

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 08/27/2010
Date Data Arrived at EDR: 08/30/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 02/16/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/05/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/03/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/17/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/07/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/17/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 75

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients--States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010
Date Data Arrived at EDR: 12/30/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 02/14/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 11/18/2010	Source: Department of Conservation
Date Data Arrived at EDR: 12/23/2010	Telephone: 916-323-3836
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/23/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/22/2011	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 02/22/2011	Telephone: 916-341-6422
Date Made Active in Reports: 03/24/2011	Last EDR Contact: 02/22/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 02/08/2011
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/23/2011
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/03/2010	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 12/30/2010	Telephone: 202-307-1000
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 03/08/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/07/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/17/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 03/04/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 03/07/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 11/09/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2010	Telephone: 202-564-6023
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 92	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/22/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 12/08/2010	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 12/09/2010	Telephone: 916-323-3400
Date Made Active in Reports: 01/25/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 05/02/2011
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/14/2010
Date Data Arrived at EDR: 12/14/2010
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 42

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/18/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 51

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/21/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 30

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 32

Source: State Water Quality Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/08/2011
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2010	Telephone: (415) 495-8895
Date Made Active in Reports: 05/17/2010	Last EDR Contact: 04/05/2011
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/13/2010	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-366-4595
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 02/11/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/23/2011
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 703-692-8801
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/21/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 05/02/2011
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/12/2010	Telephone: 202-528-4285
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/15/2011
Number of Days to Update: 112	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 10/29/2010	Telephone: Varies
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/04/2011
Number of Days to Update: 91	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/16/2011	Telephone: 703-416-0223
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/16/2011
Number of Days to Update: 5	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/21/2010	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/04/2011
Number of Days to Update: 99	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2010	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 09/09/2010	Telephone: 303-231-5959
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/09/2011
Number of Days to Update: 84	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/17/2010	Telephone: 202-566-0250
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/01/2011
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/29/2011
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/28/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/28/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 01/31/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/21/2011	Telephone: 202-564-5088
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 59	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/21/2011
Number of Days to Update: 98	Next Scheduled EDR Contact: 05/02/2011
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/06/2010	Telephone: 301-415-7169
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 03/14/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/13/2011	Telephone: 202-343-9775
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 01/13/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/25/2011
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010	Source: EPA
Date Data Arrived at EDR: 04/16/2010	Telephone: (415) 947-8000
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 03/14/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2007	Source: EPA/NTIS
Date Data Arrived at EDR: 02/25/2010	Telephone: 800-424-9346
Date Made Active in Reports: 05/12/2010	Last EDR Contact: 03/01/2011
Number of Days to Update: 76	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/22/2011
Date Data Arrived at EDR: 02/22/2011
Date Made Active in Reports: 03/22/2011
Number of Days to Update: 28

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 01/04/2011
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 20

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/15/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/07/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 36

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/19/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 04/01/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/21/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 05/09/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 11/17/2010
Date Data Arrived at EDR: 12/23/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 36

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/23/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 12/09/2010
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 39

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/18/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/18/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/17/2011
Date Data Arrived at EDR: 01/18/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 10

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/18/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010
Date Data Arrived at EDR: 08/11/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/27/2010
Date Data Arrived at EDR: 09/28/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 20

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Varies

FINANCIAL ASSURANCE 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 02/04/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/21/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/04/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/06/2011
Date Data Arrived at EDR: 01/07/2011
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 18

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/06/2011
Date Data Arrived at EDR: 01/07/2011
Date Made Active in Reports: 01/20/2011
Number of Days to Update: 13

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/10/2011
Date Data Arrived at EDR: 03/11/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 13

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/14/2011
Date Data Arrived at EDR: 01/18/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 10

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/17/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List CUPA facility list.

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List Cupa facility list.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 03/17/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 12/30/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/17/2011
Next Scheduled EDR Contact: 05/02/2011
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/24/2011	Source: La County Department of Public Works
Date Data Arrived at EDR: 02/01/2011	Telephone: 818-458-5185
Date Made Active in Reports: 03/04/2011	Last EDR Contact: 01/24/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 05/09/2011
	Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009	Source: Engineering & Construction Division
Date Data Arrived at EDR: 03/10/2009	Telephone: 213-473-7869
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 02/18/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011	Source: Community Health Services
Date Data Arrived at EDR: 02/09/2011	Telephone: 323-890-7806
Date Made Active in Reports: 03/04/2011	Last EDR Contact: 10/25/2010
Number of Days to Update: 23	Next Scheduled EDR Contact: 05/09/2011
	Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 02/08/2011	Telephone: 310-524-2236
Date Made Active in Reports: 03/03/2011	Last EDR Contact: 01/24/2011
Number of Days to Update: 23	Next Scheduled EDR Contact: 05/06/2011
	Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 10/23/2003	Telephone: 562-570-2563
Date Made Active in Reports: 11/26/2003	Last EDR Contact: 01/31/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/18/2011	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 01/25/2011	Telephone: 310-618-2973
Date Made Active in Reports: 03/03/2011	Last EDR Contact: 01/17/2011
Number of Days to Update: 37	Next Scheduled EDR Contact: 05/02/2011
	Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/14/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 31

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 04/25/2011
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List CUPA facility list.

Date of Government Version: 11/22/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/20/2011
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: No Update Planned

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 02/02/2011
Date Data Arrived at EDR: 02/17/2011
Date Made Active in Reports: 03/22/2011
Number of Days to Update: 33

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/02/2011	Source: Health Care Agency
Date Data Arrived at EDR: 02/17/2011	Telephone: 714-834-3446
Date Made Active in Reports: 03/22/2011	Last EDR Contact: 02/14/2011
Number of Days to Update: 33	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/02/2011	Source: Health Care Agency
Date Data Arrived at EDR: 02/15/2011	Telephone: 714-834-3446
Date Made Active in Reports: 03/03/2011	Last EDR Contact: 02/15/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/31/2011	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 02/01/2011	Telephone: 530-889-7312
Date Made Active in Reports: 03/04/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 12/08/2010	Source: Department of Environmental Health
Date Data Arrived at EDR: 12/09/2010	Telephone: 951-358-5055
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 50	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 12/08/2010	Source: Department of Environmental Health
Date Data Arrived at EDR: 12/09/2010	Telephone: 951-358-5055
Date Made Active in Reports: 01/20/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 42	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/03/2010	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 01/20/2011	Telephone: 916-875-8406
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/11/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/03/2010
Date Data Arrived at EDR: 01/20/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 8

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/10/2011
Date Data Arrived at EDR: 03/11/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 13

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/14/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/18/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2010
Date Data Arrived at EDR: 11/16/2010
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 70

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/31/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/21/2010
Next Scheduled EDR Contact: 03/28/2011
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 12/29/2010
Date Data Arrived at EDR: 01/04/2011
Date Made Active in Reports: 01/20/2011
Number of Days to Update: 16

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/17/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/14/2011
Date Data Arrived at EDR: 02/17/2011
Date Made Active in Reports: 04/01/2011
Number of Days to Update: 43

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/17/2010
Date Data Arrived at EDR: 12/20/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 39

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 11/22/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009
Date Data Arrived at EDR: 06/01/2009
Date Made Active in Reports: 06/15/2009
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 03/07/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/31/2009
Date Data Arrived at EDR: 08/31/2009
Date Made Active in Reports: 09/18/2009
Number of Days to Update: 18

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 03/15/2011
Next Scheduled EDR Contact: 05/30/2011
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 11/22/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/30/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 12/08/2010	Source: Solano County Department of Environmental Management
Date Data Arrived at EDR: 12/17/2010	Telephone: 707-784-6770
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/21/2011
Number of Days to Update: 42	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 12/08/2010	Source: Solano County Department of Environmental Management
Date Data Arrived at EDR: 12/29/2010	Telephone: 707-784-6770
Date Made Active in Reports: 01/20/2011	Last EDR Contact: 03/21/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/05/2011	Source: Department of Health Services
Date Data Arrived at EDR: 01/07/2011	Telephone: 707-565-6565
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/04/2011
Number of Days to Update: 21	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 03/14/2011	Source: Sutter County Department of Agriculture
Date Data Arrived at EDR: 03/15/2011	Telephone: 530-822-7500
Date Made Active in Reports: 03/24/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 01/26/2011	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 02/25/2011	Telephone: 805-654-2813
Date Made Active in Reports: 03/22/2011	Last EDR Contact: 02/22/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2009	Source: Environmental Health Division
Date Data Arrived at EDR: 10/05/2009	Telephone: 805-654-2813
Date Made Active in Reports: 10/13/2009	Last EDR Contact: 04/07/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 02/22/2011
Number of Days to Update: 37	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/29/2010	Source: Environmental Health Division
Date Data Arrived at EDR: 12/20/2010	Telephone: 805-654-2813
Date Made Active in Reports: 01/20/2011	Last EDR Contact: 03/23/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 01/25/2011	Source: Yolo County Department of Health
Date Data Arrived at EDR: 02/03/2011	Telephone: 530-666-8646
Date Made Active in Reports: 03/04/2011	Last EDR Contact: 04/11/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/26/2009	Telephone: 860-424-3375
Date Made Active in Reports: 09/11/2009	Last EDR Contact: 02/25/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/22/2010	Telephone: N/A
Date Made Active in Reports: 08/26/2010	Last EDR Contact: 01/21/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 05/02/2011
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/09/2011
Next Scheduled EDR Contact: 05/23/2011
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/06/2011
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/19/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 38

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SM 10000 PROPERTY, LLC
10000 SANTA MONICA BLVD
LOS ANGELES, CA 90067

TARGET PROPERTY COORDINATES

Latitude (North):	34.06390 - 34° 3' 50.0"
Longitude (West):	118.4141 - 118° 24' 50.8"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	369500.9
UTM Y (Meters):	3769948.5
Elevation:	276 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	34118-A4 BEVERLY HILLS, CA
Most Recent Revision:	1999

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

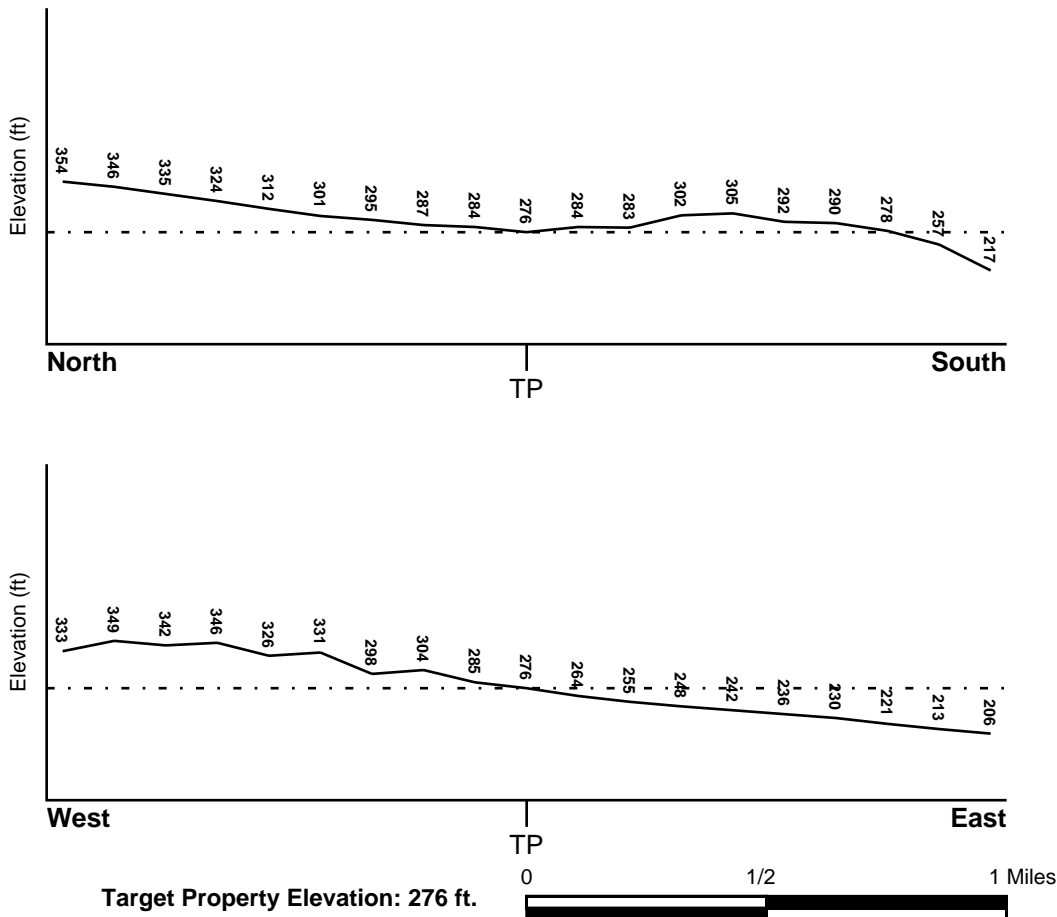
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u>	FEMA Flood
LOS ANGELES, CA	<u>Electronic Data</u>
	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06037C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	NWI Electronic
BEVERLY HILLS	<u>Data Coverage</u>
	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/4 - 1/2 Mile NNW	SSE
9	1/2 - 1 Mile ENE	Not Reported
10	1/2 - 1 Mile SSW	SW
11	1/2 - 1 Mile ESE	Not Reported
12	1/2 - 1 Mile NE	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types: loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types: fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types: stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A4	USGS3160501	1/4 - 1/2 Mile NE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
5	CA1400005	1/2 - 1 Mile SSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	22986	1/4 - 1/2 Mile NW
A3	CADW40000006454	1/4 - 1/2 Mile NE
B6	1501	1/2 - 1 Mile ENE
B7	1500	1/2 - 1 Mile ENE
B8	1499	1/2 - 1 Mile ENE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG60000032915	0 - 1/8 Mile South
2	CAOG60000032985	1/8 - 1/4 Mile ESE
A3	CAOG60000033359	1/8 - 1/4 Mile WNW
A4	CAOG60000033373	1/8 - 1/4 Mile WNW
A5	CAOG60000033372	1/8 - 1/4 Mile WNW
B6	CAOG60000032895	1/8 - 1/4 Mile SSE
C7	CAOG60000032893	1/4 - 1/2 Mile SSE
8	CAOG60000032892	1/4 - 1/2 Mile SSW
B9	CAOG60000032877	1/4 - 1/2 Mile SSE
B10	CAOG60000032876	1/4 - 1/2 Mile SSE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B11	CAOG60000032871	1/4 - 1/2 Mile SSE
B12	CAOG60000032875	1/4 - 1/2 Mile SSE
D13	CAOG60000032873	1/4 - 1/2 Mile SSE
D14	CAOG60000032867	1/4 - 1/2 Mile SSE
D15	CAOG60000032869	1/4 - 1/2 Mile SSE
D16	CAOG60000032868	1/4 - 1/2 Mile SSE
D17	CAOG60000032864	1/4 - 1/2 Mile SSE
D18	CAOG60000032866	1/4 - 1/2 Mile SSE
D19	CAOG60000032863	1/4 - 1/2 Mile SSE
D20	CAOG60000032858	1/4 - 1/2 Mile SSE
D21	CAOG60000032861	1/4 - 1/2 Mile SSE
D22	CAOG60000032859	1/4 - 1/2 Mile SSE
D23	CAOG60000032855	1/4 - 1/2 Mile SSE
D24	CAOG60000032857	1/4 - 1/2 Mile SSE
D25	CAOG60000032853	1/4 - 1/2 Mile SSE
D26	CAOG60000032851	1/4 - 1/2 Mile SSE
C27	CAOG60000032860	1/4 - 1/2 Mile SSE
E28	CAOG60000032838	1/4 - 1/2 Mile SSW
D29	CAOG60000032852	1/4 - 1/2 Mile SSE
D30	CAOG60000032850	1/4 - 1/2 Mile SSE
D31	CAOG60000032848	1/4 - 1/2 Mile SSE
D32	CAOG60000032849	1/4 - 1/2 Mile SSE
C33	CAOG60000032887	1/4 - 1/2 Mile SE
D34	CAOG60000032847	1/4 - 1/2 Mile SSE
D35	CAOG60000032845	1/4 - 1/2 Mile SSE
D36	CAOG60000032842	1/4 - 1/2 Mile SSE
F37	CAOG60000032896	1/4 - 1/2 Mile SE
C38	CAOG60000032886	1/4 - 1/2 Mile SE
D39	CAOG60000032817	1/4 - 1/2 Mile South
E40	CAOG60000032840	1/4 - 1/2 Mile SSW
E41	CAOG60000032833	1/4 - 1/2 Mile SSW
E42	CAOG60000032830	1/4 - 1/2 Mile SSW
E43	CAOG60000032827	1/4 - 1/2 Mile SSW
E44	CAOG60000032828	1/4 - 1/2 Mile SSW
E45	CAOG60000032824	1/4 - 1/2 Mile SSW
E46	CAOG60000032826	1/4 - 1/2 Mile SSW
E47	CAOG60000032822	1/4 - 1/2 Mile SSW
C48	CAOG60000032883	1/4 - 1/2 Mile SE
C49	CAOG60000032880	1/4 - 1/2 Mile SSE
E50	CAOG60000032825	1/4 - 1/2 Mile SSW
C51	CAOG60000032879	1/4 - 1/2 Mile SSE
E52	CAOG60000032821	1/4 - 1/2 Mile SSW
E53	CAOG60000032819	1/4 - 1/2 Mile SSW
C54	CAOG60000032872	1/4 - 1/2 Mile SSE
E55	CAOG60000032820	1/4 - 1/2 Mile SSW
E56	CAOG60000032818	1/4 - 1/2 Mile SSW
E57	CAOG60000032815	1/4 - 1/2 Mile SSW
C58	CAOG60000032878	1/4 - 1/2 Mile SSE
C59	CAOG60000032870	1/4 - 1/2 Mile SSE
E60	CAOG60000032816	1/4 - 1/2 Mile SSW
C61	CAOG60000032856	1/4 - 1/2 Mile SSE
E62	CAOG60000032814	1/4 - 1/2 Mile SSW
E63	CAOG60000032812	1/4 - 1/2 Mile SSW
E64	CAOG60000032813	1/4 - 1/2 Mile SSW
C65	CAOG60000032865	1/4 - 1/2 Mile SSE
E66	CAOG60000032811	1/4 - 1/2 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

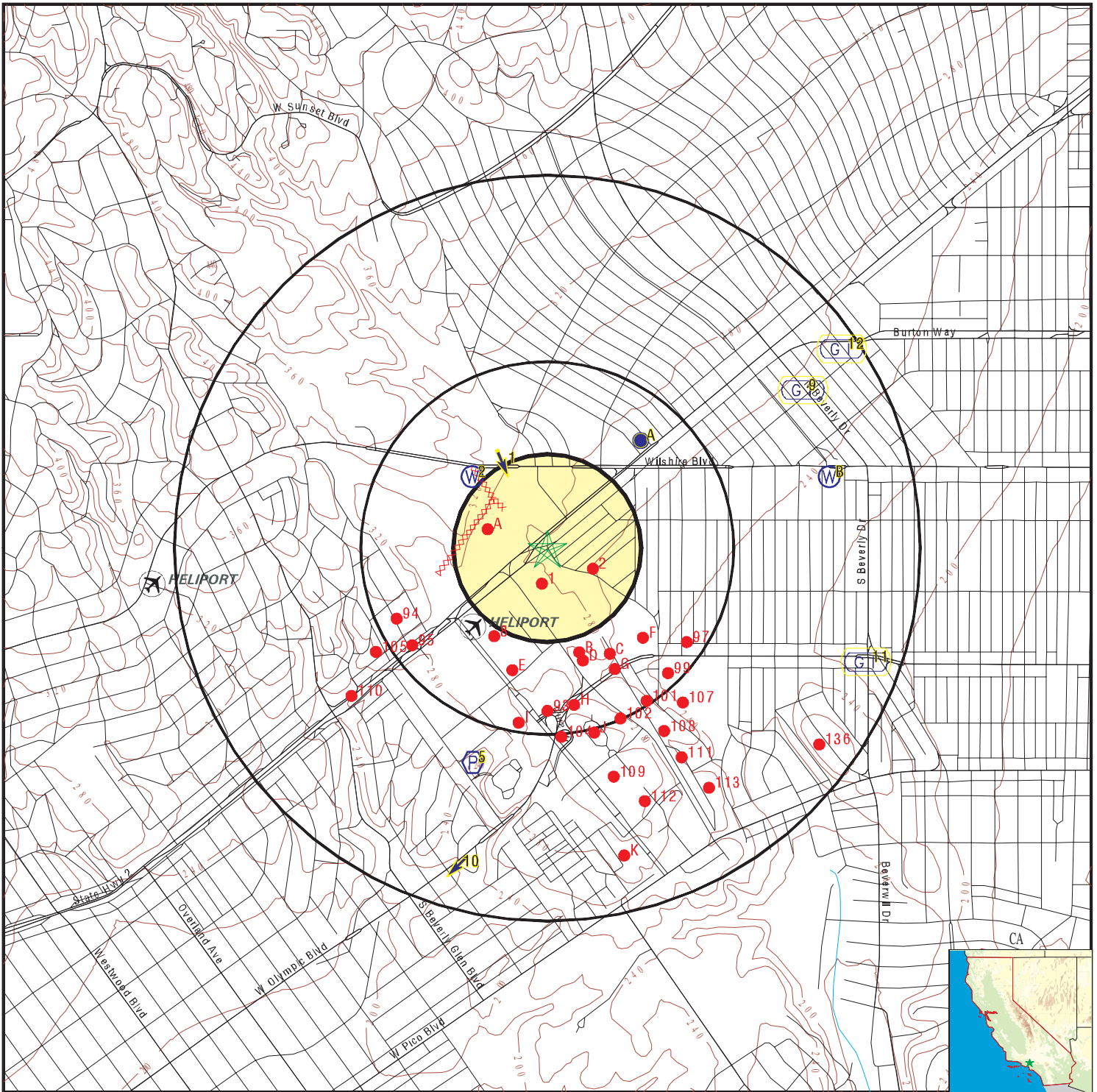
MAP ID	WELL ID	LOCATION FROM TP
C67	CAOG60000032854	1/4 - 1/2 Mile SSE
E68	CAOG60000032808	1/4 - 1/2 Mile SSW
D69	CAOG60000032846	1/4 - 1/2 Mile SSE
E70	CAOG60000032809	1/4 - 1/2 Mile SSW
E71	CAOG60000032806	1/4 - 1/2 Mile SSW
E72	CAOG60000032804	1/4 - 1/2 Mile SSW
E73	CAOG60000032803	1/4 - 1/2 Mile SSW
E74	CAOG60000032805	1/4 - 1/2 Mile SSW
G75	CAOG60000032844	1/4 - 1/2 Mile SSE
G76	CAOG60000032841	1/4 - 1/2 Mile SSE
E77	CAOG60000032799	1/4 - 1/2 Mile SSW
E78	CAOG60000032802	1/4 - 1/2 Mile SSW
E79	CAOG60000032798	1/4 - 1/2 Mile SSW
G80	CAOG60000032839	1/4 - 1/2 Mile SSE
G81	CAOG60000032835	1/4 - 1/2 Mile SSE
G82	CAOG60000032843	1/4 - 1/2 Mile SSE
G83	CAOG60000032837	1/4 - 1/2 Mile SSE
G84	CAOG60000032834	1/4 - 1/2 Mile SSE
G85	CAOG60000032832	1/4 - 1/2 Mile SSE
G86	CAOG60000032829	1/4 - 1/2 Mile SSE
G87	CAOG60000032823	1/4 - 1/2 Mile SSE
F88	CAOG60000032890	1/4 - 1/2 Mile SE
H89	CAOG60000032770	1/4 - 1/2 Mile South
G90	CAOG60000032777	1/4 - 1/2 Mile SSE
G91	CAOG60000032800	1/4 - 1/2 Mile SE
G92	CAOG60000032773	1/4 - 1/2 Mile SSE
93	CAOG60000032764	1/4 - 1/2 Mile South
94	CAOG60000032900	1/4 - 1/2 Mile WSW
95	CAOG60000032888	1/4 - 1/2 Mile SW
I96	CAOG60000032763	1/4 - 1/2 Mile South
97	CAOG60000032891	1/4 - 1/2 Mile SE
H98	CAOG60000032761	1/4 - 1/2 Mile South
99	CAOG60000032807	1/4 - 1/2 Mile SE
J100	CAOG60000032758	1/4 - 1/2 Mile SSE
101	CAOG60000032766	1/4 - 1/2 Mile SSE
102	CAOG60000032760	1/4 - 1/2 Mile SSE
I103	CAOG60000032756	1/2 - 1 Mile South
104	CAOG60000032755	1/2 - 1 Mile South
105	CAOG60000032882	1/2 - 1 Mile WSW
J106	CAOG60000032754	1/2 - 1 Mile SSE
107	CAOG60000032765	1/2 - 1 Mile SE
108	CAOG60000032757	1/2 - 1 Mile SSE
109	CAOG60000032681	1/2 - 1 Mile SSE
110	CAOG60000032767	1/2 - 1 Mile SW
111	CAOG60000032745	1/2 - 1 Mile SSE
112	CAOG60000032675	1/2 - 1 Mile SSE
113	CAOG60000032677	1/2 - 1 Mile SE
K114	CAOG60000032662	1/2 - 1 Mile SSE
K115	CAOG60000032661	1/2 - 1 Mile SSE
K116	CAOG60000032660	1/2 - 1 Mile SSE
K117	CAOG60000032659	1/2 - 1 Mile SSE
K118	CAOG60000032658	1/2 - 1 Mile SSE
K119	CAOG60000032657	1/2 - 1 Mile SSE
K120	CAOG60000032656	1/2 - 1 Mile SSE
K121	CAOG60000032655	1/2 - 1 Mile SSE
K122	CAOG60000032654	1/2 - 1 Mile SSE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
K123	CAOG60000032653	1/2 - 1 Mile SSE
K124	CAOG60000032652	1/2 - 1 Mile SSE
K125	CAOG60000032650	1/2 - 1 Mile SSE
K126	CAOG60000032651	1/2 - 1 Mile SSE
K127	CAOG60000032648	1/2 - 1 Mile SSE
K128	CAOG60000032649	1/2 - 1 Mile SSE
K129	CAOG60000032646	1/2 - 1 Mile SSE
K130	CAOG60000032647	1/2 - 1 Mile SSE
K131	CAOG60000032643	1/2 - 1 Mile SSE
K132	CAOG60000032644	1/2 - 1 Mile SSE
K133	CAOG60000032641	1/2 - 1 Mile SSE
K134	CAOG60000032642	1/2 - 1 Mile SSE
K135	CAOG60000032640	1/2 - 1 Mile SSE
136	CAOG60000032751	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 3038421.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: SM 10000 Property, LLC
 ADDRESS: 10000 Santa Monica Blvd
 Los Angeles CA 90067
 LAT/LONG: 34.0639 / 118.4141

CLIENT: Environ Corporation
 CONTACT: Ginger White
 INQUIRY #: 3038421.2s
 DATE: April 11, 2011 7:12 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1	Site ID: I-11840			
NNW	Groundwater Flow: SSE		AQUIFLOW	38188
1/4 - 1/2 Mile	Shallow Water Depth: 30			
Higher	Deep Water Depth: 35			
	Average Water Depth: Not Reported			
	Date: 07/06/1998			

2				
NW			CA WELLS	22986
1/4 - 1/2 Mile				
Higher				

Water System Information:

Prime Station Code:	G19/204-PURMWDJ	User ID:	MET
FRDS Number:	1910204001	County:	Los Angeles
District Number:	15	Station Type:	Not Reported
Water Type:	Surface Water	Well Status:	Active Treated
Source Lat/Long:	340400.1 1182500.0	Precision:	1 Mile (One Minute)
Source Name:	PURCHASED TREATED WATER - MWD - JENSEN		
System Number:	1910204		
System Name:	LOS ANGELES CO WW DISTRICT 29 & 80-MALIBU		
Organization That Operates System:	P. O. BOX 1460		
	ALHAMBRA, CA 91803		
Pop Served:	18888	Connections:	6841
Area Served:	MALIBU-TOPANGA-MARINA DEL REY		

