EXHIBIT C

CPC-2014-1947-CU-DB-SPP-SPPA-SPR

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

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November 20, 2014

Property Owner / Applicant
Luxmi Vaz
AMCAL Meridian Fund, L.P.
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301

Representative
Eric Lieberman
QES
14549 Archwood Street
Van Nuys, CA 91405

Arjun Nagarkatti
AMCAL Meridian Fund, L.P.
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301

RE: Supplement to ENV-2014-1948-MND
211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. Vermont Avenue

Ms. Vaz and Mr. Nagarkatti,

Pursuant to Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has prepared a proposed Mitigated Negative Declaration (ENV-2014-1948-MND) with the following project description:

The proposed project involves the demolition of an existing one- and two-story building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 137,201 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,500 square feet of ground floor commercial space and provides 13,076 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

This letter supplements the proposed Mitigated Negative Declaration (ENV-2014-1948-MND) with the addition of the requested entitlements in the project description as follows:

The Applicant requests the following discretionary approvals:

1. *Pursuant to LAMC Section 12.24 U.26., a Conditional Use to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units;*

2. *Pursuant to LAMC Section 12.22 A.25., the applicant proposes to set aside 50 percent of the new restricted affordable units at the Very Low income level and 49 percent at the Low Income level with one market-rate manager's unit and requests the following* ***three on-menu incentives****: **(a)** to permit an increase in height of five feet to allow an overall building height of 55 feet in lieu of the 50-foot height limit required by Section 8.B. of the SNAP; **(b)** to permit an increase in height of 11 feet allowing 41 feet in lieu of the 30-foot height limit within the 15-foot "stepback" from the front property line required by Section V. Development Standard No. 6 of the SNAP Design Guidelines; and **(c)** to permit to permit a 3:1 FAR for affordable housing developments within 1,500 feet of a Major Transit Stop in lieu of a 2:1 FAR permitted by the SNAP;*

3. *Pursuant to LAMC Section 12.22 A.25(g)(3), the applicant requests* ***four off-menu incentives****: **(a)** a Waiver of Development Standards to Section 8.C. of the SNAP to permit an increase in height of 14 feet six inches allowing 39 feet six inches in Transitional Height in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A and to permit an increase in height of 15 feet five inches allowing 48 feet five inches in Transitional Height in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A; **(b)** a Waiver of Development Standards to Section 8.C. of the SNAP to permit a 20 percent decrease in the Transitional Height horizontal distance from an abutting lot in Subarea A permitting 0 feet to 39 feet in lieu of 0 feet to 49 feet and 40 feet to 79 feet in lieu of 50 feet to 99 feet; **(c)** a Waiver of Development Standards to Section V. Development Standard No. 6 of the SNAP Design Guidelines to permit the required ten-foot second floor stepback at the front façade to be raised one floor to the third floor; and **(d)** a Waiver of Development Standards to permit a modified commercial serving loading space located in the parking garage in lieu of the strict requirements of LAMC Section 12.21 C.6.*

4. *Pursuant to LAMC Section 11.5.7 C., a Project Permit Compliance Review with the SNAP;*

5. *Pursuant to LAMC Section 11.5.7 E., the applicant requests* ***two Project Permit Adjustments****: **(a)** to permit a minor adjustment to Section V. Development Standard 6 (Stepbacks) of the SNAP Design Guidelines, allowing a redistribution of building massing and volume equivalent to the total required stepbacks at the front facade along Vermont Avenue in lieu of the requirement that no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line and a ten-foot setback of the second floor from the first floor frontage; and **(b)** to permit a minor adjustment to Section V. Development Standard 6 (Transparent Elements) of the SNAP Design Guidelines, allowing 11 percent transparent building elements on the south elevation (side) and 21 percent transparent building elements on the north*

elevation (side) in lieu of 50 percent on the side elevations and eight percent transparent building elements on the west elevation (rear) in lieu of 20 percent on the rear elevation.

