

Appendix C

Phase I and Phase II Environmental Site Assessment Reports

(The appendices to these reports are available for review at the Department of City Planning.)

Phase I and II Environmental Site Assessment Reports

- A. Phase I ESA Jordan Downs Public Housing Complex
- B. Phase I ESA David Starr Jordan High School
- C. Phase I ESA HACLA-owned Property
- D. Phase I ESA Privately-owned Properties
- E. Phase II ESA HACLA-owned Property

Appendix A

Phase I ESA Jordan Downs Public Housing Complex

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

**Jordan Downs Redevelopment Project Area –
Jordan Downs Housing Development**

**Area bounded by East 97th Street, East 103rd Street,
Grape Street and South Alameda Street
Los Angeles, California 90002**

Project No.: 0903-240

PREPARED FOR



8522 National Boulevard, Suite 102
Culver City, California 90232

March 24, 2010

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EXECUTIVE SUMMARY

SUMMARY

General Site Description/ Site Reconnaissance Summary

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project Area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California.

The research conducted for this study and the report prepared are in conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The site has been divided into four main areas for the purposes of this report: Jordan Downs Public Housing Development (referred throughout as Area 1), Jordan High School (referred throughout as Area 2), 9901 Alameda (referred throughout as Area 3), and the privately owned parcels (referred throughout as Area 4). Due to the large size of the overall project area, this report will focus on the Jordan Downs Public Housing Development (Area 1). Areas 2 through 4 of the redevelopment project will be provided under separate covers.

Area 1 – Jordan Downs Public Housing Development – Area 1 consists of the western portion of the project area along South Grape Street, extending between East 97th Street and East 103rd Street to the north and south, and is occupied by the Jordan Downs Public Housing Development. The area is legally described by the Assessor’s Parcel Numbers: 6046-019-903, 6046-021-908, 6046-021-915, 6046-021-916, and 6046-021-917 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 9800, 9900, 9910, and 10006 South Grape Street, 2100 East Century Boulevard, and 2132 and 2272 East 97th Street, Los Angeles, California. The area is currently utilized as a public housing development, managed by the Housing Authority of the City of Los Angeles (HACLA).

The housing development consists of 103 residential structures, an office structure with a storage shed, two community center structures, a structure utilized as a daycare/preschool facility and a restroom structure associated with the playground area. The office, a community center associated with Los Angeles City Parks and Recreation with playing field/playground, restroom structure and daycare/preschool facility are located on the east side of Grape Street between East 99th Place and Project Street. The residential structures were located to the north and south of this area and were observed to have landscaping and sidewalks throughout along with play areas for children. The remainder of the property consists of roads to navigate around the property and parking lots for the residences.

- Chemical storage was observed within the maintenance area of the HACLA office, where supplies are stored for the maintenance of the units. Chemicals observed included several 5-gallon and 1-gallon containers of paint. Supplies observed included ovens and refrigerators in addition to tools for the maintenance of the units and the landscaping of the grounds. One clarifier was observed in the maintenance yard near the storage shed, located along the south side of the office structure, associated with an area in which refrigerators and ovens are cleaned with potable water. The clarifier is utilized solely for the wash water associated with refrigerator and oven cleaning. No hazardous materials were observed within the vicinity of the feature. Additionally, no staining or odors were noted during AE’s



on-site reconnaissance. Based upon this information, the presence of the clarifier at the site is not expected to represent a significant environmental concern. However, should the area be redeveloped, AE recommends that the clarifier be cleaned, removed, and soil sampling conducted as required, under the oversight of the proper regulatory agency.

Historical Land Use

From before 1928 until after 1938 the site appeared to be utilized for residential and agricultural purposes. By 1947, the site appeared to be utilized for private residential use along the western portion and an organized housing development to the northeast and southeast. By 1953, the site was developed with the current housing development, Jordan Downs Public Housing Development. The current development includes 103 residential structures, an office structure with a storage shed, two community center structures, a structure utilized as a daycare/preschool facility and a restroom structure associated with the playground area.

- Historical data does not trace the site use back to a point where the property was undeveloped, therefore causing a data gap. Based on our review of the historical data for the area of the site, it is our opinion that the first generation of development in the area was residential in nature. Consequently, in our opinion, the lack of historical data for the project area prior to 1928 is not considered a significant data gap.

Environmental Data Research

Jordan Downs Public Housing Development

- Area 1, Jordan Downs (9800 Grape Street) is listed on the Resource Conservation and Recovery Act (RCRA-SQG) and Facility Index System/Facility Registry System (FINDS) databases. Based on the information provided, the property is a small quantity generator of hazardous waste that includes batteries, lamps, pesticides and thermostats. No violations were reported. It is in our opinion that the listing is related to general household waste as a housing development. The listing is not considered a significant environmental concern for the project area.

Adjacent and Surrounding Properties

- None of the adjacent properties were found to be of a significant environmental concern for the project area (Jordan Downs Public Housing Development). Discussion of the listings associated with the adjacent properties can be found in the Environmental Data Section of this report.
- A surrounding, up-gradient property located approximately 318 feet north of the project area (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons



(TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

Additional Issues

- Based on the age of the onsite structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report.

The housing development, as stated by Mr. Martin Perry, the property manager, had all asbestos removed in the early 1990s. No documentation was provided of the removal. Nonetheless, an evaluation of the potential for the presence of asbestos containing building materials is recommended prior to any renovation or demolition activities related to the redevelopment.

- Based on the age of the onsite structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report.

According to Mr. Martin Perry, renovations have taken place over time at the project area and lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the project, a lead based paint assessment is recommended prior to any renovation or demolition activities related to the redevelopment.

- According to our research, the potential for oil and gas exploration and radon potential at the project area is considered low.
- According to our research, the portions of the project area located within the City of Los Angeles are not located within a methane or methane buffer zone.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of the Jordan Downs Redevelopment Project property bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, the “Project Area”. Due to the large size of the project area, this report focused on the Jordan Downs Public Housing Development (Area 1). Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Jordan Downs Public Housing Development.



INTRODUCTION

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Area Project property bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. Included under this cover is the Jordan Downs Public Housing Development within the redevelopment project area that is owned by HACLA. This report has been prepared for the sole use of Terry A. Hayes Associates. The shelf life of this Environmental Site Assessment is 180 days as per ASTM 1527-05.

The research conducted for this study and the report prepared are in general conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 “Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The primary purpose for performing a Phase I ESA is to “...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability.” (ASTM, 2005) Further, it is the goal of this study to identify business risks associated with the property associated with environmental conditions.

The goal of this process is to identify recognized environmental conditions associated with the property. A recognized environmental condition is defined as “...the presence or likely presence of any hazardous substances or petroleum products on a property 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.” This definition does not include “*de minimis* conditions that generally do not pose 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 government agencies” (ASTM, 2005).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and hazardous materials research with regard to the project area, adjacent properties, and surrounding area. In addition, Andersen Environmental provides general information regarding asbestos containing materials, lead-based paints, radon, and oil and gas exploration as part of this report.

In order to maintain landowner liability protections, the user has a “continuing obligation to not interfere with activity and use limitations associated with the property,” must take “reasonable steps to prevent releases” and must “comply with legal release reporting obligations.” (ASTM, 2005)

Reviewing those documents that are “reasonably ascertainable” controls the completeness of this assessment. Documents that are reasonably ascertainable are publicly available, may be obtained within a reasonable time and cost constraints, and are practically reviewable to make an evaluation in a reasonable time frame in regard to property transaction activities.



GENERAL SITE DESCRIPTION

SITE LOCATION

The property is located bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east. The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. The site had been divided into four main areas for the purposes of this report. The Jordan Downs Public Housing Development owned by HACLA is included under this cover:

- **Area 1** – Jordan Downs Public Housing Development – Area 1 consists of the western portion of the project area along South Grape Street, extending between East 97th Street and East 103rd Street to the north and south, and is occupied by the Jordan Downs Public Housing Development. The area is legally described by the assessors parcel numbers 6046-019-903, 6046-021-908, 6046-021-915, 6046-021-916, and 6046-021-917 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 9800, 9900, 9910, and 10006 South Grape Street, 2100 East Century Boulevard, and 2132 and 2272 East 97th Street, Los Angeles, California. The area is utilized as a public housing development, managed by the Housing Authority of the City of Los Angeles (HACLA).

ADJACENT PROPERTIES

The following adjacent properties below are those that are adjacent to the entire redevelopment area.

Northern Adjacent Properties along East 97th Street

- Northern adjacent properties are primarily residential properties, although an auto glass facility occupies the northwest corner of Alameda Street and 97th Street. These properties are considered to be up-gradient to the project area, thus their activities could be of a potential environmental threat to the project area. Up-gradient adjacent and surrounding properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Eastern Adjacent Properties along South Alameda Street

- Eastern adjacent properties are located beyond Alameda Street and the Alameda Corridor (a subterranean railway), and consist of properties within the City of South Gate including residential, educational and light industrial uses. These properties are considered cross gradient to the project area. Adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Southern Adjacent Properties along East 103rd Street

- Southern adjacent properties consist of residential and commercial structures, except for the southwest corner of Alameda Street and 103rd Street that is occupied by a light industrial property. The commercial structures included small convenient stores, retail, and small restaurants. These properties are considered down-gradient from the project area and would have limited potential environmental concern for the redevelopment area. Adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.



Western Adjacent Properties along Grape Street

- Western adjacent properties are utilized for residential purposes. These properties are considered cross gradient to the project area. Adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Note: Areas 2, 3 and 4 of the redevelopment area are also adjacent properties to Area 1 discussed under this cover and are discussed as such in the Environmental Data Search section of this report.

PHYSICAL AND HYDROGEOLOGIC SETTING

The elevation of the subject property is approximately 110 feet above sea level (USGS South Gate CA 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the EDR Radius report, the subject property is not situated within a 100 or 500-year FEMA Flood Zone. No wetlands were identified at the property or adjacent properties.

The site is located in the northwestern portion of the Peninsular Ranges geomorphic province. The site is underlain by poorly consolidated Holocene to late Pleistocene alluvial fan and valley deposits, generally consisting of poorly sorted clay, sand, gravel, and cobbles (California Geological Survey, “Geologic Map of the Long Beach 30’ x 60’ Quadrangle, California”, 2003).

Hydrogeologically, the site is in the northern portion of the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin, in the South Coast Hydrologic Region. This subbasin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills, on the southeast by the Orange County Groundwater Basin, and on the southwest by the Newport Inglewood fault system. This area has unconfined groundwater conditions and extensive interconnected aquifers. Groundwater flow is generally to the south. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches.

The “Seismic Hazard Zone Report for the 7.5-Minute South Gate CA Quadrangle” (California Division of Mines and Geology, 1997) indicates that the historical high groundwater level at the site is less than 10 feet below ground surface (bgs). Based on our review of groundwater data presented in the EPA Geotracker website, groundwater was detected at a leaking underground storage tank site (Costa Management, Inc.) north of the site on 97th Street at approximately 66-feet below ground surface. The County of Los Angeles Department of Public Works (LADPW) groundwater well measurement data website (<http://ladpw.org/wrd/wellinfo/>) indicates that wells 1475B and 1475C are located within approximately 300 from the southeast corner of the site. The highest historical groundwater depths reported for those wells from 1989 to 2008 was approximately 105 feet bgs in 1995. The most recent groundwater measurement, in November 2008, was approximately 121 feet bgs. Based on these data, and on the current depth of groundwater at the site, it is considered unlikely that groundwater at the site will return to the shallow subsurface in the foreseeable future. Based on the surface topography and regional conditions, the groundwater flow direction is anticipated to be to the south.



SITE RECONNAISSANCE / INTERVIEWS

SITE RECONNAISSANCE WITH INTERVIEWS

On May 22, 2009, Heather Nilson conducted a site reconnaissance of the Jordan Downs Public Housing Development. The site inspection was conducted to identify current hazardous substance use and hazardous substance storage and to attempt to identify evidence of past hazardous substance use and hazardous substance storage. Specifically, we observed the site with regard to hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, hazardous substance and petroleum product containers, unidentified substance containers, PCBs, heating and cooling systems, stains or corrosion, drains and sumps, pits, ponds, or lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, wells, and septic systems. The interior and exterior areas of the project area were inspected as well as the adjacent properties as observable from the project area and public right-of-ways. The following paragraphs describe our observations.

General Description

Area 1 is the western portion of the project area along South Grape Street, extending between East 97th Street and East 103rd Street to the north and south, in the City of Los Angeles, occupied by the Jordan Downs Public Housing Development. The housing development area is approximately 49.48 acres in size and is occupied by 103 residential structures, an office structure with a storage shed, two community center structures, a structure utilized as a daycare/preschool facility and restroom structure associated with the playground area. The remainder of the site is utilized as common areas including play areas amongst the residential structures, parking lots and roads throughout the area.

The office, a community center associated with Los Angeles City Parks and Recreation with playing field/playground, restroom structure and daycare/preschool facility were located on the east side of Grape Street between East 99th Place and Project Street. The residential structures were located to the north and south of this area and were observed to have landscaping and sidewalks throughout along with play areas for children

Interior Observations

The office structure for the housing development was of a wood frame construction with stucco exterior. Building materials observed throughout the structure included twelve-inch linoleum tiles, carpet, twelve-inch ceiling tiles, and wood and drywall partitions. One the west side of the structure is a lobby for public entry, with a customer service window. The remainder of the structure consisted of a common hallway with offices connected in addition to a break room and restroom facility.

The two story residential structures were of brick construction at the first floor with wood frame and stucco exterior at the second floors. Building materials observed throughout the inspected units included wood and drywall partitions, twelve-inch linoleum tiles, nine-inch ceramic tiles, and some carpeting. Each unit was similar in layout consisting of bedroom(s), bathroom, living space and kitchen. Different layouts included one, two, three, four, or five bedroom units. The majority of the units are two and three bedrooms. The community center within the housing development was converted from residential use to be used as an office, recreation space and computer lab for the residents at the property.

No significant hazardous material storage or recognized environmental conditions were observed in the interior portions of the site.



Exterior Observations

The exterior portions of the site consist of landscaping and concrete sidewalks throughout the residential structures, in addition to parking lots and streets within. Additionally, playground areas were observed in between every few structures. The asphalt surface of the roads and parking lots appeared to be in moderate condition; some cracking and staining was observed due to traffic within the area. Trash enclosures were observed along the roads throughout the property. A gated area utilized as the maintenance yard for the HACLA office was observed to the southeast of the office structure. A clarifier was observed in the area of a storage shed, located along the south side of the office structure, associated with an area in which refrigerators and ovens are cleaned with potable water. The clarifier is utilized solely for the wash water associated with refrigerator and oven cleaning. No hazardous materials were observed within the vicinity of the feature. Additionally, no staining or odors were noted during AE's on-site reconnaissance. Based upon this information, the presence of the clarifier at the site is not expected to represent a significant environmental concern. However, should the area be redeveloped, AE recommends that the clarifier be cleaned, removed, and soil sampling conducted, under the oversight of the proper regulatory agency.

INTERVIEWS

- **Property Owner** – The property manager with HACLA, who owns the property, was interviewed as the key site manager.
- **Key Site Manager** – The property manager, Mr. Martin Perry, was interviewed regarding his knowledge of the area. According to Mr. Perry, he has been assigned to Jordan Downs for approximately one year and has worked with HACLA for approximately eighteen years. Mr. Perry indicated that the property consisted of 103 buildings, with a total of 700 units that were constructed in 1955. To his knowledge, Mr. Perry stated that asbestos removal from all units occurred in the early 1990s. No documentation was provided for the work conducted. Mr. Perry was unaware of any environmental conditions at the property, with the exception of the clarifier in the maintenance yard. Mr. Michael Woods, the maintenance manager for HACLA, indicated that the clarifier is associated with an area in which refrigerators and ovens are cleaned with potable water.
- **Property Occupants** – None of the residential tenants were interviewed for the purpose of this assessment.
- **Past Owners, Operators and Occupants** – Past owners, operators and occupants were not able to be identified for an interview for this report.

RECONNAISSANCE/INTERVIEW DATA GAPS

Based on our observations made during the site reconnaissance of the project area and adjacent properties as well as the interviews conducted, no significant data gaps were encountered during our research.



HISTORICAL LAND USE

BUILDING PERMIT REVIEW

The addresses identified as current and historical addresses for the project area were researched at the City of Los Angeles Building Division. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property.

9800 – 9824 South Grape Street

Date	Owner/Occupant	Purpose
07/26/1929	Sarah Herman	Department of Building and Safety, Application to Alter, Repair or Demolish: moving house in front of lot, 9804 S. Grape
01/25/1933	D. Luboft	Department of Building and Safety, Application to Alter, Repair or Demolish: foundation , 9828 S. Grape
10/07/1940	Crus Avila	Department of Building and Safety, Application to Alter, Repair or Demolish: entry room , 9824 S. Grape
07/31/1947	D. T. Bush	Certification of Occupancy: type V residential
02/27/1953	House Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy: management and maintenance
02/27/1953	House Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy: administration and maintenance for project
03/29/1954	House Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy: Flag Pole
12/23/1954	House Authority City of L.A.	Application to Construct New Building and For Certification of Occupancy
10/03/1956	House Authority City of L.A.	Certification of Occupancy: assembly and gymnasium
12/03/1956	House Authority City of L.A.	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy
02/01/1957	A.E. Hewitt	Certification of Occupancy: 1 story, type III-B, 8’ – 16’, addition to an existing project management.
07/10/1963	House Authority City of L.A.	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy: office building and storage room.
10/07/1963	House Authority City of L.A.	Certification of Occupancy: 1 story, type V, 8’ – 16’ x 26’, addition to an existing 48’ X 160’ office and storage room.
08/18/1966	House Authority City of L.A.	Application to Construct New Building and For Certification of Occupancy: office building
09/06/1966	House Authority City of L.A.	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy: revise footings.



9800 – 9824 South Grape Street (continued)

Date	Owner/Occupant	Purpose
02/14/1967	DYNAFAB & E.Y.O.A.	Application to Construct New Building and For Certification of Occupancy: school
04/07/1967	House Authority City of L.A.	Certification of Occupancy: 1 story, type V, 24'x 60' accessory storage building. G-1 occupancy.
10/03/1969	L. A. Housing Authority	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy: restroom.
01/21/1972	L. A. Housing Authority	Certification of Occupancy: 1 story, type V, 8'x 24' restroom addition to office and maintenance shops, G-1 occupancy.
03/31/1980	House Authority City of L.A.	Application for Inspection of New Building and for Certification of Occupancy: 8' high concrete wall
10/13/1982	House Authority City of L.A.	Application for Inspection of New Building and for Certification of Occupancy: concrete wall
02/10/1989	House Authority City of L.A.	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy: Install trash enclosure.
07/20/1989	House Authority / Los Angeles	Application for Inspection of New Building and for Certification of Occupancy:

9900 South Grape Street

Date	Owner/Occupant	Purpose
02/27/1953	House Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy: recreation
08/25/1999	House Authority City of L.A.	Building Permit Application: addition to gym

9910 South Grape Street

Date	Owner/Occupant	Purpose
02/14/1967	DYNAFAB & E.Y.O.A.	Application to Construct New Building and For Certification of Occupancy: school
06/27/1968	Dynafab & E.Y.O.A.	Certification of Occupancy: 1 story, type V, S-1 occupancy, kindergarten, headstart school, no day care permitted
04/30/1970	Dynafab & E.Y.O.A.	Certification of Occupancy: 1 story, type V, 32' – 40', kindergarten, headstart school, S-1 occupancy
12/30/1970	Dynafab & E.Y.O.A.	Certification of Occupancy: 1 story, type V, 32' – 40', S-1 occupancy, no daycare permitted
04/20/1970	Economic Youth Opp. Agency	Application for Inspection of New Building and for Certification of Occupancy
06/10/1970	Economic Youth Opp. Agency	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy: revised plot plan relocation of classroom building on site.



9910 South Grape Street (continued)

Date	Owner/Occupant	Purpose
07/20/1988	Training and Research	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy: remove all old roofing.
06/22/1998	LA City Housing Authority	Application for Building Permit and Certification of Occupancy
07/27/1998	LA City Housing Authority	Application for Building Permit and Certification of Occupancy
09/16/1998	LA City Housing Authority	Application for Building Permit and Certification of Occupancy
11/09/2007	Training and Research foundation	Request for Temporary Certificate of Occupancy
06/09/2008	LA City Housing Authority	Application for Building Permit and Certification of Occupancy: Child care facility

11404-11416 South Grape Street

Date	Owner/Occupant	Purpose
01/30/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
08/11/1954	Housing Authority City of L.A.	Certification of Occupancy: 2 story, Type V, 106' 10" x 23' 4", Apartment House. 6 Apartments, Masonry, H-2 Occupancy
08/17/1950	Housing Authority City of L.A.	Certification of Occupancy: 1 story, Type V, 14' x 45', Apartment to Dwelling, R Occupancy

2100 East Century Boulevard

Date	Owner/Occupant	Purpose
01/15/1992	Housing Authority City of L.A.	Application for inspection of new building and for certificate of new occupancy
05/26/1993	Housing Authority City of L.A.	Application for inspection of grading and for grading certificate
11/04/1993	Housing Authority City of L.A.	Application for inspection to add-alter-repair-demolish and for certificate of occupancy
12/08/2004	Housing Authority City of L.A.	Building permit, Bldg-Alter/Repair

2125-2133 E. 101st Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
5/14/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
05/06/1999	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
05/06/1999	Housing Authority City of L.A.	Building Permit Application
08/31/2006	Housing Authority City of L.A.	Building Permit Application
08/31/2006	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy



2125-2145 E. 102nd Street

Date	Owner/Occupant	Purpose
05/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
05/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy

2264-2278 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
05/14/1996	Housing Authority City of L.A.	Application for Building Permit and Certificate of Occupancy: structural
02/15/2000	Housing Authority City of L.A.	Permit Application or Issued Permit Information, Bldg. Alteration/Repair

2248-2278 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy

2232-2244 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy

2216-2228 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
01/11/2000	Housing Authority City of L.A.	Permit Application or Issued Permit Information, Bldg. Alteration/Repair

2200-2212 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
01/13/2000	Housing Authority City of L.A.	Permit Application or Issued Permit Information, Bldg. Alteration/Repair

2182-2196 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy



2164-2178 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
03/23/2000	Housing Authority City of L.A.	Notice Regarding Erasures, Handwritings , and other corrections
02/15/2000	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy

2148-2160 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
02/16/2000	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
02/16/2000	Housing Authority City of L.A.	Permit Application or Issued Permit Information, Bldg. Alteration/Repair

2132-2144 East 97th Street

Date	Owner/Occupant	Purpose
02/27/1953	Housing Authority City of L.A.	Application to Erect a Building and for a Certificate of Occupancy
02/16/2000	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
02/16/2000	Housing Authority City of L.A.	Permit Application or Issued Permit Information, Bldg. Alteration/Repair

2188 East 97th Street

Date	Owner/Occupant	Purpose
09/28/1967	Housing Authority City of L.A.	Application to Alter-Repair-Demolish and for Certification of Occupancy

2228 East 97th Street

Date	Owner/Occupant	Purpose
01/11/2000	LA City Housing Authority	Application for Building Permit and Certification of Occupancy

2212 East 97th Street

Date	Owner/Occupant	Purpose
01/13/2000	LA City Housing Authority	Application for Building Permit and Certification of Occupancy



2132-2278 East 97th Street

Date	Owner/Occupant	Purpose
09/25/1928	Elizabeth Davyn	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy
04/04/1990	Joy Wright	Application to Add –Alter-Repair-Demolish and for Certification of Occupancy
05/14/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/31/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/03/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/03/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/03/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/03/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/03/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy
06/03/1996	Housing Authority City of L.A.	Application for Building Permit and Certification of Occupancy

- There were no building permits identified for the other current or historical site addresses.

AERIAL PHOTOGRAPH REVIEW

Aerial Photography of many portions of the United States dates back to the 1920’s. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, etcetera. Aerial Photograph Coverage was available for the project area for the years 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002 and 2005. A summary of our observations are presented in the following table.

Area 1 – Jordan Downs Public Housing Development

1928 1938	<p style="text-align: center;">Jordan Downs Public Housing Development Description</p> <p>Appeared to be residential in use along the western portion while the remainder appeared to be agricultural in use; a road was observed running north-south a block to the east of the western property border</p>
1947	<p style="text-align: center;">Jordan Downs Public Housing Development Description</p> <p>Appeared to be residential in use with houses along the western portion and organized residential structures along the northeastern and southeastern portions</p>



	Jordan Downs Public Housing Development Description
1956 1965 1976 1989 1994 2002 2005	Appeared to be an organized residential development with a larger structure located centrally at the western side; a few streets and walking paths were observed throughout the area

Surrounding Area of the entire Redevelopment Project

Based on the review of the aerial photographs the surrounding area was primarily developed with residential structures since 1928, with some commercial structures observed. By 1947, increased light industrial use was observed along South Alameda Street, along with visible railroad tracks. Most recently, the surrounding area appears to be primarily developed for residential use, with commercial also observed throughout and light industrial properties along South Alameda Street, with the railroad at a sublevel as part of the Alameda Corridor.

CITY DIRECTORY REVIEW

City directories have been published since the 1800’s and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the project area.

Area 1 – Jordan Downs Public Housing Development

- There were no city directory listings identified for the current or historical site addresses.

SANBORN MAP REVIEW

Sanborn Maps were originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage. Today, Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more rural communities. Sanborn Map Coverage was available for the project area for the years 1922, 1928, 1950 and 1970. A summary of our observations are presented in the following tables.

Area 1 – Jordan Downs Public Housing Development

	Jordan Downs Public Housing Development Description
1922 1928	Occupied by dwellings and private garages along the western border; the eastern portions of the property were not depicted on the map
1950	Jordan Downs Public Housing Development Description Occupied by dwellings and private garages along the western portion. The central area of the northernmost portion and the southeastern portion were indicated to be Jordan Downs occupied by multifamily residential structures. The eastern portions of the property were not depicted on the map



	Jordan Downs Public Housing Development Description
1970	Occupied by Jordan Downs Housing Project with multifamily residential structures throughout the area and commercial structures for offices, general storage and maintenance shed, and child care center along the western most portion of the area; the eastern portions of the property were not depicted on the map

Surrounding Area of the entire Redevelopment Project

Based on the review of the Sanborn maps, the surrounding areas depicted were developed with residential structures to the west, commercial and residential structures to the south and southwest, and light industrial facilities to the southeast between the 1920s and 1970. None of the remaining surrounding areas were depicted in the Sanborn maps.

HISTORICAL DATA GAPS

Historical data does not trace the site use back to a point where Area 1 was undeveloped, therefore causing a data gap. Based on our review of the historical data for the area of the site, it is our opinion that the first generation of development in the area was residential in nature. Consequently, in our opinion, the lack of historical data for the project area prior to 1928 is not considered a significant data gap.



ENVIRONMENTAL DATA SEARCH

REGULATORY DATABASE RESEARCH

A radial search was conducted in accordance to the specification defined in ASTM E 1527-05 which sets the radial distance limits for each database searched. A complete listing of the databases with descriptions and the results is presented in the appendices of this report. The following table summarizes required databases reviewed and the approximate search distances, and indicates if the subject site, adjacent properties or surrounding sites are listed:

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Other Sites (#)
Federal NPL	1.0	NO	NO	0
Federal De-listed NPL	1.0	NO	NO	0
Federal CERCLIS	0.5	YES	NO	0
Federal CERCLIS NFRAP	0.5	NO	NO	4
Federal RCRA CORRACTS	1.0	NO	NO	1
Federal RCRA non-CORRACTS TSD	0.5	YES	NO	1
Federal RCRA Generators	0.25	YES	NO	11
Federal Institutional/Engineering Controls	0.5	NO	NO	0
Federal ERNS	Property	NO	NO	0
State/Tribal Equivalent NPL	1.0	NO	NO	5
State/Tribal Equivalent CERCLIS	0.5	YES	NO	16
State/Tribal Landfill	0.5	YES	NO	6
State/Tribal UST	0.25	YES	NO	3
State/Tribal Leaking UST	0.5	YES	NO	7
State/Tribal Institutional/Engineering Controls	0.5	NO	NO	0
State/Tribal Voluntary Clean-up Sites	0.5	NO	NO	2
State/Tribal Brownfield Sites	0.5	NO	NO	0

In addition to federal and state regulatory databases research was conducted at the following agencies in order to evaluate environmental conditions associated with the project area: the Los Angeles County Department of Health Services/Public Health Investigation, the Los Angeles County Department of Public Works Environmental Programs Division (LADPW), Los Angeles City Fire Department, Hazardous Materials Division and Underground Storage Tank Division, Los Angeles City Sanitation Department, California Department of Toxic Substances Control Chatsworth Office and public database EnviroStor, and California State Water Resources Control Board Los Angeles Region Office and public database GeoTracker. Additionally, previous reports were provided by the user for our review and are discussed under the associated properties. Our findings are summarized in the following paragraphs. Copies of all items reviewed and researched are provided in the Appendices of the Report.

Target Site

Area 1 – Jordan Downs Public Housing Development

- **Jordan Downs (9800 Grape Street)** – This portion of the project area is listed on the Resource Conservation and Recovery Act (RCRA-SQG) and Facility Index System/Facility Registry System (FINDS) databases. Based on the information provided, the property is a small quantity generator of hazardous waste that includes batteries, lamps, pesticides and thermostats. No violations were reported.



It is in our opinion that the listing is related to general household waste as a housing development. The listing is not considered a significant environmental concern for the project area.

Adjacent Properties

Area 2 – Jordan High School

- **Jordan High School (2265 East 103rd Street)** – This portion of the project area is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) databases. According to the information provided, assessment at the school property began in 2000 due to military explosives that were recycled at the adjacent metals recycling facility. Metals and PCBs were detected at elevated levels on the sports field in 2004. Consequently the soil was removed by a DTSC contractor and was certified in April 2005, with a letter of certification issued on May 4, 2005. As certification has been provided by the DTSC and no further action recommended, this listing is not considered a significant environmental concern for the subject properties of this report.

Area 3 – 9901 Alameda

- **SW Steel Rolling Mills (9901 South Alameda Street)** – This portion of the project area is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE’s review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to the current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. The recommendation was made to assess the property further and delineate the contamination identified by the Mark Group. No further assessment has been conducted to assess the entire site based on the review of these reports. Further discussion of Area 3 is provided under separate cover.

Area 4 - Northeast Privately Owned Properties

- **Atlas Iron and Metal Company (10019 South Alameda Street)** – This portion of the project area is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Statewide Environmental Evaluation and Planning System (SWEEPS UST), facility and manifest data (HAZNET), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), and the Recycler Database (SWRCY) databases. Based on the CERCLIS database the site is identified as facility 0908308, which is not a federal facility and not listed on the national priority list. From the review of the information on the database, the facility is a “removal only site” with no site assessment work needed. According to the SWEEPS UST and Los Angeles Co. HMS one underground storage tank was historically installed at the property in 1980. According to AE’s review of site files at the Los Angeles County Department of Public Works



(LADPW), one 10,000-gallon underground storage tank (UST) was removed from the northern portion of the property under proper regulatory oversight and consequently granted closure on August 29, 2000.

Additional information reviewed with LADPW and Los Angeles County Department of Health Services, Public Health Investigation (LA County DHS/PHI) indicated that the site had poor housekeeping and improper storage in the past, which additionally led to storm water discharge violations in 2002. Compliance was not indicated. Hazardous materials stored at the site as of 2007 included waste oil, waste absorbers, oily water, oxygen, motor oil in a 550-gallon aboveground storage tank (AST), diesel fuel in a 750-gallon AST, hydraulic oil in a 200-gallon AST, and propane in a 4,065 cubic feet tank. Based on the SWRCY, a recycling database, the property has operated as a recycling facility since 1947. As this property is down-gradient from Area 1, it is not considered a significant environmental concern as an adjacent property.

Area 4 - Southwest Privately Owned Properties

- No listings were found on the regulatory databases researched.

Northern Adjacent Properties along East 97th Street

- None of the northern adjacent properties were listed on the regulatory databases researched.

Eastern Adjacent Properties along South Alameda Street

- **Pacific Motor Trucking Company (10250 South Alameda Street)** – The cross gradient adjacent property is listed on the Resource Conservation and Recovery Act Information (RCRA-SQG), and the Facility Index System (FINDS) database. According to the information provided, the site was a small quantity generator of hazardous materials operated by General Motors Corporation. No violations were listed. This listing is not considered an environmental concern with respect to the project area as there is no indication of a release at the property and it is cross gradient to the project area.
- **Southeastern Area New HS No. 2/MS No. 3 (Tweedy Boulevard/Alameda Street)** – The cross gradient adjacent property is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) databases. According to the information provided in the SCH and ENVIROSTOR databases, a previous Phase I Environmental Site Assessment conducted identified historical uses of the site including a junkyard, manufacturing, and other retail operations. Environmental concerns identified in the soil at the site included possible PCB, arsenic, and lead. A review of the investigation and site was performed by the DTSC and the site was issued a No Further Action (NFA) letter in 2004. However, a second SCH listing for the site indicated, approximately 1,940 cubic yards of arsenic and lead impacted soils were excavated from the site under a DTSC approved Work Plan in 2002. Post removal confirmation sampling results indicated that clean up goals had been achieved prior to the issuing of the NFA letter. Based on our review of the databases, it appears that this site is not an environmental concern with respect to the site as the remedial action for arsenic and lead impacted soils have been completed to the satisfaction of the appropriate regulatory agency.

Southern Adjacent Properties along East 103rd Street

- **10313 South Alameda Street** – Several entities were identified for a east adjacent property located to the east of the project area; their listings are as follows:
 - **Pacific Industrial Metals** – The down-gradient south adjacent site is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) and Statewide Environmental Evaluation and Planning System (SWEEPS UST) databases. According to the information provided in the Los Angeles Co. HMS listing, the site was formerly a hazardous materials operations site. The listing indicates that the site has been



removed from this classification. According to the SWEEPS UST listing the site has utilized UST(s) of unknown capacity. The materials stored in USTs are listed as unknown. Based on our review of the database listing this operator is not an environmental concern as there is no record of a release of hazardous materials by this operator.

- **Alameda Street Metals/Pacific** – The down-gradient south adjacent site is listed on the facility and manifest data (HAZNET), “Cortese” Hazardous Waste & Substances Sites List (CORTESE), Spills, Leaks, Investigations and Cleanup (SLIC) and Leaking Underground Storage Tank (LUST) databases. The CORTESE and HAZNET listing states that up to 0.1 tons of polychlorinated biphenols (PCBs) and materials containing PCBs are taken to a landfill in Kings County California for disposal. The SLIC database indicated a release on the property that is involved in a cleanup program overseen by the Los Angeles Regional Water Quality Control Board (LARWQCB) Region 4 Division. No further information was provided by the researched source. The LUST database indicates that there was a release of aviation related products on the property, which affected soils.

According to AE’s file review conducted at LADPW and an independent review of the Geotracker database, the UST removed from the property in 1992 was a 10,000-gallon diesel tank. The site consequently was provided closure September 19, 1994. Based on AE’s review of the LUST and SLIC cases on Geotracker, both have been closed as of 1994. As the property is down-gradient from the project area and has been provided closure, it is not of a significant environmental concern for the project area.

- **Jorgensen Company** – The down-gradient south adjacent site is listed on the Spills, Leaks, Investigations and Cleanup (SLIC) database. The SLIC database indicated a release on the property that is overseen by the Los Angeles County Fire Department (LACFD). No further information was provided by the researched source. Based on AE’s review of Geotracker, this SLIC listing is open since January 1965. No other details were provided for the listing. The review of the file for the address at LADPW indicated closure under Pacific Industrial Metals, however no file was found specifically for Jorgensen Company. The listing is not a significant environmental concern to the project area as it is down-gradient and thus unlikely that, if contamination exists at the property, it would migrate to the project area.

Western Adjacent Properties along Grape Street

- None of the western adjacent properties were listed on the regulatory databases researched.

Surrounding Area

- **9622 Kalmia Street** – Two entities were identified for an up-gradient surrounding property located approximately 318 feet north of the project area; their listings are as follows:
 - **G K Disposal Inc.** – The surrounding up-gradient property to the north is listed on the Facility Index System (FINDS), Historical Hazardous Substance Storage Container (HIST UST), and Resource Conservation and Recovery Act Information (RCRA-NonGen) databases. According to the information provided in the FINDS listing, the site has the general description “other pertinent environmental activities identified at the site”. According to the HIST UST listing, the site has had 3 USTs of 6000-gallon capacity for the purpose of storing unleaded fuel. According to the RCRA-NonGen listing the site is a private generator of wastes that do not include hazardous materials. Based on our review of the listings the site is not an environmental concern with respect to the project area as there is no record of a release.