A3				
NE			CA WELLS	CADW40000006454
1/4 - 1/2 Mile				
Lower				

Longitude:	-118.4093
Latitude:	34.0681
Stwellno:	01S15W24L001S
Districtco:	3
Welluseco:	Z
Countyco:	19
Gwcode:	401101
Site id:	CADW40000006454

A4				
NE			FED USGS	USGS3160501
1/4 - 1/2 Mile				
Lower				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Agency cd:	USGS	Site no:	340405118243001
Site name:	001S015W24L001S		
Latitude:	340405	EDR Site id:	USGS3160501
Longitude:	1182430	Dec lat:	34.06806498
Dec lon:	-118.40924541	Coor meth:	M
Coor accr:	S	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	037
Country:	US	Land net:	Not Reported
Location map:	BEVERLY HILLS	Map scale:	24000
Altitude:	270		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	10		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Santa Monica Bay. California. Area = 575 sq.mi.		
Topographic:	Hillside (slope)		
Site type:	Ground-water other than Spring	Date construction:	19840601
Date inventoried:	19970613	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	780	Hole depth:	960
Source of depth data:	geologist		
Project number:	7-4706-51200		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	1997-06-13
Water quality data end date:	1997-06-13	Water quality data count:	1
Ground water data begin date:	1997-06-13	Ground water data end date:	1997-06-13
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel

1997-06-13	85.69	

5
SSW
1/2 - 1 Mile
Lower

FRDS PWS CA1400005

PWS ID: CA1400005
 Date Initiated: Not Reported Date Deactivated: Not Reported
 PWS Name: OWENS VALLEY WATER CO.
 BISHOP, CA 93514

Addressee / Facility: System Owner/Responsible Party
 OWENS VALLEY WATER CO
 P O BOX 673
 LOS ANGELES, CA 90067

Facility Latitude: 34 03 20 Facility Longitude: 118 25 00
 City Served: Not Reported
 Treatment Class: Untreated Population: 300

Violations information not reported.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

Truedate:	03/31/2009	Pwsid:	CA1400005
Pwsname:	Owens Valley Water Company		
Retpopsrvd:	300	Pwstypecod:	C
Vooid:	95V0001	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Initial Tap Sampling for Pb and Cu		
Complperbe:	7/1/1993 0:00:00		
Complperen:	9/30/2005 0:00:00	Enfdate:	9/30/2005 0:00:00
Enf action:	Fed Compliance Achieved		
Violmeasur:	0		

System Name:	OWENS VALLEY WATER COMPANY		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	07/01/93 - 09/30/05		
Violation ID:	95V0001		
Enforcement Date:	09/30/05	Enf. Action:	Fed Compliance Achieved

System Name:	OWENS VALLEY WATER COMPANY		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	7/1/1993 0:00:00 - 9/30/2005 0:00:00		
Violation ID:	95V0001		
Enforcement Date:	9/30/2005 0:00:00	Enf. Action:	Fed Compliance Achieved

System Name:	OWENS VALLEY WATER CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	1993-07-01 - 2015-12-31		
Violation ID:	95V0001		
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

System Name:	OWENS VALLEY WATER CO.		
Violation Type:	Initial Tap Sampling for Pb and Cu		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	1993-07-01 - 2015-12-31		
Violation ID:	95V0001		
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

CONTACT INFORMATION:

Name:	Owens Valley Water Company	Population:	300
Contact:	LINDAREA GOLDSTEIN	Phone:	Not Reported
Address:	P O Box 691250		
Address 2:	Los Angeles		
	CA, 90 81821		

B6
ENE
1/2 - 1 Mile
Lower

CA WELLS 1501

Water System Information:

Prime Station Code:	01S/14W-18J04 S	User ID:	4TH
FRDS Number:	1910156003	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340400.0 1182400.0	Precision:	Undefined
Source Name:	MELROSE A - DESTROYED		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number: 1910156
 System Name: CITY OF BEVERLY HILLS
 Organization That Operates System:
 450 N CRESCENT DR RM 300
 BEVERLY HILLS 90210
 Pop Served: 31783
 Area Served: BEVERLY HILLS
 Connections: 9869

B7
ENE
1/2 - 1 Mile
Lower

CA WELLS 1500

Water System Information:

Prime Station Code: 01S/14W-18J01 S	User ID: 4TH
FRDS Number: 1910156004	County: Los Angeles
District Number: 07	Station Type: WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type: Well/Groundwater	Well Status: Destroyed
Source Lat/Long: 340400.0 1182400.0	Precision: Undefined
Source Name: MELROSE M - DESTROYED	
System Number: 1910156	
System Name: CITY OF BEVERLY HILLS	
Organization That Operates System: 450 N CRESCENT DR RM 300 BEVERLY HILLS 90210	
Pop Served: 31783	Connections: 9869
Area Served: BEVERLY HILLS	

B8
ENE
1/2 - 1 Mile
Lower

CA WELLS 1499

Water System Information:

Prime Station Code: 01S/14W-18H02 S	User ID: 4TH
FRDS Number: 1910156007	County: Los Angeles
District Number: 07	Station Type: WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type: Well/Groundwater	Well Status: Destroyed
Source Lat/Long: 340400.0 1182400.0	Precision: Undefined
Source Name: SHERMAN 06A - DESTROYED	
System Number: 1910156	
System Name: CITY OF BEVERLY HILLS	
Organization That Operates System: 450 N CRESCENT DR RM 300 BEVERLY HILLS 90210	
Pop Served: 31783	Connections: 9869
Area Served: BEVERLY HILLS	

9
ENE
1/2 - 1 Mile
Lower

AQUIFLOW 38182

Site ID:	902100025
Groundwater Flow:	Not Reported
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	48
Date:	08/05/1994

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

10 SSW 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900640016 SW 59 73 Not Reported 09/18/1996	AQUIFLOW	69692
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11 ESE 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	I-9800 Not Reported 25.54 Not Reported Not Reported 06/30/1996	AQUIFLOW	38105
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12 NE 1/2 - 1 Mile Lower	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	I-10978 Not Reported Not Reported Not Reported 20.3 09/09/1991	AQUIFLOW	38107
---	---	---	-----------------	--------------

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
South
0 - 1/8 Mile

OIL_GAS CAOG60000032915

Apinumber:	03701102	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	1
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	006
Source:	hud		
Latitude27:	34.062507		
Longitude2:	-118.413441		
Latitude83:	34.062517		
Longitude8:	-118.414353		
Td:	0		
Sec:	23		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032915

2
ESE
1/8 - 1/4 Mile

OIL_GAS CAOG60000032985

Apinumber:	03701070	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	112
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.063089		
Longitude2:	-118.411054		
Latitude83:	34.063099		
Longitude8:	-118.411966		
Td:	0		
Sec:	24		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032985

A3
WNW
1/8 - 1/4 Mile

OIL_GAS CAOG60000033359

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03705451	Operator:	Hudson Gas & Oil Corp.
Lease:	Core Hole L.A. Country Club	Well no:	1
Field:	LOS ANGELES COUNTY	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.064576		
Longitude2:	-118.415852		
Latitude83:	34.064585		
Longitude8:	-118.416764		
Td:	0		
Sec:	23		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	P
District:	1	Site id:	CAOG60000033359

**A4
WNW
1/8 - 1/4 Mile**

OIL_GAS CAOG60000033373

Apinumber:	03700989	Operator:	Hudson Gas & Oil Corp.
Lease:	Los Angeles Country Club	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.064649		
Longitude2:	-118.415992		
Latitude83:	34.064658		
Longitude8:	-118.416904		
Td:	0		
Sec:	23		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000033373

**A5
WNW
1/8 - 1/4 Mile**

OIL_GAS CAOG60000033372

Apinumber:	03700990	Operator:	Hudson Gas & Oil Corp.
Lease:	Los Angeles Country Club	Well no:	3
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	007
Source:	hud		
Latitude27:	34.064648		
Longitude2:	-118.416084		
Latitude83:	34.064657		
Longitude8:	-118.416996		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	23	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000033372

**B6
SSE
1/8 - 1/4 Mile**

OIL_GAS CAOG60000032895

Apinumber:	03701104	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	23
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.060651		
Longitude2:	-118.412143		
Latitude83:	34.060661		
Longitude8:	-118.413055		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032895

**C7
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032893

Apinumber:	03701069	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	107
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.060571		
Longitude2:	-118.410687		
Latitude83:	34.060581		
Longitude8:	-118.411599		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032893

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

8

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032892

Apinumber:	03701103	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	3
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	006
Source:	hud		
Latitude27:	34.060463		
Longitude2:	-118.41567		
Latitude83:	34.060473		
Longitude8:	-118.416582		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032892

B9

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032877

Apinumber:	03700976	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	18
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.05965		
Longitude2:	-118.411557		
Latitude83:	34.05966		
Longitude8:	-118.412469		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032877

B10

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032876

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700968	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	10
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059631		
Longitude2:	-118.411595		
Latitude83:	34.059641		
Longitude8:	-118.412507		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032876

**B11
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032871

Apinumber:	03700955	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	1
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059608		
Longitude2:	-118.411641		
Latitude83:	34.059618		
Longitude8:	-118.412553		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032871

**B12
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032875

Apinumber:	03700977	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	19
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059628		
Longitude2:	-118.41154		
Latitude83:	34.059638		
Longitude8:	-118.412452		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032875

**D13
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032873

Apinumber:	03700969	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	11
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059609		
Longitude2:	-118.411579		
Latitude83:	34.059619		
Longitude8:	-118.412491		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032873

**D14
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032867

Apinumber:	03700956	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059589		
Longitude2:	-118.411628		
Latitude83:	34.059599		
Longitude8:	-118.41254		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032867

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

D15

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032869

Apinumber:	03700978	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	20
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059606		
Longitude2:	-118.411521		
Latitude83:	34.059616		
Longitude8:	-118.412433		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032869

D16

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032868

Apinumber:	03700970	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	12
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059589		
Longitude2:	-118.41156		
Latitude83:	34.059599		
Longitude8:	-118.412472		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032868

D17

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032864

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700957	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	3
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059569		
Longitude2:	-118.41161		
Latitude83:	34.059579		
Longitude8:	-118.412522		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032864

**D18
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032866

Apinumber:	03700979	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	21
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059585		
Longitude2:	-118.411504		
Latitude83:	34.059595		
Longitude8:	-118.412416		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032866

**D19
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032863

Apinumber:	03700971	Operator:	Chevron U.S.A. Inc.
Lease:	Century Fox	Well no:	13
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059568		
Longitude2:	-118.411545		
Latitude83:	34.059578		
Longitude8:	-118.412457		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032863

**D20
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032858

Apinumber:	03700959	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	4
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059548		
Longitude2:	-118.411593		
Latitude83:	34.059558		
Longitude8:	-118.412505		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032858

**D21
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032861

Apinumber:	03700980	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	22
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059564		
Longitude2:	-118.411487		
Latitude83:	34.059574		
Longitude8:	-118.412399		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032861

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**D22
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032859

Apinumber:	03700972	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	14
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059548		
Longitude2:	-118.411528		
Latitude83:	34.059558		
Longitude8:	-118.41244		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032859

**D23
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032855

Apinumber:	03700961	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	5
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059529		
Longitude2:	-118.411576		
Latitude83:	34.059539		
Longitude8:	-118.412488		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032855

**D24
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032857

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700981	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	23
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059543		
Longitude2:	-118.41147		
Latitude83:	34.059553		
Longitude8:	-118.412382		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032857

**D25
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032853

Apinumber:	03700973	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	15
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	091
Source:	hud		
Latitude27:	34.059527		
Longitude2:	-118.411511		
Latitude83:	34.059537		
Longitude8:	-118.412423		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032853

**D26
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032851

Apinumber:	03700962	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	6
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059509		
Longitude2:	-118.411557		
Latitude83:	34.059519		
Longitude8:	-118.412469		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032851

**C27
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032860

Apinumber:	03700987	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	36
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.059563		
Longitude2:	-118.411315		
Latitude83:	34.059573		
Longitude8:	-118.412227		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032860

**E28
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032838

Apinumber:	03701105	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	24
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.059398		
Longitude2:	-118.414381		
Latitude83:	34.059408		
Longitude8:	-118.415293		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032838

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

D29

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032852

Apinumber:	03700982	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	24
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059519		
Longitude2:	-118.411452		
Latitude83:	34.059529		
Longitude8:	-118.412364		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032852

D30

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032850

Apinumber:	03700974	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	16
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059505		
Longitude2:	-118.411493		
Latitude83:	34.059515		
Longitude8:	-118.412405		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032850

D31

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032848

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700964	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	7
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059486		
Longitude2:	-118.411539		
Latitude83:	34.059496		
Longitude8:	-118.412451		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032848

**D32
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032849

Apinumber:	03700984	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	25
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	091
Source:	hud		
Latitude27:	34.059496		
Longitude2:	-118.411434		
Latitude83:	34.059506		
Longitude8:	-118.412346		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032849

**C33
SE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032887

Apinumber:	03700948	Operator:	Beverly Hills Oil Co.
Lease:	Rodeo	Well no:	106
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.0601		
Longitude2:	-118.409984		
Latitude83:	34.06011		
Longitude8:	-118.410896		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032887

D34
SSE
1/4 - 1/2 Mile

OIL_GAS CAOG60000032847

Apinumber:	03700975	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	17
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059482		
Longitude2:	-118.41147		
Latitude83:	34.059492		
Longitude8:	-118.412382		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032847

D35
SSE
1/4 - 1/2 Mile

OIL_GAS CAOG60000032845

Apinumber:	03700965	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	8
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059463		
Longitude2:	-118.411518		
Latitude83:	34.059473		
Longitude8:	-118.41243		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032845

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

D36

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032842

Apinumber:	03700967	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	9
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059442		
Longitude2:	-118.411499		
Latitude83:	34.059452		
Longitude8:	-118.412411		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032842

F37

SE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032896

Apinumber:	03726468	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	114
Field:	Beverly Hills	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	Not Reported		
Latitude27:	34.060683		
Longitude2:	-118.40905		
Latitude83:	34.060693		
Longitude8:	-118.409962		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032896

C38

SE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032886

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700946	Operator:	Beverly Hills Oil Co.
Lease:	Beverly Hills High School	Well no:	1
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.060035		
Longitude2:	-118.409888		
Latitude83:	34.060045		
Longitude8:	-118.4108		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032886

D39
South
1/4 - 1/2 Mile

OIL_GAS CAOG60000032817

Apinumber:	03700949	Operator:	G & M Oil Co.
Lease:	Wolfskill	Well no:	30
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.059162		
Longitude2:	-118.412736		
Latitude83:	34.059172		
Longitude8:	-118.413648		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032817

E40
SSW
1/4 - 1/2 Mile

OIL_GAS CAOG60000032840

Apinumber:	03722268	Operator:	Chevron U.S.A. Inc.
Lease:	Westwood	Well no:	1-A
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	007
Source:	hud		
Latitude27:	34.059408		
Longitude2:	-118.41508		
Latitude83:	34.059418		
Longitude8:	-118.415992		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	26	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032840

E41
SSW
1/4 - 1/2 Mile

OIL_GAS CAOG60000032833

Apinumber:	03700958	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	3F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.05931		
Longitude2:	-118.414764		
Latitude83:	34.05932		
Longitude8:	-118.415676		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032833

E42
SSW
1/4 - 1/2 Mile

OIL_GAS CAOG60000032830

Apinumber:	03700963	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	6F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059289		
Longitude2:	-118.41471		
Latitude83:	34.059299		
Longitude8:	-118.415622		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032830

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

E43

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032827

Apinumber:	03700983	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	24F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059268		
Longitude2:	-118.414655		
Latitude83:	34.059278		
Longitude8:	-118.415567		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032827

E44

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032828

Apinumber:	03700960	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	4F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059272		
Longitude2:	-118.414797		
Latitude83:	34.059282		
Longitude8:	-118.415709		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032828

E45

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032824

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700985	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	201F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059227		
Longitude2:	-118.414634		
Latitude83:	34.059237		
Longitude8:	-118.415546		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032824

**E46
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032826

Apinumber:	03700966	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	8F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059248		
Longitude2:	-118.414747		
Latitude83:	34.059258		
Longitude8:	-118.415659		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032826

**E47
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032822

Apinumber:	03700105	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	27F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059225		
Longitude2:	-118.414693		
Latitude83:	34.059235		
Longitude8:	-118.415605		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	26	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032822

C48
SE
1/4 - 1/2 Mile

OIL_GAS CAOG60000032883

Apinumber:	03700947	Operator:	Beverly Hills Oil Co.
Lease:	Beverly Hills High School	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.059954		
Longitude2:	-118.40981		
Latitude83:	34.059964		
Longitude8:	-118.410722		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032883

C49
SSE
1/4 - 1/2 Mile

OIL_GAS CAOG60000032880

Apinumber:	03722415	Operator:	Venoco, Inc.
Lease:	High School	Well no:	1A
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059723		
Longitude2:	-118.410187		
Latitude83:	34.059733		
Longitude8:	-118.411099		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032880

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**E50
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032825

Apinumber:	03700952	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	1A
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059228		
Longitude2:	-118.414838		
Latitude83:	34.059238		
Longitude8:	-118.41575		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032825

**C51
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032879

Apinumber:	03722594	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	8
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059675		
Longitude2:	-118.410275		
Latitude83:	34.059685		
Longitude8:	-118.411187		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032879

**E52
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032821

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700953	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	5B
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059205		
Longitude2:	-118.414784		
Latitude83:	34.059215		
Longitude8:	-118.415696		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032821

**E53
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032819

Apinumber:	03717552	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	12-C
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059181		
Longitude2:	-118.41473		
Latitude83:	34.059191		
Longitude8:	-118.415642		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032819

**C54
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032872

Apinumber:	03722287	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	1
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059608		
Longitude2:	-118.410341		
Latitude83:	34.059618		
Longitude8:	-118.411253		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032872

E55
SSW
1/4 - 1/2 Mile

OIL_GAS CAOG60000032820

Apinumber:	03716550	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	9-A
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059185		
Longitude2:	-118.414875		
Latitude83:	34.059195		
Longitude8:	-118.415787		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032820

E56
SSW
1/4 - 1/2 Mile

OIL_GAS CAOG60000032818

Apinumber:	03700954	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	7B
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059167		
Longitude2:	-118.414821		
Latitude83:	34.059177		
Longitude8:	-118.415733		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032818

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

E57

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032815

Apinumber:	03717553	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	13-C
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059134		
Longitude2:	-118.414774		
Latitude83:	34.059144		
Longitude8:	-118.415686		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032815

C58

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032878

Apinumber:	03722502	Operator:	Venoco, Inc.
Lease:	High School	Well no:	2A
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059655		
Longitude2:	-118.410139		
Latitude83:	34.059665		
Longitude8:	-118.411051		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032878

C59

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032870

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03722692	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	9
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	037
Source:	hud		
Latitude27:	34.059607		
Longitude2:	-118.410227		
Latitude83:	34.059617		
Longitude8:	-118.411139		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032870

**E60
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032816

Apinumber:	03717551	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	11-A
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059135		
Longitude2:	-118.414908		
Latitude83:	34.059145		
Longitude8:	-118.41582		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032816

**C61
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032856

Apinumber:	03722434	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059537		
Longitude2:	-118.410293		
Latitude83:	34.059547		
Longitude8:	-118.411205		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032856

**E62
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032814

Apinumber:	03716543	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	19
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059108		
Longitude2:	-118.414858		
Latitude83:	34.059118		
Longitude8:	-118.41577		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032814

**E63
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032812

Apinumber:	03717554	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	14-C
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059088		
Longitude2:	-118.414807		
Latitude83:	34.059098		
Longitude8:	-118.415719		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032812

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

E64
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG60000032813**

Apinumber:	03717555	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	15-A
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059091		
Longitude2:	-118.414938		
Latitude83:	34.059101		
Longitude8:	-118.41585		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032813

C65
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG60000032865**

Apinumber:	03722552	Operator:	Venoco, Inc.
Lease:	High School	Well no:	3
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059579		
Longitude2:	-118.410087		
Latitude83:	34.059589		
Longitude8:	-118.410999		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032865

E66
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG60000032811**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03716544	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	20
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059065		
Longitude2:	-118.414888		
Latitude83:	34.059075		
Longitude8:	-118.4158		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032811

**C67
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032854

Apinumber:	03722613	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	10
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059528		
Longitude2:	-118.410166		
Latitude83:	34.059538		
Longitude8:	-118.411078		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032854

**E68
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032808

Apinumber:	03716546	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	22
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059041		
Longitude2:	-118.414837		
Latitude83:	34.059051		
Longitude8:	-118.415749		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	26	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032808

**D69
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032846

Apinumber:	03722481	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	3
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059479		
Longitude2:	-118.410247		
Latitude83:	34.059489		
Longitude8:	-118.411159		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032846

**E70
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032809

Apinumber:	03716540	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	16
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059051		
Longitude2:	-118.414968		
Latitude83:	34.059061		
Longitude8:	-118.41588		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032809

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

E71

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032806

Apinumber:	03716545	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	21
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059018		
Longitude2:	-118.414921		
Latitude83:	34.059028		
Longitude8:	-118.415833		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032806

E72

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032804

Apinumber:	03716547	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	23
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.058992		
Longitude2:	-118.414867		
Latitude83:	34.059002		
Longitude8:	-118.415779		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032804

E73

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032803

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03716453	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	26
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.058968		
Longitude2:	-118.414812		
Latitude83:	34.058978		
Longitude8:	-118.415724		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032803

**E74
SSW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032805

Apinumber:	03716541	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	17
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.059007		
Longitude2:	-118.414998		
Latitude83:	34.059017		
Longitude8:	-118.41591		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032805

**G75
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032844

Apinumber:	03722671	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	11
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059461		
Longitude2:	-118.410115		
Latitude83:	34.059471		
Longitude8:	-118.411027		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032844

**G76
SSE**

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032841

Apinumber:	03722469	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	4
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059419		
Longitude2:	-118.410192		
Latitude83:	34.059429		
Longitude8:	-118.411104		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032841

**E77
SSW**

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032799

Apinumber:	03716548	Operator:	Gulf Oil Corp.
Lease:	Aladdin	Well no:	25E-1
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.058939		
Longitude2:	-118.414904		
Latitude83:	34.058949		
Longitude8:	-118.415816		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032799

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

E78

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032802

Apinumber:	03716542	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	18
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.058963		
Longitude2:	-118.41502		
Latitude83:	34.058973		
Longitude8:	-118.415932		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032802

E79

SSW

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032798

Apinumber:	03716549	Operator:	Chevron U.S.A. Inc.
Lease:	Aladdin	Well no:	28
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.058918		
Longitude2:	-118.414843		
Latitude83:	34.058928		
Longitude8:	-118.415755		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032798

G80

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032839

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03722686	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	12
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059405		
Longitude2:	-118.410059		
Latitude83:	34.059415		
Longitude8:	-118.410971		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032839

**G81
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032835

Apinumber:	03722506	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	5
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059362		
Longitude2:	-118.410127		
Latitude83:	34.059372		
Longitude8:	-118.411039		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032835

**G82
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032843

Apinumber:	03725047	Operator:	Venoco, Inc.
Lease:	Not Reported	Well no:	BH-15
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059443		
Longitude2:	-118.409957		
Latitude83:	34.059453		
Longitude8:	-118.410869		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032843

**G83
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032837

Apinumber:	03725036	Operator:	Venoco, Inc.
Lease:	Not Reported	Well no:	BH-16
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.05938		
Longitude2:	-118.409912		
Latitude83:	34.05939		
Longitude8:	-118.410824		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032837

**G84
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032834

Apinumber:	03722763	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	13
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059337		
Longitude2:	-118.409998		
Latitude83:	34.059347		
Longitude8:	-118.41091		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032834

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**G85
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032832

Apinumber:	03722573	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	6
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	037
Source:	hud		
Latitude27:	34.059293		
Longitude2:	-118.410063		
Latitude83:	34.059303		
Longitude8:	-118.410975		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032832

**G86
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032829

Apinumber:	03722776	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	14
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	037
Source:	hud		
Latitude27:	34.059277		
Longitude2:	-118.409933		
Latitude83:	34.059287		
Longitude8:	-118.410845		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032829

**G87
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032823

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03722644	Operator:	Venoco, Inc.
Lease:	O.S.	Well no:	7
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	009
Source:	hud		
Latitude27:	34.059226		
Longitude2:	-118.409995		
Latitude83:	34.059236		
Longitude8:	-118.410907		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032823

**F88
SE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032890

Apinumber:	03701071	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	115
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.060123		
Longitude2:	-118.408384		
Latitude83:	34.060133		
Longitude8:	-118.409296		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032890

**H89
South
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032770

Apinumber:	03701106	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	43
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.058315		
Longitude2:	-118.412105		
Latitude83:	34.058325		
Longitude8:	-118.413017		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032770

**G90
SSE**

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032777

Apinumber:	03701107	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	49
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.058458		
Longitude2:	-118.410556		
Latitude83:	34.058468		
Longitude8:	-118.411468		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032777

**G91
SE**

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032800

Apinumber:	03701068	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	105
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.05895		
Longitude2:	-118.409194		
Latitude83:	34.05896		
Longitude8:	-118.410106		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032800

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

**G92
SSE**

1/4 - 1/2 Mile

OIL_GAS CAOG60000032773

Apinumber:	03701058	Operator:	Chevron U.S.A. Inc.
Lease:	Fox Hills	Well no:	101
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	006
Source:	hud		
Latitude27:	34.058416		
Longitude2:	-118.410287		
Latitude83:	34.058426		
Longitude8:	-118.411199		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032773

93

South

1/4 - 1/2 Mile

OIL_GAS CAOG60000032764

Apinumber:	03700951	Operator:	G & M Oil Co.
Lease:	Wolfskill	Well no:	44
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057558		
Longitude2:	-118.41318		
Latitude83:	34.057568		
Longitude8:	-118.414092		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032764

94

WSW

1/4 - 1/2 Mile

OIL_GAS CAOG60000032900

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03700992	Operator:	Kansas Crude Co.
Lease:	Not Reported	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.061143		
Longitude2:	-118.420232		
Latitude83:	34.061153		
Longitude8:	-118.421144		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032900

**95
SW
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032888

Apinumber:	03700991	Operator:	Kansas Crude Co.
Lease:	Not Reported	Well no:	1
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.060109		
Longitude2:	-118.419504		
Latitude83:	34.060119		
Longitude8:	-118.420416		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032888

**196
South
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032763

Apinumber:	03700950	Operator:	G & M Oil Co.
Lease:	Wolfskill	Well no:	37
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057511		
Longitude2:	-118.414613		
Latitude83:	34.057521		
Longitude8:	-118.415525		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	26	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032763

**97
SE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032891

Apinumber:	03701074	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	129
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	006
Source:	hud		
Latitude27:	34.060233		
Longitude2:	-118.406666		
Latitude83:	34.060243		
Longitude8:	-118.407578		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032891

**H98
South
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032761

Apinumber:	03701060	Operator:	Chevron U.S.A. Inc.
Lease:	Gillis	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057267		
Longitude2:	-118.411761		
Latitude83:	34.057277		
Longitude8:	-118.412673		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032761

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

99

SE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032807

Apinumber:	03701072	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	116
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.059027		
Longitude2:	-118.407546		
Latitude83:	34.059037		
Longitude8:	-118.408458		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032807

J100

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032758

Apinumber:	03701059	Operator:	Chevron U.S.A. Inc.
Lease:	Gillis	Well no:	1
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057059		
Longitude2:	-118.41129		
Latitude83:	34.057069		
Longitude8:	-118.412202		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032758

101

SSE

1/4 - 1/2 Mile

OIL_GAS

CAOG60000032766

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03701067	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	104
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057946		
Longitude2:	-118.408544		
Latitude83:	34.057956		
Longitude8:	-118.409456		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032766