6. *Pursuant to LAMC 16.05, a Site Plan Review for the creation of 50 or more dwelling units; and*

7. *A haul route for the export of 8,000 cubic yards of dirt.*

Sincerely,

MICHAEL J. LOGRANDE
Director
Department of City Planning

Monique Acosta
City Planning Associate
BL:MA

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY	**COUNCIL DISTRICT**
City of Los Angeles	13
PROJECT TITLE	**CASE NO.**
ENV-2014-1948-MND	CPC-2014-1947-CU-SPPA-SPP-DB-SPR

PROJECT LOCATION
211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. Vermont Avenue

PROJECT DESCRIPTION
The proposed project involves the demolition of an existing one- and two-story building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 137,201 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,500 square feet of ground floor commercial space and provides 13,076 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Luxmi Vaz, AMCAL Meridian Fund, L.P.
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-make may adopt the mitigated negative declariation, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	**TITLE**	**TELEPHONE NUMBER**
MONIQUE ACOSTA	City Planning Associate	(213) 978-1173

ADDRESS	**SIGNATURE (Official)**	**DATE**
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	Daniel Scott	

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

I-110. Aesthetics (Signage on Construction Barriers)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

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- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

IV-90. Tree Removal (Public Right-of-Way)

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- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Pubic Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.

- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-50. Geotechnical Report

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- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):

- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

VIII-20. Explosion/Release (Methane Gas)

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

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- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- Wall and roof-ceiling assemblies making up the building envelope shall have an STC of at least 50, and exterior windows shall have a minimum STC of 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- All exterior windows having a line of sight of a Major Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

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- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XII-40. Increased Noise Levels (Parking Structure Ramps)

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.
- Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-20. Public Services (Police – Demolition/Construction Sites)

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- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

XIV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

XIV-40. Public Services (Construction Activity Near Schools)

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.

- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- The developer and contractors shall maintain ongoing contact with administrators of Frank Del Olmo Elementary School, Virgil Middle School and Hubbard College of Administration. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- **(Apartments)** Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- Prior to the issuance of a Certificate of Occupancy, the applicant for any residential project shall pay a fee to the Parks First Trust Fund of $4,300 per dwelling unit. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to this Ordinance shall be off-set by the amount of any Quimby Fee (LAMC § 17.12) or dwelling unit construction tax (LAMC § 21.10.1, et seq.) paid as a result of the project. All residential units in a project, containing units set aside as affordable for very low or low income residents, that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.

XVI-10. Increased Vehicle Trips/Congestion

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to less than significant level by the following measure:
- Implementing measures detailed in the Department of Transportation's communication to the Planning Department dated October 3, 2014 and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.
- The conceptual site plan for the project, which is illustrated in Attachment 2, is acceptable to DOT; however, review and approval of the driveway dimensions, access and circulation scheme shall be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, 213- 482-7024).
- Per Section 19.15 of the Los Angeles Municipal Code and Ordinance No. 180542, specific fees for traffic study review, condition clearance, and permit issuance shall be paid to the Department of Transportation for permit issuance activities.
- A Construction work site traffic control plan shall be submitted to LADOT for review and approval prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.
- The applicant shall verify with the Department of Building and Safety the number of Code-required parking spaces needed for the project.
- The applicant shall contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans.
- All pick-up and drop-off activities shall take place on-site. Any security gates shall be a minimum of 20 feet from the property line.

XVI-40. Safety Hazards

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-30. Utilities (Local Water Supplies - New Commercial or Industrial)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All restroom faucets shall be of a self-closing design.

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

-
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

XVIII-30. End

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	**COUNCIL DISTRICT:** 13	**DATE:**

RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2014-1948-MND	**RELATED CASES:** CPC-2014-1947-CU-SPPA-SPP-DB-SPR
PREVIOUS ACTIONS CASE NO.:	☐ Does have significant changes from previous actions. ☐ Does NOT have significant changes from previous actions

PROJECT DESCRIPTION:
DEVELOPMENT OF A MIXED USE BUILDING WITH 100 RESIDENTIAL UNITS (99 RESTRICTED AFFORDABLE UNITS AND ONE MARKET RATE MANAGER'S UNIT) AND 4,500 SQUARE FEET OF COMMERCIAL/RETAIL SPACE ON THE GROUND FLOOR.