- **Costa Management Inc.** – The surrounding up-gradient property to the north is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was been submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

- In our opinion, none of the other sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

Orphan Sites

- Orphan Sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. Twenty Orphan sites were identified in the Radius Map Report prepared for this site. The sites were manually mapped to determine the location of the site relative to the project area and groundwater gradient. In addition, the case information for each site was reviewed. The following conclusions were made:
 - In our opinion, none of the orphan sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.



ENVIRONMENTAL LIEN SEARCH

Nationwide Environmental Title Research (NETR) provided Environmental Lien Search Reports provide 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 lien search was not requested by the user; therefore it is the users' responsibility to ascertain if any environmental clean-up liens or activity and use limitations are associated with the project area. However, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

ENVIRONMENTAL DATA GAPS

Based on our review of the environmental data, no significant data gaps were encountered during our research.



ADDITIONAL ISSUES

ASBESTOS

Asbestos is the name given to a group of naturally occurring minerals used in certain products, such as building materials and vehicle brakes, to resist heat and corrosion. Asbestos includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include acoustical texture, fire-proofing, joint compound, attic and wall insulation, resilient flooring, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, piping insulation, piping joints, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, and swimming pool plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the various onsite structures, there is a potential for asbestos containing building materials at the site, however, no testing was completed as part of this report. An asbestos survey is recommended should the onsite structures be demolished or significantly renovated.
 - Specifically, the housing development, as stated by Mr. Martin Perry, the property manager, had all asbestos removed in the early 1990s. No documentation was provided of the removal. Nonetheless, an evaluation of the potential for the presence of asbestos containing building materials is recommended prior to any renovation or demolition activities related to the redevelopment.

LEAD-BASED PAINT

Although lead-based paint has long since been taken off the market, it is approximated that 80 percent of buildings built before 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children 6 years old and under being at most risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from moving parts of windows and doors that are painted with lead-based paint, wood trim, walls, cabinets in kitchens and bathrooms, porches, stairs, railings, fire escapes, lamp posts, and soil.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA), Department of Health (DOH), each state



has various action limits have been placed with the overall objective being an attempt to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the onsite structures, there is a potential for lead based paint at the site. A lead based paint survey is recommended should the onsite structures be demolished or significantly renovated.
 - According to Mr. Martin Perry, renovations have taken place over time at the project area and lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the project, a lead based paint assessment is recommended prior to any renovation or demolition activities related to the redevelopment

RADON

Radon is a radioactive gas that has been found in structures all over the United States. It comes from the natural breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon typically moves up through the ground to the air above and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today.

Testing for the presence of radon is fairly inexpensive, simple and the only way to be certain of the concentration. Various types of sampling methods exist to determine the concentration. Please consult Andersen Environmental should sampling for radon be of interest so we can assist in identifying the best method for your needs.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. Three sites were tested within the zip code 90002. Radon was not detected above the 4.0 pCi/L action level set by the USEPA at any of those sites. Sixty-three sites were tested within Los Angeles County, and the average activity level for the sites tested was 0.711 pCi/L in the first floor living area and 0.933 pCi/L in the basement area. Furthermore, according to the Department of Health Services (DHS) radon survey, and current correspondence with the DHS, radon concentrations in residences in the geographic region of the subject site average below 4.0 pCi/L; therefore, radon is not anticipated to adversely impact the subject site.

OIL AND GAS EXPLORATION

The Division of Oil, Gas and Geothermal Resources (DOGGR) regulates the drilling, operation, maintenance, plugging and abandonment of oil, natural gas and geothermal resources throughout the State of California.

- The DOGGR Wildcat Map W1-5 was reviewed to determine the location of petroleum activity in the area of the property. The project area is located in Township 3-South, Range 13-West and Section 3. According to the map reviewed, no oil wells appear to be located on the project area or adjacent properties.



METHANE ZONE RESEARCH

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, the City of Los Angeles Department of Building and Safety has established methane zones, and methane buffer zones for the City based on the proximity to oil wells and landfills. If a project area is located in a methane zone or methane buffer zone, the City may require methane mitigation devices be installed prior to construction activities at a project area.

- The City of Los Angeles Methane Zone map was reviewed to determine if the areas of the project area within the City of Los Angeles are located in a methane zone or methane buffer zone. According to our review, these portions of the project area are not located within a methane or methane buffer zone.



SUMMARY AND CONCLUSIONS

SUMMARY

General Site Description/ Site Reconnaissance Summary

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project Area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California.

The research conducted for this study and the report prepared are in conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The site has been divided into four main areas for the purposes of this report: Jordan Downs Public Housing Development (referred throughout as Area 1), Jordan High School (referred throughout as Area 2), 9901 Alameda (referred throughout as Area 3), and the privately owned parcels (referred throughout as Area 4). Due to the large size of the overall project area, this report will focus on the Jordan Downs Public Housing Development (Area 1). Areas 2 through 4 of the redevelopment project will be provided under separate covers.

Area 1 – Jordan Downs Public Housing Development – Area 1 consists of the western portion of the project area along South Grape Street, extending between East 97th Street and East 103rd Street to the north and south, and is occupied by the Jordan Downs Public Housing Development. The area is legally described by the Assessor’s Parcel Numbers: 6046-019-903, 6046-021-908, 6046-021-915, 6046-021-916, and 6046-021-917 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 9800, 9900, 9910, and 10006 South Grape Street, 2100 East Century Boulevard, and 2132 and 2272 East 97th Street, Los Angeles, California. The area is currently utilized as a public housing development, managed by the Housing Authority of the City of Los Angeles (HACLA).

The housing development consists of 103 residential structures, an office structure with a storage shed, two community center structures, a structure utilized as a daycare/preschool facility and a restroom structure associated with the playground area. The office, a community center associated with Los Angeles City Parks and Recreation with playing field/playground, restroom structure and daycare/preschool facility are located on the east side of Grape Street between East 99th Place and Project Street. The residential structures were located to the north and south of this area and were observed to have landscaping and sidewalks throughout along with play areas for children. The remainder of the property consists of roads to navigate around the property and parking lots for the residences.

- Chemical storage was observed within the maintenance area of the HACLA office, where supplies are stored for the maintenance of the units. Chemicals observed included several 5-gallon and 1-gallon containers of paint. Supplies observed included ovens and refrigerators in addition to tools for the maintenance of the units and the landscaping of the grounds. One clarifier was observed in the maintenance yard near the storage shed, located along the south side of the office structure, associated with an area in which refrigerators and ovens are cleaned with potable water. The clarifier is utilized solely for the wash water associated with refrigerator and oven cleaning. No hazardous materials were observed within the vicinity of the feature. Additionally, no staining or odors were noted during AE’s



on-site reconnaissance. Based upon this information, the presence of the clarifier at the site is not expected to represent a significant environmental concern. However, should the area be redeveloped, AE recommends that the clarifier be cleaned, removed, and soil sampling conducted as required, under the oversight of the proper regulatory agency.

Historical Land Use

From before 1928 until after 1938 the site appeared to be utilized for residential and agricultural purposes. By 1947, the site appeared to be utilized for private residential use along the western portion and an organized housing development to the northeast and southeast. By 1953, the site was developed with the current housing development, Jordan Downs Public Housing Development. The current development includes 103 residential structures, an office structure with a storage shed, two community center structures, a structure utilized as a daycare/preschool facility and a restroom structure associated with the playground area.

- Historical data does not trace the site use back to a point where the property was undeveloped, therefore causing a data gap. Based on our review of the historical data for the area of the site, it is our opinion that the first generation of development in the area was residential in nature. Consequently, in our opinion, the lack of historical data for the project area prior to 1928 is not considered a significant data gap.

Environmental Data Research

Jordan Downs Public Housing Development

- Area 1, Jordan Downs (9800 Grape Street) is listed on the Resource Conservation and Recovery Act (RCRA-SQG) and Facility Index System/Facility Registry System (FINDS) databases. Based on the information provided, the property is a small quantity generator of hazardous waste that includes batteries, lamps, pesticides and thermostats. No violations were reported. It is in our opinion that the listing is related to general household waste as a housing development. The listing is not considered a significant environmental concern for the project area.

Adjacent and Surrounding Properties

- None of the adjacent properties were found to be of a significant environmental concern for the project area (Jordan Downs Public Housing Development). Discussion of the listings associated with the adjacent properties can be found in the Environmental Data Section of this report.
- A surrounding, up-gradient property located approximately 318 feet north of the project area (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons



(TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

Additional Issues

- Based on the age of the onsite structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report.

The housing development, as stated by Mr. Martin Perry, the property manager, had all asbestos removed in the early 1990s. No documentation was provided of the removal. Nonetheless, an evaluation of the potential for the presence of asbestos containing building materials is recommended prior to any renovation or demolition activities related to the redevelopment.

- Based on the age of the onsite structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report.

According to Mr. Martin Perry, renovations have taken place over time at the project area and lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the project, a lead based paint assessment is recommended prior to any renovation or demolition activities related to the redevelopment.

- According to our research, the potential for oil and gas exploration and radon potential at the project area is considered low.
- According to our research, the portions of the project area located within the City of Los Angeles are not located within a methane or methane buffer zone.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of the Jordan Downs Redevelopment Project property bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, the “Project Area”. Due to the large size of the project area, this report focused on the Jordan Downs Public Housing Development (Area 1). Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Jordan Downs Public Housing Development.



SIGNATURES

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Date: March 24 2010

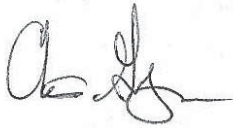


Heather Nilson
Environmental Specialist

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

Reviewed By:

Date: March 24, 2010



Chris Gregor M.E.S. REA
REA No.: 30050
Registered Environmental Assessor
Project Manager



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Navigate LA - <http://navigatela.lacity.org/>

Los Angeles County Office of the Assessor - <http://maps.assessor.lacounty.gov/>

GeoTracker - <http://geotracker.swrcb.ca.gov/>

TerraServer – USA - <http://terraserver.microsoft.com/>



Appendix B

Phase I ESA David Starr
Jordan High School

A **E** ANDERSEN ENVIRONMENTAL

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

**Jordan Downs Redevelopment Project Area –
Jordan High School**

**Area bounded by East 97th Street, East 103rd Street,
Grape Street and South Alameda Street
Los Angeles, California 90002**

Project No.: 0903-240

PREPARED FOR



8522 National Boulevard, Suite 102
Culver City, California 90232

April 13, 2010

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APPENDIX I - ILLUSTRATIONS

Figure 1: Site Location Map

Figures 2-2e: Site Plans

Figure 3: Site Photographs

Figure 4: Sanborn Fire Insurance Maps

APPENDIX II - RADIUS MAP REPORT

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EXECUTIVE SUMMARY

SUMMARY

Introduction

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project Area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of the City of Los Angeles, California.

The research conducted for this study and the report prepared are in conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The site has been divided into four main areas for the purposes of this report: Jordan Downs Public Housing Development (referred throughout as Area 1), Jordan High School (referred throughout as Area 2), 9901 Alameda (referred throughout as Area 3), and the privately owned parcels (referred throughout as Area 4). Due to the large size of the project area, this report will focus on the Jordan High School (Area 2). Reports for Areas 1, 3, and 4 will be provided under a separate covers.

Area 2 – Jordan High School

General Site Description/ Site Reconnaissance Summary

Area 2 is the majority of the southeast portion of the project area occupied by Jordan High School with the exception of the northwest corner of South Alameda Street and East 103rd Street. The area is legally described by the assessors parcel numbers 6046-020-901 located in an unincorporated portion of Los Angeles County and 6046-021-918 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 2265 and 2315 East 103rd Street, Los Angeles, California. This portion of the project area appears to be currently occupied by 45 structures primarily in the southern portion, a parking lot in the eastern portion, and athletic fields including basketball courts, football field / track, tennis courts and a baseball field in the northern portion.

- Notable storage of hazardous materials were observed in the science building (centrally located on the property), woodshop (at the eastern portion) and custodian space (at the eastern portion). In the science building laboratory materials were observed. Proper storage of small quantities of various chemicals with labels were noted. A chemical inventory was reviewed in the main storage area. The woodshop was observed to have a small enclosed spray paint booth for painting of projects. No drains were observed and the space appeared in good condition. In the same area shelves of paints and finishes were observed. The custodians space was observed to have various cleaning supplies and refills for soap dispensers. Gasoline in 5 gallon containers was kept for maintenance vehicles and lawnmowers. None of these hazardous materials are expected to be of significant environmental concern for the property as they were properly stored, labeled, and kept in small quantity.

Historical Land Use

Area 2 – From before 1928 until at least 1965, the site was utilized as a high school with the exception of the eastern portion that was utilized for commercial purposes. The eastern portion of the site was indicated



to be a lumber yard in 1928. By 1950, the eastern portion had been re-developed as a warehouse for paper and rags, and an auto parts shed. From 1970 until the present, the entire site has been utilized as Jordan High School, currently consisting of 45 structures primarily in the southern portion, a parking lot in the eastern portion, and athletic fields including basketball courts, football field / track, tennis courts and a baseball field in the northern portion.

- Based on our review of the historical data, a data gap was encountered for Area 2, as the available historical data does not date back to a time the property was undeveloped. However, based on our research it is likely that the property was first developed for educational use with some commercial use on the eastern portion of the site fronting South Alameda Street. Therefore the lack of data back to undeveloped status is not expected to alter the findings of this report.

Environmental Data Research

- Area 2 of the project area, Jordan High School (2265 East 103rd Street), is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) regulatory databases. According to the information provided, assessment at the school property began in 2000 due to military explosives that were recycled at the adjacent metals recycling facility (10019 South Alameda Street). Metals and Polychlorinated biphenyls (PCBs) were detected at elevated levels on the sports field in 2004. Consequently the contaminated soil was removed by a DTSC contractor and was certified via letter on May 4, 2005. As certification has been provided by the DTSC and no further action recommended, this listing is not considered a significant environmental concern for the project area.

Adjacent and Surrounding Properties

Environmental Data Research

- Area 3 of the Project Area, SW Steel Rolling Mills (9901 South Alameda Street) is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to its current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. Recommendation was made to further assess the property and delineate the contamination identified by the Mark Group. No further assessment has been conducted at this site. Further discussion of Area 3 is provided under separate cover.

- A surrounding, up-gradient property located approximately 318 feet north of the project area (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline,



benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

- In our opinion, none of the other sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

Additional Issues

- Based on the age of the on-site structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report. An asbestos survey is recommended should the on-site structures be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that asbestos surveys may have been conducted during renovation activities. Nonetheless, if no asbestos surveys have been conducted and documented for the project area, an asbestos survey is recommended prior to being demolished or significantly renovated.
- Based on the age of the on-site structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report. A lead based paint survey is recommended should the on-site structures be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the



project area, a lead based paint assessment is recommended prior to being demolished or significantly renovated.

- According to our research, the potential for oil and gas exploration and radon potential at the project area is considered low.
- According to our research, the portions of the project area located within the City of Los Angeles are not located within a methane or methane buffer zone.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of the City of Los Angeles, California. Due to the large size of the project area, this report focused on the Jordan High School (Area 2). Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.



INTRODUCTION

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project Area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east (“Project area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of the City of Los Angeles, California. This report has been prepared for the sole use of Terry A. Hayes Associates. The shelf life of this Environmental Site Assessment is 180 days as per ASTM 1527-05.

The research conducted for this study and the report prepared are in general conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 “Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The primary purpose for performing a Phase I ESA is to “...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability.” (ASTM, 2005) Further, it is the goal of this study to identify business risks associated with the property associated with environmental conditions.

The goal of this process is to identify recognized environmental conditions associated with the property. A recognized environmental condition is defined as “...the presence or likely presence of any hazardous substances or petroleum products on a property 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.” This definition does not include “*de minimis* conditions that generally do not pose 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 government agencies” (ASTM, 2005).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and hazardous materials research with regard to the project area, adjacent properties, and surrounding area. In addition, Andersen Environmental provides general information regarding asbestos containing materials, lead-based paints, radon, and oil and gas exploration as part of this report.

In order to maintain landowner liability protections, the user has a “continuing obligation to not interfere with activity and use limitations associated with the property,” must take “reasonable steps to prevent releases” and must “comply with legal release reporting obligations.” (ASTM, 2005)

Reviewing those documents that are “reasonably ascertainable” controls the completeness of this assessment. Documents that are reasonably ascertainable are publicly available, may be obtained within a reasonable time and cost constraints, and are practically reviewable to make an evaluation in a reasonable time frame in regard to property transaction activities.



GENERAL SITE DESCRIPTION

SITE LOCATION

The property is located bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east. The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. The site had been divided into four main areas for the purposes of this report. Jordan High School is included in this report:

- **Area 2** – Jordan High School – Area 2 is the majority of the southeast portion of the project area occupied by Jordan High School with the exception of the northwest corner of South Alameda Street and East 103rd Street and is currently occupied by Jordan High School. The area is legally described by the assessors parcel numbers 6046-020-901 located in an unincorporated portion of Los Angeles County and 6046-021-918 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 2265 and 2315 East 103rd Street, Los Angeles, California. This portion of the project area appears to be currently occupied by 45 structures primarily in the southern portion, a parking lot in the eastern portion, and athletic fields including basketball courts, football field / track, tennis courts and a baseball field in the northern portion.

ADJACENT PROPERTIES

The following properties are those adjacent to the entire redevelopment area.

Northern Adjacent Properties along East 97th Street

- Northern adjacent properties are primarily residential properties, although an auto glass facility occupies the northwest corner of Alameda Street and 97th Street. These properties are considered to be up-gradient to the redevelopment area, thus their activities could be of a potential environmental threat to the project area. Discussions of up-gradient adjacent and surrounding properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Eastern Adjacent Properties along South Alameda Street

- Eastern adjacent properties are located beyond Alameda Street and the Alameda Corridor (a subterranean railway) and consist of residential, educational and light industrial properties. These properties are considered cross gradient to the redevelopment area. Discussions of adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Southern Adjacent Properties along East 103rd Street

- Southern adjacent properties consist of residential and commercial structures, except for the southwest corner of Alameda Street and 103rd Street that is occupied by a light industrial property. The commercial structures included small convenient stores, retail, and small restaurants. These properties are considered down-gradient from the redevelopment area. Discussions of adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.



Western Adjacent Properties along Grape Street

- Western adjacent properties are utilized for residential purposes. These properties are considered cross gradient to the redevelopment area. Discussions of adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Note: Areas 1, 3, and 4 of the redevelopment area are also adjacent properties to Area 2 discussed under this cover and are discussed as such in the Environmental Data Search section of this report.

PHYSICAL AND HYDROGEOLOGIC SETTING

The elevation of the subject property is approximately 110 feet above sea level (USGS South Gate CA 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the EDR Radius report, the subject property is not situated within a 100 or 500-year FEMA Flood Zone. No wetlands were identified at the property or adjacent properties.

The site is located in the northwestern portion of the Peninsular Ranges geomorphic province. The site is underlain by poorly consolidated Holocene to late Pleistocene alluvial fan and valley deposits, generally consisting of poorly sorted clay, sand, gravel, and cobbles (California Geological Survey, “Geologic Map of the Long Beach 30’ x 60’ Quadrangle, California”, 2003).

Hydrogeologically, the site is in the northern portion of the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin, in the South Coast Hydrologic Region. This subbasin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills, on the southeast by the Orange County Groundwater Basin, and on the southwest by the Newport Inglewood fault system. This area has unconfined groundwater conditions and extensive interconnected aquifers. Groundwater flow is generally to the south. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches.

The “Seismic Hazard Zone Report for the 7.5-Minute South Gate CA Quadrangle” (California Division of Mines and Geology, 1997) indicates that the historical high groundwater level at the site is less than 10 feet below ground surface (bgs). Based on our review of groundwater data presented in the EPA Geotracker website, groundwater was detected at a leaking underground storage tank site (Costa Management, Inc.) north of the site on 97th Street at approximately 66-feet below ground surface. The County of Los Angeles Department of Public Works (LADPW) groundwater well measurement data website (<http://ladpw.org/wrd/wellinfo/>) indicates that wells 1475B and 1475C are located within approximately 300 from the southeast corner of the site. The highest historical groundwater depths reported for those wells from 1989 to 2008 was approximately 105 feet bgs in 1995. The most recent groundwater measurement, in November 2008, was approximately 121 feet bgs. Based on these data, and on the current depth of groundwater at the site, it is considered unlikely that groundwater at the site will return to the shallow subsurface in the foreseeable future. Based on the surface topography and regional conditions, the groundwater flow direction is anticipated to be to the south.



SITE RECONNAISSANCE / INTERVIEWS

SITE RECONNAISSANCE WITH INTERVIEWS

AE was not granted access to conduct a site reconnaissance of the portions of the project area not owned by HACLA. The site inspection would identify current hazardous substance use and hazardous substance storage and attempt to identify evidence of past hazardous substance use and hazardous substance storage. Specifically, the site would be observed with regard to hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, hazardous substance and petroleum product containers, unidentified substance containers, PCBs, heating and cooling systems, stains or corrosion, drains and sumps, pits, ponds, or lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, wells, and septic systems. The interior and exterior areas of the project area would be inspected as well as the adjacent properties as observable from the project area and public right-of-ways.

Area 2 – Jordan High School

General Description

Area 2 is the majority of the southeast portion of the project area occupied by Jordan High School with the exception of the northwest corner of South Alameda Street and East 103rd Street and is currently occupied by Jordan High School. The area is legally described by the assessors parcel numbers 6046-020-901 located in an unincorporated portion of Los Angeles County and 6046-021-918 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 2265 and 2315 East 103rd Street, Los Angeles, California. This portion of the project area appears to be currently occupied by 45 structures primarily in the southern portion, a parking lot in the eastern portion, and athletic fields including basketball courts, football field / track, tennis courts and a baseball field in the northern portion.

Interior Observations

The interiors of the structures were consistent in use for educational purposes. A majority of the structures were utilized as classrooms. Structures that were not primarily classrooms included the east gym, a multi-purpose room that included a stage, the auditorium, the main building and girl's gym. The east gym next to the parking lot on Alameda Street was divided into an open gym area, locker rooms for boys and girls, a dance room and offices. Both the multi-purpose room and auditorium had stages. The multi-purpose room also had a kitchen included. The main boiler room was observed at the north side of the auditorium. Several boilers were observed with associated sumps. These are not expected to be of a significant environmental concern. The main building along 103rd Street at the southernmost portion of the property consisted of offices for the dean, counseling, and attendance. On the second floor of the main building the library and health center were observed. The girl's gym was split into gym, locker room and cafeteria.

Notable storage of hazardous materials were observed in the science building (centrally located on the property), woodshop (at the eastern portion) and custodian space (at the eastern portion). In the science building laboratory materials were observed. Proper storage of small quantities of various chemicals with labels were noted primarily on the third floor of the science building. A chemical inventory was reviewed in the main storage area. The woodshop was observed to have a small enclosed spray paint booth for painting of projects. No drains were observed and the space appeared in good condition. In the same area shelves of paints and finishes were observed. The custodian's space was observed to have various cleaning supplies and refills for soap dispensers. Gasoline in three 55 gallon drums was kept for maintenance



vehicles and lawnmowers. None of these hazardous materials are expected to be of significant environmental concern for the property as they were properly stored, labeled, and kept in small quantity.

Exterior Observations

The exterior portions of the site consist of access walkways between the structures. The walkways are concrete paved. Limited landscaping was observed near structures. The north portion of the property was utilized for athletic fields which included basketball courts, football field / track, tennis courts and a baseball field. No recognized environmental conditions were observed at this portion of the property.

INTERVIEWS

- **Property Owner** – A questionnaire was provided to be forwarded to the owner/operator of the site; however no response had been received by the time of issuance of this report.
- **Key Site Manager** – Ms. Lois Mosley was the escort during the site inspection. Ms. Mosley has been associated with the high school for approximately 9 years. Ms. Mosley was unaware of any environmental conditions associated with the property.
- **Past Owners, Operators and Occupants** – Past owners, operators and occupants were not identified for interviews for this assessment.

Reconnaissance/Interview Data Gaps

Based on our observations made during the site reconnaissance of the project area and adjacent properties as well as the interviews conducted, no significant data gaps were encountered during our research.



HISTORICAL LAND USE

BUILDING PERMIT REVIEW

The addresses identified as current and historical addresses for the project area were researched at the City of Los Angeles Building Division and Los Angeles County Building and Safety. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property.

Area 2 – Jordan High School

2265 East 103rd Street

Date	Owner/Occupant	Purpose
Illegible	Los Angeles City School District	Application to Erect a Building and for a Certificate of Occupancy
06/10/1946	Los Angeles City, High School District	Application to Erect a Building and for a Certificate of Occupancy

- There were no building permits identified for the other current or historical site addresses.

AERIAL PHOTOGRAPH REVIEW

Aerial Photography of many portions of the United States dates back to the 1920’s. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, etcetera. Aerial Photograph Coverage was available for the project area for the years 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002 and 2005. A summary of our observations are presented in the following table.

Area 2 – Jordan High School

1928 1938	<p>Jordan High School Description</p> <p>Appears to be occupied by the current high school with majority of structures at the southern portion along East 103rd Street. The northern portion is occupied by a track and some agricultural use land. The eastern portion of this Area appears to be developed with approximately six commercial-type structures.</p>
1947	<p>Jordan High School Description</p> <p>Appears to be occupied by the current high school with majority of structures at the southern portion along East 103rd Street. The northern portion is occupied by a track and multi-family residential structures at the northernmost portion. The eastern portion of this Area appears to be developed for commercial use.</p>
1956	<p>Jordan High School Description</p> <p>Appears to be occupied by the current high school with majority of structures at the southern portion along East 103rd Street with additional structures observed toward the track on the northern portion. The eastern portion of this area appears to be developed with approximately four commercial structures and an associated work/storage yard.</p>



1965	<p>Jordan High School Description</p> <p>Appears to be occupied by the current high school with structures clustered at the southern portion along East 103rd Street with additional structures observed toward the track on the northern portion. The eastern portion of the high school property appears to be utilized as a parking lot for the high school.</p>
1976 1989 1994 2002 2005	<p>Jordan High School Description</p> <p>Appears to be occupied by the current high school with structures clustered at the southern portion along East 103rd Street with additional structures observed toward the track on the northern portion and on to the eastern portion by the parking lot.</p>

Surrounding Area of the entire Redevelopment Project

Based on the review of the aerial photographs the surrounding area was primarily developed with residential structures since 1928, with some commercial structures observed. By 1947, increased light industrial/commercial use was observed along South Alameda Street, along with visible railroad tracks. Most recently, the surrounding area appears to be primarily developed for residential use, with commercial also observed throughout and light industrial properties along South Alameda Street, with the railroad at a sublevel as part of the Alameda Corridor.

CITY DIRECTORY REVIEW

City directories have been published since the 1800’s and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the project area.

Area 2 – Jordan High School

2265 East 103rd Street

Date	Listing
1920-1928	Address not listed in research source
1929-1942	David Starr Jordan High School Jordan High School Adult Evening School
1951	Los Angeles City Board of Education senior high schools and adult education
1962-1976	Jordan High School Adult Evening School
1962-2006	Jordan High School

- There were no city directory listings identified for the other current or historical site addresses.

SANBORN MAP REVIEW

Sanborn Maps were originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage. Today, Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more



rural communities. Sanborn Map Coverage was available for the project area for the years 1928, 1950 and 1970. A summary of our observations are presented in the following tables.

Area 2 – Jordan High School

1928	Jordan High School Description
	Occupied by multiple structures indicated to be David Starr Jordan High School at the southern portion, the eastern portion was occupied by C. L. Jacobson Lumber Yard
1950	Jordan High School Description
	Occupied by multiple structures indicated to be David Starr Jordan High School at the southern portion, the eastern portion was occupied by five structures utilized for paper and rag warehousing, rag sorting, auto parts shed, paper storage and junk.
1970	Jordan High School Description
	Occupied by multiple structures indicated to be David Starr Jordan High School at the southern portion, athletic field to the north and undeveloped to the east

Surrounding Area of the entire Redevelopment Project

Based on the review of the Sanborn maps, the surrounding areas depicted were developed with residential structures to the west, commercial and residential structures to the south and southwest, and light industrial facilities to the southeast between the 1920s and 1970. None of the remaining surrounding areas were depicted in the Sanborn maps.

HISTORICAL DATA GAPS

Area 2 – Jordan High School

Based on our review of the historical data, a data gap was encountered for Area 2, as the available historical data does not date back to a time the property was undeveloped. However, based on our research it is likely that the property was first developed for educational use with some commercial use on the eastern portion of the site fronting South Alameda Street. Therefore the lack of data back to undeveloped status is not expected to alter the findings of this report.



ENVIRONMENTAL DATA SEARCH

REGULATORY DATABASE RESEARCH

A radial search was conducted in accordance to the specification defined in ASTM E 1527-05 which sets the radial distance limits for each database searched. A complete listing of the databases with descriptions and the results is presented in the appendices of this report. The following table summarizes required databases reviewed and the approximate search distances, and indicates if the project area, adjacent properties or surrounding sites are listed:

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Other Sites (#)
Federal NPL	1.0	NO	NO	0
Federal De-listed NPL	1.0	NO	NO	0
Federal CERCLIS	0.5	YES	NO	0
Federal CERCLIS NFRAP	0.5	NO	NO	4
Federal RCRA CORRACTS	1.0	NO	NO	1
Federal RCRA non-CORRACTS TSD	0.5	YES	NO	1
Federal RCRA Generators	0.25	YES	NO	11
Federal Institutional/Engineering Controls	0.5	NO	NO	0
Federal ERNS	Property	NO	NO	0
State/Tribal Equivalent NPL	1.0	NO	NO	5
State/Tribal Equivalent CERCLIS	0.5	YES	NO	16
State/Tribal Landfill	0.5	YES	NO	6
State/Tribal UST	0.25	YES	NO	3
State/Tribal Leaking UST	0.5	YES	NO	7
State/Tribal Institutional/Engineering Controls	0.5	NO	NO	0
State/Tribal Voluntary Clean-up Sites	0.5	NO	NO	2
State/Tribal Brownfield Sites	0.5	NO	NO	0

In addition to federal and state regulatory databases, research was conducted at the following agencies in order to evaluate environmental conditions associated with the property area: the Los Angeles County Department of Health Services/Public Health Investigation (LA County DHS/PHI), the Los Angeles County Department of Public Works Environmental Programs Division (LADPW), Los Angeles City Fire Department, Hazardous Materials Division and Underground Storage Tank Division, Los Angeles City Sanitation Department, California Department of Toxic Substances Control Chatsworth Office and the public database EnviroStor, and California State Water Resources Control Board Los Angeles Region Office and public database GeoTracker. Additionally, previous reports were provided by the user for our review and are discussed under the associated properties. Our findings are summarized in the following paragraphs. Copies of all items reviewed and researched are provided in the Appendices of the Report.

Area 2 – Jordan High School

- **Jordan High School (2265 East 103rd Street)** – This portion of the project area is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) regulatory databases. According to the information provided, assessment at the school property began in 2000 due to military explosives that were recycled at the adjacent metals recycling facility (10019 South Alameda Street). Metals and Polychlorinated biphenyls (PCBs) were detected at elevated levels on the sports field in 2004.



Consequently the contaminated soil was removed by a DTSC contractor and was certified via letter on May 4, 2005. As certification has been provided by the DTSC and no further action recommended, this listing is not considered a significant environmental concern for the project area.

Adjacent Properties

Area 1 – Jordan Downs Public Housing Development

- **Jordan Downs (9800 Grape Street)** – This portion of the project area is listed on the Resource Conservation and Recovery Act (RCRA-SQG) and Facility Index System/Facility Registry System (FINDS) databases. Based on the information provided, the property is a small quantity generator of hazardous waste that includes batteries, lamps, pesticides and thermostats. No violations were reported. Based upon the lack of documented release, the listing is not considered a significant environmental concern for the project area. Further discussion of Area 1 is provided under separate cover.

Area 3 – 9901 Alameda

- **SW Steel Rolling Mills (9901 South Alameda Street)** – This portion of the project area is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE’s review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to the current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. The recommendation was made to assess the property further and delineate the contamination identified by the Mark Group. No further assessment has been conducted to assess the entire site based on the review of these reports. Further discussion of Area 3 is provided under separate cover.

Area 4 – Privately owned parcels

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

- **Atlas Iron and Metal Company (10019 South Alameda Street)** – This portion of the project area is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Statewide Environmental Evaluation and Planning System (SWEEPS UST), facility and manifest data (HAZNET), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), and the Recycler Database (SWRCY) databases. Based on the CERCLIS database the site is identified as facility 0908308, which is not a federal facility and not listed on the national priority list. From the review of the information on the database, the facility is a “removal only site” with no site assessment work needed. According to the SWEEPS UST and Los Angeles Co. HMS one underground storage tank was historically installed at the property in 1980. According to AE’s review of site files at the Los Angeles County Department of Public Works



(LADPW), one 10,000-gallon UST was removed from the northern portion of the property under proper regulatory oversight and consequently granted closure on August 29, 2000. Additional information reviewed with LADPW and Los Angeles County Department of Health Services, Public Health Investigation (LA County DHS/PHI) indicated that the site had poor housekeeping and improper storage in the past, which additionally led to storm water discharge violations in 2002. Compliance was not indicated. Hazardous materials stored at the site as of 2007 included waste oil, waste absorbers, oily water, oxygen, motor oil in a 550-gallon aboveground storage tank (AST), diesel fuel in a 750-gallon AST, hydraulic oil in a 200-gallon AST, and propane in a 4,065 cubic feet tank. Based on the SWRCY database, the property has operated as a recycling facility since 1947.

Privately owned parcels at the southeast corner of the project area
(10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

- **Arellano Truck Repair (10127 South Alameda Street)** – The northern portion of this part of Area 4 was identified during local regulatory research. Arellano Truck Repair, the current tenant, is listed for local trucking activities with storage. This facility is also indicated to perform oil changes and parts cleaning on-site according to LA County DHS/PHI. A business plan has been recorded since 1990, originally under Lemus Trucking Company until 1999. Konocho's Truck Repair was the listed occupant following Lemus Trucking Company until 2006. Since then, Arellano Truck Repair has continued the business plan and hazardous material inventories. As of 2008, there have been no changes to the inventory, last indicated in 2005 to include the storage of oxygen, acetylene, argon, grease, 10-gallons of diesel fuel, 24-gallons of motor oil and 220-gallons of used oil. No violations were listed.
- **10211 South Alameda Street** – Several entities were identified for the central portion of this part of Area 4 during local regulatory research; summaries based on AE's file reviews are as follows:
 - **Superior Pipe & Supply** – A business, who fabricates pipe and fittings through welding processes, is listed to have Non-RCRA status with LA County DHS/PHI. A business plan has been recorded since 1998. As of 2006 oil absorbent, waste aerosols and waste oil are stored on-site and disposed of through manifests. No violations were listed. Soil samples were collected in March of 2008 for production dusts as requested by DTSC. According to an inspection with DTSC, the facility has no risk to the adjacent school.
 - **Vulcan Pipe Engineering** – A previous business that previously occupied the site from approximately 1983 according to inspection records at LA County DHS/PHI. The business was taken over by Superior Pipe & Supply. The last inspection was conducted in 2001. No violations were listed.
- **Sphinx Manufacturing (2401 East 103rd Street)** – The southwest corner of this part of Area 4 of the project area is listed on the "Cortese" Hazardous Waste & Substances Sites List (CORTESE), Statewide Environmental Evaluation and Planning System (SWEEPS UST), Facility Index System / Facility Registry System (FINDS), Geotracker's Leaking Underground Fuel Tank Report (LUST), Resource Conservation Recovery Act (RCRA-TSDF & RCRA-NonGen), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), EnviroStor (ENVIROSTOR), and Envirostore Permitted Facilities Listing (HWP) databases. Based on the review of the FINDS, RCRA-TSDF and RCRA-NonGen databases, the site is listed as a transporter, storage and disposal (TSD) facility of hazardous waste at which the hazardous wastes is not generated at the site. Waste is treated, stored and disposed of at the site. Administrative violations were on file for the property and have been abated. The EnviroStor and HWP databases list the site to be an inactive case for corrective action and a non-operating hazardous waste site circa 1980. No additional details were



provided. According to the CORTESE, SWEEPS UST, LUST, and Los Angeles Co. HMS databases, at least one underground storage tank was indicated to be historically present at the site and removed under the proper regulatory oversight. A leak of an unknown substance occurred in 1987 impacting the soil. The LUST case at the site was indicated to have been granted closure in 1994.