**102
SSE
1/4 - 1/2 Mile**

OIL_GAS CAOG60000032760

Apinumber:	03701109	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	59
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057263		
Longitude2:	-118.409768		
Latitude83:	34.057273		
Longitude8:	-118.41068		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032760

**1103
South
1/2 - 1 Mile**

OIL_GAS CAOG60000032756

Apinumber:	03701108	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	50
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.056679		
Longitude2:	-118.414446		
Latitude83:	34.056689		
Longitude8:	-118.415358		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	26	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032756

104
South
1/2 - 1 Mile

OIL_GAS CAOG60000032755

Apinumber:	03701061	Operator:	Chevron U.S.A. Inc.
Lease:	Gillis	Well no:	4
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.056549		
Longitude2:	-118.412533		
Latitude83:	34.056559		
Longitude8:	-118.413445		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032755

105
WSW
1/2 - 1 Mile

OIL_GAS CAOG60000032882

Apinumber:	03700993	Operator:	Kansas Crude Co.
Lease:	Not Reported	Well no:	3
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.059852		
Longitude2:	-118.421201		
Latitude83:	34.059862		
Longitude8:	-118.422113		
Td:	0		
Sec:	26		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032882

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

J106
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032754

Apinumber:	03701110	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	64
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.056363		
Longitude2:	-118.410685		
Latitude83:	34.056373		
Longitude8:	-118.411597		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032754

107
SE
1/2 - 1 Mile

OIL_GAS CAOG60000032765

Apinumber:	03701073	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	117
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.057881		
Longitude2:	-118.406848		
Latitude83:	34.057891		
Longitude8:	-118.40776		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032765

108
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032757

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03701066	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	103
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.056775		
Longitude2:	-118.407726		
Latitude83:	34.056785		
Longitude8:	-118.408638		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032757

**109
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032681

Apinumber:	03701062	Operator:	Chevron U.S.A. Inc.
Lease:	Gillis	Well no:	10
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.055		
Longitude2:	-118.410082		
Latitude83:	34.05501		
Longitude8:	-118.410994		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032681

**110
SW
1/2 - 1 Mile**

OIL_GAS CAOG60000032767

Apinumber:	03701113	Operator:	Union Oil Co. of California
Lease:	Gabel	Well no:	2
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.058138		
Longitude2:	-118.422345		
Latitude83:	34.058148		
Longitude8:	-118.423257		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	22	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032767

111
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032745

Apinumber:	03701065	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	102
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.055753		
Longitude2:	-118.406907		
Latitude83:	34.055763		
Longitude8:	-118.407819		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032745

112
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032675

Apinumber:	03701111	Operator:	Chevron U.S.A. Inc.
Lease:	Wolfskill	Well no:	82
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.054045		
Longitude2:	-118.40863		
Latitude83:	34.054055		
Longitude8:	-118.409542		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032675

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

113
SE
1/2 - 1 Mile

OIL_GAS CAOG60000032677

Apinumber:	03701064	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	101
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	014
Source:	hud		
Latitude27:	34.054564		
Longitude2:	-118.40563		
Latitude83:	34.054574		
Longitude8:	-118.406542		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032677

K114
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032662

Apinumber:	03717571	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	320-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.052108		
Longitude2:	-118.409326		
Latitude83:	34.052118		
Longitude8:	-118.410238		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032662

K115
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032661

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03717570	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	319-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.05209		
Longitude2:	-118.40935		
Latitude83:	34.0521		
Longitude8:	-118.410262		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032661

**K116
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032660

Apinumber:	03717569	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	318-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.052076		
Longitude2:	-118.409375		
Latitude83:	34.052086		
Longitude8:	-118.410287		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032660

**K117
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032659

Apinumber:	03717567	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	316-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.052059		
Longitude2:	-118.409403		
Latitude83:	34.052069		
Longitude8:	-118.410315		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032659

K118
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032658

Apinumber:	03717566	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	315-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.052039		
Longitude2:	-118.409434		
Latitude83:	34.052049		
Longitude8:	-118.410346		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032658

K119
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032657

Apinumber:	03717565	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	314-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.052024		
Longitude2:	-118.409464		
Latitude83:	34.052034		
Longitude8:	-118.410376		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032657

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

K120
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032656

Apinumber:	03717564	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	313-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.052002		
Longitude2:	-118.409498		
Latitude83:	34.052012		
Longitude8:	-118.41041		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032656

K121
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032655

Apinumber:	03717563	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	311-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051977		
Longitude2:	-118.409536		
Latitude83:	34.051987		
Longitude8:	-118.410448		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032655

K122
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032654

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03717562	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	310-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051952		
Longitude2:	-118.409576		
Latitude83:	34.051962		
Longitude8:	-118.410488		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032654

**K123
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032653

Apinumber:	03717559	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	304-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051931		
Longitude2:	-118.409613		
Latitude83:	34.051941		
Longitude8:	-118.410525		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032653

**K124
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032652

Apinumber:	03717558	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	303-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051911		
Longitude2:	-118.409644		
Latitude83:	34.051921		
Longitude8:	-118.410556		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032652

K125
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032650

Apinumber:	03717557	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	302-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051889		
Longitude2:	-118.409682		
Latitude83:	34.051899		
Longitude8:	-118.410594		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032650

K126
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032651

Apinumber:	03700106	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	322-F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	141
Source:	hud		
Latitude27:	34.051903		
Longitude2:	-118.409577		
Latitude83:	34.051913		
Longitude8:	-118.410489		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032651

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

K127
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032648

Apinumber:	03717556	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	301-D
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051869		
Longitude2:	-118.409715		
Latitude83:	34.051879		
Longitude8:	-118.410627		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032648

K128
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032649

Apinumber:	03700986	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	321F
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051879		
Longitude2:	-118.409618		
Latitude83:	34.051889		
Longitude8:	-118.41053		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032649

K129
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032646

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03717568	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	317-A
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	091
Source:	hud		
Latitude27:	34.051846		
Longitude2:	-118.409748		
Latitude83:	34.051856		
Longitude8:	-118.41066		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032646

**K130
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032647

Apinumber:	03717575	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	312-F
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051857		
Longitude2:	-118.409658		
Latitude83:	34.051867		
Longitude8:	-118.41057		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032647

**K131
SSE
1/2 - 1 Mile**

OIL_GAS CAOG60000032643

Apinumber:	03717561	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	308-A
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051826		
Longitude2:	-118.409775		
Latitude83:	34.051836		
Longitude8:	-118.410687		
Td:	0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sec:	25	Rge:	15W
Twn:	1S		
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032643

K132
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032644

Apinumber:	03717574	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	309-F
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051833		
Longitude2:	-118.409696		
Latitude83:	34.051843		
Longitude8:	-118.410608		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032644

K133
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032641

Apinumber:	03717560	Operator:	Chevron U.S.A. Inc.
Lease:	Community	Well no:	306-A
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051805		
Longitude2:	-118.409802		
Latitude83:	34.051815		
Longitude8:	-118.410714		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032641

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

K134
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032642

Apinumber:	03717573	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	307-F
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051809		
Longitude2:	-118.409738		
Latitude83:	34.051819		
Longitude8:	-118.41065		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032642

K135
SSE
1/2 - 1 Mile

OIL_GAS CAOG60000032640

Apinumber:	03717572	Operator:	Chevron U.S.A. Inc.
Lease:	Twentieth Century Fox	Well no:	305-F
Field:	CHEVIOT HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	015
Source:	hud		
Latitude27:	34.051787		
Longitude2:	-118.409773		
Latitude83:	34.051797		
Longitude8:	-118.410685		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032640

136
SE
1/2 - 1 Mile

OIL_GAS CAOG60000032751

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Apinumber:	03701075	Operator:	Chevron U.S.A. Inc.
Lease:	Rodeo	Well no:	148
Field:	BEVERLY HILLS	Caog m2 area:	Not Reported
Map:	117	Status cod:	006
Source:	hud		
Latitude27:	34.056251		
Longitude2:	-118.400473		
Latitude83:	34.056261		
Longitude8:	-118.401385		
Td:	0		
Sec:	25		
Twn:	1S	Rge:	15W
Bm:	SB		
X coord:	0		
Y coord:	0		
Zone:	Not Reported	Spuddate:	12/12/1968
Abanddate:	12/30/1899	Comments 1:	Not Reported
District:	1	Site id:	CAOG60000032751

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
90067	7	0

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix C

Historical Research Documentation

Appendix C.1

Aerial Photographs



SM 10000 Property, LLC

10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.5

April 14, 2011

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography April 14, 2011

Target Property:

10000 Santa Monica Blvd

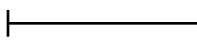
Los Angeles, CA 90067

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1928	Aerial Photograph. Scale: 1"=500'	Flight Year: 1928	Fairchild
1938	Aerial Photograph. Scale: 1"=555'	Flight Year: 1938	Laval
1947	Aerial Photograph. Scale: 1"=666'	Flight Year: 1947	Fairchild
1956	Aerial Photograph. Scale: 1"=400'	Flight Year: 1956	Fairchild
1965	Aerial Photograph. Scale: 1"=666'	Flight Year: 1965	Fairchild
1976	Aerial Photograph. Scale: 1"=666'	Flight Year: 1976	Teledyne
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR



INQUIRY #: 3038421.5

YEAR: 1928

 = 500'





INQUIRY #: 3038421.5

YEAR: 1938

| = 555'



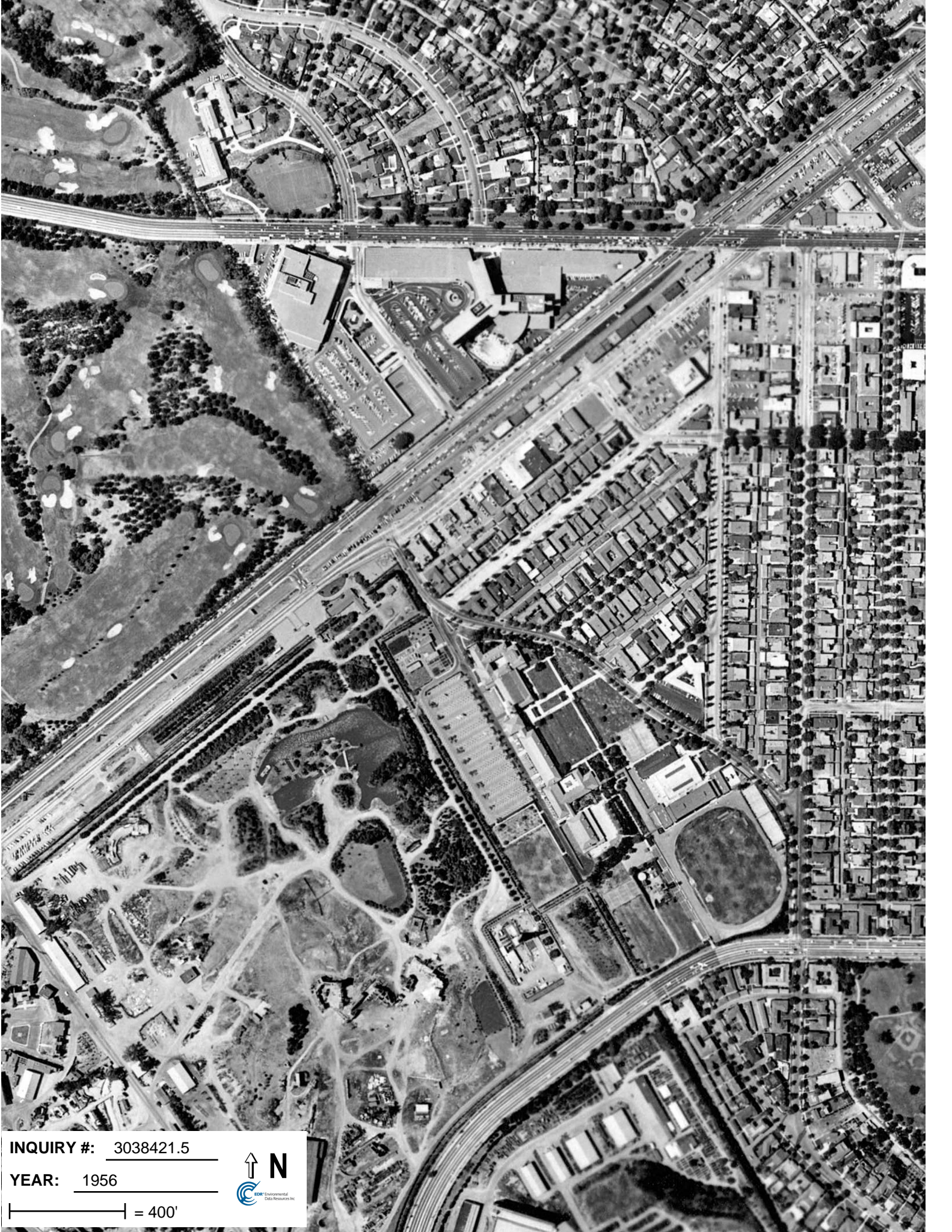


INQUIRY #: 3038421.5

YEAR: 1947

Scale: = 666'





INQUIRY #: 3038421.5

YEAR: 1956

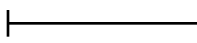
| = 400'





INQUIRY #: 3038421.5

YEAR: 1965

 = 666'





INQUIRY #: 3038421.5

YEAR: 1976

| = 666'





INQUIRY #: 3038421.5

YEAR: 1989

| = 666'





INQUIRY #: 3038421.5

YEAR: 1994

| = 666'





INQUIRY #: 3038421.5

YEAR: 2002

| = 666'





INQUIRY #: 3038421.5

YEAR: 2005

| = 604'



Appendix C.2

Fire Insurance Maps



SM 10000 Property, LLC

10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.3

April 12, 2011

Certified Sanborn® Map Report

Certified Sanborn® Map Report

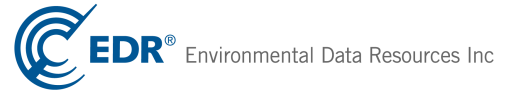
4/12/11

Site Name:

SM 10000 Property, LLC
10000 Santa Monica Blvd
Los Angeles, CA 90067

Client Name:

Environ Corporation
18100 Von Karman Avenue
Irvine, CA 92612



EDR Inquiry # 3038421.3

Contact: Ginger White

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Environ Corporation were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: SM 10000 Property, LLC
Address: 10000 Santa Monica Blvd
City, State, Zip: Los Angeles, CA 90067
Cross Street:
P.O. # NA
Project: 05-24416A
Certification # E248-41CB-A8B0

Maps Provided:

1969
1950



Sanborn® Library search results
Certification # E248-41CB-A8B0

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

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

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

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



1969 Source Sheets



Volume 21, Sheet 2143



Volume 21, Sheet 2145



Volume 24, Sheet 2435

1950 Source Sheets



Volume 21, Sheet 2143



Volume 21, Sheet 2145



Volume 24, Sheet 2435

1969 Certified Sanborn Map

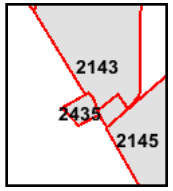
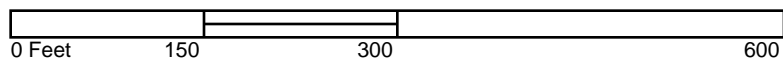
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Certification # E248-41CB-A8B0

Site Name: SM 10000 Property, LLC
 Address: 10000 Santa Monica Blvd
 City, ST, ZIP: Los Angeles CA 90067
 Client: Environ Corporation
 EDR Inquiry: 3038421.3
 Order Date: 4/12/2011 12:44:01 PM
 Certification #: E248-41CB-A8B0
 Copyright: 1969



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

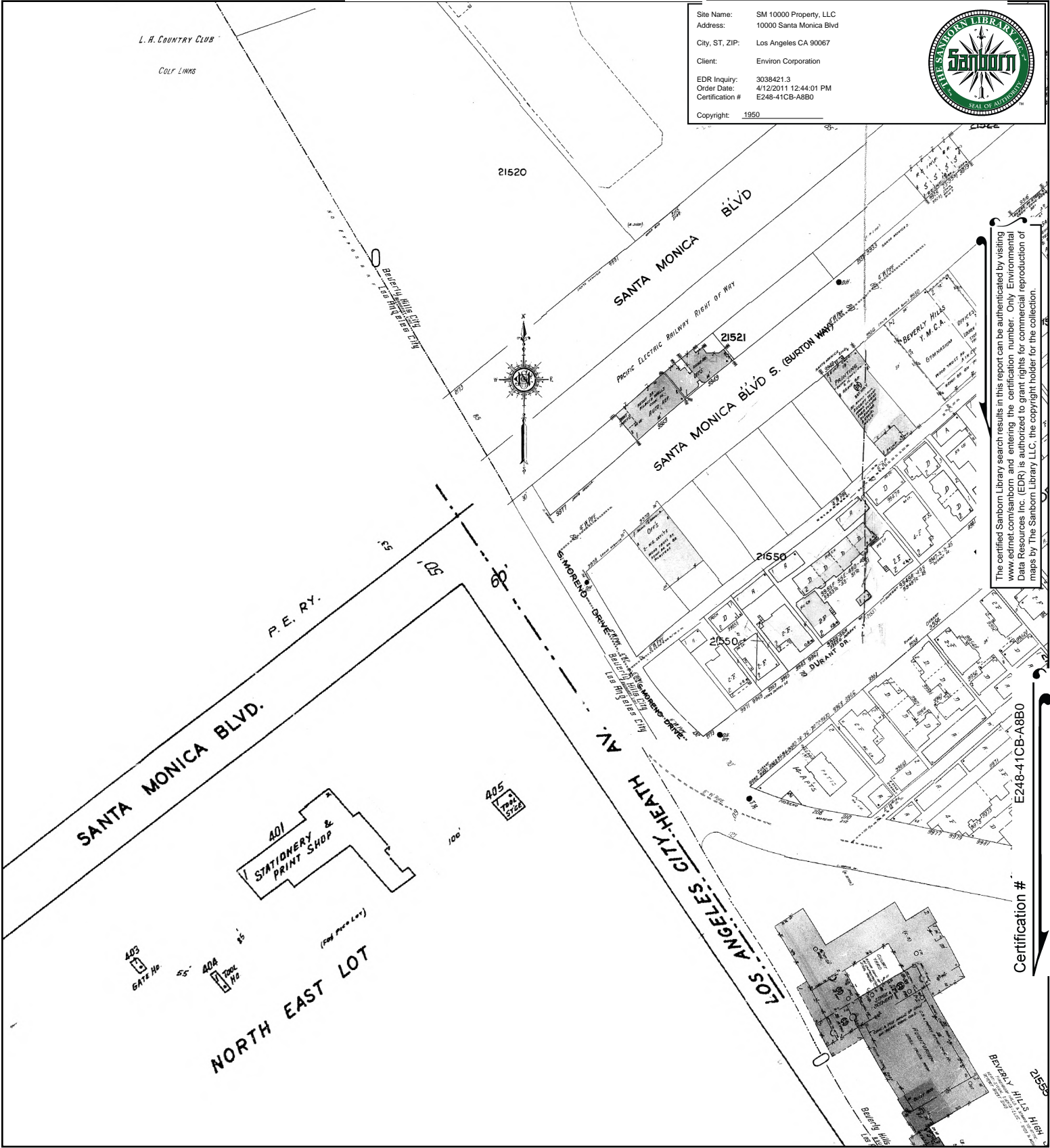


Volume 21, Sheet 2143
 Volume 21, Sheet 2145
 Volume 24, Sheet 2435



1950 Certified Sanborn Map

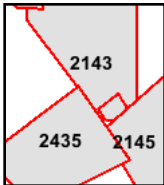
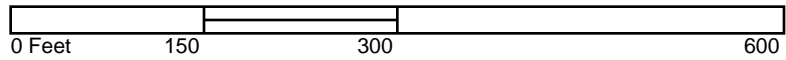
Site Name: SM 10000 Property, LLC
 Address: 10000 Santa Monica Blvd
 City, ST, ZIP: Los Angeles CA 90067
 Client: Environ Corporation
 EDR Inquiry: 3038421.3
 Order Date: 4/12/2011 12:44:01 PM
 Certification #: E248-41CB-A8B0
 Copyright: 1950



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Certification # E248-41CB-A8B0

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Volume 21, Sheet 2143
 Volume 21, Sheet 2145
 Volume 24, Sheet 2435



Appendix C.3

Topographic Maps



SM 10000 Property, LLC

10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.4

April 12, 2011

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

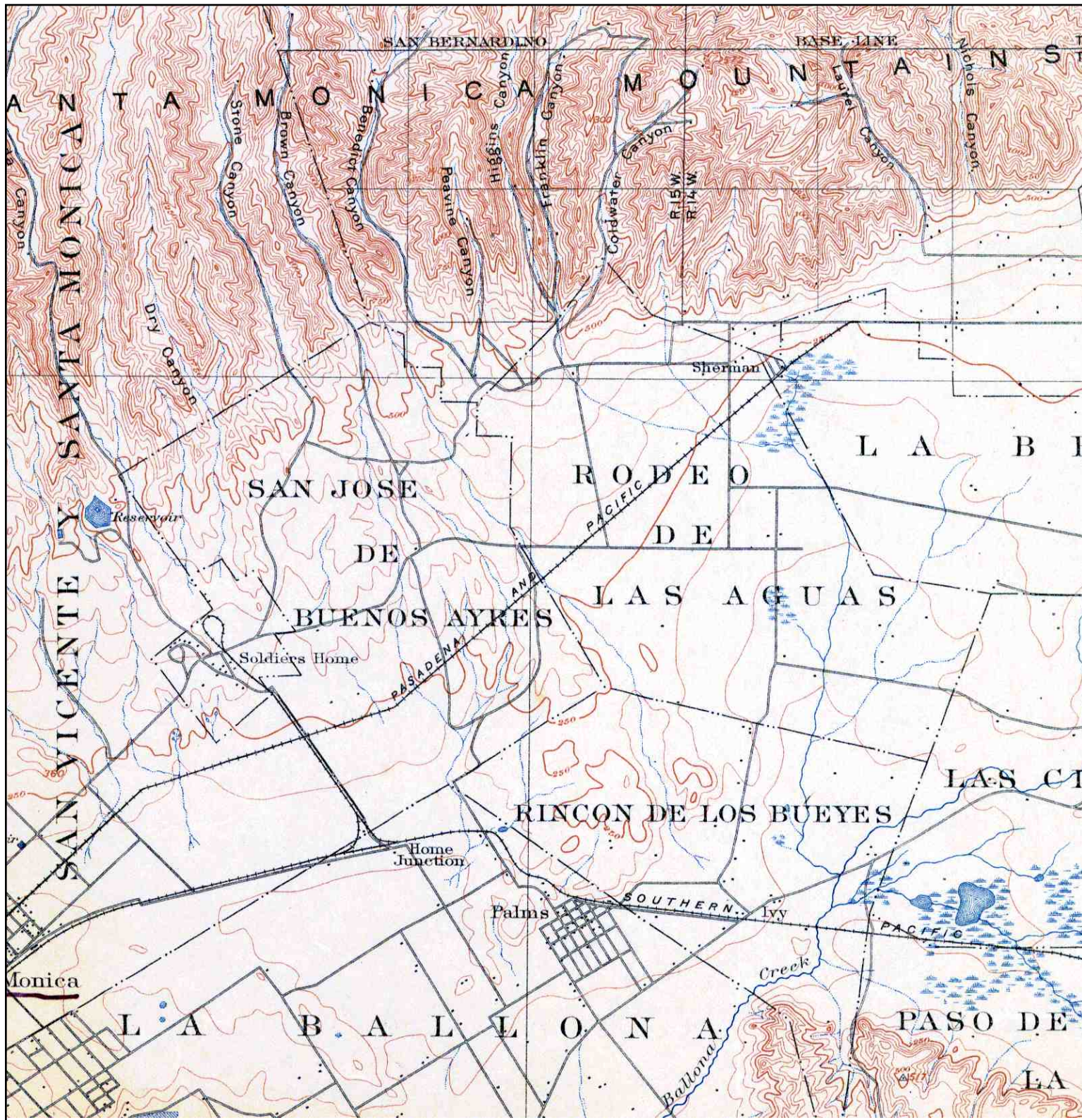
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Historical Topographic Map



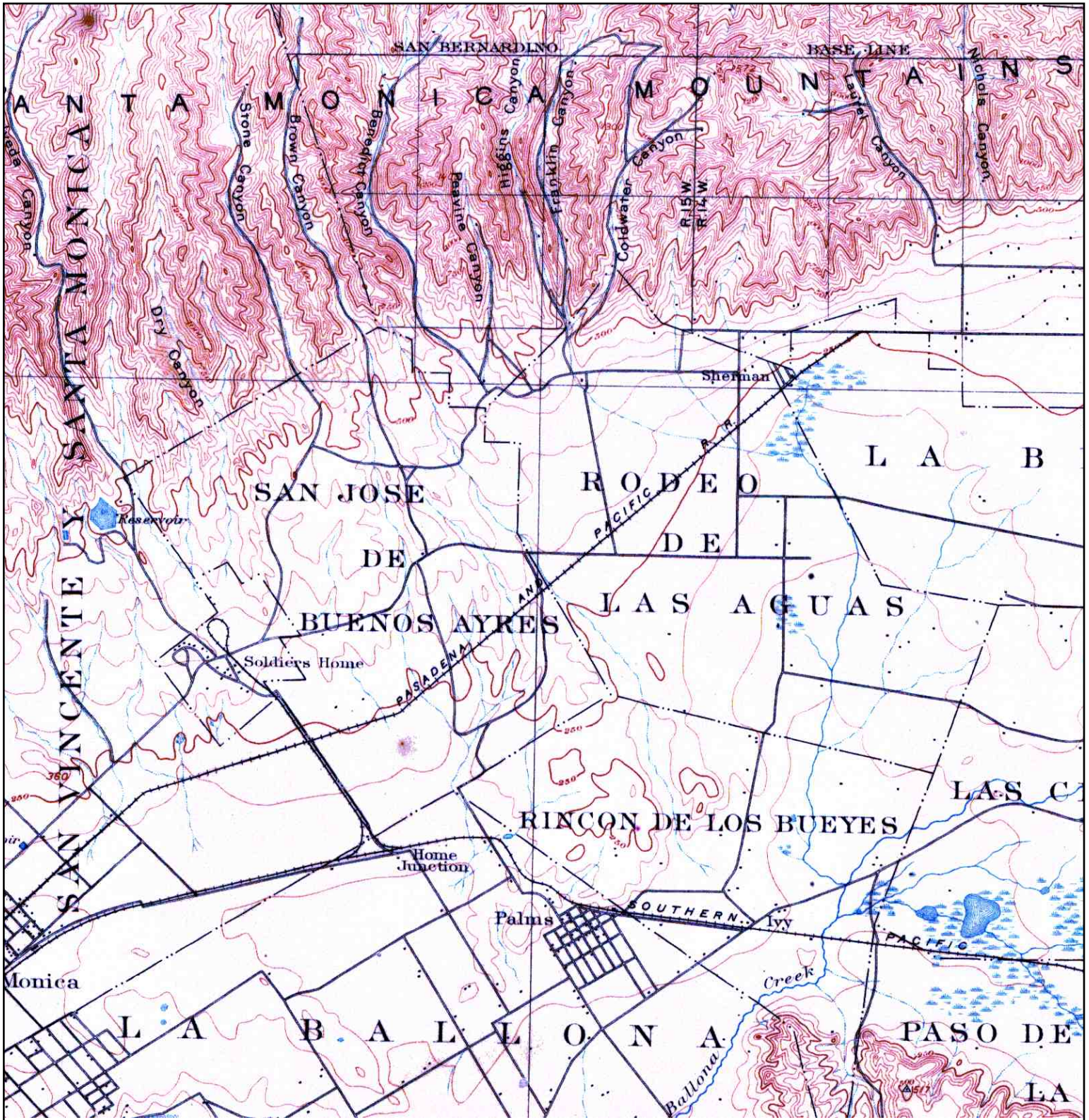
<p>N ↑</p>	<p>TARGET QUAD NAME: LOS ANGELES MAP YEAR: 1900</p>	<p>SITE NAME: SM 10000 Property, LLC ADDRESS: 10000 Santa Monica Blvd Los Angeles, CA 90067 LAT/LONG: 34.0639 / -118.4141</p>	<p>CLIENT: Environ Corporation CONTACT: Ginger White INQUIRY#: 3038421.4 RESEARCH DATE: 04/12/2011</p>
	<p>SERIES: 15 SCALE: 1:62500</p>		