ENV PROJECT DESCRIPTION:
The proposed project involves the demolition of an existing one- and two-story building with commercial/retail uses and a surface parking lot and the construction, use and maintenance of a mixed use commercial and residential building that is a maximum of 55 feet in height, four stories and contains 137,201 square feet of floor area with 100 residential apartment units, of which 99 units are restricted affordable and one manager's unit that is market rate, 4,500 square feet of ground floor commercial space and provides 13,076 square feet of open space which includes 10,156 square feet of common open space and 2,950 square feet of private open space. The project also includes 111 vehicle parking spaces (102 residential parking spaces and nine commercial parking spaces) and 55 bicycle parking spaces (50 residential bike spaces and five commercial bike spaces) located in the rear at grade and within one subterranean parking level. The project is located in the C2-1 Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

ENVIRONMENTAL SETTINGS:
The project site is comprised of six lots totaling 42,930 square feet of lot area. The project site is currently improved with a one- and two-story retail building (Lot: NE 1/4 SEC 24 T1S R14W, Arbs: 42 and 43) and paved surface parking lots (Lot: NE 1/4 SEC 24 T1S R14W, Arbs: 41, 44, 45, and 46). The project site includes the following addresses: 211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239 and 241 N. Vermont Avenue.

The project site is located within the boundaries of the Wilshire Community Plan, Wilshire Center/Koreatown Redevelopment Project Area and the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan which designates the project site as Subarea B, Mixed Use Boulevards. The project site is zoned C2-1 with a General Plan land use designation of Neighborhood Office Commercial. The project site is also located in a Methane Zone and within a distance of 1.51 km of the Puente Hills Blind Thrust Fault. The project site is also located within 500 feet of three schools: Frank Del Olmo Elementary School located at 100 N. New Hampshire, Los Angeles, CA 90004 (approximately 185 feet south of the project site), Virgil Middle School at 152 N. Vermont Avenue, Los Angeles, CA 90004 (approximately 285 feet southeast of the project site) and Hubbard College of Administration at 320 N. Vermont Avenue, Los Angeles, CA 90004 (approximately 400 feet northwest of the project site).

The project site is bounded by N. Vermont Avenue to the east, a 20-foot paved alley to the west, a one-story commercial/retail building to the north and a two-story commercial/retail building to the south. Vermont Avenue is designated as a Major Highway Class II dedicated to a width of 100 feet and improved with 70 feet of roadway (six traffic lanes of north and southbound traffic including a center median) and a 12-foot sidewalk.

To the north, the project site is surrounded by one- and two-story commercial/retail buildings beyond which is the Vermont/Beverly Red Line Subway Station located at the northwest corner of Vermont Avenue and Beverly Boulevard located in the C2-1 Zone with a Neighborhood Office Commercial land use designation. To the south, the project site is surrounded by a two-story commercial/retail building and a surface parking lot with a Neighborhood Office Commercial land use designation. Further south, across Council Street are Frank Del Olmo Elementary School located in the C2-1 Zone with a Neighborhood Office Commercial land use designation and Virgil Middle School located in the PF-1XL Zone with a Public Facilities land use designation. To the west, the project site is

surrounded by two-story multi-family structures with detached garages located in the R3-1 Zone with a Medium Residential land use designation. To the east, the project site is surrounded by a car dealership, surface parking lots and a two-story bank located in the C2-1 Zone with a Neighborhood Office Commercial land use designation.

The project site is surrounded by multiple SNAP Subareas. The project site is designated as Subarea B (Mixed Use Boulevards) in the SNAP and is adjacent to properties designated as Subarea C (Community Center) in the SNAP along the north property line and to the east across Vermont Avenue. The project site is adjacent to properties designated as Subarea A (Neighborhood Conservation) along the west property line.