Based on AE's review of the file maintained by the LADPW, the site was a metal plating facility with an industrial waste permit for the plating effluent from at least 1956 until 1986 when operations ceased. In September 1989 the buildings at the site had been demolished, the interceptors removed, and the concrete building foundations were being removed. Remedial activities were conducted to identify negative impact from the metal plating activities and remove the contaminated soils from the site. According to a letter dated August 24, 1994, from the LADPW, the site was granted closure for the removal of two clarifiers and the remedial activities of the soil at the site.

10229 South Alameda Street – Several entities were identified for the southeast corner of this part of Area 4; their listings are as follows:

- **Roberto's Body Shop** – This portion of the project area is listed on the Resource Conservation Recovery Act (RCRA-SQG) and Facility Index System / Facility Registry System (FINDS) databases. According to the information provided, the property is a small quantity generator of hazardous wastes. The owner/operator is listed to be Trust Services of America. No violations were listed. Based on AE's file review at the LA County DHS/PHI, a paint spray booth was formerly located within a previous building from as early as 1990 until 1996.
- **Northern Trust of California** – This portion of the project area, including the site of the historical gas and oil service station is listed on the Geotracker's Leaking Underground Fuel Tank Report (LUST) and "Cortese" Hazardous Waste & Substances Sites List (CORTESE) databases. According to the information provided, a gasoline leak occurred at the property affecting potable groundwater in 1993. The responsible party is listed as Northern Trust Bank of CA, N.A. The site was granted closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996. According to the file reviewed with the LADPW, four USTs were indicated to have been removed in 1992, including one 5,000-gallon and two 1,000 gallon gasoline USTs and one 1,000-gallon waste oil UST. Consequently, the site was granted closure by the LARWQCB by a letter dated June 25, 1996. No details of the site investigation or remedial action were identified in the LADPW file and the physical file at the LARWQCB could not be located. As such, AE could not verify whether the soil samples collected during the closure of the former waste oil tank were analyzed for volatile organic compounds (VOCs) or metals.

Privately owned parcel at the southwest corner of the project area
(2051 East 103rd Street)

- No listings were found for this portion of the project area on the regulatory databases researched.

Northern Adjacent Properties along East 97th Street

- None of the northern adjacent properties were listed on the regulatory databases researched.

Eastern Adjacent Properties along South Alameda Street

- **Pacific Motor Trucking Company (10250 South Alameda Street)** – The cross gradient adjacent property is listed on the Resource Conservation and Recovery Act Information (RCRA-SQG), and the Facility Index System (FINDS) database. According to the information provided, the site was a small quantity generator of hazardous materials operated by General Motors Corporation. No violations were



listed. This listing is not considered an environmental concern with respect to the project area as there is no indication of a release at the property and it is cross gradient to the project area.

- **Southeastern Area New HS No. 2/MS No. 3 (Tweedy Boulevard/Alameda Street)** – The cross gradient adjacent property is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) databases. According to the information provided in the SCH and ENVIROSTOR databases, a previous Phase I Environmental Site Assessment conducted identified historical uses of the site including a junkyard, manufacturing, and other retail operations. Environmental concerns identified at the site included possible PCB, arsenic, and lead contamination of the soil. A second SCH listing for the site indicated that approximately 1,940 cubic yards of arsenic and lead impacted soils were excavated from the site under a DTSC approved Work Plan in 2002. A review of the investigation and site was performed by the DTSC and the site was issued a No Further Action (NFA) letter in 2004. Based on our review of the databases, it appears that this site is not an environmental concern with respect to the site as the remedial action for arsenic and lead impacted soils have been completed to the satisfaction of the appropriate regulatory agency.

Southern Adjacent Properties along East 103rd Street

- **10313 South Alameda Street** – Several occupants were identified for the east adjacent property; their listings are as follows:
 - **Pacific Industrial Metals** – The down-gradient south adjacent site is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) and Statewide Environmental Evaluation and Planning System (SWEEPS UST) databases. According to the information provided in the Los Angeles Co. HMS listing, the site was formerly a hazardous materials operations site. The listing indicates that the site has been removed from this classification. According to the SWEEPS UST listing the site has utilized UST(s) of unknown capacity. The materials stored in USTs are listed as unknown. Based on our review of the database listing this operator is not an environmental concern as there is no record of a release of hazardous materials by this operator.
 - **Alameda Street Metals/Pacific** – The down-gradient south adjacent site is listed on the facility and manifest data (HAZNET), “Cortese” Hazardous Waste & Substances Sites List (CORTESE), Spills, Leaks, Investigations and Cleanup (SLIC) and Leaking Underground Storage Tank (LUST) databases. The CORTESE and HAZNET listing states that up to 0.1 tons of polychlorinated biphenyls (PCBs) and materials containing PCBs were taken to a landfill in Kings County California for disposal. The SLIC database indicated a release on the property that is involved in a cleanup program overseen by the Los Angeles Regional Water Quality Control Board (LARWQCB) Region 4 Division. No further information was provided by the researched source. The LUST database indicates that there was a release of aviation related products on the property, which impacted soil only of the site.

According to AE’s file review conducted at LADPW and an independent review of the Geotracker database, the UST removed from the property in 1992 was a 10,000-gallon diesel tank. The site consequently was provided closure September 19, 1994. Based on AE’s review of the LUST and SLIC cases on Geotracker, both have been closed as of 1994. As the property is down-gradient from the project area and has been provided closure, it is not of a significant environmental concern for the project area.

- **Jorgensen Company** – The down-gradient south adjacent site is listed on the Spills, Leaks, Investigations and Cleanup (SLIC) database. The SLIC database indicated a release on the property that is overseen by the Los Angeles County Fire Department (LACFD). No further



information was provided by the researched source. Based on AE's review of Geotracker, this SLIC listing is open since January 1965. No other details were provided for the listing. The review of the file for the address at LADPW indicated closure under Pacific Industrial Metals, however no file was found specifically for Jorgensen Company. The listing is not a significant environmental concern to the project area as it is down-gradient and thus unlikely that contamination would migrate to the project area.

Western Adjacent Properties along Grape Street

- None of the western adjacent properties were listed on the regulatory databases researched.

Surrounding Area

- **9622 Kalmia Street** – Two listings were identified for an up-gradient surrounding property located approximately 318 feet north of the project area; these listings are as follows:
 - **G K Disposal Inc.** – The surrounding up-gradient property to the north is listed on the Facility Index System (FINDS), Historical Hazardous Substance Storage Container (HIST UST), and Resource Conservation and Recovery Act Information (RCRA-NonGen) databases. According to the information provided in the FINDS listing, the site has the general description “other pertinent environmental activities identified at the site”. According to the HIST UST listing, the site has had three USTs of 6000-gallon capacity for the purpose of storing unleaded fuel. According to the RCRA-NonGen listing the site is a private generator of wastes that do not include hazardous materials. Based on our review of the listings the site is not an environmental concern with respect to the project area as there is no record of a release.
 - **Costa Management Inc.** – The surrounding up-gradient property to the north is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory



analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was been submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

- In our opinion, none of the other sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

Orphan Sites

- Orphan Sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. Twenty Orphan sites were identified in the Radius Map Report prepared for this site. The sites were manually mapped to determine the location of the site relative to the project area and groundwater gradient. In addition, the case information for each site was reviewed. The following conclusions were made:
 - In our opinion, none of the orphan sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

ENVIRONMENTAL LIEN SEARCH

Nationwide Environmental Title Research (NETR) provided Environmental Lien Search Reports provide 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 lien search was not requested by the user; therefore it is the users' responsibility to ascertain if any environmental clean-up liens or activity and use limitations are associated with the project area. However, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

ENVIRONMENTAL DATA GAPS

Based on our review of the environmental data, no significant data gaps were encountered during our research.



ADDITIONAL ISSUES

ASBESTOS

Asbestos is the name given to a group of naturally occurring minerals used in certain products, such as building materials and vehicle brakes, to resist heat and corrosion. Asbestos includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include acoustical texture, fire-proofing, joint compound, attic and wall insulation, resilient flooring, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, piping insulation, piping joints, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, and swimming pool plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the various on-site structures, there is a potential for asbestos containing building materials at the site, however, no testing was completed as part of this report. An asbestos survey is recommended should the on-site structure be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that asbestos surveys may have been conducted during renovation activities. Nonetheless, if no asbestos surveys have been conducted and documented for the project area, an asbestos survey is recommended prior to being demolished or significantly renovated.

LEAD-BASED PAINT

Although lead-based paint has long since been taken off the market, it is approximated that 80 percent of buildings built before 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children 6 years old and under being at most risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from moving parts of windows and doors that are painted with lead-based paint, wood trim, walls, cabinets in kitchens and bathrooms, porches, stairs, railings, fire escapes, lamp posts, and soil.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA), Department of Health (DOH), each state



has various action limits have been placed with the overall objective being an attempt to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the on-site structures, there is a potential for lead based paint at the site. A lead based paint survey is recommended should the on-site structure be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the project area, a lead based paint assessment is recommended prior to being demolished or significantly renovated.

RADON

Radon is a radioactive gas that has been found in structures all over the United States. It comes from the natural breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon typically moves up through the ground to the air above and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today.

Testing for the presence of radon is fairly inexpensive, simple and the only way to be certain of the concentration. Various types of sampling methods exist to determine the concentration. Please consult Andersen Environmental should sampling for radon be of interest so we can assist in identifying the best method for your needs.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. Three sites were tested within the zip code 90002. Radon was not detected above the 4.0 pCi/L action level set by the USEPA at any of those sites. Sixty-three sites were tested within Los Angeles County, and the average activity level for the sites tested was 0.711 pCi/L in the first floor living area and 0.933 pCi/L in the basement area. Furthermore, according to the Department of Health Services (DHS) radon survey, and current correspondence with the DHS, radon concentrations in residences in the geographic region of the project area average below 4.0 pCi/L; therefore, radon is not anticipated to adversely impact the project area.

OIL AND GAS EXPLORATION

The Division of Oil, Gas and Geothermal Resources (DOGGR) regulates the drilling, operation, maintenance, plugging and abandonment of oil, natural gas and geothermal resources throughout the State of California.

- The DOGGR Wildcat Map W1-5 was reviewed to determine the location of petroleum activity in the area of the property. The project area is located in Township 3-South, Range 13-West and Section 3. According to the map reviewed, no oil wells appear to be located on the project area or adjacent properties.



METHANE ZONE RESEARCH

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, the City of Los Angeles Department of Building and Safety has established methane zones, and methane buffer zones for the City based on the proximity to oil wells and landfills. If a project area is located in a methane zone or methane buffer zone, the City may require methane mitigation devices be installed prior to construction activities at a project area.

- The City of Los Angeles Methane Zone map was reviewed to determine if the areas of the project area within the City of Los Angeles are located in a methane zone or methane buffer zone. According to our review, these portions of the project area are not located within a methane or methane buffer zone.



SUMMARY AND CONCLUSIONS

SUMMARY

Introduction

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project Area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of the City of Los Angeles, California.

The research conducted for this study and the report prepared are in conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The site has been divided into four main areas for the purposes of this report: Jordan Downs Public Housing Development (referred throughout as Area 1), Jordan High School (referred throughout as Area 2), 9901 Alameda (referred throughout as Area 3), and the privately owned parcels (referred throughout as Area 4). Due to the large size of the project area, this report will focus on the Jordan High School (Area 2). Reports for Areas 1, 3, and 4 will be provided under a separate covers.

Area 2 – Jordan High School

General Site Description/ Site Reconnaissance Summary

Area 2 is the majority of the southeast portion of the project area occupied by Jordan High School with the exception of the northwest corner of South Alameda Street and East 103rd Street. The area is legally described by the assessors parcel numbers 6046-020-901 located in an unincorporated portion of Los Angeles County and 6046-021-918 located in the City of Los Angeles. The addresses found to be associated with the area of the site that were researched as part of this investigation include 2265 and 2315 East 103rd Street, Los Angeles, California. This portion of the project area appears to be currently occupied by 45 structures primarily in the southern portion, a parking lot in the eastern portion, and athletic fields including basketball courts, football field / track, tennis courts and a baseball field in the northern portion.

- Notable storage of hazardous materials were observed in the science building (centrally located on the property), woodshop (at the eastern portion) and custodian space (at the eastern portion). In the science building laboratory materials were observed. Proper storage of small quantities of various chemicals with labels were noted. A chemical inventory was reviewed in the main storage area. The woodshop was observed to have a small enclosed spray paint booth for painting of projects. No drains were observed and the space appeared in good condition. In the same area shelves of paints and finishes were observed. The custodians space was observed to have various cleaning supplies and refills for soap dispensers. Gasoline in 5 gallon containers was kept for maintenance vehicles and lawnmowers. None of these hazardous materials are expected to be of significant environmental concern for the property as they were properly stored, labeled, and kept in small quantity.

Historical Land Use

Area 2 – From before 1928 until at least 1965, the site was utilized as a high school with the exception of the eastern portion that was utilized for commercial purposes. The eastern portion of the site was indicated



to be a lumber yard in 1928. By 1950, the eastern portion had been re-developed as a warehouse for paper and rags, and an auto parts shed. From 1970 until the present, the entire site has been utilized as Jordan High School, currently consisting of 45 structures primarily in the southern portion, a parking lot in the eastern portion, and athletic fields including basketball courts, football field / track, tennis courts and a baseball field in the northern portion.

- Based on our review of the historical data, a data gap was encountered for Area 2, as the available historical data does not date back to a time the property was undeveloped. However, based on our research it is likely that the property was first developed for educational use with some commercial use on the eastern portion of the site fronting South Alameda Street. Therefore the lack of data back to undeveloped status is not expected to alter the findings of this report.

Environmental Data Research

- Area 2 of the project area, Jordan High School (2265 East 103rd Street), is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) regulatory databases. According to the information provided, assessment at the school property began in 2000 due to military explosives that were recycled at the adjacent metals recycling facility (10019 South Alameda Street). Metals and Polychlorinated biphenyls (PCBs) were detected at elevated levels on the sports field in 2004. Consequently the contaminated soil was removed by a DTSC contractor and was certified via letter on May 4, 2005. As certification has been provided by the DTSC and no further action recommended, this listing is not considered a significant environmental concern for the project area.

Adjacent and Surrounding Properties

Environmental Data Research

- Area 3 of the Project Area, SW Steel Rolling Mills (9901 South Alameda Street) is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to its current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. Recommendation was made to further assess the property and delineate the contamination identified by the Mark Group. No further assessment has been conducted at this site. Further discussion of Area 3 is provided under separate cover.

- A surrounding, up-gradient property located approximately 318 feet north of the project area (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline,



benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

- In our opinion, none of the other sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

Additional Issues

- Based on the age of the on-site structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report. An asbestos survey is recommended should the on-site structures be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that asbestos surveys may have been conducted during renovation activities. Nonetheless, if no asbestos surveys have been conducted and documented for the project area, an asbestos survey is recommended prior to being demolished or significantly renovated.
- Based on the age of the on-site structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report. A lead based paint survey is recommended should the on-site structures be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the



project area, a lead based paint assessment is recommended prior to being demolished or significantly renovated.

- According to our research, the potential for oil and gas exploration and radon potential at the project area is considered low.
- According to our research, the portions of the project area located within the City of Los Angeles are not located within a methane or methane buffer zone.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of the City of Los Angeles, California. Due to the large size of the project area, this report focused on the Jordan High School (Area 2). Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.



SIGNATURES

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Date: April 13, 2010

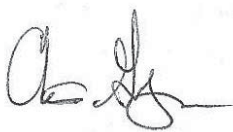


Heather Nilson
Environmental Specialist

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

Reviewed By:

Date: April 13, 2010



Chris Gregor M.E.S. REA
REA No.: 30050
Registered Environmental Assessor
Project Manager



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Navigate LA - <http://navigatela.lacity.org/>

Los Angeles County Office of the Assessor - <http://maps.assessor.lacounty.gov/>

GeoTracker - <http://geotracker.swrcb.ca.gov/>

TerraServer – USA - <http://terraserver.microsoft.com/>



Appendix C

Phase I ESA HACLA-owned Property

A **E** ANDERSEN ENVIRONMENTAL

9937 Jefferson Blvd., Suite 200 Culver City, CA 90232
Toll Free: (888) 705-6300 Tel: (310) 854-6300 Fax: (310) 854-0199

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

**9901 South Alameda Street
Los Angeles, California 90002**

Project No.: 0903-240

PREPARED FOR



8522 National Boulevard, Suite 102
Culver City, California 90232

April 13, 2010

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APPENDIX I - ILLUSTRATIONS

- Figure 1: Site Location Map
- Figure 2: Site Plans
- Figure 3: Site Photographs
- Figure 4: Sanborn Fire Insurance Maps

APPENDIX II - RADIUS MAP REPORT

APPENDIX III - OTHER DOCUMENTATION



EXECUTIVE SUMMARY

SUMMARY

General Site Description/ Site Reconnaissance Summary

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for an industrial property located at 9901 South Alameda Street, in Los Angeles County and an unincorporated portion of Los Angeles County, California, Assessor's Parcel Numbers 6046-019-904 (formerly 6046-019-002), 6046-019-905 (formerly 6046-019-003), and 6046-019-906 (formerly 6046-019-004). According to our research and information provided by the client, Terry A. Hayes Associates, the following addresses have been found to be associated with the subject property: 9731, 9739, 9901, and 9975 South Alameda Street, Los Angeles, California.

The research conducted for this study and the report prepared are in conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The subject property is an L-shaped area located at the southwest corner of East 97th Street and South Alameda Street and is bounded by South Alameda Street to the east and East 97th Street and East 99th Place to the north. The property is divided into two portions, with a tenant-occupied area in the southeast portion of the site which contains three structures, totaling approximately 115,500 square feet. The northern structure is subleased to Martinez Trucking, a trucking company utilizing the structure for storage purposes. Lex West occupies the southern structure, utilized for steel storage, cutting, and repackaging. A smaller building is located to the east of the large structures, and is utilized for office space. The area surrounding the structures is asphalt paved. The remainder of the property to the north and west is vacant with an abandoned steel mill structure, approximately 25,600 square feet, located at the northwest corner of the site. This portion of the property was unpaved but observed to be covered with asphalt and gravel.

- Notable features at the vacant portion of the area include abandoned transformers and storm water drainage pits that are of a recognized environmental condition for the subject property. The transformers are a potential source of PCB contamination and the pits a potential pathway for surface contamination to the subsurface.
- Current hazardous material storage at the site included storage of approximately fifteen 5-gallon containers of universal gear lube, gear oil, engine oil, and transmission fluid and four 55-gallon drums of engine oil, lubricant and motor oil in the northern structure at the southeast corner. Storage of approximately eight 5-gallon containers of 'mineral spirits' and two 55-gallon drums of waste oil were observed in the southern structure at the southeast corner, in addition to an approximately 7,500 gallon aboveground storage tank (AST) of diesel fuel to the north of the structure. Previously the site had been utilized to store large quantities of metals. Those interviewed, were aware that a steel mill historically occupied the entire site and the southeast corner currently and were unaware of negative environmental conditions associated with the property.

Historical Land Use

From before 1928 until at least 1938, the site was utilized for agricultural purposes. By the late 1930s to early 1940s the site was developed for use as a steel mill. The site was first constructed for use by Finkelstein Supply Company, who occupied the site until at least 1949. By 1948 Southwest Steel Rolling Mills also began occupancy, leasing from Finkelstein Supply Company, which would extend until after 1976. By 1989, all structures at the site were demolished except for the structure at the northwest corner



and the three at the southeast corner. Becker Brothers Steel Supply utilized the site from approximately 1981 until 2000 as a steel mill facility. Currently, the property is used as a steel mill, Lex West and a truck storage and repair facility, Martinez Trucking at the southeast corner, while the remainder of the area is vacant with an abandoned steel mill structure at the northwest corner.

- No significant data gaps were identified in the research.

Environmental Data Research

Subject Property

- SW Steel Rolling Mills (9901 South Alameda Street) is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

According to the review of building permits historical USTs were installed at the subject property including a 7,500-gallon tank for paint thinner in 1951, a 14,700-gallon fuel oil tank in 1952, and a 10,000-gallon tank for unspecified contents in 1961. No indication as to whether these tanks were removed was provided in building permits or regulatory research. The historical presence of the USTs at the site is a recognized environmental condition for the subject property.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to the current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. The recommendation was made to assess the property further and delineate the contamination identified by the Mark Group. No further assessment has been conducted to assess the entire site based on the review of these reports.

The former steel mill use at the subject property is a recognized environmental condition for the subject property due to the related general operations and contamination previously identified by The Mark Group, Inc. in their reports.

Adjacent and Surrounding Properties

- A surrounding, up-gradient property located approximately 318 feet north of the subject property (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).



The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was been submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject property as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

Additional Issues

- Based on the age of the onsite structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report. An asbestos survey is recommended should the onsite structures be demolished or significantly renovated.
- Based on the age of the onsite structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report. A lead based paint survey is recommended should the onsite structures be demolished or significantly renovated.
- According to our research, the potential for oil and gas exploration and radon potential at the subject property is considered low.
- According to our research, the surrounding area to the north and west located within the City of Los Angeles are not located within a methane or methane buffer zone. The subject property is located within an unincorporated area of Los Angeles County and is not included within the City of Los Angeles Methane Buffer Zones.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of 9901 South Alameda Street, Los Angeles, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following:



The current use of the southeast portion and the historical use of the entire area of the subject property as a steel mill, including areas of concern such as, but not limited to, a former settling pond and areas of metal scrap storage, three storm water discharge pits, at least three historical USTs at the site, and the identification of subsurface soil contamination from previous investigations. AE recommends further assessment of the property, including a geophysical survey to identify subsurface features including possible current/former USTs and soil sampling to assess for hydrocarbons and metals in the subsurface.



INTRODUCTION

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for an industrial property located at 9901 South Alameda Street, in Los Angeles County and unincorporated portion of Los Angeles County, California, Assessor's Parcel Numbers 6046-019-904 (formerly 6046-019-002), 6046-019-905 (formerly 6046-019-003), and 6046-019-906 (formerly 6046-019-004). This report has been prepared for the sole use of Terry A. Hayes Associates. The shelf life of this Environmental Site Assessment is 180 days as per ASTM 1527-05.

The research conducted for this study and the report prepared are in general conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-05 "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The primary purpose for performing a Phase I ESA is to "...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability." (ASTM, 2005) Further, it is the goal of this study to identify business risks associated with the property associated with environmental conditions.

The goal of this process is to identify recognized environmental conditions associated with the property. A recognized environmental condition is defined as "...the presence or likely presence of any hazardous substances or petroleum products on a property 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." This definition does not include "*de minimis* conditions that generally do not pose 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 government agencies" (ASTM, 2005).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and hazardous materials research with regard to the subject property, adjacent properties, and surrounding area. In addition, Andersen Environmental provides general information regarding asbestos containing materials, lead-based paints, radon, and oil and gas exploration as part of this report.

In order to maintain landowner liability protections, the user has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." (ASTM, 2005)

Reviewing those documents that are "reasonably ascertainable" controls the completeness of this assessment. Documents that are reasonably ascertainable are publicly available, may be obtained within a reasonable time and cost constraints, and are practically reviewable to make an evaluation in a reasonable time frame in regard to property transaction activities.



GENERAL SITE DESCRIPTION

SITE LOCATION

The subject property is an L-shaped area located at the southwest corner of East 97th Street and South Alameda Street and is bounded by South Alameda Street to the east and East 97th Street and East 99th Place to the north. The property is divided into two portions, with a tenant-occupied area in the southeast portion of the site which contains three structures, totaling approximately 115,500 square feet. The northern structure is subleased to Martinez Trucking, a trucking company utilizing the structure for storage purposes. Lex West occupies the southern structure, utilized for steel storage, cutting, and repackaging. A smaller building is located to the east of the large structures, and is utilized for office space. The area surrounding the structures is asphalt paved. The remainder of the property to the north and west is vacant with an abandoned steel mill structure, approximately 25,600 square feet, located at the northwest corner of the site. This portion of the property was unpaved but observed to be covered with asphalt and gravel.

PHYSICAL AND HYDROGEOLOGIC SETTING

The elevation of the subject property is approximately 110 feet above sea level (USGS South Gate CA 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the EDR Radius report, the subject property is not situated within a 100 or 500-year FEMA Flood Zone. No wetlands were identified at the property or adjacent properties.

The site is located in the northwestern portion of the Peninsular Ranges geomorphic province. The site is underlain by poorly consolidated Holocene to late Pleistocene alluvial fan and valley deposits, generally consisting of poorly sorted clay, sand, gravel, and cobbles (California Geological Survey, "Geologic Map of the Long Beach 30' x 60' Quadrangle, California", 2003).

Hydrogeologically, the site is in the northern portion of the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin, in the South Coast Hydrologic Region. This subbasin is commonly referred to as the "Central Basin" and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills, on the southeast by the Orange County Groundwater Basin, and on the southwest by the Newport Inglewood fault system. This area has unconfined groundwater conditions and extensive interconnected aquifers. Groundwater flow is generally to the south. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches.

The "Seismic Hazard Zone Report for the 7.5-Minute South Gate CA Quadrangle" (California Division of Mines and Geology, 1997) indicates that the historical high groundwater level at the site is less than 10 feet below ground surface (bgs). Based on our review of groundwater data presented in the EPA Geotracker website, groundwater was detected at a leaking underground storage tank site (Costa Management, Inc.) north of the site on 97th Street at approximately 66-feet below ground surface. The County of Los Angeles Department of Public Works (LADPW) groundwater well measurement data website (<http://ladpw.org/wrd/wellinfo/>) indicates that wells 1475B and 1475C are located within approximately 300 from the southeast corner of the site. The highest historical groundwater depths reported for those wells from 1989 to 2008 was approximately 105 feet bgs in 1995. The most recent groundwater measurement, in November 2008, was approximately 121 feet bgs. Based on these data, and on the current depth of groundwater at the site, it is considered unlikely that groundwater at the site will return to the shallow subsurface in the foreseeable future. Based on the surface topography and regional conditions, the groundwater flow direction is anticipated to be to the south.



SITE RECONNAISSANCE / INTERVIEWS

SITE RECONNAISSANCE WITH INTERVIEWS

On May 22, 2009, Heather Nilson and Matthew Rodda, REA conducted a site reconnaissance of the subject property. The site inspection was conducted to identify current hazardous substance use and hazardous substance storage and to attempt to identify evidence of past hazardous substance use and hazardous substance storage. Specifically, we observed the site with regard to hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, hazardous substance and petroleum product containers, unidentified substance containers, PCBs, heating and cooling systems, stains or corrosion, drains and sumps, pits, ponds, or lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, wells, and septic systems. The interior and exterior areas of the subject property were inspected as well as the adjacent properties as observable from the subject property and public right-of-ways. The following paragraphs describe our observations.

General Description

The subject property is an L-shaped area located at the southwest corner of East 97th Street and South Alameda Street and is bounded by South Alameda Street to the east and East 97th Street and East 99th Place to the north. The property is divided into two portions, with a tenant-occupied area in the southeast portion of the site which contains three structures, totaling approximately 115,500 square feet. The northern structure is subleased to Martinez Trucking, a trucking company utilizing the structure for storage purposes. Lex West occupies the southern structure, utilized for steel storage, cutting, and repackaging. A smaller building is located to the east of the large structures, and is utilized for office space. The area surrounding the structures is asphalt paved. The remainder of the property to the north and west is vacant with an abandoned steel mill structure, approximately 25,600 square feet, located at the northwest corner of the site. This portion of the property was unpaved but observed to be covered with asphalt and gravel.

Interior Observations

The southern structures at the southeast corner of the subject property were constructed of steel beam frame, metal siding with concrete slab floors at the eastern portion and asphalt paved to the western portion. The concrete flooring appeared to be in good condition throughout, although patches existed around machinery/equipment and to reinforce the slab in areas of heavy machinery/equipment. The asphalt was in moderate condition as the weight of steel rolls had depressed areas of the asphalt overtime during storage. The southeastern corner of the structure was utilized for offices and customer service desk.

In the southeast portion of the structure, steel is cut and processed to a final product through several different types of machinery equipment. According to Mr. Juan Lopez, manager of Lex West, the steel is strictly cut and processed into a final product at the facility and no chemicals are utilized in the process. A pit was observed in the southern portion of the machinery area that was indicated to be a location utilized when cutting larger lengths of steel, as to not interfere with surrounding activities. The equipment appeared to be mostly electrically and hydraulically powered with oil utilized for lubrication of the parts. Oil spills were properly cleaned with absorbent. At the central seam of the two structures, a locker and shower room was observed along with a break room. To the east of these rooms, generators converting power from AC to DC were observed. Approximately eight 5-gallon containers of 'mineral spirits' were observed near the generators. A trench was observed in this area to run north-south, understood to be where the electrical wiring was enclosed and transferred throughout the structure. Raw steel material was stored in the western portions of these structures. Two 55-gallon drums of waste oil were observed at the northeast corner.



Existing railroad tracks historically utilized at the site were observed at the northern portion of the structure laying east-west, appearing to go through the structure.

The northern structure at the southeast corner of the subject property was constructed of steel beam frame, metal siding with concrete slab floors. Several pit type features were observed to be framed with metal along the concrete and filled with dirt. No hazardous materials were observed near the pit features. The west portion of the structure was observed to be the location of hazardous material storage as approximately fifteen 5-gallon containers of universal gear lube, gear oil, engine oil, and transmission fluid was observed in a storage room at the northwest corner, welding gases adjacent to the storage, and four 55-gallon drums of engine oil, lubricant and motor oil in the other corner. A transformer was observed adjacent to a trench utilized for the electrical for the structure, which was connected to an additional transformer on the exterior of the structure to the south. The transformers onsite appeared to be in moderate condition, due to age, however no leaks were observed.

The abandoned steel mill structure at the northwest corner of the subject property was constructed of sheet metal with steel beam supports and rooms along the north side constructed with concrete block. The majority of the area was unpaved with the exception of a portion of the rooms which were observed to have concrete flooring. The concrete within these areas was observed to be in moderate condition. Three cranes were observed overhead in the structure, most likely utilized to move the steel around the structure historically. A storm water drainage pit was observed at the eastern portion of the structure. Within the concrete block structures there were concrete slabs with additional foundations, counters, and other improvements for past uses. In one of the rooms a pipe vent line was observed, with an unknown origin. A brick building to the east of the concrete block rooms was observed to most likely have been a furnace room with ventilation observed in the roof. Aerosol cans were observed throughout the area, along with debris from the roof which appeared to be collapsing. Concrete rows were observed in the northwest portion of the structure that may have been utilized to store steel on. A depressed area was observed at the south central portion of the structure.

Exterior Observations

At the exterior of the structures at the southeast corner, an area was observed to be paved with asphalt that appeared to be in good condition. At the north central section of the southern structure an aboveground storage tank (AST) was observed to contain diesel fuel. The capacity of the AST was not indicated; however it is believed to have been approximately 7,500 gallon capacity. A water well was identified at the southeast corner of the northern structure. At the north and west portions of this area sheet metal is stored for use to create a finished product. The remainder of the vacant portion of the area was observed to have been gravel paved. A few concrete patches were observed to be locations of demolished structures. Railroad tracks were observed to run east-west across the property. Two transformers were observed at the north and south side about halfway across the area. Both were observed to be in poor condition. Two additional storm water drainage pits were observed to the south of the abandoned structure. The transformers and storm water drainage pits are of a recognized environmental condition for the subject property, as the transformers are a potential source of PCB contamination and the pits a potential pathway to the subsurface.

Based upon the lack of staining and evidence of leaking in the area of the asphalt pavement in the area of the AST, the AST is not expected to represent a significant environmental concern.



ADJACENT PROPERTIES

Direction	Property Use(s)	Address(es)/Location
North	Residential and Commercial (auto glass facility)	Jordan Downs Housing Development and northwest corner of Alameda Street and 97th Street
South	Light industrial - Atlas Iron and Metal Company; Educational – Jordan High School; Residential	10019 South Alameda Street; 2265 East 103rd Street; Jordan Downs Housing Development
East	Alameda Street and the Alameda Corridor with mixed use beyond	None observed
West	Residential	Jordan Downs Housing Development, including a recreation area

INTERVIEWS

- **Property Owner** – An owner questionnaire was not completed by HACLA for the purpose of this assessment.
- **Key Site Manager** – A representative from HACLA, Mr. Michael Woods, provided access to the vacant portion of the property. According to Mr. Woods, the property was acquired recently by HACLA from the former owner. As the steel mill ceased operation over 20 years ago, Mr. Woods had no detailed knowledge of the historical activities at the site.
- **Property Occupants** – Mr. Juan Lopez, the manager of Lex West was briefly interviewed during the site reconnaissance. Mr. Lopez has been at the site for approximately 8 years. Mr. Lopez indicated he did not have knowledge of the vacant portion of the site. A formal interview regarding environmental conditions was not conducted.
- **Past Owners, Operators and Occupants** – Past owners, operators and occupants were not able to be identified for an interview for this report.

RECONNAISSANCE/INTERVIEW DATA GAPS

Based on our observations made during the site reconnaissance of the subject property and adjacent properties as well as the interviews conducted, no significant data gaps were encountered during our research.



HISTORICAL LAND USE

BUILDING PERMIT REVIEW

The addresses identified as current and historical addresses for the subject property were researched at the Los Angeles County Building and Safety. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property.

9901 South Alameda Street

Date	Owner/Occupant	Purpose
No Date	Southwest Steel Rolling Mills	Application for Building Permit: scale weigh master's house
No Date	Becker Brothers	Application for Building Permit: Repair & upgrade building structure.
No Date	Becker Brothers	Application for Building Permit: Replacement of bolts repair & straighten members
Illegible	Southwest Steel Rolling Mills	Application for Building Permit: concrete loading ramp 11'-6" x 30'-0"
Illegible	Southwest Steel Rolling Mills	Application for Building Permit: bag house duct support, foundation only
No Date	Southwest Steel Rolling Mills	Application for Building Permit: office for scale
03/06/1936	Illegible	Application for Permit, Building: Tower for water tank 20' high
08/26/1938	B. Levin	Application for Permit, Building: steel frame warehouse
01/24/1939	B. Levin	Application for Permit, Building: Extension of Crane Runway
03/03/1939	Bainard Levin	Application for Permit, Building: one frame bldg- 20' X30' wood studs
02/14/1941	Bainard Levin	Application for Permit, Building: Warehouse & Machine Shop
05/05/1941	Bainard Levin	Application for Permit, Building: Warehouse & Machine shop
05/19/1941	B. Levin	Application for Permit, Building: shop building
05/26/1941	B. Levin	Application for Permit, Building: Toilet bldg.
02/24/1942	Bainard Levin	Application for Permit, Building: water tower
06/22/1942	Owner	Application for Permit, Building: cooling tower
10/07/1942	Bainard Levin	Application for Permit, Building: mill building mfg of steel & electric furnace rolling – mill bldg.
03/04/1943	Bainard Levin	Application for Permit, Building: 5 – ton gantry crane 83 foot span
03/09/1943	Finkelstein Supply Co.	Application for Permit, Building: office bldg. addition
11/05/1943	Finkelstein Supply Co.	Application for Permit, Building: steel fabrication
10/19/1944	Bainard Levin	Application for Permit, Building: 9' X 12' addition to office



9901 South Alameda Street (continued)

Date	Owner/Occupant	Purpose
01/29/1945	B. Levin	Application for Permit, Building: steel storage and handling
10/01/1946	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
11/14/1946	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
11/20/1946	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
12/15/1946	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
05/21/1947	Southwest Steel Rolling Mills	Application for Permit, Building: enlarge office facilities
06/15/1947	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
06/26/1947	Finkelstein Supply Co.	Application for Permit, Building:
09/30/1947	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
04/09/1948	Southwest Steel Rolling Mills	Application for Building Permit: rolling mills
05/28/1948	Finkelstein Supply Co.	Application for Permit, Building: Crane Runway 80' x 160'
06/21/1948	Finkelstein Supply Co.	Application for Permit, Building: Crane runway roof over rolling mill
07/09/1948	Illegible	Application for Permit, Building: Metal neon signs
07/16/1948	Finkelstein Supply Co.	Application for Permit, Building: Steel Mill Building
07/26/1948	Finkelstein Supply Co.	Application for Permit, Building: No description of work
10/19/1948	Finkelstein Supply Co.	Application for Permit, Building: illegible description of work
01/05/1949	Finkelstein Supply Co.	Application for Permit, Building: Transformer vault for electric furnace for existing rolling mill
01/20/1949	Finkelstein Supply Co.	Application for Permit, Building: Cooling tower, water supply
07/28/1950	Finkelstein Supply Co.	Application for Permit, Building: covered runway continuation permit # 17135
07/21/1951	Finkelstein Supply Co.	Application for Permit, Building: Install 1- 7500 gallon paint thinner tank and pump
07/26/1951	Southwest Steel Rolling Mills	Application for Permit, Building: Bag house for smog control
11/13/1951	Southwest Steel Rolling Mills	Application for Permit, Building: Mill Building for electric furnace
01/04/1952	Finkelstein Iron	Application for Permit, Building: install 1 – 14,700 gallons fuel oil tank



9901 South Alameda Street (continued)

Date	Owner/Occupant	Purpose
02/19/1952	Southwest Steel Rolling Mills	Application for Permit, Building: roof structure over existing runway
03/19/1952	Southwest Steel Rolling Mills	Application for Permit, Building: locker room addition to existing bldg.
03/28/1952	Southwest Steel Rolling Mills	Application for Permit, Building: loading dock
04/04/1952	Southwest Steel Rolling Mills	Application for Permit, Building: office use
06/02/1952	Southwest Steel Rolling Mills	Building Application: fence on roof to provide sundeck
10/30/1952	Southwest Steel Rolling Mills	Building Application: transformer vault
11/20/1952	Southwest Steel Rolling Mills	Application for Permit, Building: locker room addition to existing bldg.
10/31/1954	Southwest Steel Rolling Mills	Building Application: cover for meter room steel rolling mill
02/24/1955	I. M. Zeeman	Application for Building Permit: warehouse 80 x 520, add roof 80 x 140
02/24/1955	I. M. Zeeman	Application for Building Permit: concrete bldg. 80 x 520, transformer area footings only for foundation
04/15/1955	Southwest Steel Rolling Mills	Application for Building Permit: washroom
04/15/1955	Southwest Steel Rolling Mills	Application for Building Permit: office bldg.
06/09/1955	Southwest Steel Rolling Mills	Application for Building Permit: cover wet end of the pres. Bldg. to 14' above ground
10/21/1955	Southwest Steel Rolling Mills	Application for Building Permit: Cover chain link fence with corrugated galv. Sheets
10/06/1955	Southwest Steel Rolling Mills	Application for Building Permit: Steel Storage
02/14/1956	Southwest Steel Rolling Mills	Application for Building Permit: Office
04/24/1956	Southwest Steel Rolling Mills	Application for Building Permit: 310 Emp 155 spaces add coverage to existing roof
12/16/1957	Southwest Steel Rolling Mills	Application for Building Permit: bag house dust center
10/07/1957	Southwest Steel Rolling Mills	Application for Building Permit: first aid building
09/05/1957	Southwest Steel Rolling Mills	Application for Building Permit: open crane runway
12/03/1957	Southwest Steel Rolling Mills	Application for Building Permit: open crane runway
04/04/1961	Southwest Steel Rolling Mills	Application for Building Permit: install 10,000 gallon underground storage tank
11/15/1966	Southwest Steel Rolling Mills	Application for Building Permit: electric furnace room
03/07/1967	Southwest Steel Rolling Mills	Application for Building Permit: Concrete pit foundation for steel scrap bailing press
11/15/1967	Southwest Steel Rolling Mills	Application for Building Permit: addition to air conditioning unit
04/29/1968	Southwest Steel Rolling Mills	Application for Building Permit: blower str. On roof of existing bldg.