Historical Topographic Map



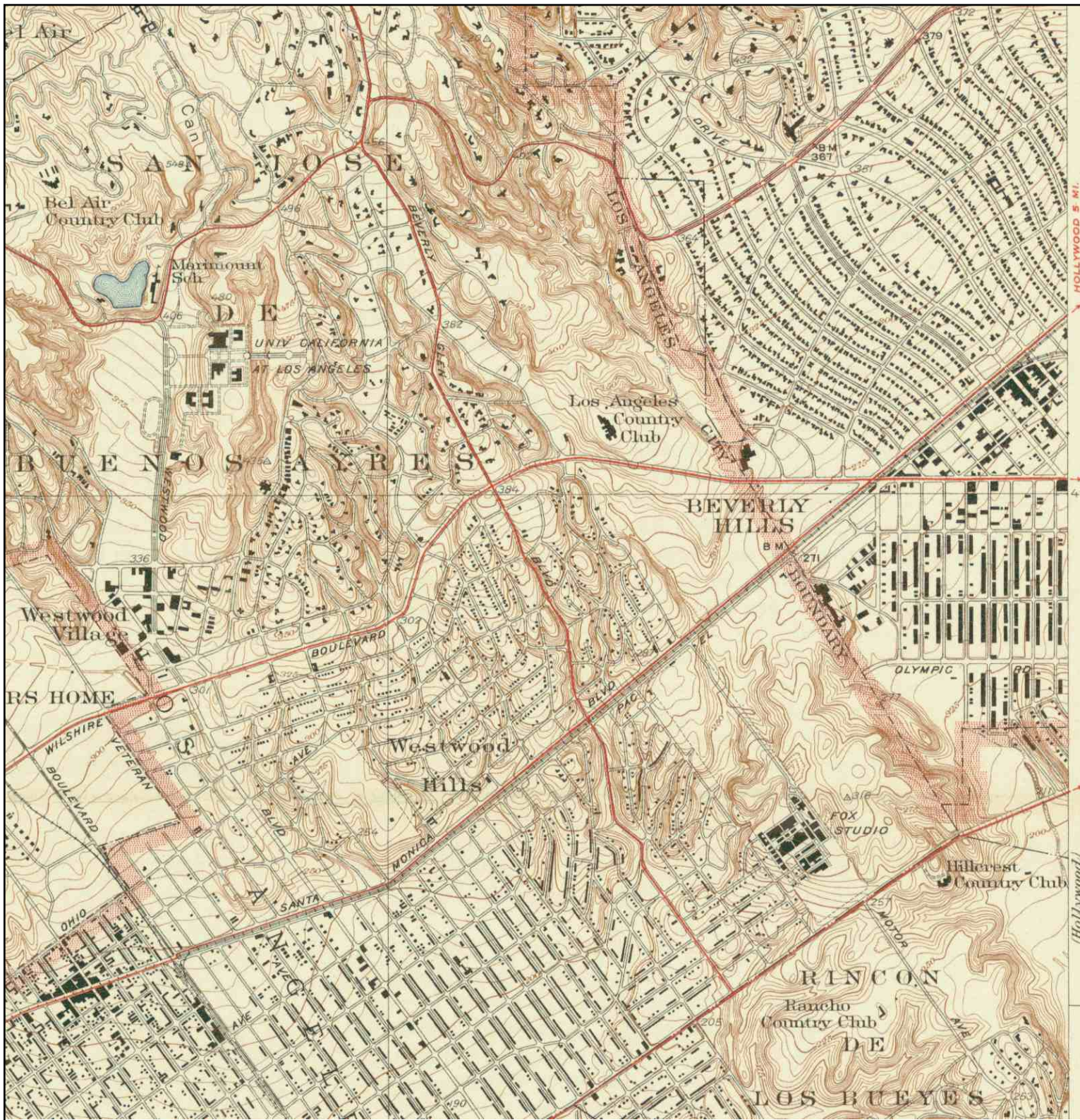
<p>N ↑</p>	<p>TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901</p>	<p>SITE NAME: SM 1000 Property, LLC ADDRESS: 10000 Santa Monica Blvd Los Angeles, CA 90067 LAT/LONG: 34.0639 / -118.4141</p>	<p>CLIENT: Environ Corporation CONTACT: Ginger White INQUIRY#: 3038421.4 RESEARCH DATE: 04/12/2011</p>
	<p>SERIES: 60</p>		
	<p>SCALE: 1:250000</p>		

Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME: SM 10000 Property, LLC	CLIENT: Environ Corporation	
	NAME: SANTA MONICA	ADDRESS: 10000 Santa Monica Blvd	CONTACT: Ginger White	
	MAP YEAR: 1902	LAT/LONG: 34.0639 / -118.4141	INQUIRY#: 3038421.4	RESEARCH DATE: 04/12/2011
	SERIES: 15			
	SCALE: 1:62500			

Historical Topographic Map



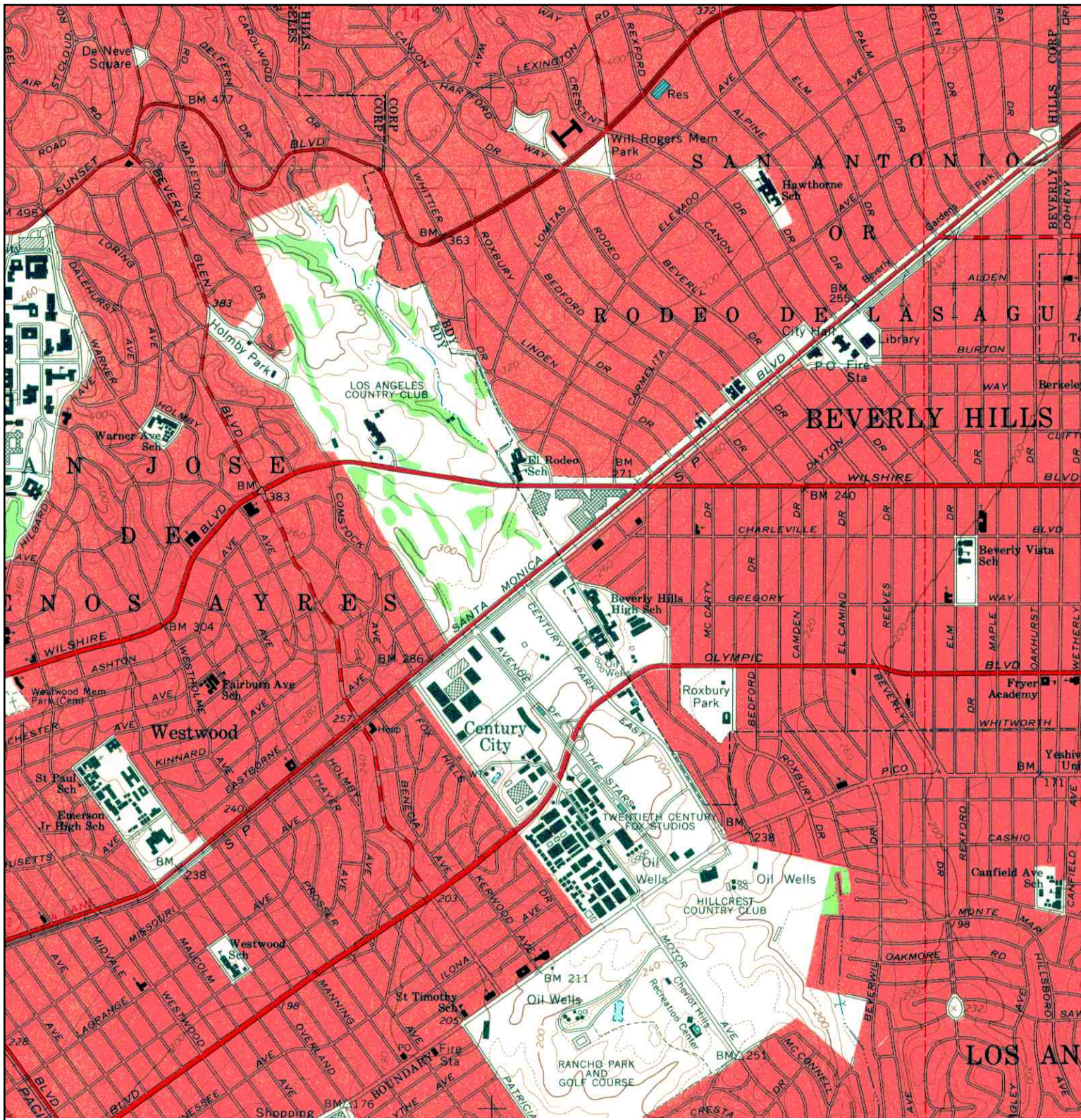
	TARGET QUAD NAME: BEVERLY HILLS MAP YEAR: 1934	SITE NAME: SM 10000 Property, LLC ADDRESS: 10000 Santa Monica Blvd Los Angeles, CA 90067 LAT/LONG: 34.0639 / -118.4141	CLIENT: Environ Corporation CONTACT: Ginger White INQUIRY#: 3038421.4 RESEARCH DATE: 04/12/2011
	SERIES: 6 SCALE: 1:24000		

Historical Topographic Map



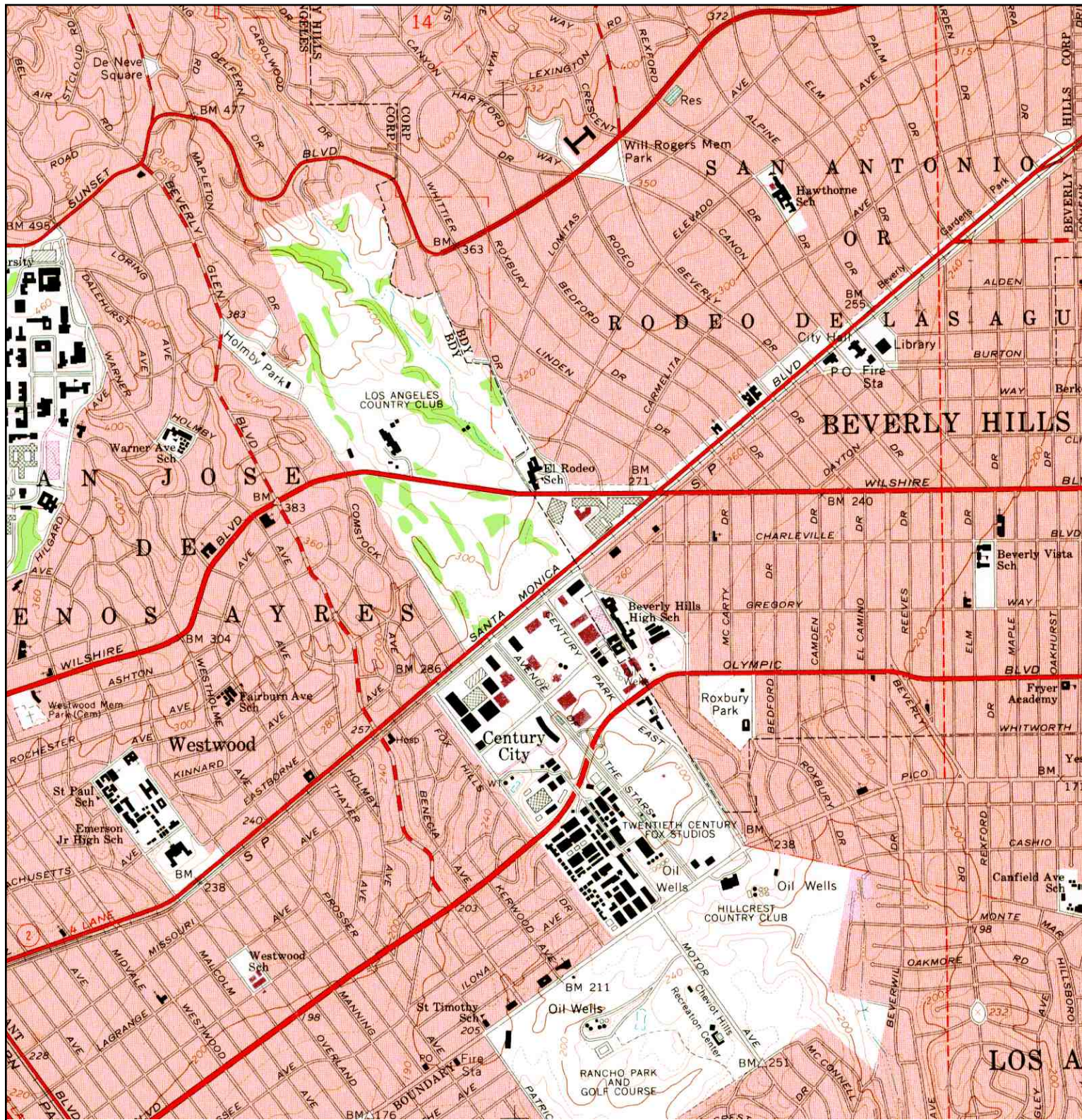
<p>N ↑</p>	<p>TARGET QUAD NAME: SAWTELLE MAP YEAR: 1934</p>	<p>SITE NAME: SM 10000 Property, LLC ADDRESS: 10000 Santa Monica Blvd Los Angeles, CA 90067 LAT/LONG: 34.0639 / -118.4141</p>	<p>CLIENT: Environ Corporation CONTACT: Ginger White INQUIRY#: 3038421.4 RESEARCH DATE: 04/12/2011</p>
	<p>SERIES: 6 SCALE: 1:24000</p>		

Historical Topographic Map



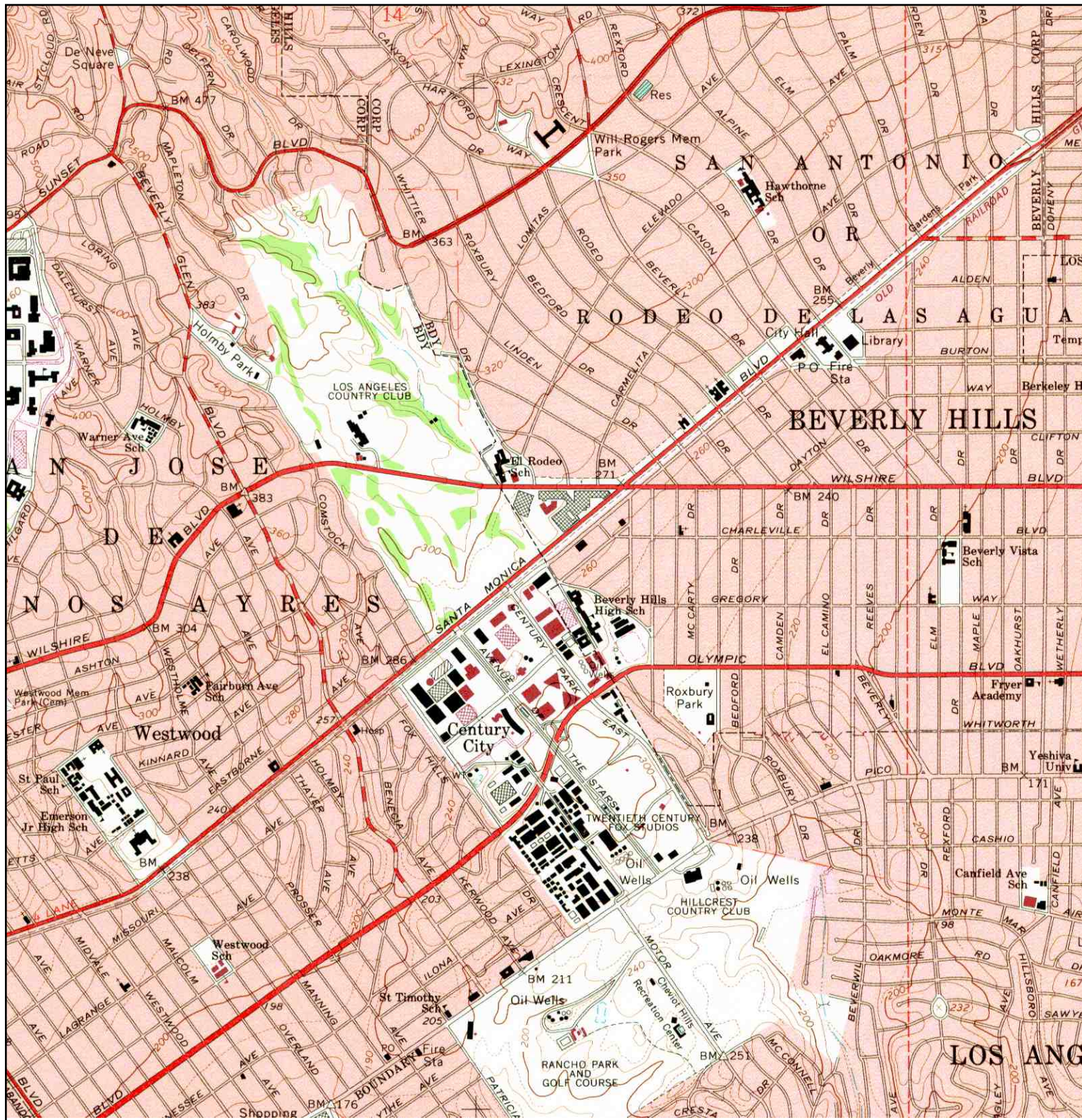
<p>N ↑</p>	<p>TARGET QUAD NAME: BEVERLY HILLS MAP YEAR: 1966</p>	<p>SITE NAME: SM 10000 Property, LLC ADDRESS: 10000 Santa Monica Blvd Los Angeles, CA 90067 LAT/LONG: 34.0639 / -118.4141</p>	<p>CLIENT: Environ Corporation CONTACT: Ginger White INQUIRY#: 3038421.4 RESEARCH DATE: 04/12/2011</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



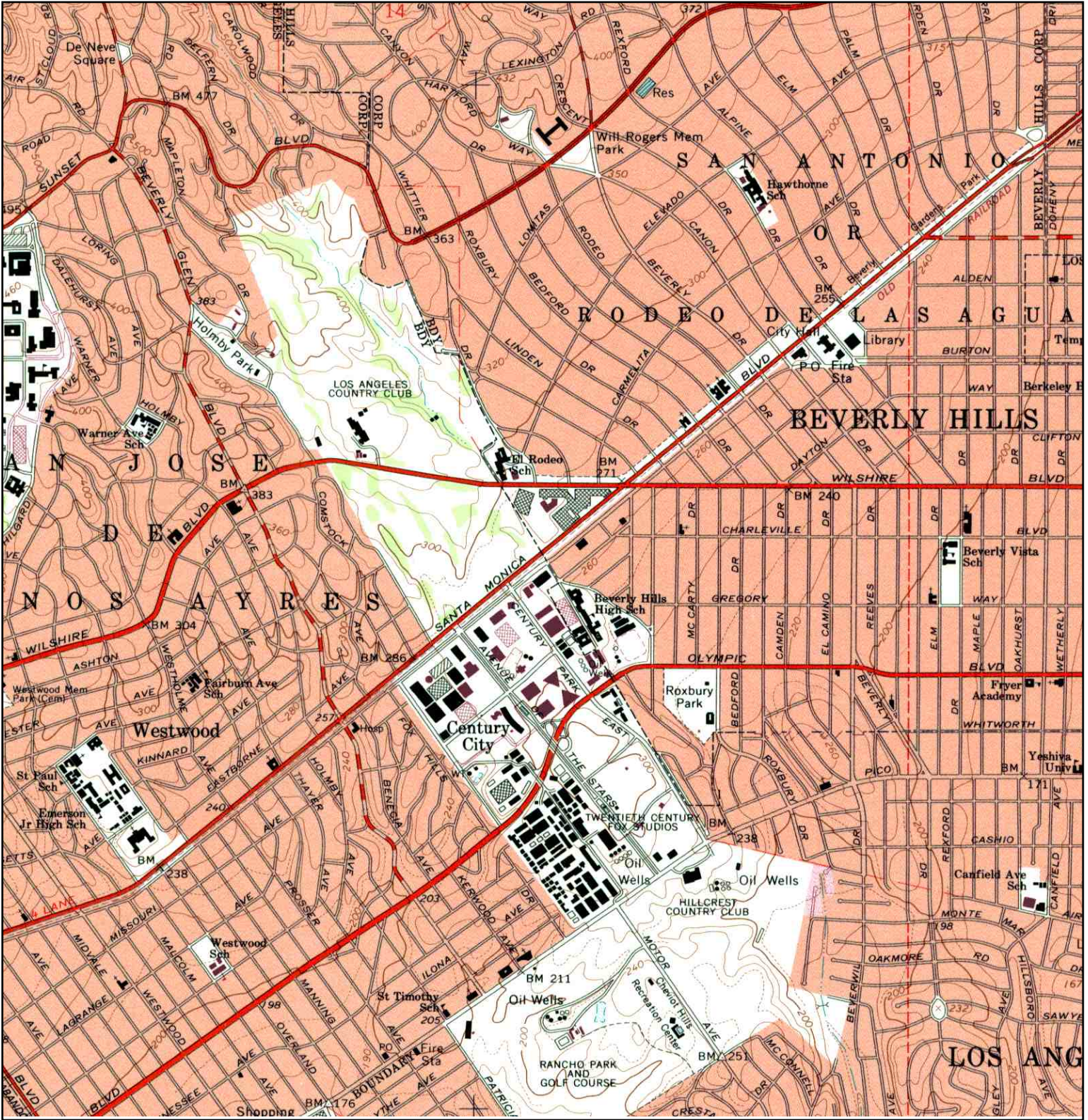
<p>N ↑</p>	TARGET QUAD	SITE NAME: SM 10000 Property, LLC	CLIENT: Environ Corporation
	NAME: BEVERLY HILLS	ADDRESS: 10000 Santa Monica Blvd	CONTACT: Ginger White
	MAP YEAR: 1972	Los Angeles, CA 90067	INQUIRY#: 3038421.4
	PHOTOREVISED: 1966	LAT/LONG: 34.0639 / -118.4141	RESEARCH DATE: 04/12/2011
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



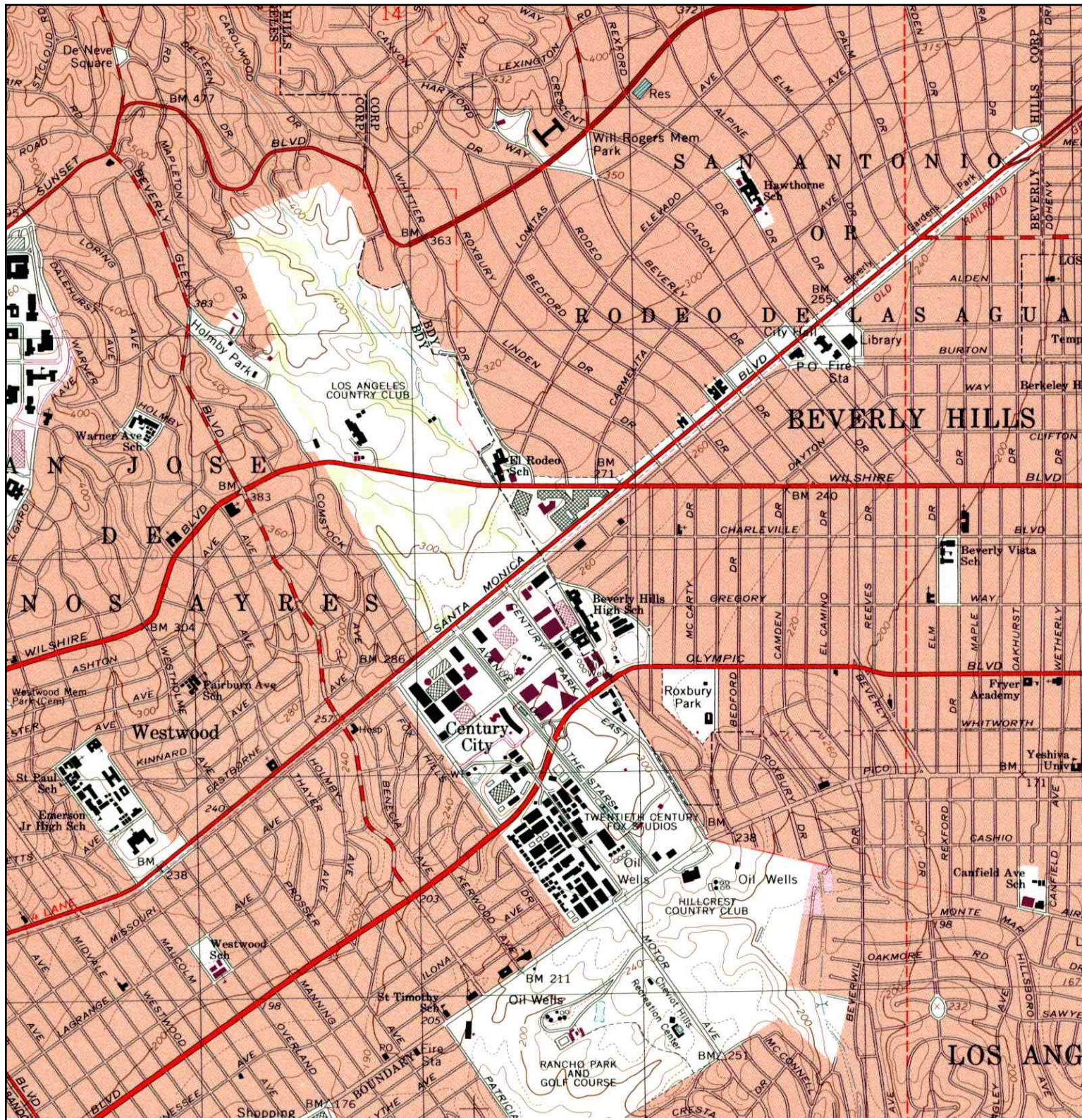
<p>N</p> 	TARGET QUAD	SITE NAME: SM 10000 Property, LLC	CLIENT: Environ Corporation
	NAME: BEVERLY HILLS	ADDRESS: 10000 Santa Monica Blvd	CONTACT: Ginger White
	MAP YEAR: 1981	Los Angeles, CA 90067	INQUIRY#: 3038421.4
	PHOTOREVISED: 1966	LAT/LONG: 34.0639 / -118.4141	RESEARCH DATE: 04/12/2011
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: BEVERLY HILLS MAP YEAR: 1994 REVISED: 1966 SERIES: 7.5 SCALE: 1:24000</p>	<p>SITE NAME: SM 10000 Property, LLC ADDRESS: 10000 Santa Monica Blvd Los Angeles, CA 90067 LAT/LONG: 34.0639 / -118.4141</p>	<p>CLIENT: Environ Corporation CONTACT: Ginger White INQUIRY#: 3038421.4 RESEARCH DATE: 04/12/2011</p>
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Historical Topographic Map



	TARGET QUAD	SITE NAME: SM 10000 Property, LLC	CLIENT: Environ Corporation	
	NAME: BEVERLY HILLS	ADDRESS: 10000 Santa Monica Blvd	CONTACT: Ginger White	
	MAP YEAR: 1995	LAT/LONG: 34.0639 / -118.4141	INQUIRY#: 3038421.4	RESEARCH DATE: 04/12/2011
	SERIES: 7.5			
	SCALE: 1:24000			

Appendix C.4

Abstract of City Directories

SM 10000 Property, LLC

10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.6
April 11, 2011

The EDR-City Directory Abstract

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Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool 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.