PROJECT LOCATION:
211, 215, 217, 221, 223, 225, 227, 231, 233, 235, 237, 239, 241 N. Vermont Avenue

COMMUNITY PLAN AREA: WILSHIRE **STATUS:** ☐ Does Conform to Plan ✓ Does NOT Conform to Plan	**AREA PLANNING COMMISSION:** CENTRAL	**CERTIFIED NEIGHBORHOOD COUNCIL:** WILSHIRE CENTER - KOREATOWN
EXISTING ZONING: C2-1 and SNAP Subarea B Mixed Use Boulevards	**MAX. DENSITY/INTENSITY ALLOWED BY ZONING:** Subarea B: R3 Zone and C1.5 Zone Uses	
GENERAL PLAN LAND USE: Neighborhood Office Commercial	**MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:** Subarea B: R3 Zone and C1.5 Zone Uses	**LA River Adjacent:** NO
	PROPOSED PROJECT DENSITY: R4 Zone Density	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Title	Phone
- Monique Acosta	City Planning Associate	(213) 978-1173

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

✓ AESTHETICS	✓ GREEN HOUSE GAS EMISSIONS	☐ POPULATION AND HOUSING
☐ AGRICULTURE AND FOREST RESOURCES	✓ HAZARDS AND HAZARDOUS MATERIALS	✓ PUBLIC SERVICES
✓ AIR QUALITY	✓ HYDROLOGY AND WATER QUALITY	✓ RECREATION
✓ BIOLOGICAL RESOURCES	✓ LAND USE AND PLANNING	✓ TRANSPORTATION/TRAFFIC
✓ CULTURAL RESOURCES	☐ MINERAL RESOURCES	✓ UTILITIES AND SERVICE SYSTEMS
✓ GEOLOGY AND SOILS	✓ NOISE	✓ MANDATORY FINDINGS OF SIGNIFICANCE

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

Background

PROPONENT NAME:
Luxmi Vaz, AMCAL Meridian Fund, L.P.

PHONE NUMBER:
(818) 760-0694

APPLICANT ADDRESS:
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301

AGENCY REQUIRING CHECKLIST:
Department of City Planning

DATE SUBMITTED:
06/03/2014

PROPOSAL NAME (if Applicable):
Meridian Apartments

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
I. AESTHETICS					
a.	Have a substantial adverse effect on a scenic vista?			✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		
II. AGRICULTURE AND FOREST RESOURCES					
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓
III. AIR QUALITY					
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?			✓	
IV. BIOLOGICAL RESOURCES					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
V. CULTURAL RESOURCES					

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓		
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓	
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓		
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?		✓		
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilites?			✓	
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓		
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e.	Result in inadequate emergency access?			✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓		
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓		
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2014-1948-MND** and the associated case(s), **CPC-2014-1947-CU-SPPA-SPP-DB-SPR** . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at http://www.lacity.org ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - http://gmw.consrv.ca.gov/shmp/
Engineering/Infrastructure/Topographic Maps/Parcel Information - http://boemaps.eng.ci.la.ca.us/index01.htm or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
MONIQUE ACOSTA	City Planning Associate	(213) 978-1173	10/31/2014

	Impact?	Explanation	Mitigation Measures

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. Scenic vistas are generally described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest). The project site is currently occupied by a one- and two-story building and surface parking lots. The project site is not located within or along a designated scenic corridor. Views in the vicinity of the project site are largely constrained by adjacent structures and the area's relatively flat topography. No scenic views are provided from or through the currently developed project site. The site is an infill lot within a developed area of the Wilshire area and does not possess any unique aesthetic characteristics. The proposed project would improve the project site with a new affordable housing development, resulting in the development of a new mixed use residential and commercial building that is four-stories high with 100 residential units (99 restricted affordable units and one market rate manager's unit). The proposed project would alter the existing views and character of the project site and immediately surrounding area in a manner that is compatible with the urban form of the Wilshire area. The proposed project would be visually compatible with the surrounding neighborhood and land uses. Due to the relatively level topography and extent of development within the immediate area, there are no scenic views or vantage points that afford scenic views. Therefore, no significant impact to any recognized or valued scenic view would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact would occur only if scenic resources would be damaged and/or removed by development of the proposed project. The project site is currently occupied by a one- and two-story building, surface parking lots, 14 on-site trees located within planted areas within the surface parking lots. These on-site trees have a diameter of six inches and are a non-protected tree species. There are no natural scenic resources, such as native California trees or unique geologic features on the project site. The project site is not located within or along a designated scenic corridor, and is not considered a scenic resource. The project site is	