9901 South Alameda Street (continued)

Date	Owner/Occupant	Purpose
04/29/1968	Southwest Steel Rolling Mills	Application for Building Permit: blower structure on roof of existing building
01/05/1971	Southwest Steel Rolling Mills	Application for Building Permit: baghouse sinter accumulation
01/18/1971	Southwest Steel Rolling Mills	Application for Building Permit: toilet and shower
07/23/1971	Southwest Steel Rolling Mills	Application for Building Permit: lab building
08/01/1972	Southwest Steel Rolling Mills	Application for Building Permit: foundation for baghouse
08/01/1972	Southwest Steel Rolling Mills	Application for Building Permit: pad for fans and motors
08/01/1972	Southwest Steel Rolling Mills	Application for Building Permit: spark arrester
08/01/1972	Southwest Steel Rolling Mills	Application for Building Permit: duct supports and FDNS
08/06/1974	Automation Industry	Application for Building Permit: furnace pit
08/06/1974	Automation Industry	Application for Building Permit: Crane Runway
08/23/1974	Southwest Steel Rolling Mills	Application for Building Permit: structural support for mechanical equipment
03/19/1980	Shama	Application for Building Permit: storage warehouse
Illegible	Becker Brothers	Application for Building Permit: Demolition permit for removal of foundations + pits and refilling of excavations, expired 03/09/1981
09/23/1987	API Domestic	Application for Building Permit: pole sign
09/23/1987	API Domestic	Application for Building Permit: pole sign

- According to the review of building permits historical USTs were installed at the subject property including a 7,500-gallon tank for paint thinner in 1951, a 14,700-gallon fuel oil tank in 1952, and a 10,000-gallon tank for unspecified contents in 1961. No indication as to whether these tanks were removed was provided in building permits or regulatory research. The historical presence of the USTs at the site is a recognized environmental condition for the subject property.
- There were no building permits identified for the other current or historical site addresses.

AERIAL PHOTOGRAPH REVIEW

Aerial Photography of many portions of the United States dates back to the 1920's. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, etcetera. Aerial Photograph Coverage was available for the subject property for the years 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002 and 2005. A summary of our observations are presented in the following table.

	9901 Alameda Description
1928 1938	Appeared to be utilized for agricultural purposes



1947	<p>9901 Alameda Description</p> <p>Appeared to be utilized for industrial purposes with four larger structures and other smaller structures observed across the property</p>
1956 1965 1976	<p>9901 Alameda Description</p> <p>Appeared to be utilized for industrial purposes with five large structures arranged lengthwise across the southern portion, only one from 1947 was observed at the eastern portion; the northeastern portion appeared to be occupied by train tracks extending onto the property across the northern portion</p>
1989 1994 2002	<p>9901 Alameda Description</p> <p>Appeared to be utilized for industrial purposes, occupied by two structures at the southeast corner and one structure at the northwest corner; the remainder of the property appeared to be utilized as parking</p>
2005	<p>9901 Alameda Description</p> <p>Appeared to be occupied by the same three industrial structures with the remainder of the property graded or paved over</p>

Surrounding Area

Based on the review of the aerial photographs the surrounding area was primarily developed with residential structures since 1928, with some commercial structures observed. By 1947, increased light industrial use was observed along South Alameda Street, along with visible railroad tracks. Most recently, the surrounding area appears to be primarily developed for residential use, with commercial also observed throughout and light industrial properties along South Alameda Street, with the railroad at a sublevel as part of the Alameda Corridor.

CITY DIRECTORY REVIEW

City directories have been published since the 1800's and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the subject property.

9901 South Alameda Street

Date	Listing
1920-1940	Address not listed in research source
1942	Finkelstein Foundry Supply Company
1951-1971	Economy Steel Construction Company
1951-1976	Southwest Rolling Mills Steel Southwest Steel Rolling Mills
1957-1967	Finkelstein Supply Corporation
1970-1975	Finkelstein Supply Company
1971-1976	Automation Industries, Inc.



9901 South Alameda Street (continued)

Date	Listing
1976	Cascade Steel Tolling Mills, Inc.
1981-2000	Becker Brothers Steel Supply
1986-2000	Atlas Transport Company
1990-2000	Becker Strap
2001-2006	Address not listed in research source

9731 South Alameda Street

Date	Listing
1920-1950	Address not listed in research source
1951	US Lumber Company
1952-2006	Address not listed in research source

- There were no city directory listings identified for the other current or historical site addresses.

SANBORN MAP REVIEW

Sanborn Maps were originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage. Today, Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more rural communities. Sanborn Map Coverage was available for the subject property for the years 1928, 1950 and 1970. A summary of our observations are presented in the following tables.

1928	9901 Alameda Description
	Not depicted
1950	9901 Alameda Description
	Not depicted except southeast corner which was occupied by two structures labeled storage and office, indicated to be utilized by Economy Steel Company
1970	9901 Alameda Description
	Occupied by Southwest Steel Rolling Mills; The western portion of the structure is indicated to have two overhead crane tracks. Three structures were located in the northwest portion: a large structure labeled as a furnace building and two dust coil structures attached to the large structure by blow pipes. The eastern portion of the property was not depicted

Surrounding Area

Based on the review of the Sanborn maps, the surrounding areas depicted were developed with residential structures to the west, commercial and residential structures to the south and southwest, and light industrial



facilities to the southeast between the 1920s and 1970. None of the remaining surrounding areas were depicted in the Sanborn maps.

HISTORICAL DATA GAPS

Based on our observations made during the site reconnaissance of the subject property and adjacent properties as well as the interviews conducted, no significant data gaps were encountered during our research.



ENVIRONMENTAL DATA SEARCH

REGULATORY DATABASE RESEARCH

A radial search was conducted in accordance to the specification defined in ASTM E 1527-05 which sets the radial distance limits for each database searched. A complete listing of the databases with descriptions and the results is presented in the appendices of this report. The following table summarizes required databases reviewed and the approximate search distances, and indicates if the subject site, adjacent properties or surrounding sites are listed:

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Other Sites (#)
Federal NPL	1.0	NO	NO	0
Federal De-listed NPL	1.0	NO	NO	0
Federal CERCLIS	0.5	YES	NO	0
Federal CERCLIS NFRAP	0.5	NO	NO	4
Federal RCRA CORRACTS	1.0	NO	NO	1
Federal RCRA non-CORRACTS TSD	0.5	NO	NO	1
Federal RCRA Generators	0.25	NO	NO	11
Federal Institutional/Engineering Controls	0.5	NO	NO	0
Federal ERNS	Property	NO	NO	0
State/Tribal Equivalent NPL	1.0	NO	NO	5
State/Tribal Equivalent CERCLIS	0.5	NO	NO	16
State/Tribal Landfill	0.5	NO	NO	6
State/Tribal UST	0.25	YES	NO	3
State/Tribal Leaking UST	0.5	NO	NO	7
State/Tribal Institutional/Engineering Controls	0.5	NO	NO	0
State/Tribal Voluntary Clean-up Sites	0.5	NO	NO	2
State/Tribal Brownfield Sites	0.5	NO	NO	0

In addition to federal and state regulatory databases, research was conducted at the following agencies in order to evaluate environmental conditions associated with the subject property: the Los Angeles County Department of Health Services/Public Health Investigation, the Los Angeles County Department of Public Works Environmental Programs Division (LADPW), Los Angeles City Fire Department, Hazardous Materials Division and Underground Storage Tank Division, Los Angeles City Sanitation Department, California Department of Toxic Substances Control Chatsworth Office and public database EnviroStor, and California State Water Resources Control Board Los Angeles Region Office and public database GeoTracker. Additionally, previous reports were provided by the user for our review and are discussed under the associated properties. Our findings are summarized in the following paragraphs. Copies of all items reviewed and researched are provided in the Appendices of the Report.

Subject Property

- SW Steel Rolling Mills (9901 South Alameda Street)** – The subject property is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE’s review of the file for the site at the LADPW a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of



annual wastewater flow. No violations were reported. No documentation of USTs at the site was identified in files available at LADPW; however there was indication of historical USTs at the site through building permits, as discussed in the Historical Land Use Section above.

9901 South Alameda Street Previous Reports

- **Phase I Environmental Site Assessment and Selected Soil Sampling Report – 9901 South Alameda Street, Los Angeles, CA – February 9, 1996 – The Mark Group, Inc.** – The report assessed the historical condition of the property historically utilized as a steel mill circa 1938. Limited soil sampling was conducted in 1996 in relation to the potential presence of polychlorinated biphenols (PCBs) and petroleum hydrocarbons in the area of suspected former transformer locations, a former settling pond, areas of metal scrap storage and a location of stained soil. No PCBs were detected in selected samples collected and analyzed at that time. Analysis for metals was indicated in the report, however no results were provided for AE’s review. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. No further recommendations were made in this report.
- **Phase I Environmental Site Assessment – 9901 South Alameda Street, Los Angeles, CA 90002 – August 2004 – Environmental Geoscience Services** – This report assessed the environmental impact of the historical activities at the site and included a review of The Mark Group report. No sampling was conducted as part of this assessment. The recommendation was made to assess the property further and delineate the contamination identified by the Mark Group, in addition to further investigation of the property to expand upon the limited soil sampling conducted in 1996 by The Mark Group.
- **Phase II Environmental Site Assessment Report – 9901 South Alameda Street, Los Angeles, California – September 16, 2005 – RCC Group** – This report consisted of a limited sampling plan along the southern property line in pursuit of identifying whether or not the property contributed to contamination at Jordan High School following an investigation by the DTSC. The samples were analyzed for total concentrations of lead, copper, zinc, mercury, and polychlorinated biphenyl (PCB) compounds. The sampling plan was developed due to 2005 court proceedings regarding the People of California, etc. v S & W Atlas Iron and Metal Co. The sampling was not conducted throughout the entire property and therefore in our opinion did not properly assess the property for environmental impact.

AE recommends further assessment of the entire property for impact of metals and hydrocarbons in the subsurface soils due to historical activities relating to the use as a steel mill and the storage of metals throughout.

Adjacent Properties

- **Jordan Downs (9800 Grape Street)** – The adjacent property, along the north, west, and southwest of the subject property is listed on the Resource Conservation and Recovery Act (RCRA-SQG) and Facility Index System/Facility Registry System (FINDS) databases. Based on the information provided, the property is a small quantity generator of hazardous waste that includes batteries, lamps, pesticides and thermostats. No violations were reported. It is in our opinion that the listing is related to general household waste as a housing development. This listing is not considered a significant environmental concern for the subject property.
- **Jordan High School (2265 East 103rd Street)** – A south adjacent property is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) databases. According to the information provided, assessment at the school property began in 2000 due to military explosives that were recycled at the adjacent metals recycling facility. Metals and PCBs were detected at elevated



levels on the sports field in 2004. Consequently the soil was removed by a DTSC contractor and was certified in April 2005, with a letter of certification issued on May 4, 2005. As certification has been provided by the DTSC and no further action recommended, this listing is not considered a significant environmental concern for the subject property.

- **Atlas Iron and Metal Company (10019 South Alameda Street)** – A south adjacent property along South Alameda Street is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Statewide Environmental Evaluation and Planning System (SWEEPS UST), facility and manifest data (HAZNET), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), and the Recycler Database (SWRCY) databases. Based on the CERCLIS database the site is identified as facility 0908308, which is not a federal facility and not listed on the national priority list. From the review of the information on the database, the facility is a “removal only site” with no site assessment work needed. According to the SWEEPS UST and Los Angeles Co. HMS one underground storage tank was historically installed at the property in 1980. According to AE’s review of site files at the Los Angeles County Department of Public Works (LADPW), one 10,000-gallon underground storage tank (UST) was removed from the northern portion of the property under proper regulatory oversight and consequently granted closure on August 29, 2000.

Additional information reviewed with LADPW and Los Angeles County Department of Health Services, Public Health Investigation (LA County DHS/PHI) indicated that the site had poor housekeeping and improper storage in the past, which additionally led to storm water discharge violations in 2002. Compliance was not indicated. Hazardous materials stored at the site as of 2007 included waste oil, waste absorbers, oily water, oxygen, motor oil in a 550-gallon aboveground storage tank (AST), diesel fuel in a 750-gallon AST, hydraulic oil in a 200-gallon AST, and propane in a 4,065 cubic feet tank. Based on the SWRCY, a recycling database, the property has operated as a recycling facility since 1947. As this property is down-gradient from the subject property, it is not considered a significant environmental concern.

- **Southeastern Area New HS No. 2/MS No. 3 (Tweedy Boulevard/Alameda Street)** – The cross gradient east adjacent property across South Alameda Street is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) databases. According to the information provided in the SCH and ENVIROSTOR databases, a previous Phase I Environmental Site Assessment conducted identified historical uses of the site including a junkyard, manufacturing, and other retail operations. Environmental concerns identified in the soil at the site included possible PCB, arsenic, and lead. A review of the investigation and site was performed by the DTSC and the site was issued a No Further Action (NFA) letter in 2004. However, a second SCH listing for the site indicated, approximately 1,940 cubic yards of arsenic and lead impacted soils were excavated from the site under a DTSC approved Work Plan in 2002. Post removal confirmation sampling results indicated that clean up goals had been achieved prior to the issuing of the NFA letter. Based on our review of the databases, it appears that this site is not an environmental concern with respect to the subject property as the remedial action for arsenic and lead impacted soils have been completed to the satisfaction of the appropriate regulatory agency.

Surrounding Area

- **9622 Kalmia Street** – Two entities were identified for an up-gradient surrounding property located approximately 318 feet north of the subject property; their listings are as follows:
 - **G K Disposal Inc.** – The surrounding up-gradient property to the north is listed on the Facility Index System (FINDS), Historical Hazardous Substance Storage Container (HIST UST), and



Resource Conservation and Recovery Act Information (RCRA-NonGen) databases. According to the information provided in the FINDS listing, the site has the general description “other pertinent environmental activities identified at the site”. According to the HIST UST listing, the site has had 3 USTs of 6000-gallon capacity for the purpose of storing unleaded fuel. According to the RCRA-NonGen listing the site is a private generator of wastes that do not include hazardous materials. Based on our review of the listings the site is not an environmental concern with respect to the subject property as there is no record of a release.

- **Costa Management Inc.** – The surrounding up-gradient property to the north is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject property as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

- In our opinion, none of the other sites listed pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property.

Orphan Sites

- Orphan Sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. Twenty Orphan sites were identified in the Radius Map Report prepared for



this site. The sites were manually mapped to determine the location of the site relative to the subject property and groundwater gradient. In addition, the case information for each site was reviewed. The following conclusions were made:

In our opinion, none of the orphan sites listed pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property.

ENVIRONMENTAL LIEN SEARCH

Nationwide Environmental Title Research (NETR) provided Environmental Lien Search Reports provide 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 lien search was not requested by the user; therefore it is the users' responsibility to ascertain if any environmental clean-up liens or activity and use limitations are associated with the subject property. However, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

ENVIRONMENTAL DATA GAPS

Based on our review of the environmental data, no significant data gaps were encountered during our research.



ADDITIONAL ISSUES

ASBESTOS

Asbestos is the name given to a group of naturally occurring minerals used in certain products, such as building materials and vehicle brakes, to resist heat and corrosion. Asbestos includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include acoustical texture, fire-proofing, joint compound, attic and wall insulation, resilient flooring, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, piping insulation, piping joints, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, and swimming pool plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the various onsite structures, there is a potential for asbestos containing building materials at the site, however, no testing was completed as part of this report. An asbestos survey is recommended should the onsite structures be demolished or significantly renovated.

LEAD-BASED PAINT

Although lead-based paint has long since been taken off the market, it is approximated that 80 percent of buildings built before 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children 6 years old and under being at most risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from moving parts of windows and doors that are painted with lead-based paint, wood trim, walls, cabinets in kitchens and bathrooms, porches, stairs, railings, fire escapes, lamp posts, and soil.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA), Department of Health (DOH), each state has various action limits have been placed with the overall objective being an attempt to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the onsite structures, there is a potential for lead based paint at the site. A lead based paint survey is recommended should the onsite structures be demolished or significantly renovated.



RADON

Radon is a radioactive gas that has been found in structures all over the United States. It comes from the natural breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon typically moves up through the ground to the air above and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today.

Testing for the presence of radon is fairly inexpensive, simple and the only way to be certain of the concentration. Various types of sampling methods exist to determine the concentration. Please consult Andersen Environmental should sampling for radon be of interest so we can assist in identifying the best method for your needs.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. Three sites were tested within the zip code 90002. Radon was not detected above the 4.0 pCi/L action level set by the USEPA at any of those sites. Sixty-three sites were tested within Los Angeles County, and the average activity level for the sites tested was 0.711 pCi/L in the first floor living area and 0.933 pCi/L in the basement area. Furthermore, according to the Department of Health Services (DHS) radon survey, and current correspondence with the DHS, radon concentrations in residences in the geographic region of the subject site average below 4.0 pCi/L; therefore, radon is not anticipated to adversely impact the subject site.

OIL AND GAS EXPLORATION

The Division of Oil, Gas and Geothermal Resources (DOGGR) regulates the drilling, operation, maintenance, plugging and abandonment of oil, natural gas and geothermal resources throughout the State of California.

- The DOGGR Wildcat Map W1-5 was reviewed to determine the location of petroleum activity in the area of the property. The subject property is located in Township 3-South, Range 13-West and Section 3. According to the map reviewed, no oil wells appear to be located on the subject property or adjacent properties.

METHANE ZONE RESEARCH

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, the City of Los Angeles Department of Building and Safety has established methane zones, and methane buffer zones for the City based on the proximity to oil wells and landfills. If a subject property is located in a methane zone or methane buffer zone, the City may require methane mitigation devices be installed prior to construction activities at a subject property.

- The City of Los Angeles Methane Zone map was reviewed to determine if the areas of the surrounding area to the north and west located within the City of Los Angeles are located in a methane zone or methane buffer zone. According to our review, these surrounding areas are not located within a methane or methane buffer zone. The subject property is located within an unincorporated area of Los Angeles County and is not included within the City of Los Angeles Methane Buffer Zones.



SUMMARY AND CONCLUSIONS

SUMMARY

General Site Description/ Site Reconnaissance Summary

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for an industrial property located at 9901 South Alameda Street, in Los Angeles County and an unincorporated portion of Los Angeles County, California, Assessor's Parcel Numbers 6046-019-904 (formerly 6046-019-002), 6046-019-905 (formerly 6046-019-003), and 6046-019-906 (formerly 6046-019-004). According to our research and information provided by the client, Terry A. Hayes Associates, the following addresses have been found to be associated with the subject property: 9731, 9739, 9901, and 9975 South Alameda Street, Los Angeles, California.

The research conducted for this study and the report prepared are in conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The subject property is an L-shaped area located at the southwest corner of East 97th Street and South Alameda Street and is bounded by South Alameda Street to the east and East 97th Street and East 99th Place to the north. The property is divided into two portions, with a tenant-occupied area in the southeast portion of the site which contains three structures, totaling approximately 115,500 square feet. The northern structure is subleased to Martinez Trucking, a trucking company utilizing the structure for storage purposes. Lex West occupies the southern structure, utilized for steel storage, cutting, and repackaging. A smaller building is located to the east of the large structures, and is utilized for office space. The area surrounding the structures is asphalt paved. The remainder of the property to the north and west is vacant with an abandoned steel mill structure, approximately 25,600 square feet, located at the northwest corner of the site. This portion of the property was unpaved but observed to be covered with asphalt and gravel.

- Notable features at the vacant portion of the area include abandoned transformers and storm water drainage pits that are of a recognized environmental condition for the subject property. The transformers are a potential source of PCB contamination and the pits a potential pathway for surface contamination to the subsurface.
- Current hazardous material storage at the site included storage of approximately fifteen 5-gallon containers of universal gear lube, gear oil, engine oil, and transmission fluid and four 55-gallon drums of engine oil, lubricant and motor oil in the northern structure at the southeast corner. Storage of approximately eight 5-gallon containers of 'mineral spirits' and two 55-gallon drums of waste oil were observed in the southern structure at the southeast corner, in addition to an approximately 7,500 gallon aboveground storage tank (AST) of diesel fuel to the north of the structure. Previously the site had been utilized to store large quantities of metals. Those interviewed, were aware that a steel mill historically occupied the entire site and the southeast corner currently and were unaware of negative environmental conditions associated with the property.

Historical Land Use

From before 1928 until at least 1938, the site was utilized for agricultural purposes. By the late 1930s to early 1940s the site was developed for use as a steel mill. The site was first constructed for use by Finkelstein Supply Company, who occupied the site until at least 1949. By 1948 Southwest Steel Rolling Mills also began occupancy, leasing from Finkelstein Supply Company, which would extend until after 1976. By 1989, all structures at the site were demolished except for the structure at the northwest corner



and the three at the southeast corner. Becker Brothers Steel Supply utilized the site from approximately 1981 until 2000 as a steel mill facility. Currently, the property is used as a steel mill, Lex West and a truck storage and repair facility, Martinez Trucking at the southeast corner, while the remainder of the area is vacant with an abandoned steel mill structure at the northwest corner.

- No significant data gaps were identified in the research.

Environmental Data Research

Subject Property

- SW Steel Rolling Mills (9901 South Alameda Street) is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

According to the review of building permits historical USTs were installed at the subject property including a 7,500-gallon tank for paint thinner in 1951, a 14,700-gallon fuel oil tank in 1952, and a 10,000-gallon tank for unspecified contents in 1961. No indication as to whether these tanks were removed was provided in building permits or regulatory research. The historical presence of the USTs at the site is a recognized environmental condition for the subject property.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to the current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. The recommendation was made to assess the property further and delineate the contamination identified by the Mark Group. No further assessment has been conducted to assess the entire site based on the review of these reports.

The former steel mill use at the subject property is a recognized environmental condition for the subject property due to the related general operations and contamination previously identified by The Mark Group, Inc. in their reports.

Adjacent and Surrounding Properties

- A surrounding, up-gradient property located approximately 318 feet north of the subject property (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).



The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was been submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject property as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

Additional Issues

- Based on the age of the onsite structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report. An asbestos survey is recommended should the onsite structures be demolished or significantly renovated.
- Based on the age of the onsite structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report. A lead based paint survey is recommended should the onsite structures be demolished or significantly renovated.
- According to our research, the potential for oil and gas exploration and radon potential at the subject property is considered low.
- According to our research, the surrounding area to the north and west located within the City of Los Angeles are not located within a methane or methane buffer zone. The subject property is located within an unincorporated area of Los Angeles County and is not included within the City of Los Angeles Methane Buffer Zones.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of 9901 South Alameda Street, Los Angeles, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following:



The current use of the southeast portion and the historical use of the entire area of the subject property as a steel mill, including areas of concern such as, but not limited to, a former settling pond and areas of metal scrap storage, three storm water discharge pits, at least three historical USTs at the site, and the identification of subsurface soil contamination from previous investigations. AE recommends further assessment of the property, including a geophysical survey to identify subsurface features including possible current/former USTs and soil sampling to assess for hydrocarbons and metals in the subsurface.



SIGNATURES

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Date: April 13, 2010

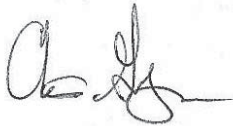


Heather Nilson
Environmental Specialist

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

Reviewed By:

Date: April 13, 2010



Chris Gregor M.E.S. REA
REA No.: 30050
Registered Environmental Assessor
Senior Project Manager



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Appendix D

Phase I ESA Privately-owned Properties

A E ANDERSEN ENVIRONMENTAL

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

**Jordan Downs Redevelopment Project Area –
Privately Owned Parcels**

**Area bounded by East 97th Street, East 103rd Street,
Grape Street and South Alameda Street
Los Angeles, California 90002**

Project No.: 0903-240

PREPARED FOR



8522 National Boulevard, Suite 102
Culver City, California 90232

March 24, 2010

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EXECUTIVE SUMMARY

SUMMARY

Introduction

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California.

The research conducted for this study and the report prepared are in conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The site has been divided into four main areas for the purposes of this report: Jordan Downs Public Housing Development (referred throughout as Area 1), Jordan High School (referred throughout as Area 2), 9901 Alameda (referred throughout as Area 3), and the privately owned parcels (referred throughout as Area 4). Due to the large size of the project area, this report will focus on Area 4 - the privately owned parcels (located as the south adjacent to 9901 Alameda at the northwest corner of 103rd Street and Alameda Street and the northeast corner of Grape Street and 97th Street). Reports for Areas 1 through 3 will be provided under a separate covers.

Area 4 – Privately owned parcels

General Site Description

Area 4 includes three non-contiguous portions of the Jordan Downs Redevelopment Project area that are indicated to be privately owned. These three areas are described according to location within the overall project area as the following: the central eastern portion of the site on the west side of South Alameda Street (10019-10047 South Alameda Street), the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street), and the southwest corner of the project area (2051 East 103rd Street).

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

General Site Description/ Site Reconnaissance Summary

The central eastern located privately owned parcels are south of Area 3 and north of Area 2 on the west side of South Alameda Street. The area is legally described by the Assessor’s Parcel Numbers: 6046-020-001, 6046-020-002, and 6046-020-003 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of Area 4 that were researched as part of this investigation include 10019, 10035, and 10047 South Alameda Street, Los Angeles, California. This portion of the project area is currently developed with two structures and a storage yard that is occupied by Atlas Iron and Metal Company, a recycling company.

- Access was not granted to conduct a site reconnaissance; therefore knowledge of current hazardous material storage and/or handling conditions is unknown. Based on the use of the property and additional research there is likely storage and handling of hazardous materials present within this industrial facility. A questionnaire was provided to the owner/operator of the site; however no response



had been received by the time of issuance of this report and therefore, a data gap has been encountered. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site. This data gap is considered significant and due to the current use of the property as a light industrial facility with known hazardous materials use and storage in the past and is considered a recognized environmental condition for this portion of the project area.

Historical Land Use

From before 1928, the property was developed for residential and auto body repair purposes. By 1947, this area was developed for use as a metals recycling center, occupied by Atlas Iron & Metal Company. From 1958 until 1962 LA Smelting Company, Super Refined Metals Company and Electric Babbit Metals Company were also associated with the property. Currently, this portion of the project area is developed with two structures and a storage yard that remains utilized by Atlas Iron and Metal Company.

- Based on our review of the historical data, a data gap was encountered for this portion of Area 4, as the historical data does not date back to a time the property was undeveloped. Based on our research it is believed that the property was first developed for commercial purposes, with transition to the current light industrial operations. Based upon the information obtained from previous reports and other historical and regulatory sources, the lack of data prior to 1928 is not expected to alter the findings of this report.

Environmental Data Research

- Atlas Iron and Metal Company (10019 South Alameda Street) is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Statewide Environmental Evaluation and Planning System (SWEEPS UST), facility and manifest data (HAZNET), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), and the Recycler Database (SWRCY) databases. Based on the CERCLIS database the site is identified as facility 0908308, which is not a federal facility and not listed on the national priority list. From the review of the information on the database, the facility is a “removal only site” with no site assessment work needed. According to the SWEEPS UST and Los Angeles Co. HMS one underground storage tank (UST) was installed at the property in 1980. According to AE’s review of site files at the Los Angeles County Department of Public Works (LADPW), one 10,000-gallon UST was removed from the northern portion of the property under regulatory oversight and consequently granted closure on August 29, 2000.

Additional information reviewed with LADPW and Los Angeles County Department of Health Services, Public Health Investigation (LA County DHS/PHI) indicated that the site had poor housekeeping and improper storage in the past, which additionally led to storm water discharge violations in 2002. Compliance was not indicated. Hazardous materials stored at the site as of 2007 included waste oil, waste absorbers, oily water, oxygen, motor oil in a 550-gallon aboveground storage tank (AST), diesel fuel in a 750-gallon AST, hydraulic oil in a 200-gallon AST, and propane in a 4,065 cubic feet tank. Based on the SWRCY, a recycler database, the property has operated as a recycling facility since 1947.



Privately owned parcels at the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

General Site Description/ Site Reconnaissance Summary

The privately owned parcels at the southeast corner of the project area are located at the northwest corner of South Alameda Street and East 103rd Street. This portion of Area 4 is legally described by the Assessor's Parcel Numbers: 6046-020-007, 6046-020-008, 6046-020-009, 6046-020-010, and 6046-020-011 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of area 4 that were researched as part of this investigation include 10127, 10211, and 10229 South Alameda Street and 2401 and 2475 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by three light industrial structures with associated yards and parking.

- Access was not granted to conduct a site reconnaissance; therefore knowledge of current hazardous material storage and/or handling conditions is unknown. A questionnaire was provided to the owner/operator of the site; however no response had been received by the time of issuance of this report and therefore, a data gap has been encountered. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site. This data gap is considered significant and due to the current use of the property as a light industrial facility with known hazardous materials use and storage in the past and is considered a recognized environmental condition for this portion of the project area.

Historical Land Use

From before 1928, the property was utilized for mixed use purposes, developed with both residential and commercial structures including a gas and oil service station. By 1947 the site was developed for light industrial purposes, including a pipe and steel shop, welding activities, machine shop, auto repair with a gas and oil stored in the yard area, and aluminum casting.

From 1951, the northern portion of the area was utilized by Utility Material Supply Company, Phil's Junk Company, and Klein Company scrap metal through the late 1960s. After 1976, this portion was utilized by Hook Auto Wrecking Company until 1986, following which truck repair occurred at the site most recently by Arellanos Truck Repair.

The central portion was occupied by Vulcan Pipe and Engineering Company from 1951 until 1986 and by Vulcan Manufacturing Company until 1976. Since 1996, Superior Pipe Fabricators has utilized the site for the fabrication of pipes and pipe fittings.

The southwest portion of this area was historically utilized by Spinx Manufacturing Company, a metals plating facility since 1951. The facility consisted of several trench systems and two clarifiers to regulate effluent from plating. Operations at the site ceased in 1986, following which the entire site was demolished, including the removal of the concrete foundations. Soil sampling and remediation was conducted between 1986 and 1994, identifying soil contamination that was excavated from southern portion of the site. After 1990 the site appeared to be associated with the central portion.

The southeast corner of this area appeared to be primarily utilized for auto repair since 1928. A gas and oil station was observed in 1928, with gas and oils observed to be kept in the yard in 1950. Currently, this portion of the area is still used for auto repair purposes.

- Based on our review of the historical data, a data gap was encountered for this portion of Area 4, as the historical data does not date back to a time the property was undeveloped. However, based on our research it is believed that the property was first developed for mixed use of residential and commercial



purposes. Based upon the information obtained from previous reports and other historical and regulatory sources, the lack of data prior to 1928 is not expected to alter the findings of this report.

Environmental Data Research

- The northern portion of this part of Area 4 (10127 South Alameda Street) was identified during local regulatory research. Arellano Truck Repair, the current tenant, is listed for local trucking activities with storage. This facility is also indicated to perform oil changes and parts cleaning on-site according to the LA County DHS/PHI. A business plan has been recorded since 1990, originally under Lemus Trucking Company until 1999. Konocho's Truck Repair was the listed occupant following Lemus Trucking Company until 2006. Since then, Arellano Truck Repair has continued the business plan and hazardous material inventories. As of 2008, there have been no changes to the inventory, last indicated in 2005 to include the storage of oxygen, acetylene, argon, grease, 10-gallons of diesel fuel, 24-gallons of motor oil and 220-gallons of used oil. No violations were listed.
- Several entities at 10211 South Alameda Street were identified for the central portion of this part of Area 4 during local regulatory research; summaries based on AE's file reviews are as follows:
 - Superior Pipe & Supply, who fabricates pipe and fittings through welding processes, is listed to have Non-RCRA status with the LA County DHS/PHI. A business plan has been recorded since 1998. As of 2006 oil absorbent, waste aerosols and waste oil are stored on-site and disposed of through manifests. No violations were listed. Soil samples were collected in March of 2008 for production dusts as requested by the California Department of Toxic Substances Control (DTSC). According to an inspection with DTSC, the facility has no risk to the adjacent school.
 - A previous business, Vulcan Pipe Engineering previously occupied the site from approximately 1983 according to inspection records at the LA County DHS/PHI. The business was taken over by Superior Pipe & Supply. The last inspection was conducted in 2001. No violations were listed.
- The southwest corner of this part of Area 4, Sphinx Manufacturing (2401 East 103rd Street) is listed on the "Cortese" Hazardous Waste & Substances Sites List (CORTESE), Statewide Environmental Evaluation and Planning System (SWEEPS UST), Facility Index System / Facility Registry System (FINDS), Geotracker's Leaking Underground Fuel Tank Report (LUST), Resource Conservation Recovery Act (RCRA-TSDF & RCRA-NonGen), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), EnviroStor (ENVIROSTOR), and Envirostore Permitted Facilities Listing (HWP) databases. Based on the review of the FINDS, RCRA-TSDF and RCRA-NonGen databases, the site is listed as a transporter, storage and disposal (TSD) facility of hazardous waste at which the hazardous wastes is not generated at the site. Waste is treated, stored and disposed of at the site. Administrative violations were on file for the property and have been abated. The EnviroStor and HWP databases list the site to be an inactive case for corrective action and a non-operating hazardous waste site circa 1980. No additional details were provided. According to the CORTESE, SWEEPS UST, LUST, and Los Angeles Co. HMS databases, at least one underground storage tank was indicated to be historically present at the site and removed under the proper regulatory oversight. A leak of an unknown substance occurred in 1987 impacting the soil. The LUST case at the site was indicated to have been granted closure in 1994.

Based on AE's review of the file maintained by the LADPW, the site was a metal plating facility with an industrial waste permit for the plating effluent from at least 1956 until 1986 when operations ceased. In September 1989 the buildings at the site had been demolished, the interceptors removed, and the



concrete building foundations were being removed. Remedial activities were conducted to identify negative impact from the metal plating activities and remove the contaminated soils from the site. According to a letter dated August 24, 1994, from the LADPW, the site was granted closure for the removal of two clarifiers and the remedial activities of the soil at the site.