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. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2006	Haines Co., Inc.	-	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Haines & Company	X	-	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	X	X	X	-
1990	Pacific Bell	X	X	X	-
1986	Pacific Bell	X	-	X	-
1985	Pacific Bell	X	X	X	-
1981	Pacific Telephone	X	-	X	-
1980	Pacific Telephone	X	X	X	-
1976	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	X	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	X	X	X	-
1964	Pacific Telephone	X	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	General Telephone Company Publishers	-	-	-	-
1958	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	-	-	-	-
1956	General Telephone Company Publishers	-	-	-	-
1955	Home Directory Service	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Directory Co.	-	-	-	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Los Angeles Directory Co.	-	-	-	-
1946	Western Directory Co.	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Co.	-	-	-	-
1937	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	-	-	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Kaasen Directory Company Publishers	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

10000 Santa Monica Blvd
Los Angeles, CA 90067

FINDINGS DETAIL

Target Property research detail.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	ARTISTS AGENCY THE	Haines & Company
	CENTURY PARKING INC	Haines & Company
	COTA JIMMY	Haines & Company
	DON WOLFF	Haines & Company
	FOX SPORTS WEST	Haines & Company
	FREEMAN COSMETICS	Haines & Company
	FREIBERG MICKEY	Haines & Company
	KANE MERRILY	Haines & Company
	MIKE LIVINGSTON	Haines & Company
	ROSEN ROGER J ATTY	Haines & Company
	SANDLER ROLNICK & MORSE LAW OFC	Haines & Company
	WORLDBLINK	Haines & Company
	YUCAIPA COMPANIES	Haines & Company
1991	Aguilar M Hope atty	Pacific Bell
	AGUILARM HOPE ATTY	Pacific Bell
	Albrecht Robert Hayes Hume Petas & Langberg attys	Pacific Bell
	ALBRECHT ROBERT HAYES HUMEPETAS & LANGBERG ATTYS	Pacific Bell
	Albrecht Walter	Pacific Bell
	Artists Agency The	Pacific Bell
	ASSOCIATION OF REPRESENTATIVES OF PROFESSIONAL ATHLETES ATALLAH	Pacific Bell
	Baum Michael C atty	Pacific Bell
	BIOCH PAUL	Pacific Bell
	Bloch Paul S 4580320	Pacific Bell
	Capital Equity Group	Pacific Bell
	Capital Funding Associates VENICE 3990607	Pacific Bell
	CAPITALEQUITY GROUP	Pacific Bell
	CENTURY PARKING INC BENERIY HITS & CENTURY CITY AREA	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	CHARTER ATHLETES INC	Pacific Bell
	Charter Sports & Entertainment	Pacific Bell
	COHANNE POLIN HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell
	Cota Jimmy	Pacific Bell
	Cota S WESTLOS ANGELES 474	Pacific Bell
	Covey & Covey profsnl	Pacific Bell
	COVEY RICHARD DATTY	Pacific Bell
	COWAN WARREN ROGERS & COWAN INC	Pacific Bell
	Davis Bruce Hayes Home Petas & Langberg attys	Pacific Bell
	Davis Bud MARINA DEL REY 8223303	Pacific Bell
	Davis C	Pacific Bell
	Davis C VENICE 3050048	Pacific Bell
	Davis C WESTWOOD 4780718	Pacific Bell
	Don Wolff	Pacific Bell
	DOUGLAS MARK HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell
	Douglas Melinda& Lewis LOS ANGELES 4586749	Pacific Bell
	Dwosh Jack Datty	Pacific Bell
	FIELD BOARD INC IMPRT & EXPORT	Pacific Bell
	Field D CULVER CITY 3984539	Pacific Bell
	Field D PACIFIC PALISADES 4596225	Pacific Bell
	Field Internat I Corp	Pacific Bell
	FIELD INTERNATI CORP	Pacific Bell
	FIELD INTERNATL FIBRE CORP	Pacific Bell
	Field J 4549945	Pacific Bell
	Field J BRENTWOOD	Pacific Bell
	Field J SANTA MONICA 4581043	Pacific Bell
	Field Jeanne BEL AIR 4716317	Pacific Bell
	Freiberg Mickey	Pacific Bell
	From Beverly Hills Telephones Call	Pacific Bell
	Gruen R PACIFIC PALISADES	Pacific Bell
	Gtwuen Paul	Pacific Bell
	HAYES HUME PETAS & LANDBERG ATTYS	Pacific Bell
	Hayes J MALIBU 4574644	Pacific Bell
	Hayes J William Hayes Hume Petas & Langberg attys	Pacific Bell
	HUME RICHARD S HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Kane Merrily	Pacific Bell
	KANEMERRILY	Pacific Bell
	Karos Constantine PPatty	Pacific Bell
	Karos Stephanie 5529924	Pacific Bell
	KAROSCONSTANTINEPPATTY	Pacific Bell
	LANGBERG BARRY HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell
	Ieder Robert Latty	Pacific Bell
	LEDERROBERT LATTY	Pacific Bell
	Lee Robert R atty	Pacific Bell
	LEEROBERT R ATTY	Pacific Bell
	M GEITERTAINMENT	Pacific Bell
	Mak Maria Katty	Pacific Bell
	MAKMARIA KATTY	Pacific Bell
	MARK MICHAEL HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell
	Mike Livingston	Pacific Bell
	MIKE LOVE PRODUCTIONS SANTA MONICA	Pacific Bell
	Miller Harvey Hayes Hume Petas & Langberg attys	Pacific Bell
	Miller Hattie& Tom Mar D Rey 821449	Pacific Bell
	Miller Heather 774	Pacific Bell
	Morse Frank P	Pacific Bell
	Morse G SANTA MONICA 4503148	Pacific Bell
	Personal Refen ral Agcy	Pacific Bell
	Personal Referral Agcncy	Pacific Bell
	Personal Services Club MARINA DEL REY 3063508	Pacific Bell
	Personal Strengths Publishing Inc	Pacific Bell
	PERSONALREFEN-RALAGCY	Pacific Bell
	PETAS MARC E HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell
	Realty Investors & Property Management	Pacific Bell
	Rein Robert Satty	Pacific Bell
	REINROBERTSATTY	Pacific Bell
	RICHARDS PETER HAYES HOME PETAS & LANGBERG ATTYS	Pacific Bell
	Rin S WESTLOS ANGELES 3971989	Pacific Bell
	Roaerju ath	Pacific Bell
	ROGERS & COWAN LTD ADVERTISING	Pacific Bell
	ROGERS & COWAN MC	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Rogers D	Pacific Bell
	Rogers D 8375495	Pacific Bell
	Rogers Henry C Rogers & Cowan Inc	Pacific Bell
	ROLNICK RONALD G	Pacific Bell
	SANDIER ROBERT H	Pacific Bell
	Sandier Roger E	Pacific Bell
	Sandler Rolnkk & Morse Law Offices Of	Pacific Bell
	SAPHIER AND REIN	Pacific Bell
	SAPHIER MICHAEL S ATTY	Pacific Bell
	Saphir J SANTA MONICA 3944664	Pacific Bell
	Schrage Robert A atty	Pacific Bell
	Schrager J LOS ANGELES 4756717	Pacific Bell
	Schrager Michael SANTA MONICA 4523419	Pacific Bell
	SCHRAGERROBERT A ATTY	Pacific Bell
	SCHWARTZ ROSS T HAYES HUME PETAS & LANGBERG ATTYS	Pacific Bell
	Sepp Finance Ltd	Pacific Bell
	Sepp Inter Inc	Pacific Bell
	Sepp Inter Inc	Pacific Bell
	SEPP-LNTER INC	Pacific Bell
	SHAHEEN TIM HAYES HUME PETAS & LANGBERO ATTYS	Pacific Bell
	Shaheri Joseph	Pacific Bell
	Taylor Dick Rogers & Cowan Inc	Pacific Bell
	Taylor Don WESTLOS ANGELES	Pacific Bell
	TAYLORDICK ROGERS & COWAN INC	Pacific Bell
	Tucker & Baum	Pacific Bell
	Tucker Kaye atty	Pacific Bell
	1990	GOLDSTEIN SUSAN
GRUEN PAUL		Pacific Bell
ROLNICK RONALD G		Pacific Bell
SACKIN LOUIS A & ASSOCIATES ATTY		Pacific Bell
SANDLER ROBERT H		Pacific Bell
TAUB SIMON A LAW CORP		Pacific Bell
TAYLOR DICK ROGERS & COWAN INC		Pacific Bell
WILLING STEVE CPA		Pacific Bell
1986	CENTURY PARKING INC	Pacific Bell
	GOLDSTEIN SUSAN	Pacific Bell
	GRUEN PAUL	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	KERR RAYMOND J PAULEY PETROLEUM INC	Pacific Bell
	MORSE FRANK P	Pacific Bell
	PAGEN W R PAULEY PETROLEUM INC	Pacific Bell
	PAULEY EDWIN W PAULEY PETROLEUM INC	Pacific Bell
	PAULEY PETROLEUM INC	Pacific Bell
	ROLNICK RONALD G	Pacific Bell
	RUBAUM LAWRENCE S	Pacific Bell
	SACKIN LOUIS A & ASSOCIATES	Pacific Bell
	SACKIN LOUIS A & ASSOCIATES ATTY	Pacific Bell
	SANDLER ROBERT H	Pacific Bell
	TAUB SIMON A LAW CORP	Pacific Bell
	TAYLOR DICK ROGERS & COWAN INC	Pacific Bell
	TULCHIN STANLEY ASSOCIATES-WESTERN	Pacific Bell
	WILLING STEVE CPA	Pacific Bell
1985	PAULEY PETROLEUM ILK	Pacific Bell
	24	Pacific Bell
	ARTISTS AGENCY THE	Pacific Bell
	BLOCH PAUL	Pacific Bell
	BRENDA BECKETT	Pacific Bell
	CENTURY PARKING INC	Pacific Bell
	COVEY & COVEY PROFSNL CORP	Pacific Bell
	COVEY RICHARD D ATTY	Pacific Bell
	COWAN WARREN ROGERS & COWAN INC	Pacific Bell
	CRANSTON SECURITIES CO	Pacific Bell
	DON WOLFF	Pacific Bell
	DWOSH JACK D ATTY	Pacific Bell
	FACILITIES PLANNING	Pacific Bell
	FIELD BOARD INC IMPRT & EXPORT	Pacific Bell
	GEOFF SANFORD	Pacific Bell
	GREENE H T & ASSOCIATES	Pacific Bell
	LEE ROBERT R ATTY	Pacific Bell
	MARITIME BANK OF CALIF	Pacific Bell
	MIKE LIVINGSTON	Pacific Bell
	NELSON CAPITALCORP	Pacific Bell
	OLSON DALE C	Pacific Bell
	OVEYIVN A	Pacific Bell
	PAULEY PETROLEUM INC	Pacific Bell
	PAULEY PETROLEUM INC MAIN OFC	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	REPRISE CAPITAL CORP	Pacific Bell
	ROGERS & COWAN INC	Pacific Bell
	ROGERS & COWAN LTD ADVERTISING	Pacific Bell
	ROGERS HENRY C ROGERS& COWAN INC	Pacific Bell
	SACKIN & GOLD ATTYS	Pacific Bell
	SACKIN LOUIS A & ASSOCIATES ATTY	Pacific Bell
	SACKIN LOUIS A ATTY	Pacific Bell
	SANDIER ROLNICK & MORSE LAW OFFICES OF	Pacific Bell
	SANDY BRESIER	Pacific Bell
	SARVASY & ASSOCIATES	Pacific Bell
	TANNER FINANCIAL CORPORATION	Pacific Bell
	TINA COTA	Pacific Bell
	TULCHIN STANLEY ASSOCIATES-WESTERN	Pacific Bell
	WILLING STEVE CPA	Pacific Bell
1981	A J WOOD MARKETING SERVICES	Pacific Telephone
	AEROSPACE EDUCATION FOUNDATION	Pacific Telephone
	AIR FORCE ASSN	Pacific Telephone
	AIR FORCE MAGAZINE	Pacific Telephone
	AMERICAN CITY BANK	Pacific Telephone
	BARR DONALD D GROSSMAN AND BARR ATTYS	Pacific Telephone
	KERR RAYMOND J PAULEY PETROLEUM INC	Pacific Telephone
	PAGEN W R PAULEY PETROLEUM INC	Pacific Telephone
	PAULEY EDWIN W PAULEY PETROLEUM INC	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone
	WOOD A J MARKETING SERVICES	Pacific Telephone
WOOD A J RESEARCH CORP	Pacific Telephone	
1980	Aerospace International Magazine	Pacific Telephone
	Air Force Ball The	Pacific Telephone
	Air Force Magazine	Pacific Telephone
	AIR FRANCE	Pacific Telephone
	American Player Piano Co	Pacific Telephone
	Barr Donald D Grossman And Barr attys	Pacific Telephone
	Barr Donna & Fred	Pacific Telephone
	Becket Welton Associates archts	Pacific Telephone
	Big D Product Ions	Pacific Telephone
	Century City Blueprint Co	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1980	Ceylon	Pacific Telephone	
	Ceylon Consulate	Pacific Telephone	
	Energy Graup The	Pacific Telephone	
	ENERGY GROUP THE	Pacific Telephone	
	Feldman Joe	Pacific Telephone	
	Feldman Joe brbr	Pacific Telephone	
	Feldman Joel	Pacific Telephone	
	Fibreform Wood Products	Pacific Telephone	
	From Los Angeles Telephones Ca	Pacific Telephone	
	From Los Angeles Telephones Cal	Pacific Telephone	
	Grant Paul R atty	Pacific Telephone	
	Grossman Allan	Pacific Telephone	
	Harsell Engineering Corporation	Pacific Telephone	
	Journeys Unlimited Inc	Pacific Telephone	
	Keeney Mac Lean Associates	Pacific Telephone	
	Main Ofc	Pacific Telephone	
	Mills Novelty Co	Pacific Telephone	
	PAULEY PETROLEUM INC	Pacific Telephone	
	Posner Arthur Interior Design	Pacific Telephone	
	Project Purchasing Service Inc	Pacific Telephone	
	Res	Pacific Telephone	
	Reservations & Information Beverly Hills	Pacific Telephone	
	Reservations & Information Los Angeles	Pacific Telephone	
	Sarvasy & Associates	Pacific Telephone	
	Summit Wood Products	Pacific Telephone	
	Today's Arrivals & Departures	Pacific Telephone	
	Universal Piano Co	Pacific Telephone	
	Welton Becket & Associates architects	Pacific Telephone	
	WELTON BECKET ASSOCIATES ARCHTS	Pacific Telephone	
	Wood AJ Research Corp	Pacific Telephone	
	Wood AJMarketing Services	Pacific Telephone	
	1976	Aerospace Education Foundation	Pacific Telephone
		Aerospace International Magazine	Pacific Telephone
Air Force Assn		Pacific Telephone	
Air Force Magazine		Pacific Telephone	
Barr Donald D Grossman And Barr attys		Pacific Telephone	
Becket Welton & Associates archts		Pacific Telephone	
Century City Blueprint Co		Pacific Telephone	
Ceylon		Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Ceylon Consulate	Pacific Telephone
	Energy Group The	Pacific Telephone
	Grossman Albert Grossman And Barr attys	Pacific Telephone
	Grossman And Barr attys	Pacific Telephone
	Kay Jerry L Grossman And Barr attys	Pacific Telephone
	Kerr Raymond J Pauley Petroleum Inc	Pacific Telephone
	Pagen W R Pauley Petroleum Inc	Pacific Telephone
	Pauley Edwin W Pauley Petroleum Inc	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone
	Project Administrative Services Inc	Pacific Telephone
	Welton Becket & Associates archts	Pacific Telephone
1975	Becket Welton & Associates archts	Pacific Telephone
	Pauley Petroleum Inc	Pacific Telephone
	AEROSPACE INTERNATIONAL MAGAZINE	Pacific Telephone
	AIR FORCE ASSN	Pacific Telephone
	AIR FORCE BALL THE	Pacific Telephone
	AIR FORCE MAGAZINE	Pacific Telephone
	AVIDAN BERNARD M ATTY	Pacific Telephone
	BARG DAVID L GROSSMAN AND BARR ATTYS	Pacific Telephone
	BARR DONALD D GROSSMAN AND BARR ATTYS	Pacific Telephone
	BECKET WELTON & ASSOCIATES ARCHTS	Pacific Telephone
	BLUEPRINTERS THE	Pacific Telephone
	CENTURY CITY BLUEPRINT CO	Pacific Telephone
	CEYLON CONSULATE	Pacific Telephone
	CINEMODULE	Pacific Telephone
	CONSULATE GENERALS & CONSULATES	Pacific Telephone
	GROSSMAN ALBERT GROSSMAN AND BARR ATTYS	Pacific Telephone
	GROSSMAN AND BARR ATTYS	Pacific Telephone
	KAUFMAN BRIAN ATTY	Pacific Telephone
	KAY JERRY L GROSSMAN AND BARR ATTYS	Pacific Telephone
	Main Ofc	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone
	Welton Becket & Associates architects	Pacific Telephone
	1971	Aerospace Education Foundation
Aerospace International Magazine		Pacific Telephone
Air Force Assn		Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Air Force Space Digest Magazine	Pacific Telephone
	Barg David Latty	Pacific Telephone
	Barr Donald D atty Grossman Albert	Pacific Telephone
	Becket Welton & Associates archts	Pacific Telephone
	Cameron Claude L Pauley Petroleum Inc	Pacific Telephone
	Century City Blueprint Co	Pacific Telephone
	Ceylon	Pacific Telephone
	Ceylon Consulate	Pacific Telephone
	Cohen David B Plant Harold M & Co C Pasadena	Pacific Telephone
	Grossman Albert atty	Pacific Telephone
	Kerr Raymond J Pauley Petroleum Inc	Pacific Telephone
	Pages W R Pauley Petroleum Inc	Pacific Telephone
	Pauley Edwin W Pauley Petroleum Inc	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone
	Plant Harold M & Co CPAs	Pacific Telephone
	Plant Harold M CPA	Pacific Telephone
	Welton Becket & Associates archtz	Pacific Telephone
1970	AVIDAN BERNARD M ATTY	Pacific Telephone
	BLUEPRINTERS THE	Pacific Telephone
	CONSULATE GENERALS & CONSULATES	Pacific Telephone
	PLANT HAROLD M CPA	Pacific Telephone
	AEROSPACE INTERNATIONAL MAGAZINE	Pacific Telephone
	AIR FORCE ASSN	Pacific Telephone
	AIR FORCE-SPACE DIGEST MAGAZINE	Pacific Telephone
	BARR DONALD D ATTY GROSSMAN ALBERT	Pacific Telephone
	BARR DONALD D ATTY GROSSMAN ALBERT J	Pacific Telephone
	BECKET WELTON & ASSOCIATES ARCHTS	Pacific Telephone
	COHEN DAVID B PLANT COHEN & CO	Pacific Telephone
	GROSSMAN ALBERT ATTY	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone
	PLANT COHEN & CO	Pacific Telephone
	1967	Air Force Assn
Barr Donald D atty		Pacific Telephone
Becket Welton & Associates archts		Pacific Telephone
Braunstein Chernin & Plant CPAs		Pacific Telephone
Braunstein Philip A Braunstein Chernin & Plant CPAs		Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1967	Cameron Claude L Pauley Petroleum Inc	Pacific Telephone	
	Century City Blueprint Co	Pacific Telephone	
	Grossman Albert atty	Pacific Telephone	
	Hutchins J Barton Pauley Petroleum Inc	Pacific Telephone	
	Kerr Raymond J Pauley Petroleum Inc	Pacific Telephone	
	Levy Frederick Jr	Pacific Telephone	
	Pagen W R Pauley Petroleum Inc	Pacific Telephone	
	Pauley Edwin W Pauley Petroleum Inc	Pacific Telephone	
	PAULEY PETROLEUM INC	Pacific Telephone	
	Plant Harold M Braunstein Chernin & Plant CPAs	Pacific Telephone	
	Stacy & Meadville Inc constltn g engrs	Pacific Telephone	
	Welton Becket & Associates archts	Pacific Telephone	
1965	GROSSMAN ALBERT ATTY	Pacific Telephone	
	AIR FORCE ASSN	Pacific Telephone	
	AVIDAN BERNARD M ATTY	Pacific Telephone	
	BARR DONALD D ATTY GROSSMAN ALBERT	Pacific Telephone	
	BECKET WELTON & ASSOCIATES ARCHTS	Pacific Telephone	
	BRAUNSTEIN CHERNIN & PLANT CPAS	Pacific Telephone	
	BRAUNSTEIN PHILIP A BRAUNSTEIN CHERNIN & PLANT CPAS	Pacific Telephone	
	CENTURY CITY BLUEPRINT CO	Pacific Telephone	
	LEVY FREDERICK JR	Pacific Telephone	
	PAULEY PETROLEUM INC	Pacific Telephone	
	PLANT HAROLD M BRAUNSTEIN CHERNIN & PLANT CPAS	Pacific Telephone	
	RIVERSIDE INTERNATI RACEWAY	Pacific Telephone	
	STACY & SKINNER CE	Pacific Telephone	
	WELTON BECKET & ASSOCIATES ARCHTS	Pacific Telephone	
	1964	BECKET WELTON & ASSOCIATES ARCHTS	Pacific Telephone
		PAULEY PETROLEUM INC	Pacific Telephone
	1962	BARR DONALD D ATTY	Pacific Telephone
Becket Welton & Associates archts		Pacific Telephone	
BUOENO MVICHAEL BRBR SHOP		Pacific Telephone	
Cameron Claude L Pauley Petroleum Inc		Pacific Telephone	
Century City Blueprint Co		Pacific Telephone	
Grossman Albert atty		Pacific Telephone	
Hutchins J Barton Pauley Petroleum Inc		Pacific Telephone	
Kerr Raymond J Pauley Petroleum Inc		Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Levy Frederick Jr	Pacific Telephone
	Pagen W R Pauley Petroleum Inc	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone
	Riverside Internatl Raceway	Pacific Telephone
	ROSSMAN ALBERT ATTY	Pacific Telephone
	STACY & SKINNER CE	Pacific Telephone
	Stacy & Skinner constng engnrs	Pacific Telephone
	Welton Becket & Associates archts	Pacific Telephone
	YLE ARTHUR J ACCT	Pacific Telephone
	BECKET WELTON & ASSOCIATES	Pacific Telephone
	PAULEY PETROLEUM INC	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

SANTA MONICA

10035 SANTA MONICA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Youngblood J B contr	Pacific Telephone

SANTA MONICA BLVD

10008 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	MORSE FRANK P	Pacific Bell

10035 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Tavakoli Kamran	Pacific Bell

10040 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	FISCHBACH & MOORE INC	Pacific Telephone
1962	LAAS & HAYIIE CORP	Pacific Telephone
	Haas & Haynie Corp	Pacific Telephone

9950 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	HAMILTON HENRY NMD	Pacific Bell
	LEVLNE MARTIN LJD	Pacific Bell
	LEVY NORMAN A MO	Pacific Bell
	LYON-LEVINE MARTHA PHD	Pacific Bell
	NESHKES ROBERT MD	Pacific Bell
	ROBERTSON CHARLOTTE R MD	Pacific Bell
	SULLIVAN WM J MD	Pacific Bell
1985	HAMILTON HENRY N MD	Pacific Bell
	LEVY NORMAN A MD	Pacific Bell
	MERGENER JOHN C MD	Pacific Bell
	MINNICK R S MD	Pacific Bell
	ROBERTSON CHARLOTTE R MD	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ROSS HOWARD D MD	Pacific Bell
	SULLIVAN WM J MD	Pacific Bell
1980	Hamilton Henry N MD	Pacific Telephone
	Levy Norman A MD	Pacific Telephone
	Minnick R S MD	Pacific Telephone
	Robertson Charlotte P MD	Pacific Telephone
	Ross Howard D MD	Pacific Telephone
	Stahl Philip E MD	Pacific Telephone
	Stahl Richar	Pacific Telephone
	Stahl S	Pacific Telephone
	Sullivan Wm J MD	Pacific Telephone
1976	Levy Norman A MD	Pacific Telephone
	Hamilton Henry N MD	Pacific Telephone
1975	GRUBBS THOS L MD	Pacific Telephone
	LAMILTON HENRY N MD	Pacific Telephone
1971	Hamilton Henry N MD	Pacific Telephone
	Levy Norman MD	Pacific Telephone
1970	MINNICK RS MD	Pacific Telephone
	GRUBBS THOS L MD	Pacific Telephone
	HAMILTON HENRY N MD	Pacific Telephone
	LEVY NORMAN MD	Pacific Telephone
1967	SULLIVAN WM J MD	Pacific Telephone
	Hamilton Henry N MD	Pacific Telephone
1967	Levy Norman A MD	Pacific Telephone
	Hamilton Henry N MD	Pacific Telephone
1965	CARLSON CARROLL C MD	Pacific Telephone
	HAMILTON HENRY N ME	Pacific Telephone
	LIEVY NORMAN A MD	Pacific Telephone
	MARMOR JUDD MD	Pacific Telephone
	MINNICK R S MD	Pacific Telephone
	ROBERTSON CHARLOTTE R MD	Pacific Telephone
	ROMM MAY E MD OFC	Pacific Telephone
	ROMM MAY E MD	Pacific Telephone
	STAHL PHILIP E MD	Pacific Telephone
	1962	Carlson Carroll C MD
Hamilton Henry N MD	Pacific Telephone	
Levy Norman A MD	Pacific Telephone	
CARLSON CARROLL C MD	Pacific Telephone	
HANSILTON HENSY N MD	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	LEVY NORMAN A MD	Pacific Telephone
	MARMOR JUDD MD	Pacific Telephone
	ROBERTSON CHARLOTTE R MVD	Pacific Telephone
	ROMM MAY E MD	Pacific Telephone
	STAHL PHILIP E MD	Pacific Telephone
	STAHL PHILIP E MOD	Pacific Telephone
	SURREY BERNE MD	Pacific Telephone