	Impact?	Explanation	Mitigation Measures
		bounded by Vermont Avenue to the east, which is not a designated scenic highway. The project site is also bounded by a 20-foot alley to the west beyond which are multi-family residential uses, a one-story building with commercial/retail uses to the north and a two-story building with commercial/retail uses to the south. The adjacent buildings to the west, north and south are not identified as historic resources. Thus, there is no evidence to suggest that any historic structures would be impacted by the redevelopment of the project site. Therefore, the proposed project would not damage and/or remove any scenic resources within a State or City designated scenic highway, and no significant impact would occur.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**With respect to building mass and height, land uses in the project vicinity vary in use and height. In a few block radius of the project site, there are multi-family residential, commercial retail, institutional (Frank Del Olmo Elementary, Virgil Middle School and Hubbard College), office, restaurant, parking, bank industrial, automotive repair and pawn shop land uses ranging in height from one to six stories above grade. The project site is located in Height District No. 1, which does not specify a height restriction, but does specify a FAR limitation of 1.5:1. The project site is also located in Subarea B of the SNAP, which does specify a height limitation of 50 feet and a 2:1 floor area ratio (FAR) for mixed use and residential only projects. The proposed project would include a maximum height of 55 feet and four-stories with 137,201 square feet of floor area and a 3:1 FAR. With the granting of a Conditional Use for a density bonus of 89 percent to permit 100 residential units (99 restricted affordable units and one manager's unit) and an on-menu density bonus incentive for a 3:1 FAR for an affordable housing development within 1,000 feet of a major transit stop in lieu of a 2:1 FAR, the proposed project would be in compliance with the height and massing limits of the LAMC. Thus, the proposed project's scale and massing would be consistent with the surrounding urban form. The proposed project's impacts with respect to building height and massing would therefore be less than significant. The proposed project will include native plants and other drought tolerant species in the common open space courtyard. Existing street trees will either remain in place or will be replaced in consultation with the Urban Forestry Department and approved by the Board of Public Works. As with any project within the City, the aesthetics of the project site and surrounding area is dependent upon the general**	**I-10, I-90, I-110**

	Impact?	Explanation	Mitigation Measures
		upkeep and maintenance of the property. With the implementation of the mitigation measures I-10, I-90 and I-110, potential impacts associated with unkempt premises will be reduced to a less than significant level. The issue of shade and shadow pertains to the blockage of direct sunlight by a proposed building that is 60 feet or greater. The proposed project is a maximum height of 55 feet and four-stories and does not exceed the threshold for a shade and shadow analysis. Therefore, the project's shadow impacts upon adjacent shadow sensitive properties would be considered less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact may occur if the proposed project introduces new sources of light or glare on or from the project site which would be incompatible with the areas surrounding the project site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the proposed project results in a significant nighttime illumination impact shall be made considering the following factors: (a) the change in ambient illumination levels as a result of proposed project sources; and (b) the extent to which proposed project lighting would spill off the project site and affect adjacent light-sensitive areas.Night lighting for the proposed project would be provided in order to illuminate the building entrances, common open space areas, and parking areas, largely to provide adequate night visibility for residents and visitors and to provide a measure of security. It should be noted that a moderate degree of illumination already exists at the project site along both N. Vermont Avenue. The proposed project would not generate a substantial increase in ambient lighting. In addition, the majority of lighting would be directed towards the interior of the project site and away from any nearby land uses. The proposed project would not introduce any new sources of substantial light that are incompatible with the surrounding areas. Vehicular access to the project site would be provided from the alley along the west property line. The adjacent multi-family residential uses to the west also access their garages from the alley. Additionally, the adjacent multi-family residential buildings are located approximately 60 feet from the proposed development. As such, vehicle headlights would not be directed towards the adjacent residential land uses. With implementation of Mitigation Measure I-120, the proposed project's lighting impacts will be	I-120, I-130