Several entities at 10229 South Alameda Street were identified for the southeast corner of this part of Area 4; their listings are as follows:

- This portion of the project area is occupied by Roberto's Body Shop and is listed on the Resource Conservation Recovery Act (RCRA-SQG) and Facility Index System / Facility Registry System (FINDS) databases. According to the information provided, the property is a small quantity generator of hazardous wastes. The owner/operator is listed to be Trust Services of America. No violations were listed. Based on AE's file review at the LA County DHS/PHI, a paint spray booth was formerly located within a previous building from as early as 1990 until 1996.
- This portion of the project area was also formerly occupied by Northern Trust of California, including the site of the historical gas and oil service station. This facility is listed on the Geotracker's Leaking Underground Fuel Tank Report (LUST) and "Cortese" Hazardous Waste & Substances Sites List (CORTESE) databases. According to the information provided, a gasoline leak occurred at the property affecting potable groundwater in 1993. The responsible party is listed as Northern Trust Bank of CA, N.A. The site was granted closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996. According to the file reviewed with the LADPW, four USTs were indicated to have been removed in 1992, including one 5,000-gallon and two 1,000 gallon gasoline USTs and one 1,000-gallon waste oil UST. Consequently, the site was granted closure by the LARWQCB by a letter dated June 25, 1996. No details of the site investigation or remedial action were identified in the LADPW file and the physical file at the LARWQCB could not be located. As such, AE could not verify whether the soil samples collected during the closure of the former waste oil tank were analyzed for volatile organic compounds (VOCs) or metals.

Privately owned parcel at the southwest corner of the project area (2051 East 103rd Street)

General Site Description/ Site Reconnaissance Summary

The privately owned parcel at the southwest corner of the project area is located at the northeast corner of Grape Street and East 103rd Street. This portion is legally described by the Assessor's Parcel Number: 6046-021-001 located in the City of Los Angeles. The address found to be associated with this portion of Area 4 that was researched as part of this investigation includes 2051 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by a community garden.

- Access was not granted to conduct a site reconnaissance; therefore knowledge of current significant hazardous material storage or recognized environmental conditions is unknown. Additionally, a questionnaire was provided to be forwarded to those familiar with the site; however no responses had been received by the time of issuance of this report. This lack of access constitutes a limitation and therefore this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site.

Historical Land Use

From before 1928 until at least 1938 the site was undeveloped. In 1947, the site appeared to be developed for residential purposes and was indicated to be part of Jordan Downs Residential Development in 1950.



By the mid 1960s, this area was utilized as a multi-purpose health center until the mid 1980s. After 1989, all previous on-site structures had been demolished and the site was undeveloped until at least 2002. This portion of the project area is currently occupied by a community garden.

- Based on our review of the historical data, no significant data gaps were encountered during our research for this portion of Area 4.

Environmental Data Research

- No listings were found for this portion of the project area on the regulatory databases researched.

Adjacent and Surrounding Properties

Environmental Data Research

- Area 3 of the Project Area, SW Steel Rolling Mills (9901 South Alameda Street) is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to its current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. Recommendation was made to further assess the property and delineate the contamination identified by the Mark Group. No further assessment has been conducted at this site. Further discussion of Area 3 is provided under separate cover.

- A surrounding, up-gradient property located approximately 318 feet north of the project area (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg),



ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was been submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

Additional Issues

- Based on the age of the on-site structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report. An asbestos survey is recommended should the on-site structures be demolished or significantly renovated.
- Based on the age of the on-site structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report. A lead based paint survey is recommended should the on-site structures be demolished or significantly renovated.
- According to our research, the potential for oil and gas exploration and radon potential at the project area is considered low.
- According to our research, the portions of the project area located within the City of Los Angeles are not located within a methane or methane buffer zone.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east (“Project area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. Due to the large size of the project area, this report will focus on Area 4 - the privately owned parcels (located as the south adjacent to 9901 Alameda at the northwest corner of 103rd Street and Alameda Street and the northeast corner of Grape Street and 97th Street). Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following:

Area 4 Central eastern located privately owned parcels (10019-10047 South Alameda Street)

The presence of a former UST at 10019 South Alameda Street is considered a historical recognized environmental condition based upon the removal under regulatory oversight and regulatory closure in 2000.



AE's inability to access the property is a significant data gap that is considered a recognized environmental condition as the property has been utilized for light industrial use with known hazardous materials on-site for over 50 years at the site.

AE recommends that the interior and exterior portions of the property be accessed and inspected.

Privately owned parcels at the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

The historical use of 2401 East 103rd Street, as a metal plating facility is considered a historical recognized environmental condition. The former metal plating facility has been completely removed and provided regulatory closure in 1994 after remedial activities under the proper regulatory oversight.

The presence of former USTs at 10029 South Alameda Street, the location of the former gas and oil station, is considered a historical recognized environmental condition. The USTs associated with the former gas station were removed from the property in 1992 under the proper regulatory oversight and provided regulatory closure in 1996.

AE's inability to access the property is a significant data gap that is considered a recognized environmental condition as the property has been utilized for light industrial and auto repair use with known hazardous materials on-site for more than 50 years.

AE recommends that the interior and exterior portions of the property be accessed and inspected.

Privately owned parcel at the southwest corner of the project area (2051 East 103rd Street)

A data gap was encountered as the site reconnaissance and interviews have not been conducted at the time of issuance of this report. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I ESA. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current on-site conditions.

AE identified additional issues that should be evaluated as the property is prepared for redevelopment:

Should the property be redeveloped for residential use in the future, further investigation in the light industrial areas of the property is recommended.



INTRODUCTION

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east (“Project area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. Included under this cover are the privately owned parcels within the redevelopment project area. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. This report has been prepared for the sole use of Terry A. Hayes Associates. The shelf life of this Environmental Site Assessment is 180 days as per ASTM 1527-05.

The research conducted for this study and the report prepared are in general conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 “Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The primary purpose for performing a Phase I ESA is to “...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability.” (ASTM, 2005) Further, it is the goal of this study to identify business risks associated with the property associated with environmental conditions.

The goal of this process is to identify recognized environmental conditions associated with the property. A recognized environmental condition is defined as “...the presence or likely presence of any hazardous substances or petroleum products on a property 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.” This definition does not include “*de minimis* conditions that generally do not pose 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 government agencies” (ASTM, 2005).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and hazardous materials research with regard to the project area, adjacent properties, and surrounding area. In addition, Andersen Environmental provides general information regarding asbestos containing materials, lead-based paints, radon, and oil and gas exploration as part of this report.

In order to maintain landowner liability protections, the user has a “continuing obligation to not interfere with activity and use limitations associated with the property,” must take “reasonable steps to prevent releases” and must “comply with legal release reporting obligations.” (ASTM, 2005)

Reviewing those documents that are “reasonably ascertainable” controls the completeness of this assessment. Documents that are reasonably ascertainable are publicly available, may be obtained within a reasonable time and cost constraints, and are practically reviewable to make an evaluation in a reasonable time frame in regard to property transaction activities.



GENERAL SITE DESCRIPTION

SITE LOCATION

The property is located bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east. The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. The site had been divided into four main areas for the purposes of this report. Those parcels that are privately owned are included in this report:

- **Area 4** – Area 4 includes three non-contiguous portions of the Jordan Downs Redevelopment Project area that are indicated to be privately owned. These three areas are described according to location within the overall project area as the following: the central eastern portion of the site on the west side of South Alameda Street (10019-10047 South Alameda Street), the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street), and the southwest corner of the project area (2051 East 103rd Street).

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

The central eastern located privately owned parcels are south of Area 3 and north of Area 2 on the west side of South Alameda Street. The area is legally described by the Assessor's Parcel Numbers: 6046-020-001, 6046-020-002, and 6046-020-003 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of Area 4 that were researched as part of this investigation include 10019, 10035, and 10047 South Alameda Street, Los Angeles, California. This portion of the project area is currently developed with two structures and a storage yard that is occupied by Atlas Iron and Metal Company, a recycling company.

Privately owned parcels at the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

The privately owned parcels at the southeast corner of the project area are located at the northwest corner of South Alameda Street and East 103rd Street. This portion of Area 4 is legally described by the Assessor's Parcel Numbers: 6046-020-007, 6046-020-008, 6046-020-009, 6046-020-010, and 6046-020-011 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of area 4 that were researched as part of this investigation include 10127, 10211, and 10229 South Alameda Street and 2401 and 2475 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by three light industrial structures with associated yards and parking.

Privately owned parcel at the southwest corner of the project area (2051 East 103rd Street)

The privately owned parcel at the southwest corner of the project area is located at the northeast corner of Grape Street and East 103rd Street. This portion is legally described by the Assessor's Parcel Number: 6046-021-001 located in the City of Los Angeles. The address found to be associated with this portion of Area 4 that was researched as part of this investigation includes 2051 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by a community garden.



ADJACENT PROPERTIES

The following properties are those adjacent to the entire redevelopment area.

Northern Adjacent Properties along East 97th Street

- Northern adjacent properties are primarily residential properties, although an auto glass facility occupies the northwest corner of Alameda Street and 97th Street. These properties are considered to be up-gradient to the redevelopment area, thus their activities could be of a potential environmental threat to the project area. Discussions of up-gradient adjacent and surrounding properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Eastern Adjacent Properties along South Alameda Street

- Eastern adjacent properties are located beyond Alameda Street and the Alameda Corridor (a subterranean railway) and consist of residential, educational and light industrial properties. These properties are considered cross gradient to the redevelopment area. Discussions of adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Southern Adjacent Properties along East 103rd Street

- Southern adjacent properties consist of residential and commercial structures, except for the southwest corner of Alameda Street and 103rd Street that is occupied by a light industrial property. The commercial structures included small convenient stores, retail, and small restaurants. These properties are considered down-gradient from the redevelopment area. Discussions of adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Western Adjacent Properties along Grape Street

- Western adjacent properties are utilized for residential purposes. These properties are considered cross gradient to the redevelopment area. Discussions of adjacent properties with potential environmental concern for the project area are discussed in the Environmental Data Search section of this report.

Note: Areas 1, 2 and 3 of the redevelopment area are also adjacent properties to Area 4 discussed under this cover and are discussed as such in the Environmental Data Search section of this report.

PHYSICAL AND HYDROGEOLOGIC SETTING

The elevation of the subject property is approximately 110 feet above sea level (USGS South Gate CA 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the EDR Radius report, the subject property is not situated within a 100 or 500-year FEMA Flood Zone. No wetlands were identified at the property or adjacent properties.

The site is located in the northwestern portion of the Peninsular Ranges geomorphic province. The site is underlain by poorly consolidated Holocene to late Pleistocene alluvial fan and valley deposits, generally consisting of poorly sorted clay, sand, gravel, and cobbles (California Geological Survey, “Geologic Map of the Long Beach 30’ x 60’ Quadrangle, California”, 2003).

Hydrogeologically, the site is in the northern portion of the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin, in the South Coast Hydrologic Region. This subbasin is commonly referred to



as the “Central Basin” and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills, on the southeast by the Orange County Groundwater Basin, and on the southwest by the Newport Inglewood fault system. This area has unconfined groundwater conditions and extensive interconnected aquifers. Groundwater flow is generally to the south. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches.

The “Seismic Hazard Zone Report for the 7.5-Minute South Gate CA Quadrangle” (California Division of Mines and Geology, 1997) indicates that the historical high groundwater level at the site is less than 10 feet below ground surface (bgs). Based on our review of groundwater data presented in the EPA Geotracker website, groundwater was detected at a leaking underground storage tank site (Costa Management, Inc.) north of the site on 97th Street at approximately 66-feet below ground surface. The County of Los Angeles Department of Public Works (LADPW) groundwater well measurement data website (<http://ladpw.org/wrd/wellinfo/>) indicates that wells 1475B and 1475C are located within approximately 300 from the southeast corner of the site. The highest historical groundwater depths reported for those wells from 1989 to 2008 was approximately 105 feet bgs in 1995. The most recent groundwater measurement, in November 2008, was approximately 121 feet bgs. Based on these data, and on the current depth of groundwater at the site, it is considered unlikely that groundwater at the site will return to the shallow subsurface in the foreseeable future. Based on the surface topography and regional conditions, the groundwater flow direction is anticipated to be to the south.



SITE RECONNAISSANCE / INTERVIEWS

SITE RECONNAISSANCE WITH INTERVIEWS

AE was not granted access to conduct a site reconnaissance of the portions of the project area that are privately owned. The site inspection would identify current hazardous substance use and hazardous substance storage and attempt to identify evidence of past hazardous substance use and hazardous substance storage. Specifically, the site would be observed with regard to hazardous substances and petroleum products, storage tanks, odors, pools of liquid, drums, hazardous substance and petroleum product containers, unidentified substance containers, PCBs, heating and cooling systems, stains or corrosion, drains and sumps, pits, ponds, or lagoons, stained soil or pavement, stressed vegetation, solid waste, waste water, wells, and septic systems. The interior and exterior areas of the project area would be inspected as well as the adjacent properties as observable from the project area and public right-of-ways.

Area 4 – Privately owned parcels

Those portions of the Jordan Downs Redevelopment Project Area that are indicated to be privately owned, which include; the centrally located parcels along South Alameda Street, parcels at the southeast corner of the project area, and parcels at the southwest corner of the project area.

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

General Description

The central eastern located privately owned parcels are south of Area 3 and north of Area 2 on the west side of South Alameda Street. The area is legally described by the Assessor's Parcel Numbers: 6046-020-001, 6046-020-002, and 6046-020-003 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of Area 4 that were researched as part of this investigation include 10019, 10035, and 10047 South Alameda Street, Los Angeles, California. This portion of the project area is currently developed with two structures and a storage yard that is occupied by Atlas Iron and Metal Company, a recycling company.

Interior Observations

An inspection was not conducted in the interior portions of the site as access had not been granted by the time of issuance of this report.

Exterior Observations

An inspection was not conducted in the exterior portions of the site as access had not been granted by the time of issuance of this report.

INTERVIEWS

- **Property Owner, Key Site Manager, Property Occupants** – A questionnaire was provided to be forwarded to the owner/operator of the site; however no response had been received by the time of issuance of this report.
- **Past Owners, Operators and Occupants** – Whether past owners, operators and occupants will to be identified for an interview for this assessment is unknown at the time of issuance of this report.



Reconnaissance/Interview Data Gaps

A significant data gap has been encountered. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site. This data gap is considered significant and due to the current use of the property as a light industrial facility with known hazardous materials use and storage in the past and is considered a recognized environmental condition for this portion of the project area.

Privately owned parcels at the southeast corner of the project area ***(10029-10127 South Alameda Street and 2401-2475 East 103rd Street)***

General Description

The privately owned parcels at the southeast corner of the project area are located at the northwest corner of South Alameda Street and East 103rd Street. This portion of Area 4 is legally described by the Assessor's Parcel Numbers: 6046-020-007, 6046-020-008, 6046-020-009, 6046-020-010, and 6046-020-011 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of area 4 that were researched as part of this investigation include 10127, 10211, and 10229 South Alameda Street and 2401 and 2475 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by three light industrial structures with associated yards and parking.

Interior Observations

An inspection was not conducted in the interior portions of the site as access had not been granted by the time of issuance of this report.

Exterior Observations

An inspection was not conducted in the exterior portions of the site as access had not been granted by the time of issuance of this report.

INTERVIEWS

- **Property Owner, Key Site Manager, Property Occupants** – A questionnaire was provided to be forwarded to the owner/operator of the site; however no response had been received by the time of issuance of this report.
- **Past Owners, Operators and Occupants** – Whether past owners, operators and occupants will be identified for an interview for this assessment is unknown at the time of issuance of this report.

Reconnaissance/Interview Data Gaps

A significant data gap has been encountered. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site. This data gap is considered significant and due to the current use of the property as a light industrial facility with known hazardous materials use and storage in the past and is considered a recognized environmental condition for this portion of the project area.



**Privately owned parcel at the southwest corner of the project area
(2051 East 103rd Street)**

General Description

The privately owned parcel at the southwest corner of the project area is located at the northeast corner of Grape Street and East 103rd Street. This portion is legally described by the Assessor's Parcel Number: 6046-021-001 located in the City of Los Angeles. The address found to be associated with this portion of Area 4 that was researched as part of this investigation includes 2051 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by a community garden.

Interior Observations

An inspection was not conducted in the interior portions of the site as access had not been granted by the time of issuance of this report.

Exterior Observations

An inspection was not conducted in the exterior portions of the site as access had not been granted by the time of issuance of this report.

INTERVIEWS

- **Property Owner, Key Site Manager, Property Occupants** – A questionnaire was provided to be forwarded to the owner/operator of the site; however no response had been received by the time of issuance of this report.
- **Past Owners, Operators and Occupants** – Whether past owners, operators and occupants will to be identified for an interview for this assessment is unknown at the time of issuance of this report.

Reconnaissance/Interview Data Gaps

A significant data gap has been encountered as the site reconnaissance and interviews have not been conducted at the time of issuance of this report. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site.



HISTORICAL LAND USE

BUILDING PERMIT REVIEW

The addresses identified as current and historical addresses for the project area were researched at the City of Los Angeles Building Division and Los Angeles County Building and Safety. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property.

Area 4 – Privately owned parcels

**Central eastern located privately owned parcels
 (10019-10047 South Alameda Street)**

10019 South Alameda Street

Date	Owner/Occupant	Purpose
Illegible	Atlas Iron and Metal Co.	Application for Building Permit: scale pit
Illegible	Atlas Iron and Metal Co.	Application for Building Permit: 10,000 gallon underground gasoline storage tank
05/14/1941	Not filled in	Application for Building Permit: foundation for office bldg.
04/24/1952	Atlas Iron and Metal Co.	Building Application: for weighing of trucks 40,000lbs capacity
03/09/1953	Atlas Iron and Metal Co.	Building Application: To cover motor gears of alligator shear
04/16/1955	J. A. Sebulsky and M. Weisen	Application for Permit, Building for storage of clean scrap metal, non-flammable
09/16/1968	Atlas Iron and Metal Co.	Application for Building Permit: add interior partitions for office in east steel warehouse
04/08/1968	Atlas Iron and Metal Co.	Application for Building Permit: demolish shed for new building
07/09/1968	Atlas Iron and Metal Co.	Application for Building Permit: steel warehouse
10/01/1970	Atlas Iron and Metal Co.	Application for Building Permit: fence
08/09/1972	Atlas Iron and Metal Co.	Application for Building Permit: scale
06/05/1980	Atlas Iron and Metal Co.	Application for Building Permit: install one 9,940-gallon underground storage tank
08/03/2004	Sebulsky J. L. DECD	Building Permit: Replace existing Radio shelter with larger one, (240ft.) and redo foundation
05/11/2006	Sebulsky J. L. DECD	Building Permit: remove & replace exist panel roof & 3 walls from exist metal storage bldg. 5,000 SQ. feet
07/17/2008	Atlas Iron and Metal Co.	Building Permit: Fence (post and Panel) 10'H x 100' I

- There were no building permits identified for the other current or historical site addresses.

**Privately owned parcels at the southeast corner of the project area
 (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)**

- There were no building permits identified for the other current or historical site addresses.



**Privately owned parcel at the southwest corner of the project area
 (2051 East 103rd Street)**

2051 East 103rd Street

Date	Owner/Occupant	Purpose
08/17/1967	Health Center	Application for Inspection of Signs
01/09/1969	Design Facilities	Application to Alter-Repair Demolish
04/02/1970	Design Facilities	Certificate of Occupancy
07/15/1970	South Central Multiple Purpose Health Center	Application for Inspection of New Building for computer facility
11/18/1970	South Central Multiple Purpose Health Center	Certificate of Occupancy
05/17/1989	Watts Health Plan	Demo Prefab bldg. – Med. Center (handwreck)
05/22/1989	Watts Health Plan	Demo Prefab bldg. – Med. Center (handwreck)

- There were no building permits identified for the other current or historical site addresses.

AERIAL PHOTOGRAPH REVIEW

Aerial Photography of many portions of the United States dates back to the 1920’s. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, etcetera. Aerial Photograph Coverage was available for the project area for the years 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002 and 2005. A summary of our observations are presented in the following table.

1928	Privately Owned Parcels Descriptions
	<i>Central eastern:</i> Appears to be utilized for residential purposes <i>Southeast Corner:</i> Appears to be utilized for residential and commercial purposes <i>Southwest Corner:</i> Appears to be undeveloped
1938	Privately Owned Parcels Descriptions
	<i>Central eastern:</i> Appears to be utilized for residential purposes <i>Southeast Corner:</i> Appears to be utilized for residential purposes <i>Southwest Corner:</i> Appears to be undeveloped with a street through the eastern portion running north-south
1947	Privately Owned Parcels Descriptions
	<i>Central eastern:</i> Appears to be utilized for commercial/light industrial purposes <i>Southeast Corner:</i> Appears to be utilized for commercial/light industrial purposes <i>Southwest Corner:</i> Appears to be occupied by multi-family residential structures
1956 1965 1976	Privately Owned Parcels Descriptions
	<i>Central eastern:</i> Appears to be utilized for commercial/light industrial purposes <i>Southeast Corner:</i> Appears to be utilized for commercial/light industrial purposes <i>Southwest Corner:</i> Appears to be utilized for commercial purposes



1989 1994	Privately Owned Parcels Descriptions
	<i>Central eastern:</i> Appears to be utilized for commercial/light industrial purposes <i>Southeast Corner:</i> Appears to be utilized for commercial/light industrial purposes <i>Southwest Corner:</i> Appears to be undeveloped
2002 2005	Privately Owned Parcels Descriptions
	<i>Central eastern:</i> Appears to be utilized for commercial/light industrial purposes <i>Southeast Corner:</i> Appears to be utilized for commercial/light industrial purposes <i>Southwest Corner:</i> Appears to be utilized for commercial purposes

Surrounding Area of the entire Redevelopment Project

Based on the review of the aerial photographs the surrounding area was primarily developed with residential structures since 1928, with some commercial structures observed. By 1947, increased light industrial/commercial use was observed along South Alameda Street, along with visible railroad tracks. Most recently, the surrounding area appears to be primarily developed for residential use, with commercial also observed throughout and light industrial properties along South Alameda Street, with the railroad at a sublevel as part of the Alameda Corridor.

CITY DIRECTORY REVIEW

City directories have been published since the 1800’s and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the project area.

Area 4 – Privately owned parcels

**Central eastern located privately owned parcels
(10019-10047 South Alameda Street)**

10019 South Alameda Street

Date	Listing
1920-1950	Address not listed in research source
1951-2006	Atlas Iron & Metal Company

10035 South Alameda Street

Date	Listing
1920-1963	Address not listed in research source
1964	Harold Farmer Paul Hight Sam Marks C R Anderson
2000	Gary Weisenberg
2001-2006	Address not listed in research source



10047 South Alameda Street

Date	Listing
1920-1950	Address not listed in research source
1951-1954	Vulcan Iron & Steel Company Salvage Materials
1958-1962	LA Smelting Company Super Refined Metals Company Electric Babbit Metals Company
2000	Gary Weisenberg
2001-2006	Address not listed in research source

***Privately owned parcels at the southeast corner of the project area
 (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)***

10127 South Alameda Street

Date	Listing
1920-1950	Address not listed in research source
1951-1962	Utility Material Supply Company
1951-1971	Phils Junk Company
1962-1967	Klein Company scrap metal
1975	Dominguez Seminary
1976-1986	Hook Auto Wrecking Company
1995	Arellanos Truck Repair Classic Iron & Brass
2000	Sotos Auto Glass
2006	Arellanos Express Welding & Ironworks Resendiz Meliton The Best We

10211 South Alameda Street

Date	Listing
1920-1950	Address not listed in research source
1951-1986	Vulcan Pipe & Engineering Company
1958-1976	Vulcan Manufacturing Company
1990-2006	Superior Pipe Fabricators
2000	Robert Moehlman

***Privately owned parcel at the southwest corner of the project area
 (2051 East 103rd Street)***

- There were no city directory listings identified for the other current or historical site addresses.

SANBORN MAP REVIEW

Sanborn Maps were originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage. Today, Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more



rural communities. Sanborn Map Coverage was available for the project area for the years 1928, 1950 and 1970. A summary of our observations are presented in the following tables.

1928	<p>Privately Owned Parcels Descriptions</p> <p><i>Central eastern:</i> Occupied by an auto body shop and two dwellings and private garages</p> <p><i>Southeast Corner:</i> Occupied by three dwellings, private garages and a stable on the northern portion; Occupied by two dwellings, a restaurant, rug manufacturing facility, auto repair, and gas and oil service station at the southeast corner</p> <p><i>Southwest Corner:</i> Undeveloped</p>
1950	<p>Privately Owned Parcels Descriptions</p> <p><i>Central eastern:</i> Occupied by approximately six structures utilized for steel storage and steel warehousing</p> <p><i>Southeast Corner:</i> Occupied by six structures at the southeast labeled as pipe and steel shop, pipe welding, storage, office, machine shop, and auto repair with an indication of gas and oils stored in yard area and one structure to the southwest labeled aluminum casting and cleaning with office and shipping area.</p> <p><i>Southwest Corner:</i> Occupied by multi-family residential structures as part of Jordan Downs</p>
1970	<p>Privately Owned Parcels Descriptions</p> <p><i>Central eastern:</i> Occupied by four structures for warehousing of junk parts, salvage metal and metal</p> <p><i>Southeast Corner:</i> Unchanged</p> <p><i>Southwest Corner:</i> Occupied by four large commercial structures indicated to be occupied by South Central Multipurpose Health Service Center</p>

Surrounding Area of the entire Redevelopment Project

Based on the review of the Sanborn maps, the surrounding areas depicted were developed with residential structures to the west, commercial and residential structures to the south and southwest, and light industrial facilities to the southeast between the 1920s and 1970. None of the remaining surrounding areas were depicted in the Sanborn maps.

HISTORICAL DATA GAPS

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

Based on our review of the historical data, a data gap was encountered for this portion of Area 4, as the historical data does not date back to a time the property was undeveloped. Based on our research it is believed that the property was first developed for commercial purposes, with transition to the current light industrial operations. Additionally, soil sampling was conducted in 2000 with respect to underground storage tank (UST) removal and closure. Therefore, the lack of data prior to 1928 is not expected to alter the findings of this report.



Privately owned parcels at the southeast corner of the project area
(10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

Based on our review of the historical data, a data gap was encountered for this portion of Area 4, as the historical data does not date back to a time the property was undeveloped. However, based on our research it is believed that the property was first developed for mixed use of residential and commercial purposes. Based upon the soil sampling conducted in the late 1980s and early 1990s, the lack of data prior to 1928 is not expected to alter the findings of this report.

Privately owned parcel at the southwest corner of the project area
(2051 East 103rd Street)

Based on our review of the historical data, no significant data gaps were encountered during our research for this portion of area 4.



ENVIRONMENTAL DATA SEARCH

REGULATORY DATABASE RESEARCH

A radial search was conducted in accordance to the specification defined in ASTM E 1527-05 which sets the radial distance limits for each database searched. A complete listing of the databases with descriptions and the results is presented in the appendices of this report. The following table summarizes required databases reviewed and the approximate search distances, and indicates if the project area, adjacent properties or surrounding sites are listed:

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Other Sites (#)
Federal NPL	1.0	NO	NO	0
Federal De-listed NPL	1.0	NO	NO	0
Federal CERCLIS	0.5	YES	NO	0
Federal CERCLIS NFRAP	0.5	NO	NO	4
Federal RCRA CORRACTS	1.0	NO	NO	1
Federal RCRA non-CORRACTS TSD	0.5	YES	NO	1
Federal RCRA Generators	0.25	YES	NO	11
Federal Institutional/Engineering Controls	0.5	NO	NO	0
Federal ERNS	Property	NO	NO	0
State/Tribal Equivalent NPL	1.0	NO	NO	5
State/Tribal Equivalent CERCLIS	0.5	YES	NO	16
State/Tribal Landfill	0.5	YES	NO	6
State/Tribal UST	0.25	YES	NO	3
State/Tribal Leaking UST	0.5	YES	NO	7
State/Tribal Institutional/Engineering Controls	0.5	NO	NO	0
State/Tribal Voluntary Clean-up Sites	0.5	NO	NO	2
State/Tribal Brownfield Sites	0.5	NO	NO	0

In addition to federal and state regulatory databases, research was conducted at the following agencies in order to evaluate environmental conditions associated with the property area: the Los Angeles County Department of Health Services/Public Health Investigation (LA County DHS/PHI), the Los Angeles County Department of Public Works Environmental Programs Division (LADPW), Los Angeles City Fire Department, Hazardous Materials Division and Underground Storage Tank Division, Los Angeles City Sanitation Department, California Department of Toxic Substances Control Chatsworth Office and the public database EnviroStor, and California State Water Resources Control Board Los Angeles Region Office and public database GeoTracker. Additionally, previous reports were provided by the user for our review and are discussed under the associated properties. Our findings are summarized in the following paragraphs. Copies of all items reviewed and researched are provided in the Appendices of the Report.



Target Site

Area 4 – Privately owned parcels

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

- **Atlas Iron and Metal Company (10019 South Alameda Street)** – This portion of the project area is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Statewide Environmental Evaluation and Planning System (SWEEPS UST), facility and manifest data (HAZNET), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), and the Recycler Database (SWRCY) databases. Based on the CERCLIS database the site is identified as facility 0908308, which is not a federal facility and not listed on the national priority list. From the review of the information on the database, the facility is a “removal only site” with no site assessment work needed. According to the SWEEPS UST and Los Angeles Co. HMS one underground storage tank was historically installed at the property in 1980. According to AE’s review of site files at the Los Angeles County Department of Public Works (LADPW), one 10,000-gallon underground storage tank (UST) was removed from the northern portion of the property under proper regulatory oversight and consequently granted closure on August 29, 2000.

Additional information reviewed with LADPW and Los Angeles County Department of Health Services, Public Health Investigation (LA County DHS/PHI) indicated that the site had poor housekeeping and improper storage in the past, which additionally led to storm water discharge violations in 2002. Compliance was not indicated. Hazardous materials stored at the site as of 2007 included waste oil, waste absorbers, oily water, oxygen, motor oil in a 550-gallon aboveground storage tank (AST), diesel fuel in a 750-gallon AST, hydraulic oil in a 200-gallon AST, and propane in a 4,065 cubic feet tank. Based on the SWRCY, a recycling database, the property has operated as a recycling facility since 1947.

Privately owned parcels at the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

- **Arellano Truck Repair (10127 South Alameda Street)** – The northern portion of this part of Area 4 was identified during local regulatory research. Arellano Truck Repair, the current tenant, is listed for local trucking activities with storage. This facility is also indicated to perform oil changes and parts cleaning on-site according to the LA County DHS/PHI. A business plan has been recorded since 1990, originally under Lemus Trucking Company until 1999. Konocho’s Truck Repair was the listed occupant following Lemus Trucking Company until 2006. Since then, Arellano Truck Repair has continued the business plan and hazardous material inventories. As of 2008, there have been no changes to the inventory, last indicated in 2005 to include the storage of oxygen, acetylene, argon, grease, 10-gallons of diesel fuel, 24-gallons of motor oil and 220-gallons of used oil. No violations were listed.
- **10211 South Alameda Street** – Several entities were identified for the central portion of this part of Area 4 during local regulatory research; summaries based on AE’s file reviews are as follows:
 - **Superior Pipe & Supply** – A business, who fabricates pipe and fittings through welding processes, is listed to have Non-RCRA status with the LA County DHS/PHI. A business plan has been recorded since 1998. As of 2006 oil absorbent, waste aerosols and waste oil are stored on-site and disposed of through manifests. No violations were listed. Soil samples were collected in March of 2008 for production dusts as requested by DTSC. According to an



inspection with the California Department of Toxic Substances Control (DTSC), the facility has no risk to the adjacent school.

- **Vulcan Pipe Engineering** – A previous business that previously occupied the site from approximately 1983 according to inspection records at the LA County DHS/PHI. The business was taken over by Superior Pipe & Supply. The last inspection was conducted in 2001. No violations were listed.
- **Sphinx Manufacturing (2401 East 103rd Street)** – The southwest corner of this part of Area 4 of the project area is listed on the “Cortese” Hazardous Waste & Substances Sites List (CORTESE), Statewide Environmental Evaluation and Planning System (SWEEPS UST), Facility Index System / Facility Registry System (FINDS), Geotracker's Leaking Underground Fuel Tank Report (LUST), Resource Conservation Recovery Act (RCRA-TSDF & RCRA-NonGen), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), EnviroStor (ENVIROSTOR), and Envirostore Permitted Facilities Listing (HWP) databases. Based on the review of the FINDS, RCRA-TSDF and RCRA-NonGen databases, the site is listed as a transporter, storage and disposal (TSD) facility of hazardous waste at which the hazardous wastes is not generated at the site. Waste is treated, stored and disposed of at the site. Administrative violations were on file for the property and have been abated. The EnviroStor and HWP databases list the site to be an inactive case for corrective action and a non-operating hazardous waste site circa 1980. No additional details were provided. According to the CORTESE, SWEEPS UST, LUST, and Los Angeles Co. HMS databases, at least one underground storage tank was indicated to be historically present at the site and removed under the proper regulatory oversight. A leak of an unknown substance occurred in 1987 impacting the soil. The LUST case at the site was indicated to have been granted closure in 1994.

Based on AE’s review of the file maintained by the LADPW, the site was a metal plating facility with an industrial waste permit for the plating effluent from at least 1956 until 1986 when operations ceased. In September 1989 the buildings at the site had been demolished, the interceptors removed, and the concrete building foundations were being removed. Remedial activities were conducted to identify negative impact from the metal plating activities and remove the contaminated soils from the site. According to a letter dated August 24, 1994, from the LADPW, the site was granted closure for the removal of two clarifiers and the remedial activities of the soil at the site.

10229 South Alameda Street – Several entities were identified for the southeast corner of this part of Area 4; their listings are as follows:

- **Roberto’s Body Shop** – This portion of the project area is listed on the Resource Conservation Recovery Act (RCRA-SQG) and Facility Index System / Facility Registry System (FINDS) databases. According to the information provided, the property is a small quantity generator of hazardous wastes. The owner/operator is listed to be Trust Services of America. No violations were listed. Based on AE’s file review at the LA County DHS/PHI, a paint spray booth was formerly located within a previous building from as early as 1990 until 1996.
- **Northern Trust of California** – This portion of the project area, including the site of the historical gas and oil service station is listed on the Geotracker's Leaking Underground Fuel Tank Report (LUST) and “Cortese” Hazardous Waste & Substances Sites List (CORTESE) databases. According to the information provided, a gasoline leak occurred at the property affecting potable groundwater in 1993. The responsible party is listed as Northern Trust Bank of CA, N.A. The site was granted closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996. According to the file reviewed with the LADPW, four USTs were indicated to have been removed in 1992, including one 5,000-gallon and two 1,000 gallon



gasoline USTs and one 1,000-gallon waste oil UST. Consequently, the site was granted closure by the LARWQCB by a letter dated June 25, 1996. No details of the site investigation or remedial action were identified in the LADPW file and the physical file at the LARWQCB could not be located. As such, AE could not verify whether the soil samples collected during the closure of the former waste oil tank were analyzed for volatile organic compounds (VOCs) or metals.

**Privately owned parcel at the southwest corner of the project area
(2051 East 103rd Street)**

- No listings were found for this portion of the project area on the regulatory databases researched.

Adjacent Properties

Area 1 – Jordan Downs Public Housing Development

- **Jordan Downs (9800 Grape Street)** – This portion of the project area is listed on the Resource Conservation and Recovery Act (RCRA-SQG) and Facility Index System/Facility Registry System (FINDS) databases. Based on the information provided, the property is a small quantity generator of hazardous waste that includes batteries, lamps, pesticides and thermostats. No violations were reported. Based upon the lack of documented release, the listing is not considered a significant environmental concern for the project area. Further discussion of Area 1 is provided under separate cover.

Area 2 – Jordan High School

- **Jordan High School (2265 East 103rd Street)** – This portion of the project area is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) regulatory databases. According to the information provided, assessment at the school property began in 2000 due to military explosives that were recycled at the adjacent metals recycling facility (10019 South Alameda Street). Metals and Polychlorinated biphenyls (PCBs) were detected at elevated levels on the sports field in 2004. Consequently the contaminated soil was removed by a DTSC contractor and was certified via letter on May 4, 2005. As certification has been provided by the DTSC and no further action recommended, this listing is not considered a significant environmental concern for the project area. Further discussion of Area 2 is provided under separate cover.