9952 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ANTAEUS	Haines Co., Inc.
	HOLDINGS	Haines Co., Inc.
	COHENTHEODORE	Haines Co., Inc.
	AATTY	Haines Co., Inc.
	HARRIS JILL M ATTY	Haines Co., Inc.
	LIPOWJEFFERY	Haines Co., Inc.
	LIPOWJEFFREYA	Haines Co., Inc.
	NOMURA	Haines Co., Inc.
	INSURANCE	Haines Co., Inc.
	SERVICES INC	Haines Co., Inc.
1991	BURKEMARK A ATTY AT LAW	Pacific Bell
	DUNBAR DANIEL W ATTY	Pacific Bell
	ELLIOTT TIMOTHY W ATTY	Pacific Bell
	MICHELS PHILIP ATTY	Pacific Bell
	MOHSENZADEH JAFAR ATTY	Pacific Bell
	SABIH DAVID & ASSOCIATES ATTYS	Pacific Bell
	TEITELBAUM MELVIN LAW OFFICES OF	Pacific Bell
1985	BELLI MELVIN M ATTY	Pacific Bell
	BELLI & SABIH ATTY	Pacific Bell
	HENSHEL ANNIE GLASS ATTY	Pacific Bell
	LEVENTHAL MICHAEL D ATTY	Pacific Bell
	MICHELS PHILIP ATTY	Pacific Bell
	SABIH DAVID S ATTY	Pacific Bell
	YORTY SAM ATTY	Pacific Bell
1980	Classic Collections Of Beverly Hills	Pacific Telephone
	Herman Roseann atty	Pacific Telephone
	Maillian Le Anne E atty	Pacific Telephone
	Orgold Corp Inc	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1980	Passman Sanford M atty	Pacific Telephone	
	From Los Angeles Telephones Call	Pacific Telephone	
	From Los Angeles Telephones Ca	Pacific Telephone	
1976	Rogers & Co ins	Pacific Telephone	
	Rogers Hugh & Co	Pacific Telephone	
1975	AVERY W A JR	Pacific Telephone	
	CABALLERO H A	Pacific Telephone	
	CAFFERIO ANTHONY CAPITAL COUNSELORS INC	Pacific Telephone	
	CAPITAL COUNSELORS INC	Pacific Telephone	
	CENTRAL REALTY CO	Pacific Telephone	
	CORE CHAS H INS	Pacific Telephone	
	HASAN AKBAR CAPITAL COUNSELORS INC	Pacific Telephone	
	INVESTIGATION FORUM	Pacific Telephone	
	LATIMER H E	Pacific Telephone	
	MGA COMPUTER CORP	Pacific Telephone	
	MGA NETWORK INC	Pacific Telephone	
	NIELSEN-CLYMER & ASSOCIATES	Pacific Telephone	
	FREEMAN MARK O PHD	Pacific Telephone	
	1971	Bernhard Films	Pacific Telephone
		Central Realty Co	Pacific Telephone
Core Chas H Ins		Pacific Telephone	
Davis Harold A		Pacific Telephone	
Hart Thos R Co ins brkr		Pacific Telephone	
Rogers & Co ins		Pacific Telephone	
Rogers Hugh & Co		Pacific Telephone	
1970	ALL APARTMENTS INVESTMENT TRUST	Pacific Telephone	
	BERNHARD FILMS	Pacific Telephone	
	CENTRAL REALTY CO	Pacific Telephone	
	CORE CHAS H INS	Pacific Telephone	
	HART THOS R CO INS BRKR	Pacific Telephone	
	LATIMER H E	Pacific Telephone	
	OMEGA MANAGEMENT SERVICES	Pacific Telephone	
1967	Avery W A Jr	Pacific Telephone	
	Brown Barnard A Inc ins	Pacific Telephone	
	Browne Barnard A Inc ins	Pacific Telephone	
	Hart Thos R Co ins brkr	Pacific Telephone	
	Overpeck W Frazier archt	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	Salka Saul Realtors	Pacific Telephone
1965	AVERY W A JR	Pacific Telephone
	BOGGS A R CO RLTRS	Pacific Telephone
	BROWN BARNARD A INC INS	Pacific Telephone
	BROWNE BARNARD A INC INS	Pacific Telephone
	CABALLERO H A	Pacific Telephone
	CALDWELL & DWYER GENI CONTRS	Pacific Telephone
	CALDWELL WM A GENI CONTR	Pacific Telephone
	CHESLER ROBT M JR BROWNE BARNARD A INC INS	Pacific Telephone
	DWYER TIMNOTHY J RI EST BRKR	Pacific Telephone
	FREEMAN MARKOPHD	Pacific Telephone
	FRIEDMAN GEO W CPA	Pacific Telephone
	GILT EDGE CONSTRUCTION	Pacific Telephone
	HART THOS R CO INS BRKR	Pacific Telephone
	LATIMER H E	Pacific Telephone
	MATTHEWS EUENA RLTR	Pacific Telephone
	MORTON B C & CO	Pacific Telephone
	OSTERMAN TRUDI RLTR	Pacific Telephone
	OUTDOOR ENTERPRISES INC	Pacific Telephone
	SNELL FRED C GENI CONTR	Pacific Telephone
	THOMAS IRENE REALTOR	Pacific Telephone
	WESTERN ELECTRIC CO INC	Pacific Telephone
	WESTERN ELECTRIC CO INC	Pacific Telephone
	WILSHIRE RANCH CO	Pacific Telephone
	WRIGHT GEO F	Pacific Telephone
1962	Avery W A Jr	Pacific Telephone
	Dawson Helen Business Management	Pacific Telephone
	Friedman Geo W CPA	Pacific Telephone
	Kirby Dick & Associates indstrl desgn	Pacific Telephone
	Beverly Hills Ofc	Pacific Telephone
	Outdoor Enterprises Inc	Pacific Telephone
	Pac Aero Supply	Pacific Telephone
	WESTERN ELECTRIC CO INC	Pacific Telephone
	MORTON B C & CO	Pacific Telephone
	AVERY W A JR	Pacific Telephone
	BOGGS A R CO RLTRS	Pacific Telephone
	LAWSON HELEN BUSINESS MANAGEMENT	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	DWYER TIMOTHY J RI EST BRKR	Pacific Telephone
	ELLIOTT JUNE	Pacific Telephone
	FREEMAN MARK PHD	Pacific Telephone
	FIEDMAN GEO W CPA	Pacific Telephone
	LESHON RED AGCY	Pacific Telephone
	KIRBY DICK & ASSOCIATES INDSTRI DESGN	Pacific Telephone
	KITE & OVERPECK ASSOCIATES ARCHTS	Pacific Telephone
	KITE R W KITE & OVERPECK ASSOCIATES ARCHTS	Pacific Telephone
	LANTUM PRODUCTIONS	Pacific Telephone
	MOOTNICK JULIAN CPA	Pacific Telephone
	OUTDOOR ENTERPRISES INC	Pacific Telephone
	OVERPECK W FRAZIER KITE & OVERPECK ASSOCIATES ARCHTS	Pacific Telephone
	PAC AERO SUPPLY	Pacific Telephone
	SNELL FRED C GENL CONTR	Pacific Telephone
	WESTERN ELECTRIC CO INC	Pacific Telephone
	WESTERN ELECTRIC CO INC	Pacific Telephone
	WILSHIRE THEATRE CO	Pacific Telephone
	Defense Activities Division	Pacific Telephone
	WESTERN ELECTRIC CO INC	Pacific Telephone
	Patent Licensing	Pacific Telephone
MAY FREDERICK C	Pacific Telephone	
1958	Dawson Helen Business Management	Pacific Telephone
	Western Electric Co Inc Radio Div	Pacific Telephone
	Military Engineering Services Personnel Procurement	Pacific Telephone
	BEVERLY HILLS PERSONAL AND MARITAL COUNSELING SERVICE	Pacific Telephone
	BEVERLY PICTURES INC	Pacific Telephone
	BOGGS A R CO RLTRS	Pacific Telephone
	BREGSTEIN HERBERT DEFENSE FILM CORP	Pacific Telephone
	DAWSON HELEN BUSINESS MANAGEMENT	Pacific Telephone
	DAWSON HELEN BUSINESS MANAGEMENT	Pacific Telephone
	DEFENSE FILM CORP	Pacific Telephone
FREEMAN MARK O PHD	Pacific Telephone	

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	KITE R W MILLER ROYER & (ITE ARCHTS	Pacific Telephone
	MILLER ROBT A MILLER ROYER & KITE ARCHTS	Pacific Telephone
	MHLLER ROBT A ARCHITECT & ASSOCIATES	Pacific Telephone
	MILLER ROBT H	Pacific Telephone
	MILLER ROYER & LITE ARCHTS	Pacific Telephone
	MOOTNICK JULIAN CPA	Pacific Telephone
	OLINGER LEONARD B DR	Pacific Telephone
	OUTDOOR ENTERPRISES INC	Pacific Telephone
	REAL ESTATE MANAGEMENT	Pacific Telephone
	ROYER R L MILLER ROYER & KITE ARCHTS	Pacific Telephone
	SNELL FRED C GENI CONTR	Pacific Telephone
	STANDARD RELEASING ORGANIZATION INC	Pacific Telephone
	WEINER IRA W DR	Pacific Telephone
	WESTERN ELECTRIC CO INC RADIO DIV	Pacific Telephone
	WESTERN ELECTRIC CO INC RADIO DIV	Pacific Telephone
	WESTERN ELECTRIC CO INC RADIO DIV	Pacific Telephone
	WESTPAC	Pacific Telephone
	WILSHIRE RANCH CO	Pacific Telephone
	WILSHIRE THEATRE CO	Pacific Telephone
	WRIGHT GEO F CONTR	Pacific Telephone
	Western Electric Co Inc Radio Div	Pacific Telephone
	Special Government Projects	Pacific Telephone
	Western Electric Co Inc Radio Div	Pacific Telephone
	Military Engineering Services Navy	Pacific Telephone

9953 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SONS ATOMBL SHP	Haines Co., Inc.
	AL GRIMMETT	Haines Co., Inc.
1991	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Bell
	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Bell
1985	GRIMMETI AL AUTOMOTIVE SERVICE	Pacific Bell
	GRIMMETI AL AUTOMOTIVE SERVICE	Pacific Bell
1980	Ofc	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
1965	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
1962	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
1958	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
1954	GRIMMETT AL AUTOMOTIVE SERV REPAIR DEPT	R. L. Polk & Co.
	GRIMMETT AL AUTOMOTIVE SERV REPAIR DEPT	R. L. Polk & Co.

9956 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	MEYER ELDRED JR GOENL APPRSR	Pacific Telephone
	MARADON CORP	Pacific Telephone
	BRASTOFF SAUCHA DESIGNS- WHSLE	Pacific Telephone
1958	Ross Paul C Gardiner Ross & Holmes pub relatns	Pacific Telephone
	Gardiner Ross & Holmes pub relatns	Pacific Telephone
	Gardiner Jas H Gardiner Ross & Holmes pub relatns	Pacific Telephone
1954	REDICK EVA PIANO STUDIOS	R. L. Polk & Co.

9956 1/2 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	AMERICAN CONTINENTAL CORPORATION	Pacific Telephone
1958	ROSS PAUL C GARDINER-ROSS & HOLMES PUBIC RELATNS	Pacific Telephone
	GARDINER-ROSS & HOLMES PUBIC RELATNS	Pacific Telephone
	GARDINER JOS H GARDINER-ROSS & HOLMES PUBIC RELATNS	Pacific Telephone

9958 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Ziffer Zofia facI Moulin Rouge	Pacific Telephone
1975	MOULIN ROUGE	Pacific Telephone
1970	LYNN LEIGH INC	Pacific Telephone
1962	SHANAHAN M LSTR PLANNING ENGNIS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	Saginaw Store Equipt Shanahan M L str planning engrns	Pacific Telephone
	Columbus Showcase Shanahan M L str planning engrns	Pacific Telephone
	Shanahan M L str planning engrns	Pacific Telephone

9960 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	YUKISHARONI	Haines Co., Inc.
	BEAUTYSULIFESTYLE	Haines Co., Inc.
	YUKI SHARONI HAIR	Haines Co., Inc.
	STYLISTS	Haines Co., Inc.
	YUKI SHARONI HAIR	Haines Co., Inc.
	STYLISTS	Haines Co., Inc.
1991	FINLEY-GIBBONS ENTERPRISES	Pacific Bell
	FLOWER FASHIONS	Pacific Bell
	FRED GIBBONS FLOWERS	Pacific Bell
	GIBBONS FRED FLOWER FASHIONS	Pacific Bell
	HARRY FINLEY-FRED SIBBONS	Pacific Bell
	FLLEY KATHY	Pacific Bell
1985	FASHIONS IN FLOWERS	Pacific Bell
	FINLEY HARRY FLOWER FASHIBNS	Pacific Bell
	FINLEY KATHY	Pacific Bell
	FLOWER FASHIONS	Pacific Bell
	FRED GIBBONS FLOWERS	Pacific Bell
	GIBBONS FRED FLOWER FASHIONS	Pacific Bell
	HARRY FINLEY-FRED GIBBONS	Pacific Bell
	HARRY FINLEYS FLOWERS	Pacific Bell
1980	Finley Harry Flower Fashions	Pacific Telephone
	FLOWER FASHIONS	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
	Gibbons Fred Flower Fash Ions	Pacific Telephone
	Harry Finley Fred Gibbons	Pacific Telephone
1975	PALLADINO S ANTHONY	Pacific Telephone
1962	Hall & Weleba Associates CEs	Pacific Telephone
	TORMEY & CLANCY ASSOCIATES	Pacific Telephone
1954	TOOLEYWM L	R. L. Polk & Co.

FINDINGS

9970 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CHRISTIAN SCN	Haines Co., Inc.
	ORGANIZATIONS	Haines Co., Inc.
	FIRST CH OF	Haines Co., Inc.
	CHRIST SCIENTIST	Haines Co., Inc.
1991	DUNN ROGER PRO SHOP	Pacific Bell
1971	Hilton Rent A Car Reservation Beverly Hills	Pacific Telephone
	National Headquarters Office	Pacific Telephone
1970	HILTON HOTELS CORPORATION	Pacific Telephone
1958	HILTON HOTELS CORP	Pacific Telephone
	HILTON HOTELS CORP	Pacific Telephone
	Genl Credit Ofc	Pacific Telephone
	Hilton Hotels Corp	Pacific Telephone
1954	IRWIN W R HILTON HOTELS CORP	R. L. Polk & Co.
	HILTON HOTELS CORP	R. L. Polk & Co.
	HILTON CONRAD N HILTON HOTELS CORP	R. L. Polk & Co.

9975 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CLINIC	Haines Co., Inc.
	SONYA DAKAR SKIN	Haines Co., Inc.
1975	PAULEY SONS INC	Pacific Telephone
1970	PAULEY STNS INC	Pacific Telephone
1965	PAUNCY STNS INC	Pacific Telephone
1962	PAULEY STATIONS INC	Pacific Telephone

9990 SANTA MONICA BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DOMINO REALTY	Haines Co., Inc.
	MANAGEMENT CO	Haines Co., Inc.
	DOMINO REALTY	Haines Co., Inc.
	MANAGEMENT CO	Haines Co., Inc.
1985	HILTON HOTELS CORPORATION CORPORATE OFFICE	Pacific Bell
1980	Executive Office	Pacific Telephone
	Hotel Equipment Corp	Pacific Telephone
1976	Hilton Internatl Co	Pacific Telephone
	HILTON HOTELS CORPORATION	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Executive Office	Pacific Telephone
1975	HILTON HOTELS CORPORATION	Pacific Telephone
	HILTON INTERNATI CO	Pacific Telephone
1971	HILTON HOTELS CORPORATION Reservations	Pacific Telephone
	Executive Office	Pacific Telephone
	Hilton Internatl Co	Pacific Telephone
1970	HILTON HOTELS CORPORATION	Pacific Telephone
	HILTON INTERNATIONAL COMPANY	Pacific Telephone
1967	Hilton Hotels Corp Corp Executive Ofcs	Pacific Telephone
	Hilton Hotels Corp Corp Executive Ofcs	Pacific Telephone
	Hilton International Company	Pacific Telephone
1965	HILTON CONRAD N HILTON HOTELS CORP	Pacific Telephone
	WHLTON HOTELS CORP	Pacific Telephone
1962	Hilton Hotels Corp	Pacific Telephone
	Executive Ofcs	Pacific Telephone
	Hilton Hotels Corp	Pacific Telephone
	HILTON CONRAD N HILTON HOTELS CORP	Pacific Telephone
	HILTON HOTELS CORP	Pacific Telephone
1958	HILTON CONRAD N HILTON HOTELS CORP	Pacific Telephone
	HILTON HOTELS CORP	Pacific Telephone
	Hilton Hotels Corp	Pacific Telephone
	Hilton Hotels Corp	Pacific Telephone
	Corp Executive Ofcs	Pacific Telephone

SANTA MONICA FWY

9950 SANTA MONICA FWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	STAHL PHILIP E MD	Pacific Telephone
	ROSS HOWARD0 MD	Pacific Telephone
	ROBERTSON CHARLOTTE R MD	Pacific Telephone

9952 SANTA MONICA FWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	ROGERS & CO INS	Pacific Telephone
	ROGERS & CO INS	Pacific Telephone
	NANCY FRANK INTERIORS	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	SIRALNICK NT ASSOCIATES	Pacific Telephone
	FREEMAN MARKHD	Pacific Telephone
	DIAMOND G C ENTERPRISES	Pacific Telephone
	DEFENSE FILM CORP	Pacific Telephone
	CABATLERO H A	Pacific Telephone
	BREGSTEIN HERBERT DEFENSE FILM CORP	Pacific Telephone
	BEVERLY PICTURES INC	Pacific Telephone
	AVERY W A JR	Pacific Telephone
	ROGERS & CO INS	Pacific Telephone
1964	WESTRN ELECTRIC CO INC DEFENSE ACTIVITIES DIV	Pacific Telephone
	WESTERN ELECTRIC CO INC DISTRIBUTING HOUSE	Pacific Telephone
1962	WESTRN ELECTRIC CO INC DEFENSE ACTIVITIES DIV	Pacific Telephone
	WESTRN ELECTRIC CO INC	Pacific Telephone

9953 SANTA MONICA FWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone
	GRIMMETT AL AUTOMOTIVE SERVICE	Pacific Telephone

9956 1/2 SANTA MONICA FWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	SCHWARTZ LEON	Pacific Telephone
	DYNASONICS	Pacific Telephone

9958 SANTA MONICA FWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DANICE COSMETICS	Pacific Telephone

9970 SANTA MONICA FWY

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	HILTON RENT A CAR RESERVATIONS	Pacific Telephone
	HILTON RENT A CAR	Pacific Telephone
	HILTON RENT A CAR RESERVATIONS	Pacific Telephone

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

10000 Santa Monica Blvd

Address Not Identified in Research Source

2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1972, 1969, 1966, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched

10008 SANTA MONICA BLVD

Address Not Identified in Research Source

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

10035 SANTA MONICA

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

10035 SANTA MONICA BLVD

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

10040 SANTA MONICA BLVD

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9950 SANTA MONICA BLVD

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9950 SANTA MONICA FWY

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9952 SANTA MONICA BLVD

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FINDINGS

Address Researched

9975 SANTA MONICA BLVD

9990 SANTA MONICA BLVD

Address Not Identified in Research Source

2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1972, 1969, 1966, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

Appendix C.5

Property Tax Maps

SM 10000 Property, LLC

10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.8
April 12, 2011

The EDR Property Tax Map Report

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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4319 | 1
SCALE 1" = 200'

1992

REVISED
8-2-62
12-27-62
1-30-63
3-8-63
8-9-63
9-18-64
680313
68050613
68114608
2026375
20225553
12009
731128
8050101000002
911483004102-23

TRACT NO. 26196
M.B. 684-78-86

TRACT NO. 7710
M.B. 83-94-95

TRACT NO. 5609
M.B. 76-68-71

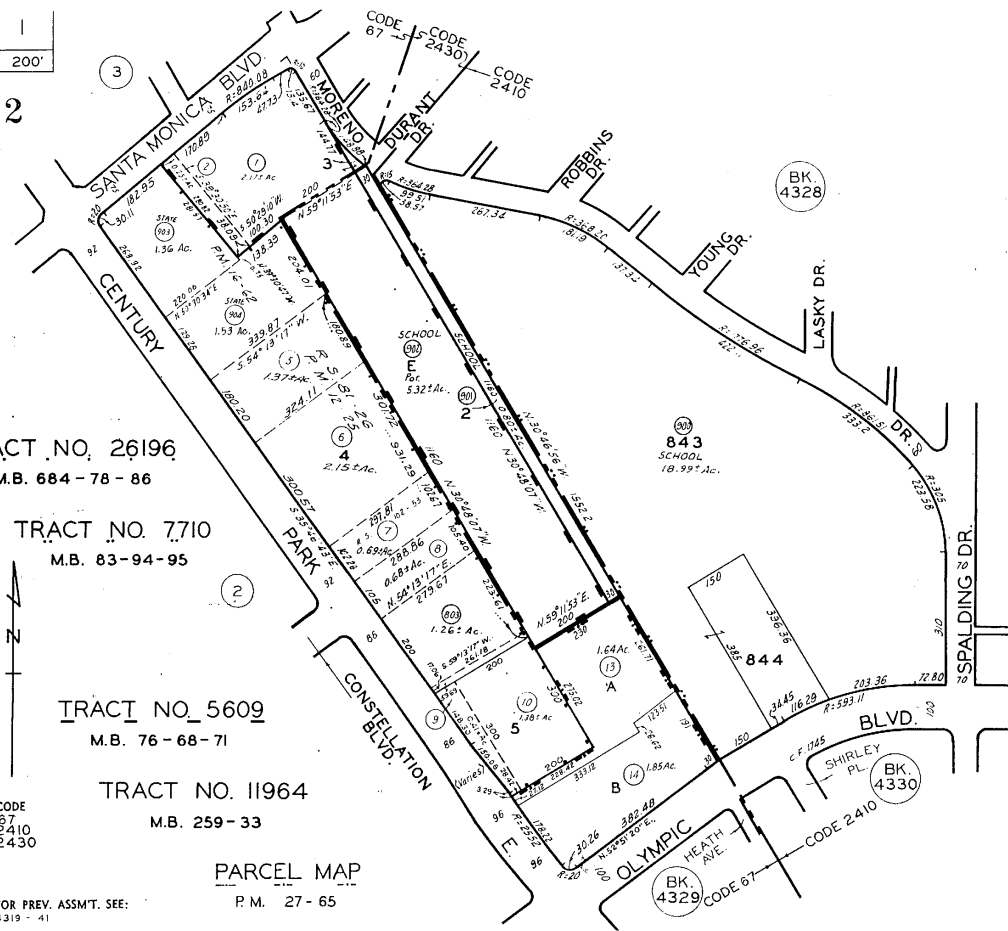
TRACT NO. 11964
M.B. 259-33

PARCEL MAP

P.M. 27-65

CODE
67
2410
2430

FOR PREV. ASSMT. SEE:
4319 - 41



4319 | 1
SCALE 1" = 200'

1992

REVISED
8-2-62
12-27-62
1-30-63
3-8-63
8-9-63
9-18-64
680313
68050613
68114608
2026375
20225553
12009
731128
8050101000002
911483004102-23

TRACT NO. 26196
M.B. 684-78-86

TRACT NO. 7710
M.B. 83-94-95

TRACT NO. 5609
M.B. 76-68-71

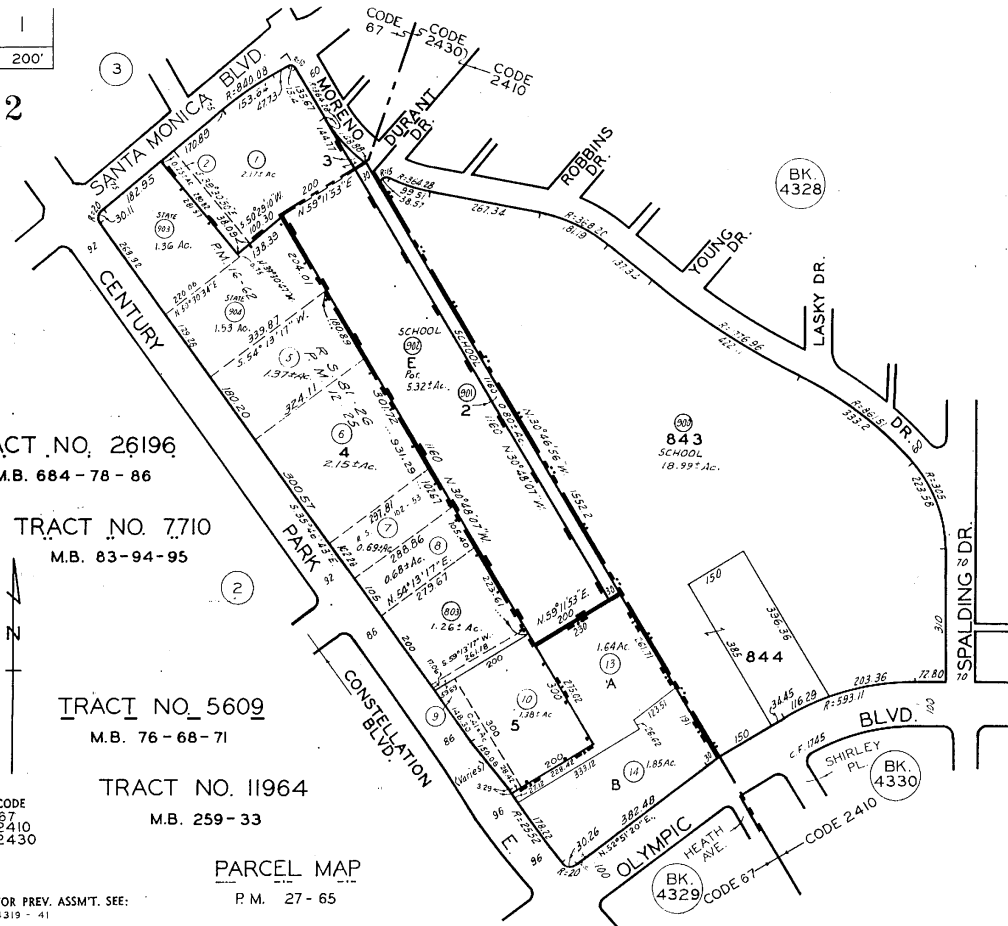
TRACT NO. 11964
M.B. 259-33

PARCEL MAP

P.M. 27-65

CODE
67
2410
2430

FOR PREV. ASSMT. SEE:
4319 - 41



Appendix D

Environmental Lien Search

Notes on Environmental Lien Search:

The ASTM Standard stipulates that the User of this report is responsible for providing searches of environmental liens. At the client's request, ENVIRON commissioned EDR to perform this search; ENVIRON does not guarantee the completeness of this third party search.

SM 10000 Property, LLC

10000 Santa Monica Blvd
Los Angeles, CA 90067

Inquiry Number: 3038421.7
April 13, 2011

The EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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The EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

10000 Santa Monica Blvd
SM 10000 Property, LLC
Los Angeles, CA 90067

RESEARCH SOURCE

Source 1:

Los Angeles county recorder
Los Angeles, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed: Deed
Title is vested in: SM 10000 Property LLC
Title received from: Gonzalo-Century City LLC
Deed Dated: 11/15/2010
Deed Recorded: 11/17/2010
Book: NA
Page: na
Volume: na
Instrument: na
Docket: NA
Land Record Comments: see exhibit
Miscellaneous Comments: na

Legal Description: see exhibit

Legal Current Owner: SM 10000 Property LLC

Property Identifiers: 4319-001-001, 4319-001-002

Comments: see exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found Not Found

Deed Exhibit 1

This page is part of your document - DO NOT DISCARD



20101653726



Pages:
0008

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/17/10 AT 08:00AM

FEES :	58.00
TAXES :	NFPR
OTHER :	0.00
PAID :	NFPR



LEADSHEET



20101170280014

00003293461



002996365

SEQ:
25

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t72

11/17/2010



20101653726

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS
GRANT DEED TO:

SM 10000 Property, LLC
2200 Biscayne Blvd.
Miami, FL 33137
Attn: Sharon Christenbury, General Counsel

MAIL PROPERTY TAX
STATEMENTS TO:

SM 10000 Property, LLC
2200 Biscayne Blvd.
Miami, FL 33137
Attn: Pablo de Almagro, Controller

APNs: 4319-001-001 and 4319-001-002

(Space Above This Line For Recorder's Use Only)

GRANT DEED

The undersigned grantor declares:

**TRANSFER TAX
NOT A PUBLIC RECORD**

Documentary transfer tax is shown by an unrecorded separate affidavit pursuant to R&T Code § 11932

- (X) computed on full value of property conveyed, or
- () computed on full value, less value of liens and encumbrances remaining at time of sale. *& City of Los Angeles*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GONZALO-CENTURY CITY LLC**, a Delaware limited liability company ("Grantor"), hereby GRANTS to **SM 10000 Property, LLC**, a Delaware limited liability company ("Grantee"), the following described real property (the "Property") located in the City and County of Los Angeles, State of California:

SEE SCHEDULE 1 ATTACHED HERETO AND INCORPORATED
HEREIN BY THIS REFERENCE

together with (i) all improvements located thereon; (ii) all and singular the rights, benefits, privileges, rights-of-way, easements, licenses, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, all Replacement Trips arising from the demolition of the former uses on the Property under that certain Covenant

106743477-x49

25E

Regarding Development Rights dated January 27, 2005 and recorded in the Official Records of Los Angeles County as Document Number 05-0385309, and all air rights, water rights, oil, mineral, gas and other subsurface rights; and (iii) all right, title; and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Property; **SUBJECT TO THE MATTERS SET FORTH IN SCHEDULE 2 ATTACHED HERETO AND INCORPORATED HEREIN.**

Dated this 15th day of November, 2010.