	Impact?	Explanation	Mitigation Measures
		mitigated to a less than significant level. Potential reflective surfaces in the project vicinity include automobiles traveling on streets in the vicinity of the proposed project, exterior building windows, and surfaces of brightly painted buildings in the proposed project vicinity. Excessive glare not only restricts visibility, but increases the ambient heat reflectivity in a given area. The project exterior would consist of mostly cement plaster and fiber cement siding. Landscaping in the parkway with street trees would be provided along the Vermont Street edge to buffer and partially screen the building from public view. The proposed project would not introduce any new sources of glare that are incompatible with the surrounding areas. With implementation of Mitigation Measure I-130, the proposed project's impacts from glare will be mitigated to a less than significant level.	
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	A significant impact may occur if the proposed project were to result in the conversion of state-designated agricultural land from agricultural use to another non-agricultural use. The project site is occupied by a one- and two-story building with commercial/retail uses and surface parking lots. The project site is also located in a heavily urbanized area of the City of Los Angeles in the Wilshire Community Plan. No farmland or agricultural activity exists on or in the vicinity of the project site. According to the Soil Candidate Listing for Prime Farmland of Statewide Importance, Los Angeles County, which was prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the soils at the project site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the project site has not been mapped pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no impact to agricultural lands would occur.	
b.	NO IMPACT	A significant impact may occur if the proposed project were to result in the conversion of land zoned for agricultural use or under a Williamson Act contract from agricultural use to another non-agricultural use. The project site is located within the jurisdiction of the City of Los Angeles and is, therefore, subject to the applicable land use and zoning requirements in the LAMC. The project site is zoned C2-1 with a land use designation of Neighborhood Office Commercial in the Wilshire Community Plan. Additionally, the site is located in the Vermont/Western Specific Plan and designated Subarea B Mixed Use Boulevards. The project site	

	Impact?	Explanation	Mitigation Measures
		is not zoned for agricultural production, and there is no farmland at the project site. In addition, no Williamson Act Contracts are in effect for the project site. Therefore no impact would occur.	
c.	NO IMPACT	The project site is zoned C2-1 and with a land use designation of Neighborhood Office Commercial in the Wilshire Community Plan. The site is not zoned as forest land or timberland, and there is no Timberland Production at the project site. Therefore, no impact would occur.	
d.	NO IMPACT	The project site is occupied by a one- and two-story building with commercial/retail uses and surface parking lots. No forested lands or natural vegetation exist on or in the vicinity of the project site. Therefore no impact would occur.	
e.	NO IMPACT	Neither the project site, nor nearby properties, are currently utilized for agricultural or forestry uses and, as discussed above, the project is not classified in any "Farmland" category designated by the State of California. Furthermore, the project site is zoned C2-1 and with a land use designation of Neighborhood Office Commercial in the Wilshire Community Plan. Therefore, no impact would occur.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	A significant air quality impact may occur if the proposed project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Los Angeles or elsewhere in the South Coast Air Basin (Basin), the applicable plan is the Air Quality Management Plan (AQMP), which is prepared by the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures though educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a series of AQMPs. The most recent AQMP was adopted by the Governing Board of the SCAQMD on June 1, 2007. The 2007 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce	

	Impact?	Explanation	Mitigation Measures
		the high levels of pollutants in the Basin, to meet federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of the Regional Comprehensive Plan (RCP) are considered consistent with the AQMP growth projections, since the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP. As discussed in Question 13(a), the project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the RCP and Compass Vision Strategies to increase housing density within close proximity to transit stations. The proposed project's community facility nature and proximity to a regional transit station, Metro Vermont/Beverly Red Line Station, result in fewer trips and a reduction to the proposed project's vehicle miles traveled (VMTs). Thus, the proposed project would not impair implementation of the AQMP, and this impact would be less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**The proposed project includes the development of a four-story mixed-use residential and commercial building with 100 residential units of which 99 are restricted affordable and one market rate manager's unit and 4,500 square feet of ground floor commercial space is below the threshold for potentially significant air quality impacts and is therefore not expected to conflict or obstruct with the implementation of the South Coast Air Quality Management District or Congestion Management Plan. However, the development of the project will temporarily generate emissions from heavy-duty construction vehicles and construction workers' vehicles. In addition, fugitive dust will be generated by construction activities. Because of the construction time frame, and the normal day-to-day activities, it is difficult if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed construction activities. However, the timeframe for construction with the incorporated mitigation measures is anticipated to reduce air quality impacts during construction to a less than significant level.**	III-10
c.	LESS THAN SIGNIFICANT IMPACT	Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the proposed project. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated	