Area 3 – 9901 Alameda

- **SW Steel Rolling Mills (9901 South Alameda Street)** – This portion of the project area is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to the current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the



Mark Group report. The recommendation was made to assess the property further and delineate the contamination identified by the Mark Group. No further assessment has been conducted to assess the entire site based on the review of these reports. Further discussion of Area 3 is provided under separate cover.

Northern Adjacent Properties along East 97th Street

- None of the northern adjacent properties were listed on the regulatory databases researched.

Eastern Adjacent Properties along South Alameda Street

- **Pacific Motor Trucking Company (10250 South Alameda Street)** – The cross gradient adjacent property is listed on the Resource Conservation and Recovery Act Information (RCRA-SQG), and the Facility Index System (FINDS) database. According to the information provided, the site was a small quantity generator of hazardous materials operated by General Motors Corporation. No violations were listed. This listing is not considered an environmental concern with respect to the project area as there is no indication of a release at the property and it is cross gradient to the project area.
- **Southeastern Area New HS No. 2/MS No. 3 (Tweedy Boulevard/Alameda Street)** – The cross gradient adjacent property is listed on the School Property Evaluation Program (SCH) and EnviroStor (ENVIROSTOR) databases. According to the information provided in the SCH and ENVIROSTOR databases, a previous Phase I Environmental Site Assessment conducted identified historical uses of the site including a junkyard, manufacturing, and other retail operations. Environmental concerns identified at the site included possible PCB, arsenic, and lead contamination of the soil. A second SCH listing for the site indicated that approximately 1,940 cubic yards of arsenic and lead impacted soils were excavated from the site under a DTSC approved Work Plan in 2002. A review of the investigation and site was performed by the DTSC and the site was issued a No Further Action (NFA) letter in 2004. Based on our review of the databases, it appears that this site is not an environmental concern with respect to the site as the remedial action for arsenic and lead impacted soils have been completed to the satisfaction of the appropriate regulatory agency.

Southern Adjacent Properties along East 103rd Street

- **10313 South Alameda Street** – Several occupants were identified for the east adjacent property; their listings are as follows:
 - **Pacific Industrial Metals** – The down-gradient south adjacent site is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) and Statewide Environmental Evaluation and Planning System (SWEEPS UST) databases. According to the information provided in the Los Angeles Co. HMS listing, the site was formerly a hazardous materials operations site. The listing indicates that the site has been removed from this classification. According to the SWEEPS UST listing the site has utilized UST(s) of unknown capacity. The materials stored in USTs are listed as unknown. Based on our review of the database listing this operator is not an environmental concern as there is no record of a release of hazardous materials by this operator.
 - **Alameda Street Metals/Pacific** – The down-gradient south adjacent site is listed on the facility and manifest data (HAZNET), “Cortese” Hazardous Waste & Substances Sites List (CORTESE), Spills, Leaks, Investigations and Cleanup (SLIC) and Leaking Underground Storage Tank (LUST) databases. The CORTESE and HAZNET listing states that up to 0.1 tons of polychlorinated biphenyls (PCBs) and materials containing PCBs were taken to a landfill in Kings County California for disposal. The SLIC database indicated a release on the property that is involved in a cleanup program overseen by the Los Angeles Regional Water



Quality Control Board (LARWQCB) Region 4 Division. No further information was provided by the researched source. The LUST database indicates that there was a release of aviation related products on the property, which impacted soil only of the site.

According to AE's file review conducted at LADPW and an independent review of the Geotracker database, the UST removed from the property in 1992 was a 10,000-gallon diesel tank. The site consequently was provided closure September 19, 1994. Based on AE's review of the LUST and SLIC cases on Geotracker, both have been closed as of 1994. As the property is down-gradient from the project area and has been provided closure, it is not of a significant environmental concern for the project area.

- **Jorgensen Company** – The down-gradient south adjacent site is listed on the Spills, Leaks, Investigations and Cleanup (SLIC) database. The SLIC database indicated a release on the property that is overseen by the Los Angeles County Fire Department (LACFD). No further information was provided by the researched source. Based on AE's review of Geotracker, this SLIC listing is open since January 1965. No other details were provided for the listing. The review of the file for the address at LADPW indicated closure under Pacific Industrial Metals, however no file was found specifically for Jorgensen Company. The listing is not a significant environmental concern to the project area as it is down-gradient and thus unlikely that contamination would migrate to the project area.

Western Adjacent Properties along Grape Street

- None of the western adjacent properties were listed on the regulatory databases researched.

Surrounding Area

- **9622 Kalmia Street** – Two listings were identified for an up-gradient surrounding property located approximately 318 feet north of the project area; these listings are as follows:
 - **G K Disposal Inc.** – The surrounding up-gradient property to the north is listed on the Facility Index System (FINDS), Historical Hazardous Substance Storage Container (HIST UST), and Resource Conservation and Recovery Act Information (RCRA-NonGen) databases. According to the information provided in the FINDS listing, the site has the general description “other pertinent environmental activities identified at the site”. According to the HIST UST listing, the site has had three USTs of 6000-gallon capacity for the purpose of storing unleaded fuel. According to the RCRA-NonGen listing the site is a private generator of wastes that do not include hazardous materials. Based on our review of the listings the site is not an environmental concern with respect to the project area as there is no record of a release.
 - **Costa Management Inc.** – The surrounding up-gradient property to the north is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal



of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg), ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

- In our opinion, none of the other sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

Orphan Sites

- Orphan Sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. Twenty Orphan sites were identified in the Radius Map Report prepared for this site. The sites were manually mapped to determine the location of the site relative to the project area and groundwater gradient. In addition, the case information for each site was reviewed. The following conclusions were made:
 - In our opinion, none of the orphan sites listed pose a significant threat to the project area as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the project area.

ENVIRONMENTAL LIEN SEARCH

Nationwide Environmental Title Research (NETR) provided Environmental Lien Search Reports provide 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 lien search was not requested by the user; therefore it is the users' responsibility to ascertain if any environmental clean-up liens or activity and use limitations are associated with the project area. However, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.



ENVIRONMENTAL DATA GAPS

Based on our review of the environmental data, no significant data gaps were encountered during our research.



ADDITIONAL ISSUES

ASBESTOS

Asbestos is the name given to a group of naturally occurring minerals used in certain products, such as building materials and vehicle brakes, to resist heat and corrosion. Asbestos includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include acoustical texture, fire-proofing, joint compound, attic and wall insulation, resilient flooring, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, piping insulation, piping joints, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, and swimming pool plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the various on-site structures, there is a potential for asbestos containing building materials at the site, however, no testing was completed as part of this report. An asbestos survey is recommended should the on-site structure be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that asbestos surveys may have been conducted during renovation activities. Nonetheless, if no asbestos surveys have been conducted and documented for the project area, an asbestos survey is recommended prior to being demolished or significantly renovated.

LEAD-BASED PAINT

Although lead-based paint has long since been taken off the market, it is approximated that 80 percent of buildings built before 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children 6 years old and under being at most risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from moving parts of windows and doors that are painted with lead-based paint, wood trim, walls, cabinets in kitchens and bathrooms, porches, stairs, railings, fire escapes, lamp posts, and soil.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA), Department of Health (DOH), each state



has various action limits have been placed with the overall objective being an attempt to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the on-site structures, there is a potential for lead based paint at the site. A lead based paint survey is recommended should the on-site structure be demolished or significantly renovated.
 - It is understood that renovations may have taken place over time at the project area and that lead based paint assessments may have been conducted during renovation activities. Nonetheless, if no lead based paint assessments have been conducted and documented for the project area, a lead based paint assessment is recommended prior to being demolished or significantly renovated.

RADON

Radon is a radioactive gas that has been found in structures all over the United States. It comes from the natural breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon typically moves up through the ground to the air above and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today.

Testing for the presence of radon is fairly inexpensive, simple and the only way to be certain of the concentration. Various types of sampling methods exist to determine the concentration. Please consult Andersen Environmental should sampling for radon be of interest so we can assist in identifying the best method for your needs.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. Three sites were tested within the zip code 90002. Radon was not detected above the 4.0 pCi/L action level set by the USEPA at any of those sites. Sixty-three sites were tested within Los Angeles County, and the average activity level for the sites tested was 0.711 pCi/L in the first floor living area and 0.933 pCi/L in the basement area. Furthermore, according to the Department of Health Services (DHS) radon survey, and current correspondence with the DHS, radon concentrations in residences in the geographic region of the project area average below 4.0 pCi/L; therefore, radon is not anticipated to adversely impact the project area.

OIL AND GAS EXPLORATION

The Division of Oil, Gas and Geothermal Resources (DOGGR) regulates the drilling, operation, maintenance, plugging and abandonment of oil, natural gas and geothermal resources throughout the State of California.

- The DOGGR Wildcat Map W1-5 was reviewed to determine the location of petroleum activity in the area of the property. The project area is located in Township 3-South, Range 13-West and Section 3. According to the map reviewed, no oil wells appear to be located on the project area or adjacent properties.



METHANE ZONE RESEARCH

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, the City of Los Angeles Department of Building and Safety has established methane zones, and methane buffer zones for the City based on the proximity to oil wells and landfills. If a project area is located in a methane zone or methane buffer zone, the City may require methane mitigation devices be installed prior to construction activities at a project area.

- The City of Los Angeles Methane Zone map was reviewed to determine if the areas of the project area within the City of Los Angeles are located in a methane zone or methane buffer zone. According to our review, these portions of the project area are not located within a methane or methane buffer zone.



SUMMARY AND CONCLUSIONS

SUMMARY

Introduction

Andersen Environmental (AE) has performed a Phase I Environmental Site Assessment (ESA) for the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west and South Alameda Street on the east, (“Project Area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California.

The research conducted for this study and the report prepared are in conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-05 scope of work. This report has been prepared pursuant to an Environmental Impact Report (EIR) for the proposed redevelopment of the Jordan Downs Housing Project. The goal of this study is to identify recognized environmental conditions associated with the property that may need further investigation before the proposed redevelopment project can commence.

The site has been divided into four main areas for the purposes of this report: Jordan Downs Public Housing Development (referred throughout as Area 1), Jordan High School (referred throughout as Area 2), 9901 Alameda (referred throughout as Area 3), and the privately owned parcels (referred throughout as Area 4). Due to the large size of the project area, this report will focus on Area 4 - the privately owned parcels (located as the south adjacent to 9901 Alameda at the northwest corner of 103rd Street and Alameda Street and the northeast corner of Grape Street and 97th Street). Reports for Areas 1 through 3 will be provided under a separate covers.

Area 4 – Privately owned parcels

General Site Description

Area 4 includes three non-contiguous portions of the Jordan Downs Redevelopment Project area that are indicated to be privately owned. These three areas are described according to location within the overall project area as the following: the central eastern portion of the site on the west side of South Alameda Street (10019-10047 South Alameda Street), the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street), and the southwest corner of the project area (2051 East 103rd Street).

Central eastern located privately owned parcels (10019-10047 South Alameda Street)

General Site Description/ Site Reconnaissance Summary

The central eastern located privately owned parcels are south of Area 3 and north of Area 2 on the west side of South Alameda Street. The area is legally described by the Assessor’s Parcel Numbers: 6046-020-001, 6046-020-002, and 6046-020-003 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of Area 4 that were researched as part of this investigation include 10019, 10035, and 10047 South Alameda Street, Los Angeles, California. This portion of the project area is currently developed with two structures and a storage yard that is occupied by Atlas Iron and Metal Company, a recycling company.

- Access was not granted to conduct a site reconnaissance; therefore knowledge of current hazardous material storage and/or handling conditions is unknown. Based on the use of the property and additional research there is likely storage and handling of hazardous materials present within this industrial facility. A questionnaire was provided to the owner/operator of the site; however no response had been received by the time of issuance of this report and therefore, a data gap has been encountered.



Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site. This data gap is considered significant and due to the current use of the property as a light industrial facility with known hazardous materials use and storage in the past and is considered a recognized environmental condition for this portion of the project area.

Historical Land Use

From before 1928, the property was developed for residential and auto body repair purposes. By 1947, this area was developed for use as a metals recycling center, occupied by Atlas Iron & Metal Company. From 1958 until 1962 LA Smelting Company, Super Refined Metals Company and Electric Babbit Metals Company were also associated with the property. Currently, this portion of the project area is developed with two structures and a storage yard that remains utilized by Atlas Iron and Metal Company.

- Based on our review of the historical data, a data gap was encountered for this portion of Area 4, as the historical data does not date back to a time the property was undeveloped. Based on our research it is believed that the property was first developed for commercial purposes, with transition to the current light industrial operations. Based upon the information obtained from previous reports and other historical and regulatory sources, the lack of data prior to 1928 is not expected to alter the findings of this report.

Environmental Data Research

- Atlas Iron and Metal Company (10019 South Alameda Street) is listed on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Statewide Environmental Evaluation and Planning System (SWEEPS UST), facility and manifest data (HAZNET), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), and the Recycler Database (SWRCY) databases. Based on the CERCLIS database the site is identified as facility 0908308, which is not a federal facility and not listed on the national priority list. From the review of the information on the database, the facility is a “removal only site” with no site assessment work needed. According to the SWEEPS UST and Los Angeles Co. HMS one underground storage tank (UST) was installed at the property in 1980. According to AE’s review of site files at the Los Angeles County Department of Public Works (LADPW), one 10,000-gallon UST was removed from the northern portion of the property under regulatory oversight and consequently granted closure on August 29, 2000.

Additional information reviewed with LADPW and Los Angeles County Department of Health Services, Public Health Investigation (LA County DHS/PHI) indicated that the site had poor housekeeping and improper storage in the past, which additionally led to storm water discharge violations in 2002. Compliance was not indicated. Hazardous materials stored at the site as of 2007 included waste oil, waste absorbers, oily water, oxygen, motor oil in a 550-gallon aboveground storage tank (AST), diesel fuel in a 750-gallon AST, hydraulic oil in a 200-gallon AST, and propane in a 4,065 cubic feet tank. Based on the SWRCY, a recycler database, the property has operated as a recycling facility since 1947.



Privately owned parcels at the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

General Site Description/ Site Reconnaissance Summary

The privately owned parcels at the southeast corner of the project area are located at the northwest corner of South Alameda Street and East 103rd Street. This portion of Area 4 is legally described by the Assessor's Parcel Numbers: 6046-020-007, 6046-020-008, 6046-020-009, 6046-020-010, and 6046-020-011 located in an unincorporated portion of Los Angeles County. The addresses found to be associated with this portion of area 4 that were researched as part of this investigation include 10127, 10211, and 10229 South Alameda Street and 2401 and 2475 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by three light industrial structures with associated yards and parking.

- Access was not granted to conduct a site reconnaissance; therefore knowledge of current hazardous material storage and/or handling conditions is unknown. A questionnaire was provided to the owner/operator of the site; however no response had been received by the time of issuance of this report and therefore, a data gap has been encountered. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site. This data gap is considered significant and due to the current use of the property as a light industrial facility with known hazardous materials use and storage in the past and is considered a recognized environmental condition for this portion of the project area.

Historical Land Use

From before 1928, the property was utilized for mixed use purposes, developed with both residential and commercial structures including a gas and oil service station. By 1947 the site was developed for light industrial purposes, including a pipe and steel shop, welding activities, machine shop, auto repair with a gas and oil stored in the yard area, and aluminum casting.

From 1951, the northern portion of the area was utilized by Utility Material Supply Company, Phil's Junk Company, and Klein Company scrap metal through the late 1960s. After 1976, this portion was utilized by Hook Auto Wrecking Company until 1986, following which truck repair occurred at the site most recently by Arellanos Truck Repair.

The central portion was occupied by Vulcan Pipe and Engineering Company from 1951 until 1986 and by Vulcan Manufacturing Company until 1976. Since 1996, Superior Pipe Fabricators has utilized the site for the fabrication of pipes and pipe fittings.

The southwest portion of this area was historically utilized by Spinx Manufacturing Company, a metals plating facility since 1951. The facility consisted of several trench systems and two clarifiers to regulate effluent from plating. Operations at the site ceased in 1986, following which the entire site was demolished, including the removal of the concrete foundations. Soil sampling and remediation was conducted between 1986 and 1994, identifying soil contamination that was excavated from southern portion of the site. After 1990 the site appeared to be associated with the central portion.

The southeast corner of this area appeared to be primarily utilized for auto repair since 1928. A gas and oil station was observed in 1928, with gas and oils observed to be kept in the yard in 1950. Currently, this portion of the area is still used for auto repair purposes.

- Based on our review of the historical data, a data gap was encountered for this portion of Area 4, as the historical data does not date back to a time the property was undeveloped. However, based on our research it is believed that the property was first developed for mixed use of residential and commercial



purposes. Based upon the information obtained from previous reports and other historical and regulatory sources, the lack of data prior to 1928 is not expected to alter the findings of this report.

Environmental Data Research

- The northern portion of this part of Area 4 (10127 South Alameda Street) was identified during local regulatory research. Arellano Truck Repair, the current tenant, is listed for local trucking activities with storage. This facility is also indicated to perform oil changes and parts cleaning on-site according to the LA County DHS/PHI. A business plan has been recorded since 1990, originally under Lemus Trucking Company until 1999. Konocho's Truck Repair was the listed occupant following Lemus Trucking Company until 2006. Since then, Arellano Truck Repair has continued the business plan and hazardous material inventories. As of 2008, there have been no changes to the inventory, last indicated in 2005 to include the storage of oxygen, acetylene, argon, grease, 10-gallons of diesel fuel, 24-gallons of motor oil and 220-gallons of used oil. No violations were listed.
- Several entities at 10211 South Alameda Street were identified for the central portion of this part of Area 4 during local regulatory research; summaries based on AE's file reviews are as follows:
 - Superior Pipe & Supply, who fabricates pipe and fittings through welding processes, is listed to have Non-RCRA status with the LA County DHS/PHI. A business plan has been recorded since 1998. As of 2006 oil absorbent, waste aerosols and waste oil are stored on-site and disposed of through manifests. No violations were listed. Soil samples were collected in March of 2008 for production dusts as requested by the California Department of Toxic Substances Control (DTSC). According to an inspection with DTSC, the facility has no risk to the adjacent school.
 - A previous business, Vulcan Pipe Engineering previously occupied the site from approximately 1983 according to inspection records at the LA County DHS/PHI. The business was taken over by Superior Pipe & Supply. The last inspection was conducted in 2001. No violations were listed.
- The southwest corner of this part of Area 4, Sphinx Manufacturing (2401 East 103rd Street) is listed on the "Cortese" Hazardous Waste & Substances Sites List (CORTESE), Statewide Environmental Evaluation and Planning System (SWEEPS UST), Facility Index System / Facility Registry System (FINDS), Geotracker's Leaking Underground Fuel Tank Report (LUST), Resource Conservation Recovery Act (RCRA-TSDF & RCRA-NonGen), Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS), EnviroStor (ENVIROSTOR), and Envirostore Permitted Facilities Listing (HWP) databases. Based on the review of the FINDS, RCRA-TSDF and RCRA-NonGen databases, the site is listed as a transporter, storage and disposal (TSD) facility of hazardous waste at which the hazardous wastes is not generated at the site. Waste is treated, stored and disposed of at the site. Administrative violations were on file for the property and have been abated. The EnviroStor and HWP databases list the site to be an inactive case for corrective action and a non-operating hazardous waste site circa 1980. No additional details were provided. According to the CORTESE, SWEEPS UST, LUST, and Los Angeles Co. HMS databases, at least one underground storage tank was indicated to be historically present at the site and removed under the proper regulatory oversight. A leak of an unknown substance occurred in 1987 impacting the soil. The LUST case at the site was indicated to have been granted closure in 1994.

Based on AE's review of the file maintained by the LADPW, the site was a metal plating facility with an industrial waste permit for the plating effluent from at least 1956 until 1986 when operations ceased. In September 1989 the buildings at the site had been demolished, the interceptors removed, and the



concrete building foundations were being removed. Remedial activities were conducted to identify negative impact from the metal plating activities and remove the contaminated soils from the site. According to a letter dated August 24, 1994, from the LADPW, the site was granted closure for the removal of two clarifiers and the remedial activities of the soil at the site.

Several entities at 10229 South Alameda Street were identified for the southeast corner of this part of Area 4; their listings are as follows:

- This portion of the project area is occupied by Roberto's Body Shop and is listed on the Resource Conservation Recovery Act (RCRA-SQG) and Facility Index System / Facility Registry System (FINDS) databases. According to the information provided, the property is a small quantity generator of hazardous wastes. The owner/operator is listed to be Trust Services of America. No violations were listed. Based on AE's file review at the LA County DHS/PHI, a paint spray booth was formerly located within a previous building from as early as 1990 until 1996.
- This portion of the project area was also formerly occupied by Northern Trust of California, including the site of the historical gas and oil service station. This facility is listed on the Geotracker's Leaking Underground Fuel Tank Report (LUST) and "Cortese" Hazardous Waste & Substances Sites List (CORTESE) databases. According to the information provided, a gasoline leak occurred at the property affecting potable groundwater in 1993. The responsible party is listed as Northern Trust Bank of CA, N.A. The site was granted closure by the Los Angeles Regional Water Quality Control Board (LARWQCB) in 1996. According to the file reviewed with the LADPW, four USTs were indicated to have been removed in 1992, including one 5,000-gallon and two 1,000 gallon gasoline USTs and one 1,000-gallon waste oil UST. Consequently, the site was granted closure by the LARWQCB by a letter dated June 25, 1996. No details of the site investigation or remedial action were identified in the LADPW file and the physical file at the LARWQCB could not be located. As such, AE could not verify whether the soil samples collected during the closure of the former waste oil tank were analyzed for volatile organic compounds (VOCs) or metals.

Privately owned parcel at the southwest corner of the project area (2051 East 103rd Street)

General Site Description/ Site Reconnaissance Summary

The privately owned parcel at the southwest corner of the project area is located at the northeast corner of Grape Street and East 103rd Street. This portion is legally described by the Assessor's Parcel Number: 6046-021-001 located in the City of Los Angeles. The address found to be associated with this portion of Area 4 that was researched as part of this investigation includes 2051 East 103rd Street, Los Angeles, California. This portion of the project area is currently occupied by a community garden.

- Access was not granted to conduct a site reconnaissance; therefore knowledge of current significant hazardous material storage or recognized environmental conditions is unknown. Additionally, a questionnaire was provided to be forwarded to those familiar with the site; however no responses had been received by the time of issuance of this report. This lack of access constitutes a limitation and therefore this data gap the report does not meet the ASTM and AAI standards of a complete Phase I. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current condition of the site.

Historical Land Use

From before 1928 until at least 1938 the site was undeveloped. In 1947, the site appeared to be developed for residential purposes and was indicated to be part of Jordan Downs Residential Development in 1950.



By the mid 1960s, this area was utilized as a multi-purpose health center until the mid 1980s. After 1989, all previous on-site structures had been demolished and the site was undeveloped until at least 2002. This portion of the project area is currently occupied by a community garden.

- Based on our review of the historical data, no significant data gaps were encountered during our research for this portion of Area 4.

Environmental Data Research

- No listings were found for this portion of the project area on the regulatory databases researched.

Adjacent and Surrounding Properties

Environmental Data Research

- Area 3 of the Project Area, SW Steel Rolling Mills (9901 South Alameda Street) is listed on the Industrial Waste and Underground Storage Tank Sites Street Number List (Los Angeles Co. HMS) database. According to the listing, the property was an industrial facility that is now closed under facility ID 000078-I00078. According to AE's review of the file for the site at the Los Angeles County Department of Public Works Environmental Programs Division (LADPW) a permit for industrial wastewater discharge was issued in September 12, 1974. The permit regulated 13.7 million gallons of annual wastewater flow. No violations were reported. No documentation of underground storage tanks (USTs) at the site was identified in files available at LADPW, however there was indication of historical USTs at the site through building permits.

In 1996, The Mark Group, Inc. conducted an environmental assessment of the property including selected soil sampling. The assessment was conducted based upon the historical use of the entire site as a steel mill, in addition to its current use as a steel mill in the southeast corner. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. An additional environmental assessment was conducted in 2004, by Environmental Geoscience Services, which assessed the environmental conditions and reviewed the Mark Group report. Recommendation was made to further assess the property and delineate the contamination identified by the Mark Group. No further assessment has been conducted at this site. Further discussion of Area 3 is provided under separate cover.

- A surrounding, up-gradient property located approximately 318 feet north of the project area (9622 Kalmia Street, entities G K Disposal Inc. and Costa Management, Inc.) is listed on the Leaking Underground Storage Tank (LUST) database. According to the information provided, the site is listed to be open with ongoing site assessment as of 2007. Potential contaminants are listed to be gasoline, benzene, and trichloroethylene (TCE) that potentially affect wells used for drinking water. Due to the limited information in the database regarding the LUST listing AE performed additional research for this site at the Los Angeles Regional Water Quality Control Board (LARWQCB).

The LARWQCB file contained the Report of *Additional Subsurface Investigation and Soil Excavation Following UST Removal, Commercial Property 9622 Kalima Street, Los Angeles, CA, 90002*, prepared by Gaston and Associates (G&A), dated February 15, 2007. At the time of the investigation, the site was vacant and was found to have two 6,000-gallon USTs and one 5,000-gallon UST. Former use of the USTs was not established by the investigation. Removal of the USTs and subsequent sampling of soil beneath the UST locations was performed under Los Angeles County Fire Department (LACFD) oversight. The report states that elevated concentrations of total recoverable petroleum hydrocarbons (TRPH) (up to 1800 mg/kg), TPH as gasoline (up to 1300 mg/kg), toluene (up to 78 mg/kg),



ethylbenzene (up to 120 mg/kg) and total xylenes (630 mg/kg) were detected beneath two of the USTs. Further investigation identified concentrations of gasoline related compounds underlying the former tank locations from near surface soils to groundwater, which was encountered at approximately 66 feet bgs. Gasoline related compounds were identified in groundwater collected from the site including total petroleum hydrocarbons as gasoline (110 µg/L), benzene (40 µg/L), toluene (4.6 µg/L), and total xylenes (4.8 µg/L). Further soils analysis was performed to determine the vertical and lateral extent of soil impact prior to completion of the UST removal project and areas of impacted soils (of unspecified amount) identified were excavated from the site. Excavations reached as deep as 16 feet bgs in areas of the site and confirmatory sampling and laboratory analysis did not indicate the presence of gasoline related compounds in sidewall or excavation bottoms. The excavations were backfilled and the case was forwarded to the LARWQCB. G&A has submitted a workplan for the installation of groundwater monitoring wells for this site was been submitted to the RWQCB on March 4, 2009 by the consultant working on behalf of the responsible party, which has been identified as Costa Management, Inc.. Though this site is located up-gradient of the project area, in our opinion, this site is not a significant environmental concern with respect to the subject area as the responsible party has been identified and regulatory oversight is currently being directed by the LARWQCB.

Additional Issues

- Based on the age of the on-site structures, there is a potential for asbestos containing building materials at the site. However no testing was completed as part of this report. An asbestos survey is recommended should the on-site structures be demolished or significantly renovated.
- Based on the age of the on-site structures, there is a potential for lead based paint at the site. However no testing was completed as part of this report. A lead based paint survey is recommended should the on-site structures be demolished or significantly renovated.
- According to our research, the potential for oil and gas exploration and radon potential at the project area is considered low.
- According to our research, the portions of the project area located within the City of Los Angeles are not located within a methane or methane buffer zone.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, of the Jordan Downs Redevelopment Project area bounded by East 97th Street on the north, East 103rd Street on the south, Grape Street on the west, and South Alameda Street on the east (“Project area”). The western portion of the project area is located in Los Angeles County and the City of Los Angeles, California. The properties along South Alameda Street (the eastern portion of the project area) are located in an unincorporated portion of Los Angeles County, California. Due to the large size of the project area, this report will focus on Area 4 - the privately owned parcels (located as the south adjacent to 9901 Alameda at the northwest corner of 103rd Street and Alameda Street and the northeast corner of Grape Street and 97th Street). Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the following:

Area 4 Central eastern located privately owned parcels (10019-10047 South Alameda Street)

The presence of a former UST at 10019 South Alameda Street is considered a historical recognized environmental condition based upon the removal under regulatory oversight and regulatory closure in 2000.



AE's inability to access the property is a significant data gap that is considered a recognized environmental condition as the property has been utilized for light industrial use with known hazardous materials on-site for over 50 years at the site.

AE recommends that the interior and exterior portions of the property be accessed and inspected.

Privately owned parcels at the southeast corner of the project area (10029-10127 South Alameda Street and 2401-2475 East 103rd Street)

The historical use of 2401 East 103rd Street, as a metal plating facility is considered a historical recognized environmental condition. The former metal plating facility has been completely removed and provided regulatory closure in 1994 after remedial activities under the proper regulatory oversight.

The presence of former USTs at 10029 South Alameda Street, the location of the former gas and oil station, is considered a historical recognized environmental condition. The USTs associated with the former gas station were removed from the property in 1992 under the proper regulatory oversight and provided regulatory closure in 1996.

AE's inability to access the property is a significant data gap that is considered a recognized environmental condition as the property has been utilized for light industrial and auto repair use with known hazardous materials on-site for more than 50 years.

AE recommends that the interior and exterior portions of the property be accessed and inspected.

Privately owned parcel at the southwest corner of the project area (2051 East 103rd Street)

A data gap was encountered as the site reconnaissance and interviews have not been conducted at the time of issuance of this report. Due to this data gap the report does not meet the ASTM and AAI standards of a complete Phase I ESA. A site reconnaissance should be conducted in order to comply with ASTM and AAI standards and to assess the current on-site conditions.

AE identified additional issues that should be evaluated as the property is prepared for redevelopment:

Should the property be redeveloped for residential use in the future, further investigation in the light industrial areas of the property is recommended.



SIGNATURES

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Date: March 24, 2010

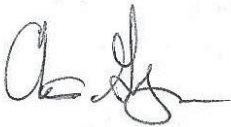


Heather Nilson
Environmental Specialist

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

Reviewed By:

Date: March 24, 2010



Chris Gregor M.E.S. REA
REA No.: 30050
Registered Environmental Assessor
Project Manager



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TerraServer – USA - <http://terraserver.microsoft.com/>



Appendix E

Phase II ESA HACLA-owned Property

AE ANDERSEN ENVIRONMENTAL

9937 Jefferson Blvd., Suite 200 Culver City, CA 90232
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ENVIRONMENTAL SAMPLING REPORT

SITE:

9901 South Alameda Street
Los Angeles, California 90280

PREPARED FOR:

Terry A. Hayes Associates
8522 National Boulevard
Culver City, California 90232

PREPARED BY:

Andersen Environmental
9937 Jefferson Boulevard, Suite 200
Culver City, California 90232

AE Project No.: 0908-552

April 13, 2010

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INTRODUCTION

Andersen Environmental (AE) has completed a Phase II Environmental Site Assessment at 9901 South Alameda Street, Los Angeles, California. AE's scope of work was based on the review of the "Phase I Environmental Site Assessment and Selected Soil Sampling for 9901 South Alameda Street, Los Angeles, California" by The Mark Group, Inc. dated February 9, 1996, the "Phase I Environmental Site Assessment, 9901 South Alameda Street, Los Angeles, California 90002" by Environmental Geoscience Services dated August 2004, AE's ongoing Phase I Environmental Site Assessment research for the Jordan Downs Redevelopment Project and AE's site inspection on May 22, 2009. According to the reports, several areas of concern were identified in connection with the historical steel milling at the site.

A geophysical survey at the site was performed to evaluate whether any underground storage tanks (USTs) are currently located at the site and to identify evidence of former USTs and other subsurface features that may have caused a negative impact at the site. Based on the number of anomalies identified by the geophysical survey AE determined that exploratory excavations using the assistance of a back-hoe were necessary to assess the nature and significance of the anomalies identified. No positive evidence of current or former UST locations was identified during the geophysical survey or exploratory explorations. AE subsequently conducted soil sampling over the site generally based on a 100 x 100 foot (10,000 square foot) grid to assess for the presence of metals, extractable petroleum hydrocarbons, polychlorinated biphenyls (PCBs), pesticides, or volatile organic compounds (VOCs) from the site's historical uses.

SITE LOCATION INFORMATION

SITE LOCATION

The site is located southwest of the intersection of East 97th Street and South Alameda Street. The area is divided into two portions. The tenant-occupied area in the southeast corner of the site contains three large, parallel structures, two of which are contiguous, creating a single structure. The northern structure is subleased to Martinez Trucking, a trucking company utilizing the structure for storage purposes. Lex West occupies the southern contiguous structure, utilized for steel storage. A smaller building is located to the east of the large structures. The area surrounding the structures was asphalt paved. The remainder of the property is vacant with an abandoned steel mill structure observed at the northwest corner of the site. This portion of the property was unpaved but observed to be covered with gravel.

LEGAL DESCRIPTION

According to the Los Angeles County Assessors Office, the site is located in unincorporated Los Angeles County, and is described by the assessors parcel number 6046-019-904 (formerly 6046-019-002), 6046-019-905 (formerly 6046-019-003), and 6046-019-906 (formerly 6046-019-004) located in an unincorporated portion of Los Angeles County.

PHYSICAL AND HYDROGEOLOGIC SETTING

The elevation of the project area is approximately 110 feet above sea level (USGS South Gate 7.5 minute topographic quadrangle). Based on our review of the Phase I reports, the project area is not situated within a 100 or 500-year FEMA Flood Zone. No wetlands were identified at the property or adjacent properties.

The site is located in the northwestern portion of the Peninsular Ranges geomorphic province. The site is underlain by poorly consolidated Holocene to late Pleistocene alluvial fan and valley deposits, generally



consisting of poorly sorted clay, sand, gravel, and cobbles (California Geological Survey, “Geologic Map of the Long Beach 30’ x 60’ Quadrangle, California”, 2003). Native soils observed during AE’s investigation generally consisted of light brown silty sand with small to medium grain size.

Hydrogeologically, the site is in the northern portion of the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin, in the South Coast Hydrologic Region. This subbasin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills, on the southeast by the Orange County Groundwater Basin, and on the southwest by the Newport Inglewood fault system. This area has unconfined groundwater conditions and extensive interconnected aquifers. Groundwater flow is generally to the south. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches.

The “Seismic Hazard Zone Report for the 7.5-Minute South Gate Quadrangle” (California Division of Mines and Geology, 1997) indicates that the historical high groundwater level at the site is less than 10 feet below ground surface (bgs). Based on our review of groundwater data presented in the EPA Geotracker website, groundwater was detected at a leaking underground storage tank site (Costa Management, Inc.) north of the site on 97th Street at approximately 66-feet below ground surface. During AE’s investigation no groundwater was encountered at the site to a maximum depth of 50 feet bgs. The County of Los Angeles Department of Public Works (LADPW) groundwater well measurement data website (<http://ladpw.org/wrd/wellinfo/>) indicates that wells 1475B and 1475C are located within approximately 300 from the southeast corner of the site. The highest historical groundwater depths reported for those wells from 1989 to 2008 was approximately 105 feet bgs in 1995. The most recent groundwater measurement, in November 2008, was approximately 121 feet bgs. Based on these data, and on the current depth of groundwater at the site, it is considered unlikely that groundwater at the site will return to the shallow subsurface in the foreseeable future. Based on the surface topography and regional conditions, the groundwater flow direction is anticipated to be to the south.

PREVIOUS INVESTIGATIONS

Phase I Environmental Site Assessment and Selected Soil Sampling Report – 9901 South Alameda Street, Los Angeles, CA – February 9, 1996 – The Mark Group, Inc. – The report assessed the historical condition of the property, which was historically utilized as a steel mill circa 1938. Limited soil sampling was conducted in 1996 in relation to the potential presence of polychlorinated biphenols (PCBs) and petroleum hydrocarbons in the area of suspected former transformer locations, a former settling pond, areas of metal scrap storage and a location of stained soil. No PCBs were detected in selected samples collected and analyzed at that time. Analysis for metals was indicated in the report, however no results were provided for AE’s review. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage. No further recommendations were made in this report.

Phase I Environmental Site Assessment – 9901 South Alameda Street, Los Angeles, CA 90002 August 2004 – Environmental Geoscience Services – This report assessed the environmental impact of the historical activities at the site and included a review of The Mark Group report. No sampling was conducted as part of this assessment. The recommendations included further assessment and delineation of the contamination identified by The Mark Group’s limited sampling plan, in addition to further



investigation of the property to expand upon the limited soil sampling conducted in 1996 by The Mark Group.

Phase II Environmental Site Assessment Report – 9901 South Alameda Street, Los Angeles, California – September 16, 2005 – RCC Group – This report consisted of a limited sampling plan along the southern property line in pursuit of identifying whether or not the property contributed to contamination at Jordan High School following an investigation by the DTSC. The samples were analyzed for total concentrations of lead, copper, zinc, mercury, and polychlorinated biphenyl (PCB) compounds. The sampling plan was developed due to 2005 court proceedings regarding the People of California, etc. v. S & W Atlas Iron and Metal Co. The sampling was not conducted throughout the entire property and therefore in our opinion did not properly assess the property for environmental impact.