GONZALO-CENTURY CITY LLC,
a Delaware limited liability company

By: [Signature]
Name: JOVAN ATKINSON
Title: ATTORNEY IN FACT

By: [Signature]
Name: PETER HUGHES
Title: ATTORNEY IN FACT

England & Wales
City of London

STATE OF _____
COUNTY OF _____

On 11th November, 2010, before me, NIGEL PETER READY, Notary Public, personally appeared GEORGE JOVAN MILUN ATKINSON AND PETER JOHN HUGHES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Notary Public London, England
(Nigel P. Ready)
(My commission expires with Life)



APOSTILLE

(Hague Convention of 5 October 1961 / Convention de La Haye du 5 octobre 1961)

UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

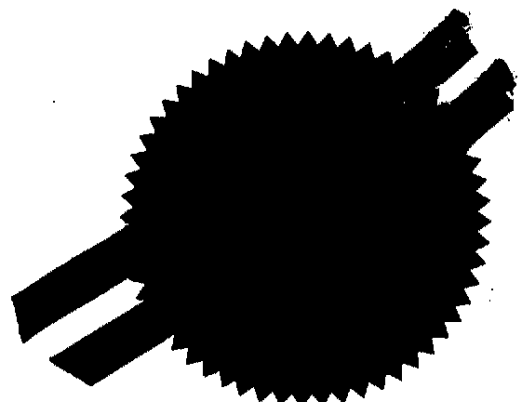
1. Country: United Kingdom of Great Britain and Northern Ireland
Pays: Royaume-Uni de Grande-Bretagne et d'Irlande du Nord
This public document / Le présent acte public
2. Has been signed by **N P Ready**
a été signé par
3. Acting in the capacity of **Notary Public**
agissant en qualité de
4. Bears the seal/stamp of **The Said Notary Public**
est revêtu du sceau/timbre de
5. at London/à Londres
6. Certified/Attesté
the/le **11 November 2010**
7. by Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs /
par le Secrétaire d'Etat Principal de Sa Majesté aux Affaires Etrangères et du Commonwealth.
8. Number/sous No **I688519**
9. Stamp:
timbre:
10. Signature: **J. Casey**



For the Secretary of State / Pour le Secrétaire d'Etat

If this document is to be used in a country which is not party to the Hague Convention of 5th October 1961, it should be presented to the consular section of the mission representing that country.

An apostille or legalisation certificate only confirms that the signature, seal or stamp on the document is genuine. It does not mean that the content of the document is correct or that the Foreign & Commonwealth Office approves of the content.



5

SCHEDULE 1 TO GRANT DEED

DESCRIPTION OF THE LAND

The land referred to herein is situated in the State of California, County of Los Angeles, and is described as follows:

PARCEL A:

THAT PORTION OF LOT "E" OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76 PAGES 68 TO 71 INCLUSIVE OF MAPS, AND OF LOT 3 OF TRACT NO. 11964, AS PER MAP RECORDED IN BOOK 259 PAGE 33 OF MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT "E", DISTANT ALONG SAID NORTH LINE, SOUTH 50 DEGREES 29 MINUTES 10 SECONDS WEST 349.74 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT "E"; THENCE ALONG SAID NORTH LINE NORTH 50 DEGREES 29 MINUTES 10 SECONDS EAST 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 488 FEET; THENCE LEAVING SAID NORTH LINE EASTERLY ALONG SAID CURVE 89.25 FEET; THENCE TANGENT TO SAID CURVE NORTH 60 DEGREES 57 MINUTES 35 SECONDS EAST 217.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 10 FEET; THENCE EASTERLY ALONG SAID CURVE 15.41 FEET; THENCE TANGENT TO SAID CURVE ALONG THE EAST LINE OF SAID LOT "E", SOUTH 30 DEGREES 46 MINUTES 13 SECONDS EAST 135.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 364.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE NORTHEASTERLY LINE OF LOT 3 OF SAID TRACT NO. 11964, 148.88 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHEASTERLY LINE AND ITS SOUTHWESTERLY PROLONGATION SOUTH 59 DEGREES 11 MINUTES 53 SECONDS WEST 230.00 FEET; THENCE LEAVING SAID PROLONGATION SOUTH 50 DEGREES 29 MINUTES 10 SECONDS WEST 100.30 FEET; THENCE NORTH 39 DEGREES 30 MINUTES 50 SECONDS WEST 305.92 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF SANTA MONICA BOULEVARD AS SHOWN AND/OR DEDICATED ON THE MAP OF TRACT NO. 26196, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 684 PAGES 78 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERALS IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY ON OR WITHIN THE SURFACE OR UPPER 500 FEET THEREOF.

6

PARCEL B:

THAT PORTION OF LOT "E" OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76 PAGES 68 TO 71 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST LINE OF SAID LOT "E", DISTANT ALONG SAID NORTHWEST LINE, SOUTH 50 DEGREES 29 MINUTES 10 SECONDS WEST 349.74 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT "E", SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF SAID LOT "E", WITH THE SOUTHWEST LINE OF LAND DEMISED IN A CERTAIN LEASE RECORDED IN BOOK M-180 PAGE 241, OFFICIAL RECORDS; THENCE ALONG SAID NORTHWEST LINE OF SAID LOT "E" SOUTH 50 DEGREES 29 MINUTES 10 SECONDS WEST 38 FEET TO A POINT; THENCE SOUTH 39 DEGREES 31 MINUTES EAST 305.81 FEET; THENCE NORTH 50 DEGREES 30 MINUTES 21 SECONDS EAST 38.09 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DEMISED IN SAID LEASE RECORDED IN BOOK M-180 PAGE 241, OFFICIAL RECORDS; THENCE NORTH 39 DEGREES 32 MINUTES 4 SECONDS WEST ALONG THE SOUTHWEST LINE OF THE LAND DEMISED IN LEASE, 305.82 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF SANTA MONICA BOULEVARD AS SHOWN AND/OR DEDICATED ON THE MAP OF TRACT NO. 26196, IN SAID CITY, COUNTY AND STATE AS PER MAP RECORDED IN BOOK 684 PAGES 78 TO 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND MINERALS IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY ON OR WITHIN THE SURFACE OR UPPER 500 FEET THEREOF.

Assessor's Parcel Numbers: 4319-001-001 and 4319-001-002

SCHEDULE 2 TO GRANT DEED

- A. Second installment general and special county and city taxes for the fiscal year 2010 - 2011, in the amount of \$259,453.51

Assessors Parcel Number: 4319-001-001

Affects: Parcel A

- B. Second installment general and special county and city taxes for the fiscal year 2010 - 2011, in the amount of \$29,469.38

Assessors Parcel Number: 4319-001-002

Affects: Parcel B

- C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with Section 75) of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in this Deed; or as a result of changes in ownership or new construction occurring after date of recording of this Deed.

- D. An assessment by the improvement district shown below

District: Century City Property and Business Improvement District
 Recorded: February 11, 2010 as Instrument No. 2010-0197717 of Official Records

Said assessment is collected with the secured annual tax bill.

- 1. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: Sanitary sewer
 Recorded: July 28, 1964, Instrument No. 4676 of Official Records
 Affects: Parcel A

- 2. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose: Pipe lines
 Recorded: December 4, 1964, Instrument No. 5318 of Official Records
 Affects: Parcel A

3. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Declaration of Covenants and Agreements West Los Angeles
Transportation Improvement and Mitigation Specific Plan
(Ordinance No. 171,492)
Recorded: April 26, 2001, Instrument No. 01-713000, of Official
Records.

4. Matters contained in that certain document entitled "Covenant Regarding Development Rights", dated January 27, 2005, executed by 10000 Millenium Plaza, LLC, a Delaware limited liability company, recorded February 18, 2005, Instrument No. 05-0385309, of Official Records.
5. Water rights, claims or title to water, whether or not disclosed by the public records.

Appendix E

Qualifications of Environmental Professional



James E. McNally, MPH

Principal

Los Angeles, California
+1 213.943.6336
jmcnally@environcorp.com

EXPERTISE

Compliance Assistance
Environmental Impact
Assessment and Planning
Environment, Health and
Safety Due Diligence
Environment, Health and
Safety Management
Litigation Support
Site Solutions
Waste Management

CREDENTIALS

Master of Public Health,
Environmental Health,
University of California at
Los Angeles
Bachelor of Arts, Ecological
Systems Analysis, University
of California at Los Angeles

Over 25 years of experience in environmental consulting, with particular expertise in assessment and mitigation of hazardous waste sites, environmental audits, and hazardous waste litigation support; McNally has acted as a senior hazardous materials specialist with the California Department of Health Services, Toxic Substances Control Division and as an environmental specialist, California Regional Water Quality Control Board.

EXPERIENCE HIGHLIGHTS

- Oversaw the implementation and completion of over 800 environmental compliance and due diligence assessments; recommended additional studies as warranted; coordinated field work during Phase II activities.
- Advised numerous clients on strategies for working with local, state and Federal environmental regulatory agencies; included are sites on the State Bond Expenditure Plan and the Federal National Priorities List.
- Provided general consulting services for environmental attorneys including sampling protocol, regulatory agency policies, and hazardous waste site cleanup criteria.
- Provided advice and assistance to the California Attorney General and to local prosecutors involved in the litigation of hazardous waste cases.
- Lectured on various subjects related to waste management, including hazardous waste site sampling protocols, manifesting requirements for the transportation of hazardous wastes, state and Federal cleanup requirements, and regulatory updates.



E.2 Report of Methane Gas Assessment

August 23, 2011

Via Electronic Mail

Ms. Sharon Christenbury, Esq.
SM 10000 Property, LLC
2200 Biscayne Boulevard
Miami, Florida 33137

**Re: Report of Methane Gas Assessment
10000 Santa Monica Boulevard, Los Angeles, California**

Dear Sharon:

ENVIRON International Corporation (ENVIRON) is pleased to submit this report to SM 10000 Property, LLC (the "Client") regarding the results of the methane assessment conducted recently at the property located at 10000 Santa Monica Boulevard, Los Angeles, California (the "site"). In accordance with Division 71 of the Los Angeles Municipal Building Code, all new buildings and paved areas located in the Methane Zone shall test for methane per the three step protocol described in Bulletin No. P/BC2002-101 (Reference No. 91.7104.1 – the "Bulletin"). The testing results are used to evaluate whether design of a methane mitigation system is necessary and if necessary, the appropriate level of design. This report presents the results of the methane investigation as required by the Bulletin.

Background

The approximately 2.2-acre site is located at the intersection of Santa Monica Boulevard and Moreno Drive and consists of vacant land; no structures are currently present at the site other than a small mobile guard shack at the western portion of the site. No dirt or paved roads are present; some demolition debris, small plants, and shrubs cover the majority of the site. The site is located in an area designated by the City of Los Angeles and the State of California Department of Conservation Division of Oil, Gas, & Geothermal Resources (DOGGR) as a Methane Zone.

Objectives

The objective of the methane soil gas investigation was to evaluate the potential presence of methane in the subsurface at the site.

Scope of Work

The scope of work included (1) pre-field activities and mobilization; (2) methane investigation; and, (3) preparation of this report. All drilling and sampling activities were supervised by ENVIRON field personnel working under the supervision of a California Registered Professional Geologist. Field work was conducted on August 17, 18, and 19, 2011.

Task 1: Pre Field Activities and Mobilization

Prior to initiation of drilling activities, ENVIRON contacted Underground Service Alert (USA) to mark the locations of all major utilities near the proposed boring locations. In addition to the services provided by USA, ENVIRON contracted with a private utility locating company to conduct a geophysical survey in the immediate vicinity of each proposed boring location to

identify subsurface structures or underground obstructions. The survey by the private utility locating company was conducted on the same day that Task 2 was implemented.

ENVIRON also prepared a Site-specific Health and Safety Plan (HASP). The HASP is designed to minimize exposure of ENVIRON's field personnel to potentially hazardous materials. All field personnel involved in the project were required to implement the procedures presented in the HASP while conducting the field work.

Task 2: Methane Investigation

On August 17, 2011, ENVIRON retained a direct-push drilling contractor to conduct a shallow soil gas test as defined in the Bulletin. One soil gas sample was collected per approximately 10,000 square feet of site area at a depth of 4 feet below ground surface (bgs). In total, 10 temporary soil gas probes were installed (Borings SG-1 through SG-10; see Figure 1) across the site for collection of soil gas samples. ENVIRON retained H&P Mobile Geochemistry Inc. (H&P), a City of Los Angeles Department of Building and Safety (LADBS)-certified testing agency, to assist with probe installation and sample collection and analysis. Soil gas samples were collected in syringes and analyzed in an on-site mobile laboratory for methane in accordance with EPA Method 8015 Modified. Pressure measurements were recorded at each of the sampling points using calibrated pressure gauges.

The second step of the methane gas investigation included the installation of five gas probe sets (one per approximately 20,000 square feet) near where the highest concentration of methane was found based on the data from the shallow soil gas test. Each gas probe set consisted of three multi-depth probes, installed at approximate sampling depths of 5 feet, 10 feet, and 20 feet bgs. The probes were installed on August 17, 2011, by H&P and according to the specifications described on page 8 of the Bulletin.

On August 18, 2011, a minimum of 24 hours after the five gas probe sets were installed, each probe at each depth was sampled; methane gas concentrations and pressure measurements at each probe were measured using the same equipment used for the shallow soil gas test. Barometric pressure was recorded at the start of each sample collection. Samples were collected in syringes and analyzed in an on-site mobile laboratory for methane in accordance with EPA Method 8015 Modified.

On August 19, 2011, a second round of methane sampling of the soil gas probe sets occurred; procedures were followed as described for the August 18 sampling event.

After the collection of the soil gas samples, the borings were backfilled with bentonite slurry and completed to match the existing surface grade.

Findings

Shallow Soil Gas Test

- Methane was detected above the laboratory reporting limit (RL) of 10 parts per million by volume (ppmv) in samples at four locations, with a maximum concentration of 39 ppmv at Boring SG-10.
- Barometric pressure decreased slightly during the sample period, from 1014.5 millibars (mb) to 1014.2 mb.
- Based on the shallow soil gas test results, soil gas probe sets were installed near probes where methane was reported (SG-4, SG-5, SG-8, and SG-10). In addition, a fifth soil gas probe set was installed near SG-6 due to its central location at the site.

Gas Probe Set Test

Five feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 57 ppmv at Boring SG-10.
- On August 19, 2011, methane was detected above the RL in samples at one location with a concentration of 24 ppmv at Boring SG-10.

Ten feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 120 ppmv at Boring SG-5.
- On August 19, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 57 ppmv at Boring SG-5.

Twenty feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at two locations with a maximum concentration of 94 ppmv at Boring SG-6.
- On August 19, 2011, methane was detected above the RL in samples at two locations with a maximum concentration of 74 ppmv at Boring SG-6.

On August 18, 2011, barometric pressure decreased slightly during the sample period, from 1012.4 mb to 1011.8 mb. On August 19, 2011, barometric pressure again decreased slightly during the sample period, from 1012.0 mb to 1011.3 mb. At no time during sample collection was increasing barometric pressure from a pre-frontal weather condition observed.

A summary of the analytical results for methane in the soil gas samples is presented in Table 1, and complete analytical laboratory reports are included as Attachment A.

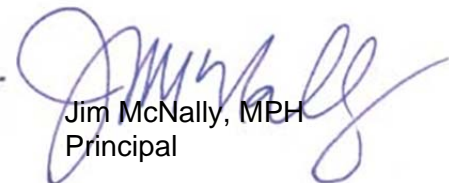
Closure

ENVIRON appreciates the opportunity to continue to assist SM 10000 Property, LLC on this project. If you have any questions regarding this report, please contact Jim McNally at 213.943.6336 or Rebekah Wale at 949.798.3693.

Very truly yours,


Kaleena Johnson
Associate


Rebekah J. Wale
Senior Manager

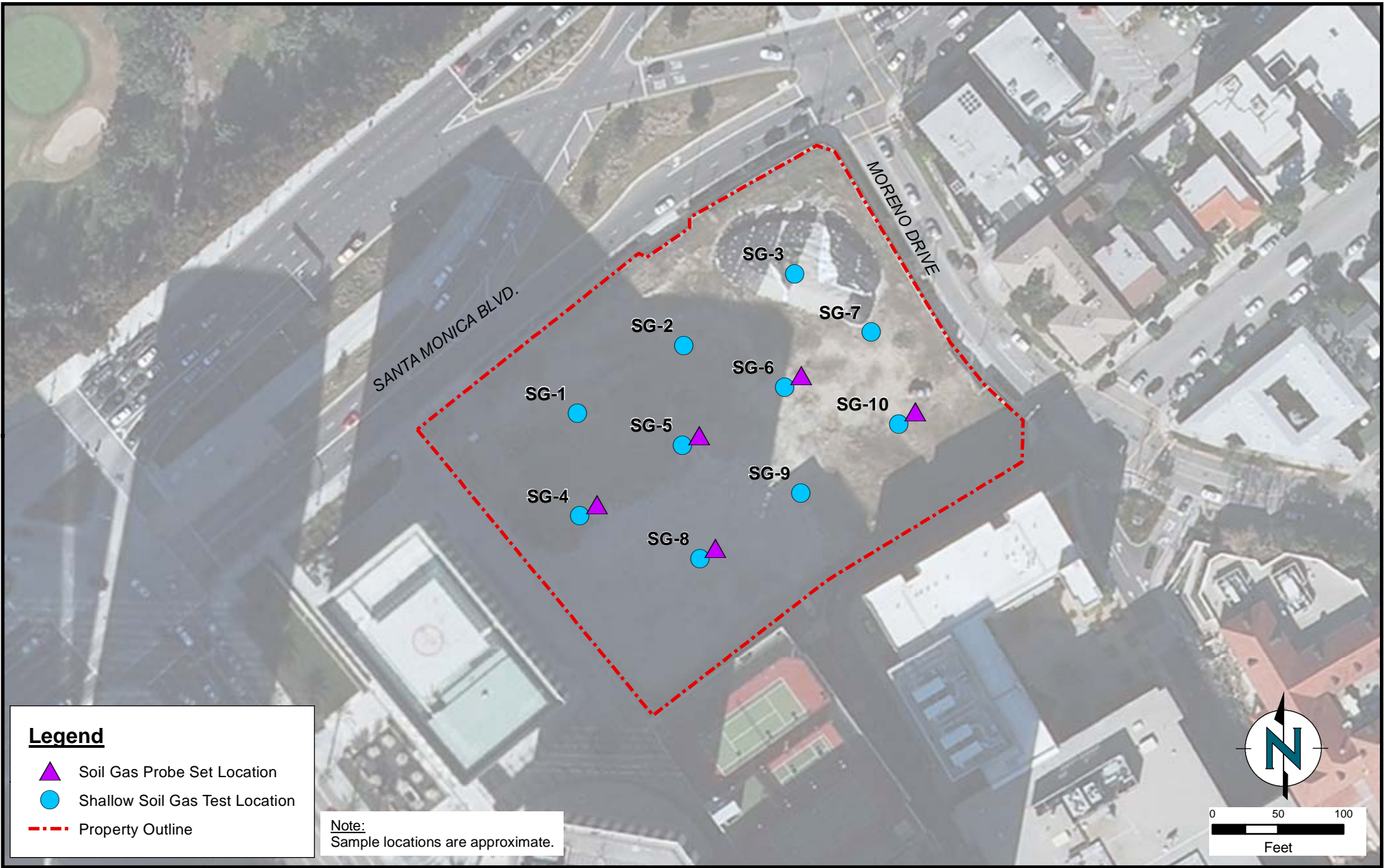

Jim McNally, MPH
Principal

KJ:gw

Q:\Crescent Heights\0524416B1 CH SM 10000Prop Methane Gas Invest\Final\10000 SM Methane Survey Results.docx

Enclosures

Figure



Table

Table 1: Methane Soil Gas Results

10000 Santa Monica Blvd.

Los Angeles, California

Location	Depth	Date Sampled	Analyte (ppmv)
			Methane
SG-1	4	8/17/11	< 10
SG-2	4	8/17/11	< 10
SG-3	4	8/17/11	< 10
SG-4	4	8/17/11	27
	5	8/18/11	< 10
	5	8/19/11	< 10
	10	8/18/11	< 10
	10	8/19/11	< 10
	20	8/18/11	60
	20	8/19/11	49
SG-5	4	8/17/11	10
	4	<i>8/17/11</i>	12
	5	8/18/11	34
	5	8/19/11	< 10
	10	8/18/11	120
	10	8/19/11	57
	20	8/18/11	< 10
	20	8/19/11	< 10
SG-6	4	8/17/11	< 10
	5	8/18/11	< 10
	5	8/19/11	< 10
	5	<i>8/19/11</i>	< 10
	10	8/18/11	< 10
	10	8/19/11	< 10
	20	8/18/11	94
	20	8/19/11	74
SG-7	4	8/17/11	< 10
SG-8	4	8/17/11	20
	5	8/18/11	23
	5	8/19/11	< 10
	10	8/18/11	110
	10	8/19/11	26
	20	8/18/11	< 10
	20	8/19/11	< 10
SG-9	4	8/17/11	< 10
SG-10	4	8/17/11	39
	5	8/18/11	57
	5	8/19/11	24
	10	8/18/11	12
	10	<i>8/18/11</i>	< 10
	10	8/19/11	17
	20	8/18/11	< 10
	20	8/19/11	< 10

Notes:

ppmv = parts per million by volume

Italics = duplicate sample taken

Samples analyzed by EPA Method 8015M

Attachment A
Laboratory Analytical Reports

17 August 2011

Ms. Rebekah Wale
Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612



H&P Project: ENV081711-W1
Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 17-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal
Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845



2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
17-Aug-11 12:29

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DRAFT: SG-9-4	E108095-01	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-8-4	E108095-02	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-10-4	E108095-03	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-7-4	E108095-04	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-6-4	E108095-05	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-4-4	E108095-06	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-1-4	E108095-07	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-2-4	E108095-08	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-3-4	E108095-09	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-5-4	E108095-10	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-5-4 Dup	E108095-11	Vapor	17-Aug-11	17-Aug-11



2470 Impala Drive
 Carlsbad, CA 92010
 760-804-9678 Phone
 760-804-9159 Fax

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711-W1 Project Number: WO-2011-71 Project Manager: Ms. Rebekah Wale	Reported: 17-Aug-11 12:29
--	--	------------------------------

DRAFT: Soil Gas and Vapor Analysis

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-9-4 (E108095-01) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-8-4 (E108095-02) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	20	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-10-4 (E108095-03) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	39	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-7-4 (E108095-04) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-6-4 (E108095-05) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-4-4 (E108095-06) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	27	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-1-4 (E108095-07) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-2-4 (E108095-08) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-3-4 (E108095-09) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	



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Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
17-Aug-11 12:29

DRAFT: Soil Gas and Vapor Analysis

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-5-4 (E108095-10) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	10	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-5-4 Dup (E108095-11) Vapor Sampled: 17-Aug-11 Received: 17-Aug-11									
Methane	12	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	



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Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711-W1 Project Number: WO-2011-71 Project Manager: Ms. Rebekah Wale	Reported: 17-Aug-11 12:29
--	--	------------------------------

DRAFT: Soil Gas and Vapor Analysis - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	--------------------	-------	----------------	------------------	------	----------------	-----	--------------	-------

Batch EH11705 - GC

Blank (EH11705-BLK1)

Prepared & Analyzed: 17-Aug-11

Methane	ND	10	ppmv							
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Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
17-Aug-11 12:29

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

Appendix

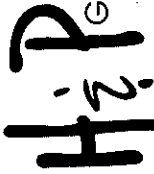
H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS
Certificate# 2742, 2745, & 2741 approved for LUFT
Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A
Hexachlorobutadiene by EPA TO-15 & TO-14A
1,2,4-Trimethylbenzene by EPA TO-14A
1,2-Dichlorobenzene by EPA TO-15 & TO-14A
1,3,5-Trimethylbenzene by EPA TO-14A
1,4-Dichlorobenzene by EPA TO-15 & TO-14A
Benzene by EPA TO-15 & TO-14A
Chlorobenzene by EPA TO-15 & TO-14A
Ethyl benzene by EPA TO-15 & TO-14A
Styrene by EPA TO-15 & TO-14A
Toluene by EPA TO-15 & TO-14A
Total Xylenes by EPA TO-15 & TO-14A
1,1,1-Trichloroethane by EPA TO-15 & TO-14A
1,1,2,2-Tetrachloroethane by EPA TO-15 & TO-14A
1,1,2-Trichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethene by EPA TO-15 & TO-14A
1,2-Dichloroethane by EPA TO-15 & TO-14A
1,2-Dichloropropane by EPA TO-15 & TO-14A
Bromoform by EPA TO-15
Bromomethane by EPA TO-15 & TO-14A
Carbon tetrachloride by EPA TO-15 & TO-14A
Chloroethane by EPA TO-15
Chloroform by EPA TO-15 & TO-14A
Chloromethane by EPA TO-15 & TO-14A
cis-1,2-Dichloroethene by EPA TO-15
cis-1,2-Dichloropropene by EPA TO-15 & TO-14A
Methylene chloride by EPA TO-15 & TO-14A
Tetrachloroethane by EPA TO-15 & TO-14A
trans-1,2-Dichloroethene by EPA TO-15
trans-1,2-Dichloropropene by EPA TO-15 & TO-14A
Trichloroethene by EPA TO-15 & TO-14A
Vinyl chloride by EPA TO-15 & TO-14A
2-Butanone by EPA TO-15
4-Methyl-2-Pentanone by EPA TO-15
Hexane by EPA TO-15
Methyl tert-butyl ether by EPA TO-15
Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in summa canisters.



Mobile
Geochemistry
Inc.

2470 Impala Dr., Carlsbad, CA 92010 • ph 760.804.9678 • fax 760.804.9159
1855 Coronado Ave., Signal Hill, CA 90755 • ph 800.834.9888

Chain of Custody Record

Date: 8/17/11

H&P Project # ENV081711-W1

Outside Lab:

Collector: Leonard Columbus

Page: 1 of 2

Client: Environ

Client Project # WO-2011-71

Project Contact: Rebekah Wale

Address: 18100 Von Karman Ave Suite 600

Location: 10,000 S. Santa Monica Blvd / Moreno Drive

City: Irvine, CA 92612

Phone: 949-798-3693

Turn around time:

Fax:

Geotracker EDF: Yes No

Sample Receipt Intact: Yes No

Global ID: _____

Seal Intact: Yes No N/A

Excel EDD: Yes No

Cold: Yes No N/A

Temperature: _____

Special Instructions:

Lab Work Order # E108095/EH11705

8260B Full List	8260B	418.1 TRPH	VOCs: Full List <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	VOCs: Short List/DTC <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	VOCs: SAM, 8260B <input type="checkbox"/> SAM A <input type="checkbox"/> SAM B	Naphthalene <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	Oxyganes <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	TPH gas <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	Ketones <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	Other <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15	Leak Check Compound <input type="checkbox"/> 1,1 DFA <input type="checkbox"/> OTHER	Methane	Fixed Gases <input type="checkbox"/> CO2 <input type="checkbox"/> O2 <input type="checkbox"/> N2
-----------------	-------	------------	---	--	--	---	--	---	---	---	---	---------	--

Sample Name	Field Point Name	Purge Vol	Time	Date	Sample Type	Container Type	Total # of containers
SG-9-4'		330	09:30	8/17	Vapor	Plastic Syringe	1
SG-8-4'		330	09:55	8/17	Vapor	Plastic Syringe	1
SG-10-4'		300	10:20	8/17	Vapor	Plastic Syringe	1
SG-7-4'		330	10:40	8/17	Vapor	Plastic Syringe	1
SG-6-4'		330	11:00	8/17	Vapor	Plastic Syringe	1
SG-4-4'		330	11:10	8/17	Vapor	Plastic Syringe	1
SG-1-4'		330	11:20	8/17	Vapor	Plastic Syringe	1
SG-2-4'		330	11:30	8/17	Vapor	Plastic Syringe	1
SG-3-4'		330	11:40	8/17	Vapor	Plastic Syringe	1
SG-5-4'		350	12:00	8/17	Vapor	Plastic Syringe	1

Relinquished by: (Signature) Karjoun (company) ENVIRON

Relinquished by: (Signature) _____ (company) _____

Relinquished by: (Signature) _____ (company) _____

Received by: (Signature) _____ (company) _____

Received by: (Signature) _____ (company) _____

Date: 8/17 Time: 12:20

Date: _____ Time: _____

Date: _____ Time: _____

*Signature constitutes authorization to proceed with analysis and acceptance of condition on back.