AE FIELD ACTIVITIES

GEOPHYSICAL SURVEY

On September 1, 2, and 9, 2009, a geophysical survey was conducted at the site based our understanding of historical operations at the site as well as records of USTs formerly in use at the property. Based on our review of building permits, three tanks were installed at the site; a 14,700-gallon fuel oil tank in 1952, a 7,500-gallon paint thinner tank and pump in 1957, and a 10,000-gallon underground storage tank for unspecified use in 1961. Based on an interview conducted as part of The Mark Group, Inc. Phase I ESA completed in 1996, two USTs of unknown capacities were removed during demolition activities and one 550 gallon UST was abandoned in place north of the structure currently occupied by Lex West, LLC. The geophysical survey was conducted to screen the property for the presence of USTs or former UST locations as well other buried items of interest such as clarifiers, buried debris, and or vaults.

The geophysical survey was conducted by Southwest Geophysics utilizing electromagnetic (EM), magnetic, and ground penetrating radar (GPR) assessments to screen the subsurface. The results of the geophysical survey identified no positive evidence of USTs in the areas explored. However, items such as footings of previous structures, several vaults, railways, and unknown electromagnetic anomalies such as buried metal debris were identified. AE could not positively distinguish the significance of the anomalies located. Due to the numerous metal items encountered in the subsurface, a high resolution survey could not be completed. Therefore, additional items may be present in the subsurface at the site. A copy of the geophysical survey report is included in the Supporting Documentation section of this report. Based on the number of anomalies identified AE determined that exploratory excavations using the assistance of a back-hoe was necessary to assess the nature and significance of the anomalies identified.

EXPLORATION OF GEOPHYSICAL ANOMALIES

On October 26 and 27, 2009, AE directed 32 exploratory excavations using a back-hoe in areas of geophysical anomalies identified by the geophysical survey. Anomalies were explored in the vacant portions of the project site, not including areas occupied by Lex West Steel Company. Areas with reinforced or thick concrete, greater than 6 inches, were not explored by this method.

Each anomaly was explored to the depth at which apparently undisturbed native soils were encountered. All non-native soils were found to terminate at a maximum depth of 8 feet below ground surface (bgs).

Soils investigated in all areas of the site from 0 to 2 feet bgs included fill materials, consisting of light gravel with fine grained sands and some silts. Fill was found directly under all locations with asphalt cover.



No odors or staining was observed in any fill material. The discovery of this material is consistent with building permit records reviewed during AE's Phase I ESA conducted at the site, which indicated the placement of fill material across the site prior to a former occupant's abandonment of operations at the property.

Soils investigated between 2 feet and 6 feet bgs included miscellaneous debris, including scrap metal pieces, metal drums (some of which contained unidentifiable dry green solid non-native materials), scrap wood, and brick pieces. Dark soils with appearance similar to carbon were also observed in soils between 2 feet and 6 feet in most locations. Dark glassy formations and brittle metal slag material was also found within many of the excavations. Small formations of chalky light green solids were found in uniform layers ringing the side walls of many excavations. Soils encountered in each excavation were visually examined and a photo-ionization detector (PID) was used to field screen the soils for the presence of volatile organic compounds (VOCs). PID results and other observations are included in the table below.

Native soils that appeared to be free of impacts disturbed during excavation activities were encountered between 4 and 8 feet in the excavations. Native soils in all areas explored appeared to consist of light brown silty sand with small to medium grain size. After each exploration, metal debris and miscellaneous items found in the excavations were replaced in the hole and excavations were backfilled using the excavated soil. Soils were then loosely compacted to level grade. The details of each exploratory excavation are summarized in the following table. Anomaly locations can be found in the Anomaly/Excavation Plan included in Figure 2 of the Illustrations portion of this report.

EXPLORATORY EXCAVATION SUMMARY

ANOMALY ID	MAX DEPTH	DEPTH TO NATIVE SOIL	PID Reading	OBSERVATIONS	AE PRESCRIBED LAB ANALYSIS
AE1	4 feet	4 feet	0.0	Waste metal 2 feet beneath asphalt surface	Metals, Extractable, Hydrocarbons
AE2	4 feet	4 feet	0.0	Brick some shallow staining, (like asphalt) scrap metals	Metals, Extractable, Hydrocarbons
AE3	4 feet	4 feet	0.0	Large amount of scrap metal and piping, dark soil observed, no staining no odor	Metals, Extractable, Hydrocarbons
AE4	4 feet	4 feet	0.0	Dug four feet along concrete slab, slab appears to be more than 1 foot thick no more than 2 feet	Metals, Extractable, Hydrocarbons
AE5	4 feet	4 feet	0.1	Scrap metals, pipe 1"-2" diameter smell of VOC or TPH, strong odors	VOCs
AE6	4 feet	4 feet	0.0	Metal scrap found at 2 feet bgs, fill material and loose debris	Metals, Extractable, Hydrocarbons



ANOMALY ID	MAX DEPTH	DEPTH TO NATIVE SOIL	PID Reading	OBSERVATIONS	AE PRESCRIBED LAB ANALYSIS
AE7	4 feet	4 feet	0.0	Appears to be footing directly under 1" thick asphalt. Long metal footings run perpendicular to property line	Metals, Extractable, Hydrocarbons
AE8	4 feet	4 feet	0.0	3 large footings with 6"-8" steel pipe running underneath	Metals, Extractable, Hydrocarbons
AE9	4 feet	4 feet	0.0	Very large chunks of scrap metal	Metals, Extractable, Hydrocarbons
AE10	NA	NA	0.0	Water main values	Metals, Extractable, Hydrocarbons
AE11	NA	NA	0.0	Vault	Metals, Extractable, Hydrocarbons
AE12	4 feet	4 feet	0.0	Metallic slag and scraps, light green material in ring around excavation	Metals, Extractable, Hydrocarbons
AE13	4 feet	4 feet	0.0	Metallic slag and metal scraps, green material observed	Metals, Extractable, Hydrocarbons
AE14	4 feet	4 feet	0.0	Metallic scraps, dark soil layer and light soil layer no odors	Metals, Extractable, Hydrocarbons
AE15	4 feet	4 feet	0.0	Metallic scraps no dark concrete	Metals, Extractable, Hydrocarbons
AE16	4 feet	4 feet	0.0	Concrete, steel, some material appeared burned	Metals, Extractable, Hydrocarbons
AE17	6 feet	6 feet	0.1	Metal parts and scrap metal, dark soil areas and light soil. Rebar scrap odors, present	VOCs
AE18	6 feet	6 feet	0.0	Deteriorated 55 gallon drum found, drum has strong odor, found on southern side of excavation, other metal debris	VOCs
AE19	4 feet	4 feet	0.0	Red soil no odors or staining, slag	Metals, Extractable, Hydrocarbons
AE20	4 feet	4 feet	0.0	Red soil no odors or staining, slag	Metals, Extractable, Hydrocarbons
AE21	4 feet	4 feet	0.0	Nothing observed, native soils	Metals, Extractable, Hydrocarbons



ANOMALY ID	MAX DEPTH	DEPTH TO NATIVE SOIL	PID Reading	OBSERVATIONS	AE PRESCRIBED LAB ANALYSIS
AE22	4 feet	4 feet	0.1	Large pieces of scrap metal and debris, No TPH odor, light chemical odor	VOCs
AE23	5 feet	5 feet	0.0	Fill material and scraps 3' to 4 foot' thick concrete slab	Metals, Extractable, Hydrocarbons
AE24	4 feet	4 feet	0.0	Layer of slab material reached native soil. Dark soil encountered	Metals, Extractable, Hydrocarbons
AE25	2 feet	NA	0.0	Concrete covering about 2' bgs	Metals, Extractable, Hydrocarbons
AE26	8 feet	8 feet	0.4	Strong HC odor, at 2foot bgs	VOC
AE27	4 feet	4 feet	0.0	Reinforced concrete	Metals, Extractable, Hydrocarbons
AE28	4 feet	4 feet	0.4	Strong HC odor, concrete	VOCs
AE29	4 feet	4 feet	0.0	2 feet of fill, no odors or staining	Metals, Extractable, Hydrocarbons
AE30	4 feet	4 feet	0.0	Large metal scraps and large formations of green material appears to be rail car parts	Metals, Extractable, Hydrocarbons
AE31	4 feet	4 feet	0.0	Large metal scraps and concrete no odors. Materials appear to be from rail cars	Metals, Extractable, Hydrocarbons
AE32	4 feet	4 feet	0.1	Large amounts of metal some HC odor	VOCs

AE evaluated the observations made during our geophysical survey and the exploratory excavation phases of this investigation to devise a soil sampling plan generally based a 10,000 square foot grid of the property. AE used the observations gathered to determine appropriate soil sampling intervals and laboratory analysis to be applied in all areas of the site.

SOIL SAMPLING

On November 9-11, 2009, a total of 97 soil borings were advanced at the site to collect soil samples. One boring was advanced to a maximum depth of 50 feet bgs to evaluate the depth to groundwater. The remainder of the soil borings were terminated at a depth of 8 feet bgs. The purpose of the soil sampling was to assess subsurface soils for the presence of metals, extractable petroleum hydrocarbons, polychlorinated biphenyls (PCBs), pesticides, and volatile organic compounds (VOCs).

The ninety-seven soil boring locations were selected based on a 100 x 100 foot (10,000 square foot) grid pattern. AE biased soil sampling locations toward areas of interest based on previous environmental investigations, and our field observations made during our geophysical survey and exploratory excavation



activities. In addition, AE also targeted 2 assumed transformer locations for assessment of the presence of PCBs in near-surface soils. One soil boring was advanced to 50 feet bgs to attempt to assess the depth of groundwater beneath the site. Groundwater was not encountered at the maximum depth explored. Laboratory analysis of soil samples revealed PCBs, metals, and extractable petroleum hydrocarbons exceeding their respective screening levels in certain areas of the site. Pesticides and VOCs were detected below soil screening levels for residential soil. The locations of soil borings are depicted in the Soil Boring Plan included in Figure 3 of the Illustrations portion of this report. Tables summarizing analytical data gathered for all laboratory analysis performed are included in the Illustrations portions of this report.

The borings were advanced using a truck-mounted, direct push sampling rig in undisturbed areas of the property. Soil samples were collected continuously during soil boring advancement by hydraulically pushing an acetate-lined, steel sampler at the all depths. The acetate tubes were removed from the sampling device and the ends of the tubes were then covered in Teflon tape and tight-fitting plastic caps. Samples were labeled and placed in a chilled ice chest pending analysis. Chain of custody documentation was maintained. Each soil boring was backfilled with bentonite grout and patched at the surface to match surrounding materials.

Metals Assessment

Based on the historical use of the property as a steel milling facility, AE analyzed soil samples from all areas of the property for metals by EPA method 6010B/7471A. Due to the suspected limited migration potential of metals in soil AE initially selected shallow soil samples for metals analysis. Subsequent metals analysis was performed on the deeper soil samples collected from soil borings where elevated detections of metals were found. Results of laboratory analysis are summarized in the Metals table in the Supporting Documentation section of this report. Laboratory results for metals were compared to regulatory guidelines California Environmental Protection Agency (Cal/EPA) California Human Health Screening Levels (CHHSLs) for residential and commercial properties (Cal/EPA, January, 2005). Detailed images depicting the extent of metals contamination in excess of these regulatory and commonly applied thresholds can be found in the Residential and Commercial Metals Diagrams included in Figures 4.1 and 4.2 of the Illustrations portion of this report.

Antimony, arsenic, cadmium, copper, lead, and zinc were detected in the soil samples above the CHHSLs for residential or commercial properties set by the California EPA. All other metals detected in the soil samples were found to be below the CHHSLs for residential properties.

Antimony was detected in soil samples analyzed at concentrations ranging from 2.7 to 431 mg/kg. Antimony was detected above the residential CHHSL (30 mg/kg) in soil samples collected and analyzed from 17 soil borings to a maximum depth of 8 feet bgs. Antimony was detected above the commercial CHHSL (380 mg/kg) in 1 soil boring at 2 feet bgs.

Arsenic was detected in soil samples analyzed at concentrations ranging from 1.1 to 44.2 mg/kg. The CHHSL for arsenic in soil at residential and commercial properties are 0.07 mg/kg and 0.24 mg/kg, respectively. Background levels of arsenic in California soils commonly exceed the regulatory risk-based screening levels, such as CHHSLs. A recent study conducted at 14 Air Force installations in California (Hunter, et al, "Inorganic Chemicals in Ground Water and Soil: Background Concentrations at California Air Force Bases", March 10, 2005) determined that the 95th percentile of arsenic in the upper 3 feet of soil, considered a good representation of background concentrations, is 12.7 mg/kg. In AE's experience, background arsenic concentrations in the Los Angeles and Orange County region are commonly in the range of 1 to 12 mg/kg. The arsenic detected in soil samples in this investigation were compared to the



background level of 12 mg/kg. Arsenic was detected above background levels in soil samples collected and analyzed from 30 soil borings to a maximum depth of 8 feet bgs.

Cadmium was detected above residential and commercial CHHSLs in the many samples analyzed at concentrations ranging from 1.1 to 380 mg/kg. Cadmium was detected the above residential CHHSL (1.7 mg/kg) in soil samples collected and analyzed from 42 soil borings to a maximum depth of 8 feet bgs. Cadmium was detected above the commercial CHHSL (7.5 mg/kg) in soil samples collected and analyzed from 23 soil borings to a maximum depth of 8 feet bgs.

Copper was detected above residential CHHSLs in the soil samples analyzed at concentrations ranging from 4.6 to 7,610 mg/kg. Copper was detected above the residential CHHSL (3,000 mg/kg) in soil samples collected and analyzed from 2 soil borings at a maximum depth of 8 feet bgs. Copper was not detected above the commercial CHHSL (38,000 mg/kg) in any of the soil samples collected and analyzed.

Lead was detected above residential and commercial CHHSLs in the many samples analyzed at concentrations ranging from 0.8 to 22,000 mg/kg. Lead was detected the above residential CHHSL in soil samples collected and analyzed from 43 soil borings to a maximum depth of 8 feet bgs. Lead was detected above the commercial CHHSL in soil samples collected and analyzed from 3 soil borings to a maximum depth of 2 feet bgs. The CHHSLs for lead in soil at residential and commercial properties are 150 mg/kg and 3,500 mg/kg, respectively.

Zinc was detected above residential CHHSLs in the several samples analyzed at concentrations ranging from 21.9 to 48,200 mg/kg. Zinc was detected the above residential CHHSL in soil samples collected and analyzed from 3 soil borings to a maximum depth of 4 feet bgs. The CHHSLs for zinc in soil at residential and commercial properties are 23,000 mg/kg and 100,000 mg/kg, respectively.

Petroleum Hydrocarbon Assessment

Based on the historical use of the property as a steel milling complex, AE analyzed soil samples from all areas of the property for petroleum hydrocarbons by EPA method 8015M. Based on the absence of evidence of USTs in most areas of the site, AE selected primarily shallow soil samples to assess for the presence of a surface release of petroleum hydrocarbons. Subsequent petroleum hydrocarbon analysis was performed on deeper soil samples from soil borings where detections of elevated concentrations of petroleum hydrocarbons were identified. Results of laboratory analysis are summarized in the Petroleum Hydrocarbons table in the Illustrations section of this report. Petroleum hydrocarbon laboratory results were compared to Los Angeles County Fire Department (LACFD) residential screening level of 1,000 mg/kg for total petroleum hydrocarbons in surface soils and also to Soil Screening Levels (SSLs) as prescribed by the Los Angeles Regional Water Quality Control Board (LARWQCB) in the "Interim Site Assessment and Cleanup Guidebook" (LARWQCB, May 1996). The SSLs for diesel and oil range hydrocarbons in soils where ground water is in excess of 20 feet bgs are 1,000 mg/kg and 10,000 mg/kg, respectively. Although the historical high groundwater in the vicinity of the site is reported to be approximately 10 feet bgs, for the purpose of AEs assessment this SSL has been applied based on our review of groundwater data for groundwater wells in close proximity to the site. Detailed images depicting the extent of petroleum hydrocarbon contamination in excess of these regulatory thresholds can be found in the Extractable Hydrocarbon Plans included in Figures 5.1 and 5.2 of the Illustrations portion of this report.

Petroleum hydrocarbons can be characterized by the length of their constituent carbon chains. Carbon ranges C4-C12, C13-C22, and C23-C32 are commonly interpreted as gasoline, diesel, and oil range hydrocarbons, respectively. No analyses for gasoline range hydrocarbons were performed for during this assessment based on the absence of positive evidence of a former UST location. Diesel range hydrocarbons



were detected in the soil samples collected up to a maximum concentration of 1,830 mg/kg. Oil range hydrocarbons were detected in the soil samples collected up to a maximum concentration of 12,630 mg/kg. Petroleum hydrocarbons were detected in excess of the LACFD “rule of thumb” residential screening level of 1,000 mg/kg TPH for near surface soils in 27 soil borings.

Diesel range hydrocarbons were detected in excess of the LARWQCB SSL in soil samples collected and analyzed from 4 soil borings to a maximum depth of 4 feet bgs. Oil range hydrocarbons were detected in excess of the LARWQCB SSL in soil samples collected and analyzed from 3 soil borings to a maximum depth of 6 feet bgs.

Volatile Organic Compound Assessment

Based on AE’s observations during exploratory excavation activities, several locations were selected for soil boring advancement with soil sampling for the purpose of laboratory analysis for VOCs. Subsequent VOC analysis was performed on deeper soil samples from soil borings where detections of elevated concentrations of VOCs were identified. Results of laboratory analysis are summarized in the VOCs tables. VOC laboratory results were compared to soil cleanup screening levels derived in accordance with the LARWQCB “Interim Site Assessment and Cleanup Guidebook” (LARWQCB, May 1996) and Regional Screening Level (RSLs) as prescribed by the United States Environmental Protection Agency for residential properties (USEPA, April 2009). All VOCs detected were below respective regulatory guidelines.

Pesticides and Polychlorinated Biphenyls

The pesticides alpha-chlordane and gamma-chlordane and the PCBs Aroclor-1254 Aroclor-1260 were detected in samples analyzed. Results of laboratory analysis are summarized in the PCBs and Pesticides tables included in the Supporting Documentation section of this report. PCB and pesticide detections were compared to Cal/EPA CHHSLs (Cal/EPA, January 2005) and USEPA RSLs (USEPA, April 2009) for residential land use. Pesticides and PCBs detected in soil during this investigation were below their respective RSLs but slightly above the CHHSL of 89 µg/kg.

CONCLUSIONS

According to previous research and reporting, several areas of concern were identified in connection with the historical steel milling at the site. A geophysical survey at the site was performed to evaluate whether any underground storage tanks (USTs) are currently located at the site and to identify evidence of former USTs and other subsurface features that may have caused a negative impact at the site. Based on the number of anomalies identified by the geophysical survey AE determined that exploratory excavations using the assistance of a back-hoe was necessary to assess the nature and significance of the anomalies identified. No positive evidence of current or former UST locations was identified during the geophysical survey or exploratory explorations.

Upon completion of exploratory excavating a total of ninety-seven soil boring locations were selected based on a 100 x 100 foot (10,000 square foot) grid pattern. AE biased soil sampling locations toward areas of interest based on previous environmental investigations, and our field observations made during our geophysical survey and exploratory excavation activities. In addition, AE also targeted two assumed transformer locations for assessment of the presence of PCBs in near surface soils.

Metals were detected in the soil samples above residential CHHSLs in soil samples collected and analyzed from 53 soil borings to a maximum depth of 8 feet bgs. Metals were detected in the soil samples above the



CHHSLs for commercial properties in soil samples collected and analyzed from 23 soil borings to a maximum depth of 8 feet bgs.

In AE's experience, accepted background arsenic concentrations in the Los Angeles and Orange County region are commonly up to 12 mg/kg for soil. The arsenic concentrations detected in soil samples in this investigation were compared to this accepted background level. Arsenic was detected above background levels in soil samples collected and analyzed from 30 of our soil borings to a maximum depth of 8 feet bgs.

Petroleum hydrocarbons were detected in excess of the LACFD "rule of thumb" residential screening level of 1,000 mg/kg TPH for near surface soils in 27 soil borings.

Diesel range hydrocarbons were detected in excess of the applicable Soil Screening Level SSL as prescribed by the LARWQCB in the "Interim Site Assessment and Cleanup Guidebook" (LARWQCB, May 1996) for diesel and oil range hydrocarbons soil samples collected and analyzed from 4 soil borings to a maximum depth of 4 feet bgs. Oil range hydrocarbons were detected in excess of the LARWQB SSL in soil samples collected and analyzed from 3 soil borings to a maximum depth of 6 feet bgs.

The PCBs Aroclor-1254 & 1260 were detected above the residential CHHSL in the soil samples analyzed.

Assessments for the presence of VOCs and pesticides in the areas explored did not identify concentrations of those contaminants at or above applicable regulatory guidelines.

RECOMMENDATIONS

Based on the conclusions of this investigation, AE recommends a feasibility study to assist in identifying appropriate remedial options and mitigations measures to be employed prior to redevelopment of the site. Such a study would assist in determining a safe and appropriate future use of the site. Contemplation of remedial and mitigation options would likely be aided by additional soil sampling and analysis in additional locations to provide better delineation of hydrocarbon, metals, and PCBs concentrations in onsite soils.

Based on the intended use of the property, future studies should be conducted under the oversight of a regulatory agency such as the Los Angeles County Fire Department, Site Mitigation Unit (SMU) or the California Department of Toxic Substances Control (DTSC). Obtaining the goal of site closure from the overseeing agency would likely require additional soil testing and would ultimately require proof of remediation or appropriate mitigation of the potential human health risks and environmental impacts posed by the contaminated soils. Soil vapor testing to ensure the presence of volatile organic compounds in the subsurface soils do not pose a significant risk to the indoor air of structures to be constructed at the site would also likely be required.



SIGNATURES

Prepared By:

Date: April 13, 2010



Michael Maglione
Environmental Specialist

Reviewed by:

Date: April 13, 2010



Scot Mathis
Professional Geologist



ILLUSTRATIONS





SOIL SAMPLE RESULTS
9901 South Alameda St., Los Angeles, CA

Table 1
Metals, Title 22 CAM, mg/Kg
EPA Method 6010B/7471A

Sample Location - Depth	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB1-1	6.2	4.3	137.0	ND	3.4	156.0	4.4	126.0	118.0	7.9	21.9	4.2	1.9	ND	65.9	468.0	0.1
GB1-3	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB2-2	24.3	14.7	417.0	ND	4.8	190.0	30.0	504.0	426.0	10.4	104.0	ND	ND	ND	35.3	1,150.0	0.2
GB2-5	ND	3.7	142.0	ND	ND	18.3	10.4	21.1	2.7	2.6	11.6	ND	ND	ND	44.9	57.4	ND
GB4-3	30.5	5.2	330.0	ND	380.0	486.0	9.7	5,160.0	1,850.0	44.2	189.0	ND	ND	ND	8.9	5,150.0	1.1
GB4-6	ND	1.6	103.0	ND	ND	16.2	9.8	17.0	2.1	1.5	10.6	ND	ND	ND	33.7	49.5	ND
GB5-2	ND	3.6	147.0	ND	1.2	23.8	10.5	58.3	59.9	2.9	13.7	ND	ND	ND	36.5	144.0	ND
GB6-3	18.6	41.1	214.0	1.1	7.7	168.0	23.0	876.0	581.0	21.0	100.0	ND	ND	ND	37.0	1,280.0	0.7
GB6-5	ND	3.0	84.9	ND	ND	23.9	8.6	25.7	11.1	2.6	12.4	ND	ND	ND	36.4	58.0	ND
GB8-2	10.2	24.7	140.0	ND	1.3	31.8	13.3	354.0	168.0	4.2	32.2	ND	ND	ND	33.9	250.0	0.3
GB8-4	ND	2.2	NA	NA	NA	NA	NA	NA	3.5	NA	NA	NA	NA	NA	NA	NA	NA
GB9-4	2.7	5.6	125.0	ND	ND	51.9	14.0	78.0	46.5	7.0	35.3	ND	ND	ND	44.2	218.0	0.1
GB10-8	ND	2.4	108.0	ND	ND	16.5	9.5	21.0	3.7	1.1	10.9	ND	ND	ND	36.2	52.5	ND
GB11-3	11.8	3.3	310.0	ND	1.3	513.0	4.8	149.0	78.9	7.2	27.4	5.7	3.3	ND	111.0	209.0	ND
GB12-1	13.1	25.5	111.0	ND	2.9	199.0	20.6	464.0	229.0	28.0	123.0	ND	ND	ND	32.5	553.0	0.6
GB12-3	26.0	51.1	149.0	ND	3.7	264.0	22.9	794.0	659.0	55.5	189.0	ND	ND	ND	35.7	751.0	ND
GB12-6	ND	2.6	136.0	ND	ND	20.7	11.7	24.1	3.4	1.6	14.5	ND	ND	ND	44.3	66.3	ND
GB13-2	ND	6.0	123.0	ND	ND	25.5	10.9	119.0	17.6	3.6	17.5	ND	ND	ND	39.6	73.6	ND
GB14-2	24.2	21.1	147.0	ND	9.4	380.0	28.5	760.0	432.0	50.3	211.0	ND	2.0	ND	37.1	1,880.0	1.8
GB14-4	51.6	12.2	375.0	ND	27.1	393.0	21.5	978.0	1,380.0	34.1	284.0	ND	4.4	ND	56.1	6,980.0	0.5
GB14-6	3.7	2.0	113.0	ND	ND	21.5	8.5	28.8	35.9	2.0	13.8	ND	ND	ND	33.2	188.0	ND
GB15-2	10.2	8.1	225.0	ND	11.7	149.0	10.5	264.0	326.0	17.8	54.0	ND	ND	ND	25.6	905.0	0.1
GB15-4	NA	NA	NA	NA	NA	NA	NA	NA	5.21	NA	NA	NA	NA	NA	NA	NA	NA
GB16-2	7.8	10.0	53.7	ND	14.8	110.0	15.6	147.0	28.5	8.0	72.9	ND	ND	ND	49.6	64.7	ND
GB16-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB17-2	25.5	16.5	209.0	ND	8.7	230.0	18.8	524.0	838.0	24.0	118.0	ND	ND	ND	41.7	1,970.0	1.5
GB17-4	78.1	39.1	1,370.0	ND	13.1	123.0	10.2	845.0	3,140.0	8.7	44.1	ND	17.6	ND	46.0	4,030.0	5.4
GB17-6	ND	1.3	79.7	ND	ND	12.0	7.3	12.1	2.1	ND	7.2	ND	ND	ND	31.6	36.9	ND
GB18-2	19.1	36.0	316.0	ND	5.1	220.0	15.8	1,000.0	475.0	28.9	188.0	ND	ND	ND	20.4	3,350.0	0.6
GB19-2	19.4	23.3	120.0	ND	5.8	191.0	22.0	548.0	284.0	30.9	132.0	ND	ND	ND	30.1	1,100.0	0.3
GB19-4	ND	5.0	110.0	ND	ND	15.2	8.8	22.0	31.9	1.3	9.8	ND	ND	ND	34.7	81.9	ND
GB20-4	ND	2.9	165.0	ND	ND	20.7	12.0	24.5	3.0	1.9	13.9	ND	ND	ND	46.4	61.2	ND
GB22-4	ND	2.0	142.0	ND	ND	20.0	11.3	24.7	4.2	1.3	13.5	ND	ND	ND	43.9	61.3	ND
GB23-2	52.9	20.0	268.0	ND	22.4	209.0	20.7	1,480.0	1,100.0	29.3	145.0	ND	2.4	ND	33.0	7,020.0	1.2
GB23-4	ND	3.4	132.0	ND	ND	30.5	9.9	50.8	66.2	2.4	23.1	ND	ND	ND	38.2	119.0	ND
GB24-2	12.3	14.8	175.0	ND	7.2	273.0	18.5	328.0	269.0	25.9	111.0	ND	1.5	ND	71.4	1,670.0	0.4
GB24-4	ND	2.8	135.0	ND	ND	18.8	10.6	24.7	6.3	1.6	12.6	ND	ND	ND	40.2	62.7	ND
GB25-2	27.0	18.4	135.0	ND	280.0	291.0	23.9	1,020.0	6,450.0	55.1	143.0	ND	24.4	ND	36.2	48,200.0	0.8
GB25-4	18.5	35.7	129.0	ND	7.0	284.0	24.8	601.0	276.0	41.3	179.0	ND	ND	ND	36.3	512.0	ND
GB25-6	35.7	23.6	158.0	ND	14.6	196.0	23.7	626.0	674.0	32.2	183.0	ND	1.4	ND	31.7	2,200.0	0.7
GB26-4	34.5	22.0	145.0	ND	4.3	323.0	23.6	7,610.0	834.0	94.7	267.0	ND	3.4	ND	21.5	1,360.0	0.5
GB26-6	ND	2.1	102.0	ND	ND	18.5	8.6	21.2	12.0	2.0	10.5	ND	ND	ND	35.2	70.1	ND
GB27-4	18.8	21.7	110.0	ND	ND	372.0	25.5	1,160.0	238.0	50.7	225.0	ND	ND	ND	29.9	511.0	0.2
GB28-2	ND	7.2	135.0	ND	ND	19.2	12.5	105.0	42.1	4.7	21.3	ND	ND	ND	37.8	152.0	ND
GB30-2	ND	5.8	153.0	ND	ND	23.5	11.5	52.5	36.8	3.4	16.0	ND	ND	ND	42.9	159.0	0.1
GB31-2	2.9	17.3	109.0	ND	ND	56.0	9.2	88.0	43.4	7.3	38.1	ND	ND	ND	42.5	138.0	0.1
GB31-4	NA	16.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB31-6	NA	8.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB32-2	ND	2.9	149.0	ND	ND	19.9	11.2	35.5	25.7	2.4	15.3	ND	ND	ND	43.1	166.0	0.3
Residential CHHSL mg/kg	30	0.07	5200	150	1.7	100000	660	3000	150	380	1600	380	380	5	530	23000	18
Commercial CHHSL mg/kg	380	0.24	63000	1700	7.5	100000	32000	38000	3500	4800	16000	4800	4800	63	6700	100000	180
TTLIC Wet Weight mg/kg	500	500	10000	75	100	500	8000	2500	1000	3500	2000	100	500	700	2400	5000	20
10 x STLC Regulatory Level, mg/L	150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2

NOTE: mg/kg - micrograms per liter or parts per million (ppm).
 CHHSL - California Human Health Screening Levels
 ND - Not detected above laboratory detection limits
 NA - Metal was not tested
 Soil Screening Level of 12 mg/Kg using for Arsenic

 Values Above Residential CHHSL
 Values Above Commercial CHHSL

SOIL SAMPLE RESULTS
9901 South Alameda St., Los Angeles, CA

Table 1
Metals, Title 22 CAM, mg/Kg
EPA Method 6010B/7471A

Sample Location - Depth	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB33-2	32.5	14.5	254.0	ND	12.3	210.0	18.6	888.0	645.0	26.0	145.0	ND	1.1	ND	58.0	1,700.0	2.1
GB33-4	25.4	11.7	167.0	ND	6.8	223.0	16.2	489.0	398.0	28.0	127.0	ND	1.2	ND	34.3	921.0	1.2
GB33-6	NA	NA	NA	NA	ND	NA	NA	NA	3.7	NA	NA	NA	NA	NA	NA	NA	NA
GB36-2	14.7	6.2	181.0	ND	3.3	530.0	11.6	602.0	226.0	29.5	647.0	ND	ND	ND	21.0	967.0	0.2
GB36-4	NA	NA	NA	NA	ND	NA	NA	NA	7.4	NA	NA	NA	NA	NA	NA	NA	NA
GB37-2	15.9	31.9	109.0	ND	ND	36.9	21.2	470.0	101.0	7.3	57.3	ND	ND	ND	34.8	140.0	0.2
GB37-4	NA	4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB38-2	4.6	8.6	150.0	ND	ND	37.8	14.2	118.0	53.6	6.8	30.7	ND	ND	ND	39.2	207.0	ND
GB39-2	10.0	25.5	614.0	ND	ND	37.0	16.6	554.0	118.0	5.8	39.0	ND	ND	ND	30.1	275.0	0.2
GB39-4	NA	3.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB40-2	17.7	44.2	195.0	ND	ND	100.0	51.8	762.0	347.0	19.0	126.0	ND	ND	ND	36.2	760.0	0.2
GB40-4	NA	4.5	NA	NA	NA	NA	NA	NA	4.5	NA	NA	NA	NA	NA	NA	NA	NA
GB41-2	15.6	17.8	128.0	ND	2.6	255.0	23.6	644.0	338.0	46.7	177.0	ND	ND	ND	38.8	618.0	0.5
GB41-4	NA	16.6	NA	NA	NA	NA	NA	NA	229.0	NA	NA	NA	NA	NA	NA	NA	NA
GB41-6	NA	1.8	NA	NA	NA	NA	NA	NA	2.5	NA	NA	NA	NA	NA	NA	NA	NA
GB42-2	16.3	28.6	70.8	ND	1.9	198.0	32.6	983.0	187.0	12.7	263.0	ND	ND	ND	101.0	1,510.0	0.3
GB42-4	ND	4.4	137.0	ND	ND	19.0	10.4	31.8	9.9	1.3	12.4	ND	ND	ND	38.3	62.1	ND
GB43-2	ND	3.9	138.0	ND	ND	19.0	10.1	35.1	11.2	1.9	12.1	ND	ND	ND	39.5	59.5	ND
GB44-2	33.6	13.3	386.0	ND	12.5	327.0	15.4	1,650.0	1,120.0	30.1	124.0	ND	ND	ND	27.3	4,530.0	2.4
GB44-4	ND	5.1	228.0	ND	1.1	36.8	11.7	468.0	129.0	6.5	22.2	ND	ND	ND	43.2	445.0	ND
GB45-2	50.6	21.4	430.0	ND	14.3	437.0	19.0	1,770.0	1,320.0	31.6	152.0	ND	ND	ND	33.8	2,680.0	1.2
GB45-4	53.2	15.0	367.0	ND	13.6	690.0	22.8	1,510.0	1,890.0	45.0	183.0	ND	1.1	ND	35.4	2,610.0	1.8
GB45-6	ND	2.7	160.0	ND	ND	47.5	11.9	27.5	4.0	2.7	13.7	ND	ND	ND	44.6	61.0	0.1
GB46-2	ND	3.8	20.6	ND	6.1	31.2	5.2	47.9	28.9	3.5	39.4	ND	ND	ND	21.3	20.8	ND
GB46-4	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB47-2	7.5	7.3	182.0	ND	10.5	57.1	8.0	357.0	310.0	6.1	32.1	ND	ND	ND	23.2	944.0	1.1
GB47-4	NA	NA	NA	NA	ND	NA	NA	NA	3.9	NA	NA	NA	NA	NA	NA	NA	NA
GB48-2	ND	ND	80.1	ND	ND	10.8	6.3	9.0	2.0	ND	6.1	ND	ND	ND	29.6	39.0	0.2
GB49-2	50.5	4.4	391.0	ND	14.4	1,510.0	18.9	1,110.0	748.0	51.0	503.0	ND	2.9	ND	84.2	1,380.0	1.2
GB49-4	2.8	2.4	84.9	ND	1.1	14.3	5.3	49.8	42.8	1.6	10.9	ND	ND	ND	27.9	105.0	0.1
GB50-2	82.8	184.0	425.0	ND	18.2	102.0	12.6	703.0	964.0	13.5	71.2	ND	ND	ND	31.3	2,410.0	4.0
GB50-4	ND	2.3	112.0	ND	ND	15.1	9.3	16.5	3.0	1.8	10.1	ND	ND	ND	36.8	49.1	ND
GB51-2	ND	4.0	80.5	ND	ND	10.1	5.0	15.8	23.4	ND	10.2	ND	ND	ND	26.4	52.9	ND
GB52-2	11.6	3.8	102.0	1.0	2.8	77.1	6.6	182.0	232.0	7.6	43.0	ND	ND	ND	24.5	420.0	0.4
GB52-4	NA	NA	NA	NA	1.7	NA	NA	NA	131.0	NA	NA	NA	NA	NA	NA	NA	NA
GB52-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB53-2	3.0	5.5	113.0	ND	1.1	26.8	5.3	48.8	91.7	2.3	14.8	ND	ND	ND	25.2	199.0	0.2
GB54-2	431.0	21.6	385.0	ND	28.9	428.0	22.4	1,570.0	22,000.0	36.1	201.0	ND	2.6	ND	44.0	3,340.0	3.8
GB54-4	ND	ND	54.2	ND	ND	8.1	5.4	7.5	2.3	ND	5.1	ND	ND	ND	22.0	29.2	ND
GB55-2	10.5	2.1	109.0	ND	ND	17.2	9.1	28.0	227.0	1.6	15.5	ND	ND	ND	33.3	150.0	0.4
GB55-4	NA	NA	NA	NA	NA	NA	NA	NA	2.2	NA	NA	NA	NA	NA	NA	NA	NA
GB56-2	4.6	2.4	123.0	ND	1.9	31.0	9.8	96.0	88.6	3.3	25.4	ND	ND	ND	32.9	300.0	0.6
GB56-4	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB57-2	13.8	8.2	553.0	ND	7.4	54.2	10.2	296.0	342.0	6.9	62.0	ND	ND	ND	37.6	876.0	1.2
GB57-4	NA	NA	NA	NA	ND	NA	NA	NA	1.2	NA	NA	NA	NA	NA	NA	NA	NA
GB58-2	3.4	6.5	93.4	ND	1.2	29.0	6.6	70.2	88.0	3.0	22.7	ND	ND	ND	27.7	260.0	0.2
GB59-2	ND	1.1	51.4	ND	ND	7.8	4.7	6.2	1.7	ND	4.6	ND	ND	ND	22.6	23.9	ND
GB60-2	5.3	3.5	139.0	ND	2.5	39.8	6.3	90.2	192.0	3.4	20.0	ND	ND	ND	25.8	386.0	1.0
GB60-4	NA	NA	NA	NA	ND	NA	NA	NA	1.4	NA	NA	NA	NA	NA	NA	NA	NA
GB61-2	64.3	21.5	178.0	ND	17.1	290.0	23.3	749.0	1,180.0	43.8	424.0	ND	ND	ND	25.7	2,120.0	2.2
Residential CHHSL mg/kg	30	0.07	5200	150	1.7	100000	660	3000	150	380	1600	380	380	5	530	23000	18
Commercial CHHSL mg/kg	380	0.24	63000	1700	7.5	100000	32000	38000	3500	4800	16000	4800	4800	63	6700	100000	180
TTLC Wet Weight mg/kg	500	500	10000	75	100	500	8000	2500	1000	3500	2000	100	500	700	2400	5000	20
10 x STLC Regulatory Level, mg/L	150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2