Sample disposal instruction: Disposal Return to client Pickup



Mobile
Geochemistry
Inc.

2470 Impala Dr., Carlsbad, CA 92010 • ph 760.804.9678 • fax 760.804.9159
 1855 Coronado Ave., Signal Hill, CA 90755 • ph 800.834.9888

Chain of Custody Record

Date: 8/17/11

H&P Project # ENV081711-W1

Outside Lab:

Collector: Leonard Calumbus

Page: 2 of 2

Client: Environ

Project Contact: Rebekah Wake

Address: 18100 Van Karman Ave Suite 600

Location: 10000 S Santa Monica Blvd/Moreno Dr

City: Irvine, CA 92612

Phone: 949.798.3693

Turn around time:

Geotracker EDF: Yes No
Global ID: _____
Excel EDD: Yes No
Temperature: _____
Sample Receipt:
Intact: Yes No
Seal Intact: Yes No N/A
Cold: Yes No N/A

Special Instructions:

Lab Work Order # E108095/EH11705

Total # of containers: 1

Sample Name	Field Point Name	Purge Vol	Time	Date	Sample Type	Container Type
SG-5-1 Dup		330	12:10	8/17	Vapor Springs	Plastic
SOIL VAPOR/AIR ANALYSIS						
8260B Full List						
8260B <input type="checkbox"/> BTEX/OXY <input type="checkbox"/> TPH gas						
8015M TPH <input type="checkbox"/> g <input type="checkbox"/> d <input type="checkbox"/> ex						
418.1 TRPH						
VOC's: Full List <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
VOC's: Short List/DTSC <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
VOC's: SAM, 8260B <input type="checkbox"/> SAM A <input type="checkbox"/> SAM B						
Naphthalene <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
Oxyganes <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
TPHv gas <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
Ketones <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
Other <input type="checkbox"/> 8260B <input type="checkbox"/> TO-15						
Leak Check Compound <input type="checkbox"/> 1,1 DFA <input type="checkbox"/> OTHER						
Methane <input type="checkbox"/> O ₂ <input type="checkbox"/> N ₂						
Fixed Gases <input type="checkbox"/> CO ₂ <input type="checkbox"/> O ₂ <input type="checkbox"/> N ₂						

Relinquished by: (Signature) *Kal Johnson* (company) ENNVIRON

Relinquished by: (Signature) _____ (company) _____

Relinquished by: (Signature) _____ (company) _____

Received by: (Signature) _____ (company) HEP

Date: 8/17 Time: 12:20

*Signature constitutes authorization to proceed with analysis and acceptance of condition on back.

Sample disposal instruction: Disposal Return to client Pickup

18 August 2011



Ms. Rebekah Wale
Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

H&P Project: ENV081711-W1
Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 18-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal
Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845



2470 Impala Drive
Carlsbad, CA 92010
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Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
18-Aug-11 15:02

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DRAFT: SG-8-5'	E108103-01	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-8-10'	E108103-02	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-8-20'	E108103-03	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-4-5'	E108103-04	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-4-10'	E108103-05	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-4-20'	E108103-06	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-5-5'	E108103-07	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-5-10'	E108103-08	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-6-5'	E108103-09	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-6-10'	E108103-10	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-6-20'	E108103-11	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-10-5'	E108103-12	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-10-10'	E108103-13	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-10-10' Dup	E108103-14	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-5-20'	E108103-15	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-10-20'	E108103-16	Vapor	18-Aug-11	18-Aug-11



2470 Impala Drive
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 760-804-9678 Phone
 760-804-9159 Fax

Environ Corp.
 18100 Von Karman Ave, Suite 600
 Irvine, CA 92612

Project: ENV081711-W1
 Project Number: WO-2011-71
 Project Manager: Ms. Rebekah Wale

Reported:
 18-Aug-11 15:02

DRAFT: Soil Gas and Vapor Analysis

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-8-5' (E108103-01) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	23	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-8-10' (E108103-02) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	110	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-8-20' (E108103-03) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-4-5' (E108103-04) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-4-10' (E108103-05) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-4-20' (E108103-06) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	60	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-5' (E108103-07) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	34	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-10' (E108103-08) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	120	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-6-5' (E108103-09) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	



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Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
18-Aug-11 15:02

DRAFT: Soil Gas and Vapor Analysis
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-6-10' (E108103-10) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-6-20' (E108103-11) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	94	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-5' (E108103-12) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	57	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-10' (E108103-13) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	12	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-10' Dup (E108103-14) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-20' (E108103-15) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-20' (E108103-16) Vapor Sampled: 18-Aug-11 Received: 18-Aug-11									
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	



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Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711-W1 Project Number: WO-2011-71 Project Manager: Ms. Rebekah Wale	Reported: 18-Aug-11 15:02
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DRAFT: Soil Gas and Vapor Analysis - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EH11803 - GC

Blank (EH11803-BLK1)

Prepared & Analyzed: 18-Aug-11

Methane	ND	10	ppmv							
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Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
18-Aug-11 15:02

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

Appendix

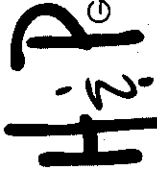
H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS
Certificate# 2742, 2745, & 2741 approved for LUFT
Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A
Hexachlorobutadiene by EPA TO-15 & TO-14A
1,2,4-Trimethylbenzene by EPA TO-14A
1,2-Dichlorobenzene by EPA TO-15 & TO-14A
1,3,5-Trimethylbenzene by EPA TO-14A
1,4-Dichlorobenzene by EPA TO-15 & TO-14A
Benzene by EPA TO-15 & TO-14A
Chlorobenzene by EPA TO-15 & TO-14A
Ethyl benzene by EPA TO-15 & TO-14A
Styrene by EPA TO-15 & TO-14A
Toluene by EPA TO-15 & TO-14A
Total Xylenes by EPA TO-15 & TO-14A
1,1,1-Trichloroethane by EPA TO-15 & TO-14A
1,1,2,2-Tetrachloroethane by EPA TO-15 & TO-14A
1,1,2-Trichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethene by EPA TO-15 & TO-14A
1,2-Dichloroethane by EPA TO-15 & TO-14A
1,2-Dichloropropane by EPA TO-15 & TO-14A
Bromoform by EPA TO-15
Bromomethane by EPA TO-15 & TO-14A
Carbon tetrachloride by EPA TO-15 & TO-14A
Chloroethane by EPA TO-15
Chloroform by EPA TO-15 & TO-14A
Chloromethane by EPA TO-15 & TO-14A
cis-1,2-Dichloroethene by EPA TO-15
cis-1,2-Dichloropropene by EPA TO-15 & TO-14A
Methylene chloride by EPA TO-15 & TO-14A
Tetrachloroethane by EPA TO-15 & TO-14A
trans-1,2-Dichloroethene by EPA TO-15
trans-1,2-Dichloropropene by EPA TO-15 & TO-14A
Trichloroethene by EPA TO-15 & TO-14A
Vinyl chloride by EPA TO-15 & TO-14A
2-Butanone by EPA TO-15
4-Methyl-2-Pentanone by EPA TO-15
Hexane by EPA TO-15
Methyl tert-butyl ether by EPA TO-15
Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in summa canisters.



Mobile
Geochemistry
Inc.

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1855 Coronado Ave., Signal Hill, CA 90755 • ph 800.834.9888

Chain of Custody Record

Date: 8/18/11

H&P Project # ENV081711-W1

Outside Lab:

Client: ENVIRON Collector: D. Petryshin Page: 2 of 2
 Address: 18100 Von Karman Ave Suite 600 Client Project # NO-2011-71
IRVINE CA 92612 Location: 10100 S. Sauter Monica Blvd/Moreno Drive
 Email: rwale@environcorp.com Phone: 949-798-3693 Fax: _____
 Turn around time: _____

Sample Receipt
 Intact: Yes No
 Seal Intact: Yes No N/A
 Cold: Yes No N/A
 Temperature: _____

Special Instructions:

Lab Work Order # E108163/EH11803

8260B Full List	<input type="checkbox"/>
8260B	<input type="checkbox"/>
8015M TPH	<input type="checkbox"/>
418.1 TRPH	<input type="checkbox"/>
VOCs: Full List	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
VOCs: Short List/DTSC	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
VOCs: SAM, 8260B	<input type="checkbox"/> SAM A <input type="checkbox"/> SAM B
Naphthalene	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
Oxygenates	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
TPH/gas	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
Ketones	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
Other	<input type="checkbox"/> 8260B <input type="checkbox"/> TO-15
Leak Check Compound	<input type="checkbox"/> 1,1 DPA <input type="checkbox"/> OTHER
Methane	<input type="checkbox"/> O2 <input type="checkbox"/> N2
Fixed Gases	<input type="checkbox"/> CO2 <input type="checkbox"/> O2 <input type="checkbox"/> N2

Sample Name *	Field Point Name	Purge Vol	Time	Date	Sample Type	Container Type	Total # of containers
SG-6-20'		378	1411	8/18	Vapor	Syringe	1
SG-10-5'		333	1416				1
SG-10-10'		348	1421				1
SG-10-10'Dup		408	1421				1
SG-8-20'							
SG-5-20'		110cc	1438				1
SG-10-20'		90cc	1444				1

SOIL VAPOR/AIR ANALYSIS

Relinquished by: (Signature) _____ (company) _____ Date: 8/18 Time: 14:50
 Relinquished by: (Signature) _____ (company) _____ Date: _____ Time: _____
 Relinquished by: (Signature) _____ (company) _____ Date: _____ Time: _____

Signature constitutes authorization to proceed with analysis and acceptance of condition on back.
 Sample disposal instruction: Disposal Return to client Pickup

Chain of Custody Record

Date: 8/18/11
 H&P Project # ENV081711-W1
 Outside Lab: _____

Client: Environ Collector: D. Petyshin Page: 1 of 2
 Address: 18100 Von Karman Ave Suite 600 Client Project # VO-2011-71
Irvine, CA 92612 Location: 10,000 S. Santa Monica Blvd/Mereno Drive
 Email: rwale@environcorp.com Phone: 949-798-3693 Box: _____
 Turn around time: _____

Geotracker EDF: Yes No
 Global ID: _____
 Excel EDD: Yes No
 Sample Receipt:
 Intact: Yes No
 Seal Intact: Yes No N/A
 Cold: Yes No N/A
 Temperature: _____

Special Instructions: _____
 Lab Work Order # E 108103 / E411803
 Total # of containers _____

Sample Name	Field Point Name	Purge Vol	Time	Date	Sample Type	Container Type
SG-8-5'		333	1325	8/18/11	Vapor	Syringe
SG-8-10'		348	1330			
SG-8-20'		120	1433			
SG-4-5'		333	1339			
SG-4-10'		348	1343			
SG-4-20'		378	1348			
SG-5-5'		330	1352			
SG-5-10'		348	1356			
SG-6-5'		333	1401			
SG-6-10'		348	1406			

Relinquished by: (Signature) _____ (company) _____
 Relinquished by: (Signature) _____ (company) _____
 Relinquished by: (Signature) _____ (company) _____
 Date: 8/18 Time: 14:50
 Date: _____ Time: _____
 Date: _____ Time: _____

Sample disposal instruction: Disposal Return to client Pickup

19 August 2011



Ms. Rebekah Wale
Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

H&P Project: ENV081711-W1
Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 19-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal
Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845



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Environ Corp.
18100 Von Karman Ave, Suite 600
Irvine, CA 92612

Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
19-Aug-11 14:46

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DRAFT: SG-8-5'	E108107-01	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-8-10'	E108107-02	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-4-5'	E108107-03	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-4-10'	E108107-04	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-4-20'	E108107-05	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-5-5'	E108107-06	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-5-10'	E108107-07	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-5-20'	E108107-08	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-6-5'	E108107-09	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-6-5' Dup	E108107-10	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-6-10'	E108107-11	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-6-20'	E108107-12	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-10-5'	E108107-13	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-10-10'	E108107-14	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-8-20'	E108107-15	Vapor	19-Aug-11	19-Aug-11
DRAFT: SG-10-20'	E108107-16	Vapor	19-Aug-11	19-Aug-11



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Environ Corp.
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Project: ENV081711-W1
 Project Number: WO-2011-71
 Project Manager: Ms. Rebekah Wale

Reported:
 19-Aug-11 14:46

DRAFT: Soil Gas and Vapor Analysis

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-8-5' (E108107-01) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-8-10' (E108107-02) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	26	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-5' (E108107-03) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-10' (E108107-04) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-20' (E108107-05) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	49	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-5' (E108107-06) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-10' (E108107-07) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	57	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-20' (E108107-08) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-5' (E108107-09) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	



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Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711-W1 Project Number: WO-2011-71 Project Manager: Ms. Rebekah Wale	Reported: 19-Aug-11 14:46
--	--	------------------------------

DRAFT: Soil Gas and Vapor Analysis
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-6-5' Dup (E108107-10) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-10' (E108107-11) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-20' (E108107-12) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	74	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-5' (E108107-13) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	24	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-10' (E108107-14) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	17	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-8-20' (E108107-15) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-20' (E108107-16) Vapor Sampled: 19-Aug-11 Received: 19-Aug-11									
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	



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Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711-W1 Project Number: WO-2011-71 Project Manager: Ms. Rebekah Wale	Reported: 19-Aug-11 14:46
--	--	------------------------------

DRAFT: Soil Gas and Vapor Analysis - Quality Control
H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch EH11902 - GC

Blank (EH11902-BLK1)

Prepared & Analyzed: 19-Aug-11

Methane	ND	10	ppmv							
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Environ Corp.
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Project: ENV081711-W1
Project Number: WO-2011-71
Project Manager: Ms. Rebekah Wale

Reported:
19-Aug-11 14:46

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS
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Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A
Hexachlorobutadiene by EPA TO-15 & TO-14A
1,2,4-Trimethylbenzene by EPA TO-14A
1,2-Dichlorobenzene by EPA TO-15 & TO-14A
1,3,5-Trimethylbenzene by EPA TO-14A
1,4-Dichlorobenzene by EPA TO-15 & TO-14A
Benzene by EPA TO-15 & TO-14A
Chlorobenzene by EPA TO-15 & TO-14A
Ethyl benzene by EPA TO-15 & TO-14A
Styrene by EPA TO-15 & TO-14A
Toluene by EPA TO-15 & TO-14A
Total Xylenes by EPA TO-15 & TO-14A
1,1,1-Trichloroethane by EPA TO-15 & TO-14A
1,1,2,2-Tetrachloroethane by EPA TO-15 & TO-14A
1,1,2-Trichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethene by EPA TO-15 & TO-14A
1,2-Dichloroethane by EPA TO-15 & TO-14A
1,2-Dichloropropane by EPA TO-15 & TO-14A
Bromoform by EPA TO-15
Bromomethane by EPA TO-15 & TO-14A
Carbon tetrachloride by EPA TO-15 & TO-14A
Chloroethane by EPA TO-15
Chloroform by EPA TO-15 & TO-14A
Chloromethane by EPA TO-15 & TO-14A
cis-1,2-Dichloroethene by EPA TO-15
cis-1,2-Dichloropropene by EPA TO-15 & TO-14A
Methylene chloride by EPA TO-15 & TO-14A
Tetrachloroethane by EPA TO-15 & TO-14A
trans-1,2-Dichloroethene by EPA TO-15
trans-1,2-Dichloropropene by EPA TO-15 & TO-14A
Trichloroethene by EPA TO-15 & TO-14A
Vinyl chloride by EPA TO-15 & TO-14A
2-Butanone by EPA TO-15
4-Methyl-2-Pentanone by EPA TO-15
Hexane by EPA TO-15
Methyl tert-butyl ether by EPA TO-15
Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in sunma canisters.



Mobile
Geochemistry
Inc.

2470 Impala Dr., Carlsbad, CA 92010 • ph 760.804.9678 • fax 760.804.9159
 1855 Coronado Ave., Signal Hill, CA 90755 • ph 800.834.9888

Chain of Custody Record

Date: 8/19/11

H&P Project # ENV081711-11

Outside Lab: _____

Client: ENVIRON

Address: 18160 Van Kamen Ave, Suite 600 Irvine, CA 92618

Collector: D. Petrusin

Client Project # WO-78011-71

Location: 10000 Santa Monica Blvd, Los Angeles

Phone: 949-498-3693 Fax: _____

Turn around time: _____

Project Contact: Rebekah Wale

Page: 1 of 2

Geotracker EDD: Yes No

Global ID: _____

Excel EDD: Yes No

Special Instructions: _____

Sample Receipt
Inlet: Yes No
Seal Inlet: Yes No N/A
Cold: Yes No N/A
Temperature: _____

Lab Work Order # E108107/EH11902

Sample Name	Field Point Name	Purge Vol	Time	Date	Sample Type	Container Type	Total # of containers	SOIL/GW	SOIL VAPOR/AIR ANALYSIS	Time
SG-8-5		333	1301	8/19/11	Vapor	Syringe	1			X
SG-8-10		348	1304				1			X
SG-4-5		333	1310				1			X
SG-4-10		348	1318				1			X
SG-A-20		378	1322				1			X
SG-5-5		333	1326				1			X
SG-5-10		348	1330				1			X
SG-5-80'		378	1334				1			X
SG-6-5		333	1338				1			X
SG-6-5-dup		393	1339				1			X

Reinquired by: (Signature) _____ (company) ENVIRON

Received by: (Signature) _____ (company) HEP

Date: 8/19/11 Time: 14:40

Reinquired by: (Signature) _____ (company) _____

Received by: (Signature) _____ (company) _____

Date: _____ Time: _____

Signature constitutes authorization to proceed with analysis and acceptance of condition on back.

Sample disposal instruction: Disposal Return to client Pickup

E.3 FAR Part 77 Airspace Obstruction Report

E.3 FAR Part 77 Airspace Obstruction Report



Date: MAY 6 2011

To: Daisy Torres
SM 10000 Property, LLC
2200 Biscayne Blvd.
Miami, FL 33137

ASI #: 11-O-0508.001

Client Site ID: 10000 Santa Monica Blvd.

FAA #:

We are sending you herewith the following via:

US Mail Overnight Fax Email 2nd Day

- ASI FAR Part 77 Airspace Obstruction Report
- Search Area Study Report
- Copies of our filing(s) with FAA and/or State
- Responses from FAA and/or State
- ASI Opinion Letter
- Quad Chart
- See attachments for Airport Runway data and/or AM Stations(s)
- Certified Survey

Comments:

Sincerely,

Aviation Systems, Inc.

By: 

FAR PART 77 AIRSPACE OBSTRUCTION REPORT

To:

Daisy Torres
SM 10000 Property, LLC
2200 Biscayne Blvd.
Miami, FL 33137

Date: May 6, 2011

Location: Santa Monica, CA

Client Case No: 10000 Santa Monica Blvd.

ASI Case No: 11-O-0508.001

SUMMARY OF FINDINGS:

At this location any structure over 96 feet AGL will have to be filed with the FAA. A structure up to 238 feet AGL should receive a routine approval. A structure from 238 to 608 feet AGL should be approvable but require extended study. A structure over 608 feet AGL should not be approved. Refer to Findings and Comment Section for additional information.

SITE DATA:

Structure: Building

Coordinates: 34°-03'-47.67" / 118°-24'-48.22" [NAD 27]

34°-03'-47.70" / 118°-24'-51.50" [NAD 83]

Site Ground Elevation: 262 ' [AMSL]

Studied Structure Height (with Appurtenances): MAX ' [AGL]

Total Overall Height: ' [AMSL]

SEARCH RESULTS:

- The nearest public use or military air facility subject to FAR Part 77 is Santa Monica Muni Airport.
- The studied structure is located 2.99 NM / 18,172 feet NorthEast (031 ° True) of the Santa Monica Muni Airport Runway 21.
- Other public or private airports or heliports within 3 NM: None Printout attached
- AM radio station(s) within 3NM: None Printout attached

Highlighted AM stations on printout require notice under FCC Rules and Policy (Ref.: 47 CFR 73.1692).

FINDINGS**• FAA Notice (Ref.: FAR 77, Subpart B)**

- Not required at studied height
- Required at studied height
- The No Notice Maximum height is 96 feet AGL.

IMPORTANT: Our report is intended as a planning tool. If notice is required, actual site construction activities are not advisable until an FAA Final Determination is issued.

• Obstruction Standards of FAR Part 77 (Ref.: FAR 77, Subpart C):

- Not exceeded at studied height.
- Exceeded at studied height.
- Maximum nonexceedance height is 238 feet AGL.

• Marking and Lighting (Ref: AC 70/7460-1K):

- Will not be required at studied height
- Will be required at studied height, structure exceeds:
- 200 feet AGL
- Obstruction Standards

• Operational Procedures (Ref.: FAR 77, Subpart D; FAA Order 7400.2; FAA Order 8260.3B)

- Not affected at studied height (*FAA should issue a Determination of No Hazard.*)
- Affected at studied height and the FAA will consider the studied structure to be a Hazard to Air Navigation.
- Maximum height that would not affect operational procedures is 608 feet AGL/870 feet AMSL.

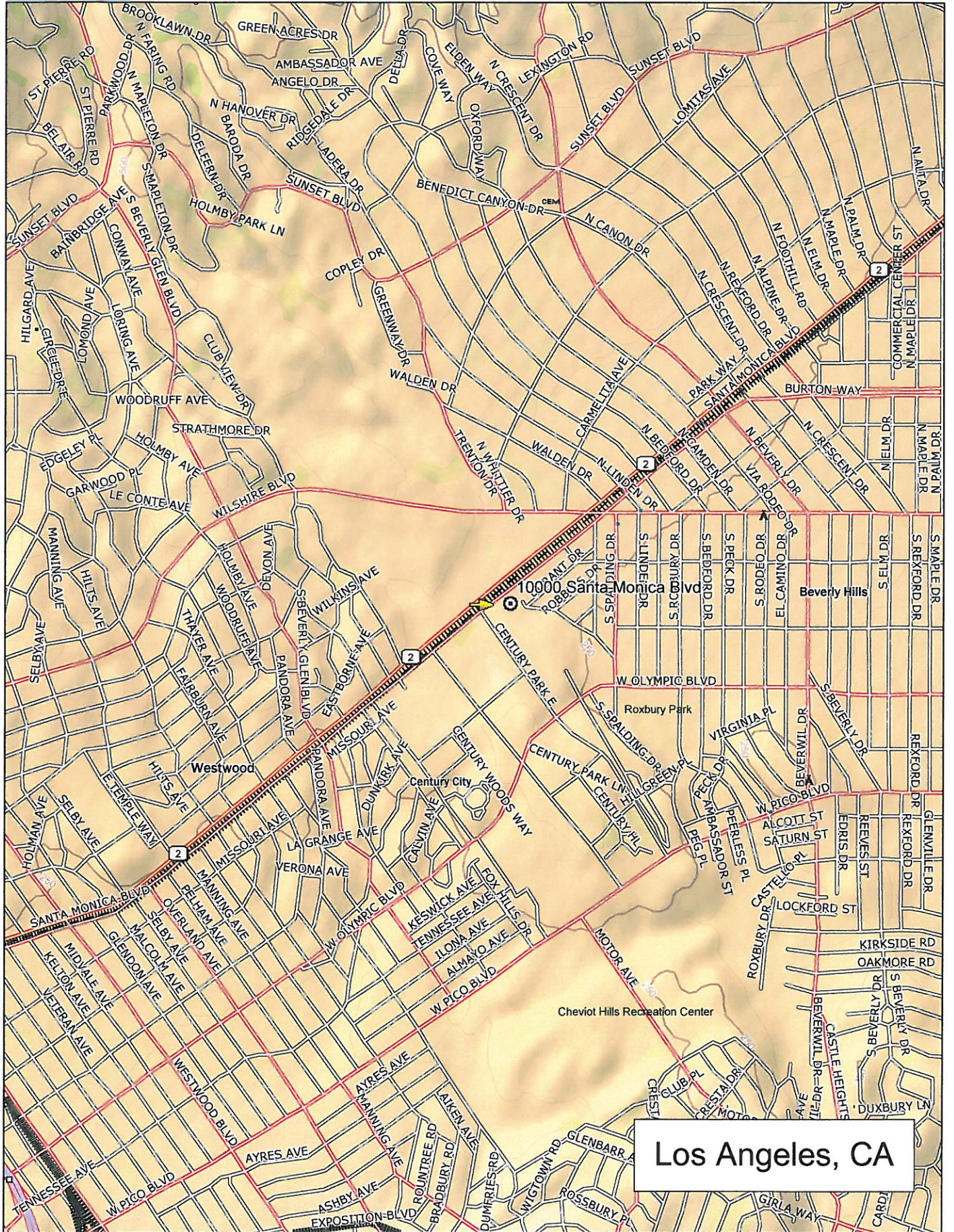
Conclusions/Comments:

- The 608-foot AGL limit continues to be based on the only Instrument Approach to the Santa Monica Municipal Airport. Due to other existing tall structures in the area, e.g., 589 feet AGL/863 feet AMSL, we do not believe that any height limit would be based on the VFR Traffic Pattern ceiling of 527 feet AMSL.

Actions:

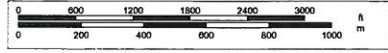
ASI will file with FAA Region and State

 Yes No



Los Angeles, CA

Scale 1 : 24,000



1" = 2,000.0 ft Data Zoom 13-0

Data use subject to license.

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Airports with Runways

Search Latitude: 34-03-48
 Search Longitude: 118-24-52

Search Radius: 3
 Height (MSL):

ID	Name	City	State	ARP Lat	ARP Long	Type	Runways	Primary	RwyLat	RwyLong	Elev.	Dist/NM	Dist/feet	Bear
70CA	THE WILSHIRE THAYER	LOS ANGELES	CA	34-03-45	03330N18-25-57	2860W	PR		0.90	5,470	266.82			
84CA	BEVERLY CENTER	LOS ANGELES	CA	34-04-26	0340N18-22-38	2800W	PR		1.96	11,897	71.13			
98CA	EVEREST & JENNINGS HELISTOP NR 1	LOS ANGELES	CA	34-02-41	0350N18-26-41	2850W	PR		1.88	11,399	233.48			
44CN	OCCIDENTAL PETROLEUM	LOS ANGELES	CA	34-03-32	03330N18-26-37	2870W	PR		1.48	8,970	259.60			
CL50	WESTWOOD GATEWAY	LOS ANGELES	CA	34-02-52	0340N18-26-42	2870W	PR		1.78	10,845	238.48			
CA46	CEDARS-SINAI MEDICAL CENTER	LOS ANGELES	CA	34-04-35	0000N18-22-55	0000W	PR		1.80	10,921	64.17			
3CL7	RALEIGH ENTERPRISES	LOS ANGELES	CA	34-02-10	0360N18-26-31	2850W	PR		2.13	12,950	219.98			
CL54	WESTSIDE TOWERS	LOS ANGELES	CA	34-01-59	0360N18-27-09	2860W	PR		2.63	15,950	226.22			
84CL	CENTURY CITY	LOS ANGELES	CA	34-03-39	0340N18-25-03	2850W	PR		0.21	1,298	225.41			
3CA5	WEST HOLLYWOOD SHERIFFS HELISTOP	WEST HOLLYWOOD	CA	34-05-04	0000N18-23-00	0000W	PR		2.00	12,155	50.72			
0CA2	VA GREATER LOS ANGELES HEALTH CARE CENTER	WEST LOS ANGELES	CA	34-02-57	0000N18-27-22	0000W	PR		2.24	13,622	247.72			