NOTE:

mg/kg - micrograms per liter or parts per million (ppm).
 CHHSL - California Human Health Screening Levels
 ND - Not detected above laboratory detection limits
 NA - Metal was not tested
 Soil Screening Level of 12 mg/Kg using for Arsenic

Values Above Residential CHHSL
 Values Above Commercial CHHSL

SOIL SAMPLE RESULTS
9901 South Alameda St., Los Angeles, CA

Table 1
Metals, Title 22 CAM, mg/Kg
EPA Method 6010B/7471A

Sample Location - Depth	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB61-4	7.2	2.6	155.0	ND	2.8	103.0	14.3	234.0	100.0	6.7	91.4	ND	ND	ND	33.2	580.0	1.3
GB61-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB62-2	ND	4.9	81.7	ND	ND	19.9	5.8	38.2	53.2	2.2	14.9	ND	ND	ND	25.8	353.0	0.1
GB63-2	10.3	5.8	117.0	ND	3.8	89.8	9.6	222.0	321.0	9.4	53.8	ND	ND	ND	28.8	900.0	0.9
GB63-4	NA	NA	NA	NA	NA	NA	NA	NA	18.8	NA	NA	NA	NA	NA	NA	NA	NA
GB64-2	52.8	18.0	226.0	ND	35.7	1,450.0	49.3	1,260.0	1,000.0	269.0	709.0	ND	2.9	ND	79.7	4,700.0	3.2
GB64-4	ND	2.2	132.0	ND	ND	17.8	9.7	21.0	16.8	1.4	11.8	ND	ND	ND	36.7	97.1	ND
GB65-2	31.9	15.8	148.0	ND	202.0	340.0	15.6	601.0	5,710.0	20.2	115.0	ND	16.1	ND	44.2	37,500.0	1.0
GB65-4	19.3	7.5	152.0	ND	1.4	35.1	9.9	183.0	55.9	2.6	25.5	ND	ND	ND	40.3	214.0	0.3
GB66-2	ND	1.9	97.5	ND	ND	15.9	9.7	16.3	3.1	1.5	10.3	ND	ND	ND	36.8	53.2	ND
GB67-2	ND	3.2	149.0	ND	ND	49.5	11.0	56.8	45.3	3.3	36.1	ND	ND	ND	36.4	188.0	ND
GB70-4	51.5	6.4	298.0	ND	3.6	110.0	10.8	243.0	206.0	9.7	41.7	ND	ND	ND	48.0	744.0	1.3
GB70-8	48.9	17.5	358.0	ND	54.3	436.0	20.6	2,000.0	1,570.0	56.4	273.0	ND	3.0	ND	41.0	6,400.0	7.0
GB71-2	24.7	16.9	84.7	ND	5.6	391.0	27.1	638.0	246.0	52.5	211.0	ND	1.9	ND	27.6	1,350.0	0.2
GB71-4	22.6	10.3	96.7	ND	87.0	340.0	20.3	970.0	2,930.0	33.0	155.0	ND	11.7	ND	22.1	26,500.0	0.7
GB71-6	9.9	5.0	130.0	ND	2.8	99.6	15.8	122.0	79.3	9.6	54.7	ND	ND	ND	40.3	507.0	0.2
GB72-2	18.1	9.6	176.0	ND	14.5	294.0	17.4	485.0	604.0	23.1	144.0	ND	3.2	ND	52.4	4,650.0	0.7
GB72-4	NA	NA	NA	NA	NA	NA	NA	NA	15.7	NA	NA	NA	NA	NA	NA	NA	NA
GB74-2	ND	ND	44.4	ND	ND	5.8	4.5	4.6	0.8	ND	3.8	ND	ND	ND	17.5	21.9	ND
GB75-2	ND	1.7	125.0	ND	ND	17.1	10.2	20.3	5.9	1.7	11.8	ND	ND	ND	38.3	59.6	ND
GB76-2	ND	ND	52.5	ND	ND	7.7	5.1	8.8	10.1	ND	4.7	ND	ND	ND	20.3	39.3	ND
GB77-2	10.0	10.2	179.0	ND	6.4	41.6	13.2	1,660.0	403.0	4.3	88.7	ND	ND	ND	34.3	664.0	0.3
GB77-4	NA	NA	NA	NA	ND	NA	NA	NA	3.1	NA	NA	NA	NA	NA	NA	NA	NA
GB78-4	ND	1.2	76.4	ND	ND	11.1	7.1	9.5	0.8	1.1	7.0	ND	ND	ND	28.5	34.2	ND
GB79-2	ND	2.0	93.9	ND	ND	8.1	4.6	152.0	116.0	1.0	20.7	ND	ND	ND	24.6	284.0	0.3
GB80-2	6.0	1.3	220.0	ND	ND	204.0	6.2	1,000.0	269.0	2.6	136.0	ND	ND	ND	21.5	1,020.0	0.1
GB80-4	NA	NA	NA	NA	NA	NA	NA	NA	2.7	NA	NA	NA	NA	NA	NA	NA	NA
GB81-2	14.2	9.0	133.0	ND	2.3	171.0	10.4	2,120.0	315.0	14.3	69.6	ND	ND	ND	22.5	1,120.0	0.2
GB81-4	NA	NA	NA	NA	NA	NA	NA	NA	10.1	NA	NA	NA	NA	NA	NA	NA	NA
GB82-2	17.0	10.0	108.0	ND	2.2	167.0	25.8	321.0	533.0	24.6	56.5	ND	ND	ND	23.5	451.0	0.4
GB82-4	NA	NA	NA	NA	8.3	NA	NA	NA	5.2	NA	NA	NA	NA	NA	NA	NA	NA
GB82-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB83-4	ND	2.6	112.0	ND	ND	15.1	9.2	18.2	2.1	1.8	10.1	ND	ND	ND	35.6	46.6	ND
GB84-4	ND	3.2	194.0	ND	ND	20.3	12.0	26.9	6.0	1.6	14.6	ND	ND	ND	45.5	68.6	0.1
GB85-4	ND	4.6	185.0	ND	ND	22.0	12.9	34.8	7.2	1.9	15.5	ND	ND	ND	48.1	67.3	ND
GB86-4	ND	3.5	164.0	ND	ND	21.7	12.4	28.9	3.7	1.7	14.9	ND	ND	ND	45.6	64.5	0.1
GB87-4	ND	3.7	161.0	ND	ND	20.5	12.3	30.2	3.4	2.0	14.4	ND	ND	ND	46.0	62.7	ND
GB88-4	ND	4.5	185.0	ND	ND	21.4	12.7	31.5	4.9	2.1	15.7	ND	ND	ND	48.7	65.2	ND
GB89-2	8.2	14.4	75.5	ND	1.2	130.0	12.7	249.0	76.8	13.9	58.4	ND	ND	ND	22.9	286.0	0.1
GB89-4	NA	3.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB91-2	30.0	ND	136.0	ND	2.3	1,460.0	19.5	203.0	113.0	50.8	806.0	ND	ND	ND	48.1	529.0	0.2
GB91-4	ND	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB92-2	ND	2.1	57.5	ND	ND	10.4	4.4	12.8	5.8	ND	9.5	ND	ND	ND	19.8	33.1	ND
GB94-2	21.9	15.3	1,090.0	ND	10.8	48.9	8.0	578.0	2,460.0	2.8	113.0	ND	ND	ND	32.1	3,660.0	1.4
GB94-4	ND	ND	46.6	ND	ND	6.0	4.3	5.1	1.6	ND	3.7	ND	ND	ND	17.8	32.1	ND
GB95-2	ND	3.8	47.3	ND	ND	8.9	3.7	9.0	4.4	1.1	9.4	ND	ND	ND	22.6	32.0	ND
GB96-2	ND	2.9	96.1	ND	ND	26.6	8.8	59.1	162.0	3.3	25.4	ND	ND	ND	27.9	102.0	0.2
GB96-4	NA	NA	NA	NA	NA	NA	NA	NA	4.9	NA	NA	NA	NA	NA	NA	NA	NA
GB97-2	ND	1.8	120.0	ND	ND	18.2	10.4	30.1	4.9	3.3	12.2	ND	ND	ND	38.2	62.0	0.4
Residential CHHSL mg/kg	30	0.07	5200	150	1.7	100000	660	3000	150	380	1600	380	380	5	530	23000	18
Commercial CHHSL mg/kg	380	0.24	63000	1700	7.5	100000	32000	38000	3500	4800	16000	4800	4800	63	6700	100000	180
TTLc Wet Weight mg/kg	500	500	10000	75	100	500	8000	2500	1000	3500	2000	100	500	700	2400	5000	20
10 x STLC Regulatory Level, mg/L	150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2

NOTE:


mg/kg - micrograms per liter or parts per million (ppm).
 CHHSL - California Human Health Screening Levels
 ND - Not detected above laboratory detection limits
 NA - Metal was not tested
 Soil Screening Level of 12 mg/Kg using for Arsenic


Values Above Residential CHHSL
 Values Above Commercial CHHSL

SOIL SAMPLING RESULTS
9901 Alameda Street, Los Angeles, CA

Table 2
Extractable Hydrocarbons, mg/Kg
EPA Method 8015M

Sample Location - Depth	Diesel C ₁₃ -C ₂₂	Oil C ₂₃ -C ₃₆	Total Extractable Hydrocarbons C ₁₃ -C ₃₆	Sample Location - Depth	Diesel C ₁₃ -C ₂₂	Oil C ₂₃ -C ₃₆	Total Extractable Hydrocarbons C ₁₃ -C ₃₆	Sample Location - Depth	Diesel C ₁₃ -C ₂₂	Oil C ₂₃ -C ₃₆	Total Extractable Hydrocarbons C ₁₃ -C ₃₆
GB1-1	527	3,340	3,867	GB31-2	24	ND	24	GB62-2	43	655	698
GB1-3	ND	ND	0	GB32-2	1,260	2,430	3,690	GB63-2	68	879	947
GB2-2	104	479	583	GB32-4	3	ND	3	GB63-4	ND	ND	0
GB4-3	25	168	193	GB33-2	66	ND	66	GB64-2	599	1,620	2,219
GB5-2	35	480	515	GB36-2	270	1,890	2,160	GB64-4	6	ND	6
GB6-3	47	164	211	GB36-4	ND	ND	0	GB65-2	397	4,270	4,667
GB8-2	109	716	825	GB37-2	25	468	493	GB65-4	4	ND	4
GB9-4	13	105	118	GB38-2	35	360	395	GB66-2	ND	ND	0
GB10-8	ND	ND	0	GB39-2	19	277	296	GB67-2	159	227	386
GB11-3	16	219	235	GB40-2	12	200	212	GB70-4	87	1,020	1,107
GB12-2	506	3,540	4,046	GB41-2	33	355	388	GB70-8	691	3,110	3,801
GB12-3	33	320	353	GB42-2	15	103	118	GB71-3	34	415	449
GB13-2	ND	ND	0	GB43-2	3	ND	3	GB72-2	235	224	459
GB14-2	547	3,220	3,767	GB44-2	95	880	975	GB74-2	7	ND	7
GB14-4	1,080	3,850	4,930	GB44-4	3	ND	3	GB75-2	74	829	903
GB14-6	10	ND	10	GB45-2	170	954	1,124	GB75-4	ND	ND	0
GB15-2	21	464	485	GB45-4	595	2,610	3,205	GB76-2	32	127	159
GB16-2	652	11,000	11,652	GB45-6	ND	ND	0	GB77-2	155	1,860	2,015
GB16-4	111	2,740	2,851	GB46-2	4	ND	4	GB77-4	ND	ND	0
GB16-6	15	619	634	GB47-2	318	3,560	3,878	GB78-4	ND	ND	0
GB17-2	86	763	849	GB47-4	ND	ND	0	GB79-2	776	9,650	10,426
GB18-2	140	1,010	1,150	GB48-2	8	124	132	GB79-4	ND	ND	0
GB18-4	ND	ND	0	GB49-2	187	787	974	GB80-2	120	270	390
GB19-2	227	2,050	2,277	GB49-4	47	952	999	GB81-2	417	2,470	2,887
GB19-4	468	3,100	3,568	GB49-6	ND	ND	0	GB81-4	ND	ND	0
GB19-6	ND	ND	0	GB50-2	76	725	801	GB82-2	94	876	970
GB20-4	ND	ND	0	GB51-2	511	6,400	6,911	GB82-4	222	8,350	8,572
GB22-4	ND	ND	0	GB51-4	ND	ND	0	GB82-6	ND	ND	0
GB23-2	476	2,400	2,876	GB52-2	73	1,490	1,563	GB83-4	ND	ND	0
GB23-4	1,410	1,670	3,080	GB52-4	ND	ND	0	GB84-2	23	402	425
GB24-2	141	1,040	1,181	GB53-2	35	466	501	GB86-4	ND	ND	0
GB24-4	3	ND	3	GB54-2	81	576	657	GB87-4	ND	ND	0
GB25-2	159	950	1,109	GB55-4	3	ND	3	GB88-4	ND	ND	0
GB25-4	1,000	3,130	4,130	GB56-2	39	341	380	GB89-2	22	ND	22
GB25-6	1,580	9,550	11,130	GB57-2	29	238	267	GB91-2	114	767	881
GB26-4	193	2,040	2,233	GB58-2	98	2,140	2,238	GB92-2	762	9,280	10,042
GB26-6	4	ND	4	GB58-4	216	896	1,112	GB92-4	10	172	182
GB27-4	1,080	5,350	6,430	GB58-6	ND	ND	0	GB94-2	11	137	148
GB27-6	1,830	10,800	12,630	GB59-2	ND	ND	0	GB95-2	381	5,640	6,021
GB28-2	10	ND	10	GB60-2	9	112	121	GB95-4	10	ND	10
GB30-2	5	ND	5	GB61-2	43	264	307	GB96-2	41	580	621
								GB97-2	16	127	143

 Concentration detected above LAFD residential screening level of 1,000 mg/Kg (TPH)

 Concentration detected above groundwater protection screening levels, SSL Diesel 1,000 mg/Kg or Oil 10,000 mg/Kg

NOTE:

mg/kg - milligrams per kilogram or parts per million (ppm)
ND - Analyte not detected above method detection limits
LACFD - Los Angeles County Fire Department, Mitigation Unit
SSL- Soil Screening Level, (CRWQCB, 1996)
 Groundwater deeper than 20 ft below ground surface
TPH- Total Petroleum hydrocarbons

SOIL SAMPLE RESULTS
9901 South Alameda St., Los Angeles, CA

Sample Location - Depth	Table 3 PCB's & Pesticide, ug/Kg EPA Method 3550C/8082			
	Aroclor - 1254	Aroclor - 1260	alpha - Chlordane	gamma - Chlordane
GB29-6"	92.2	90.2	ND	ND
GB35-6"	ND	ND	8.52	9.06
RSL	220	220	1600	1600
CHHSL	89	89	430	430

Sample Location - Depth	Table 4 Volatile Organic Compounds (VOC), ug/Kg EPA Method 5035/8260B				
	Benzene	Acetone	Toluene	Tert-Butyl Alcohol	Trichloroethene (TCE)
GB3-3	ND	ND	ND	ND	ND
GB7-2	ND	ND	ND	ND	ND
GB21-4	ND	ND	ND	ND	ND
GB34-4	ND	183	ND	ND	ND
GB68-3	7.05	135	2.04	ND	ND
GB68-8	3.2	ND	ND	ND	ND
GB73-4	2.27	235	ND	64.7	ND
GB73-8	ND	161	ND	ND	6.94
GB85-4	4.04	139	ND	ND	ND
GB85-8	2.28	ND	2.03	ND	ND
RSL (ug/kg)	1,100	6,100,000	5,000,000	NA	2,800
SSL (ug/kg)	11.0	NA	300	NA	10

NOTE:

mg/kg - milligrams per kilogram or parts per million (ppm)
 µg/kg - micrograms per kilogram or parts per billion (ppm).
 ND – analyte not detected above method detection limits
 SSL – Assumed Soil Screening Level or Soil Cleanup Screening Level (SCSL)
 (RWQCB, 1996, Table 4-1, 5-1), Groundwater in excess of 20 feet below ground surface
 RSL – Regional Screening Level (RSL), Residential Soil (EPA Region 9, 2009)
 CHHSL – California Human Health Screening Level (CHHSL), Residential Soil
 NA – constituent did not have a recorded SCSL or RSL

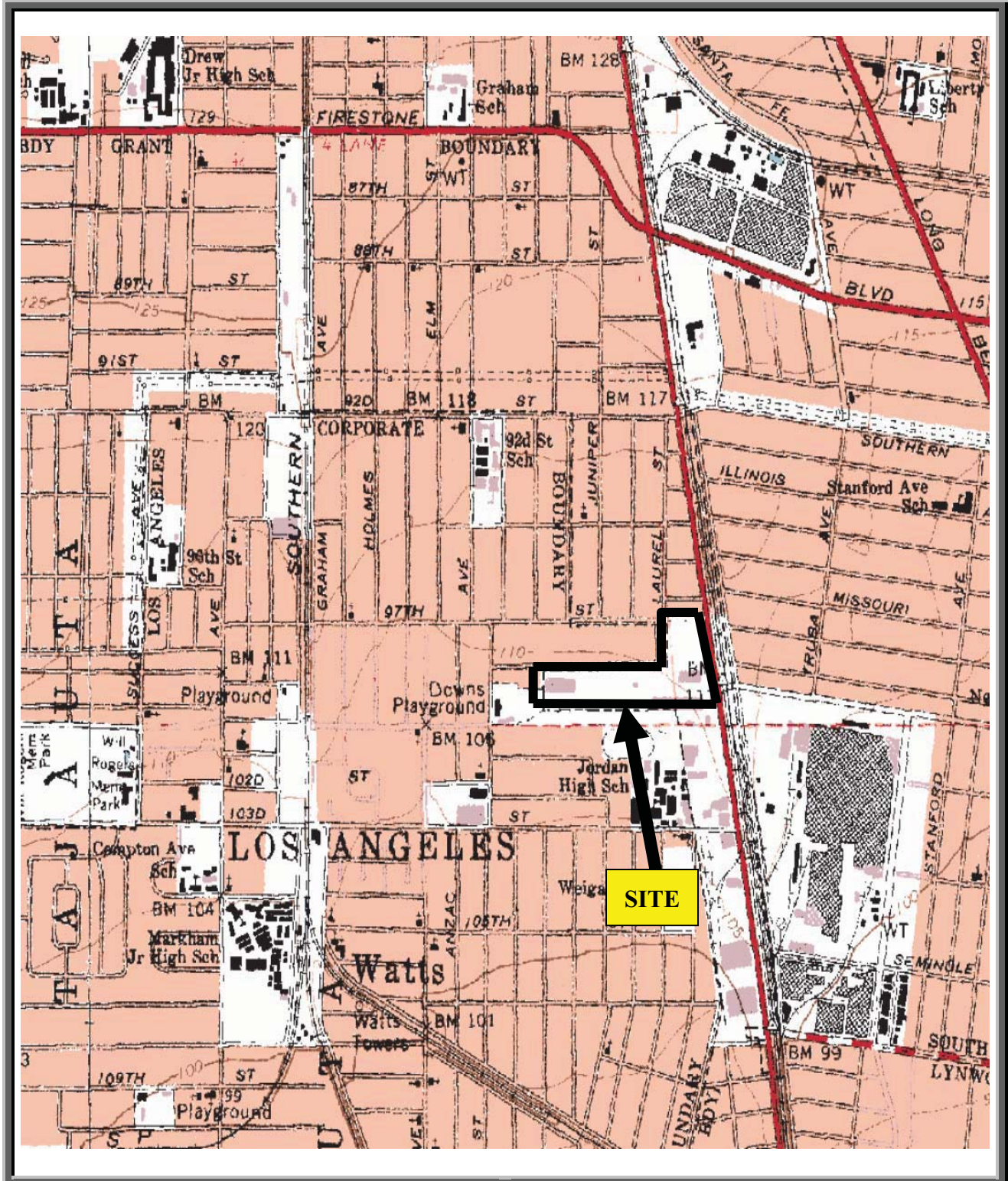


Figure 1: SITE LOCATION MAP

Source:
USGS South Gate 7.5 minute Quadrangle Map



East 97th Street

FEET
50'



NOTES:

GEOPHYSICAL / EXCAVATION PLAN

ADDRESS: 9901 SOUTH ALAMEDA STREET
LOS ANGELES, CALIFORNIA

SOURCE: ANDERSEN ENVIRONMENTAL
DRAWN BY: MICHAEL TAYLOR

AE1 EXCAVATION LOCATIONS

- Building
- AE1
- Water Valve
- Reinforced Concrete
- K Rail Fence
- Steel Plate
- Sewer Manhole/Storm Drain

Symbol for AE1

Symbol for Building

Symbol for Metal

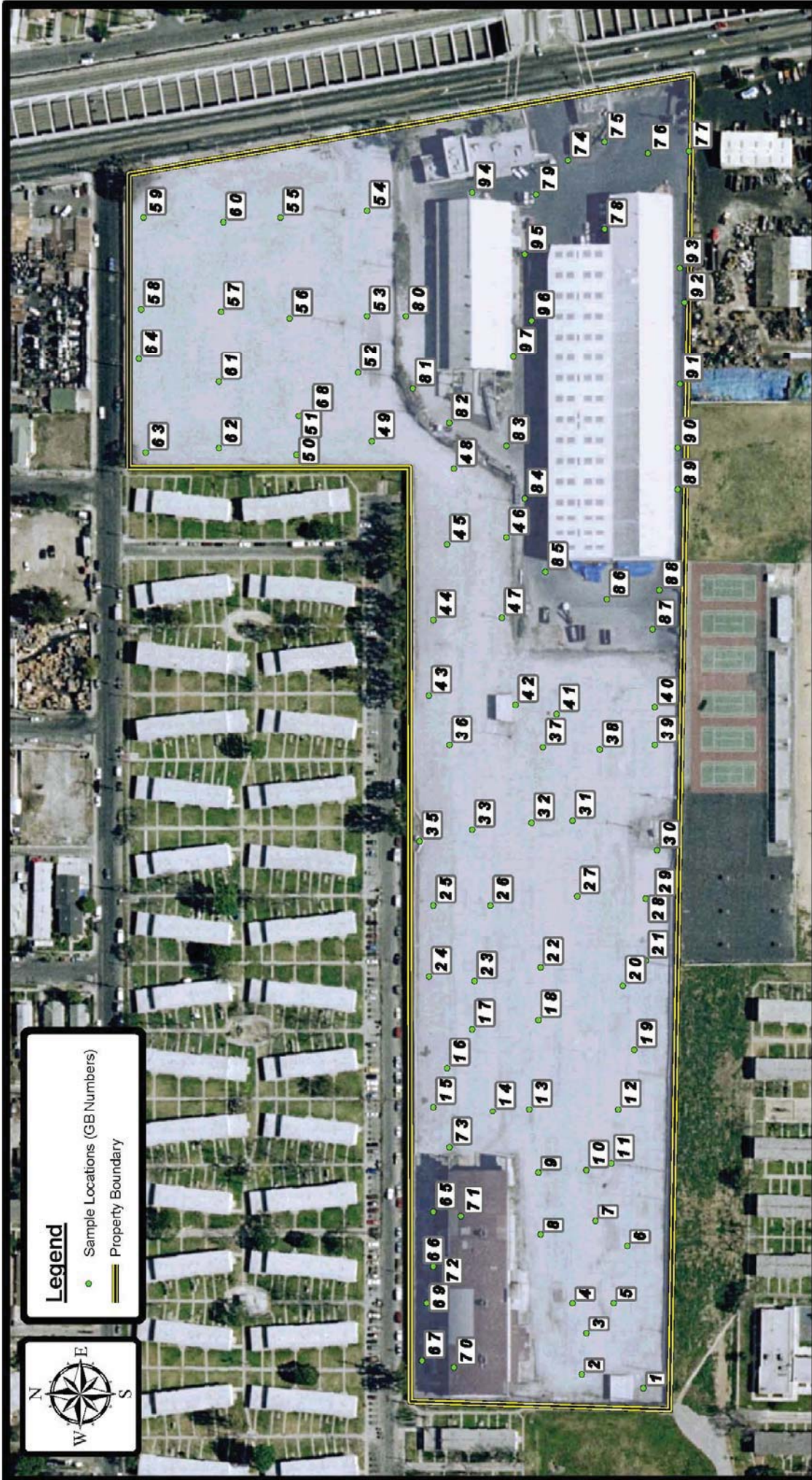
Symbol for Rfid Line

PLOT INDICATES ANAMOLIES
DURING AE'S GEOPHYSICAL
EXPLORATORY EXCAVATION



Legend

- Sample Locations (GB Numbers)
- Property Boundary

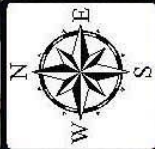


AE ANDERSEN
ENVIRONMENTAL
Drawn By: MICHAEL TAUCHEN
Date: 1/4/2010

Figure
3



SAMPLE LOCATIONS
9901 South Alameda St., Los Angeles, CA



Residential Metals Diagram

Areas Exceeding Screening Levels (Interpolated)

8 Foot Level

6 Foot Level

4 Foot Level

2 Foot Level

Property Boundary

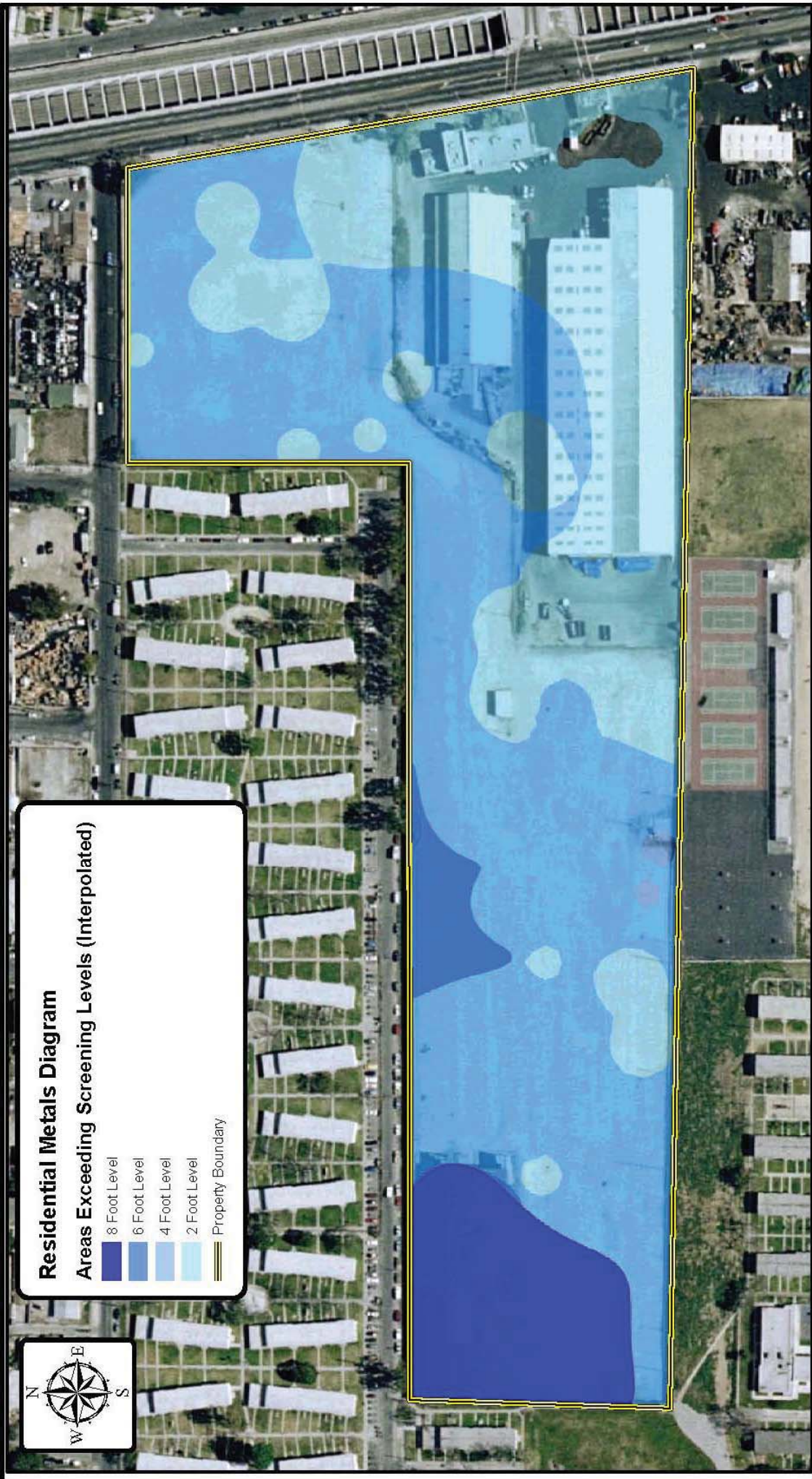


Figure 4.1

METALS

RESIDENTIAL, CALIFORNIA HUMAN HEALTH
SCREENING LEVELS (CHHSL)
9901 South Alameda St., Los Angeles, CA

AE ANDERSEN
ENVIRONMENTAL

Drawn By: MICHAEL TAUCHEN
Date: 12/29/09



Commerical Metals Diagram

Areas Exceeding Screening Level (Interpolated)

- 8 Foot Level
- 6 Foot Level
- 4 Foot Level
- 2 Foot Level
- Property Boundary



METALS
COMMERCIAL, CALIFORNIA HUMAN HEALTH
SCREENING LEVELS (CHHSL)
9901 South Alameda St., Los Angeles, CA



Figure
4.2

AE ANDERSEN
ENVIRONMENTAL
Drawn By: MICHAEL TAUCHEN
Date: 1/4/2010



Extractable Hydrocarbons LAFD

Areas Exceeding Screening Level (Interpolated)

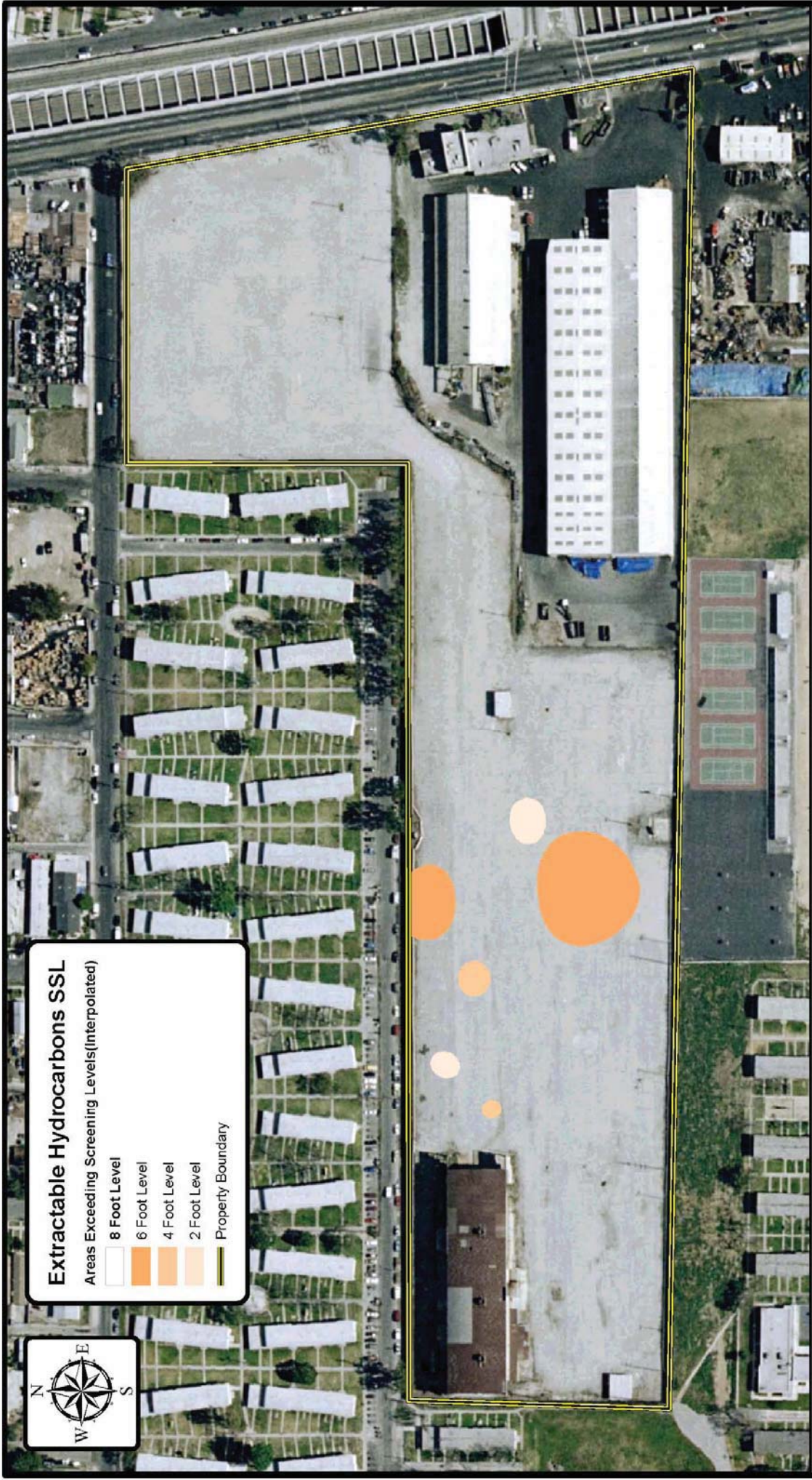
- 8 Foot Level
- 6 Foot Level
- 4 Foot Level
- 2 Foot Level
- Property Boundary



Figure 5.1

EXTRACTABLE HYDROCARBONS
RESIDENTIAL SCREENING LEVEL,
LOS ANGELES COUNTY FIRE DEPARTMENT MITIGATION UNIT
9901 South Alameda St., Los Angeles, CA

AE ANDERSEN ENVIRONMENTAL
Drawn By: MICHAEL TAUCHEN
Date: 1/4/2010



Extractable Hydrocarbons SSL
 Areas Exceeding Screening Levels (Interpolated)

- 8 Foot Level
- 6 Foot Level
- 4 Foot Level
- 2 Foot Level
- Property Boundary



EXTRACTABLE HYDROCARBONS
 SOIL SCREENING LEVEL (SSL)
 CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
 9901 South Alameda St., Los Angeles, CA



Figure 5.2

AE ANDERSEN ENVIRONMENTAL
 Drawn By: MICHAEL TAUCHEN
 Date: 1/4/2010