	Impact?	Explanation	Mitigation Measures
		by the motor vehicles traveling to and from the project site. The project for the construction of a new mixed use residential and commercial building that is four-stories high with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial space is not expected to result in cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. Possible project related air quality concerns will derive from the mobile source emissions that will be generated by the motor vehicles traveling to and from the new residential building. The proposed project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. Therefore, the proposed project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors that could potentially be subject to localized air quality impacts associated with construction of the proposed project include multi-family residences located to the west which are divided by the 20-foot alley and Frank Del Olmo Elementary located approximately 185 to the south and Virgil Middle School located approximately 285 feet to the southeast. Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. However, with the implementation of the mitigation measures air pollution related to construction will be reduced to less than significant levels. As the proposed project consists of the construction of a mixed use residential and commercial building with 100 residential units (99 restricted affordable and one market rate manager's unit) and 4,500 square feet of commercial space, the proposed project would not include any land uses that would involve the use, storage, or processing or carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from	

	Impact?	Explanation	Mitigation Measures
		the proposed project implementation and therefore the use itself will not result in new sources of pollutant concentrations exposing sensitive receptors.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if objectionable odors adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. As the proposed project involves no elements related to these types of activities, no odors from these types of uses are anticipated. Garbage collection areas for the proposed project would be covered and situated away from the property line and sensitive uses. Good housekeeping practices would be sufficient to prevent nuisance odors. In addition, SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts during the proposed project's long-term operations phase. Therefore, potential operational odor impacts would be less than significant.During the construction phase, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, SCAQMD Rules 1108 and 1113 limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents, respectively. Based on mandatory compliance with SCAQMD Rules, no construction activities or materials that would create a significant level of objectionable odors are proposed. Therefore, impacts associated with objectionable odors would be less than significant.	
IV. BIOLOGICAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (c) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species. The project site is fully occupied by an existing one- and two-story building with	

	Impact?	Explanation	Mitigation Measures
		commercial/retail uses and surface parking lots. The project site does not contain any habitat or support any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, potential impacts associated with biological resources would be considered less than significant.	
b.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alteration of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species. The project site is occupied by an existing one- and two-story building with commercial/retail uses and surface parking lots. No riparian or other sensitive natural community is located on or adjacent to the project site. Therefore, implementation of the proposed project would not result in any adverse impacts to riparian habitat or other sensitive natural communities.	
c.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in the alteration of an existing wetland habitat. The project site is entirely developed and covered with impermeable surfaces and does not contain any wetlands or natural drainage channels. Therefore, the project site does not have the potential to support any riparian or wetland habitat, as defined by Section 404 of the Clean Water Act and no impacts to riparian or wetland habitats would occur with implementation of the proposed project.	
d.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on biological resources if it could result in the interference with wildlife movement/migration corridors that may diminish the chances for long-term survival of a sensitive species. The project site is located in an area that has been previously developed in a heavily urbanized area of the City of Los Angeles in the Wilshire Community	

	Impact?	Explanation	Mitigation Measures
		Plan. Due to the highly urbanized surroundings, there are no wildlife corridors or native wildlife nursery sites in the proposed project vicinity. Therefore, the proposed project would not interfere with the movement of any resident or migratory fish or wildlife species.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project-related significant adverse effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources, such as the City of Los Angeles Protected Tree Ordinance, 177,404. The project site is occupied by an existing one- and two-story building with commercial/retail uses and surface parking lots; however there are approximately 14 non-protected trees on-site and four trees within the public right-of-way adjacent to the project site within the sidewalk along N. Vermont Avenue. These on-site trees and street trees would likely be removed and replaced by the Applicant during construction. The removal and placement of these trees would be subject to the review and approval of the Board of Public Works, Urban Forestry Division. Therefore, with implementation of the recommended mitigation measures, the proposed project would not have the potential to conflict with any tree preservation ordinance and any potential impacts associated with the removal of street trees would be mitigated to less than significant levels.**	**IV-70, IV-90**
f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, no impact would occur with implementation of the proposed project.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if the proposed project would disturb historic resources which presently exist within the proposed project site. Section 15064.5 of the State CEQA Guidelines defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or	

	Impact?	Explanation	Mitigation Measures
		cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A significant adverse effect would occur if the proposed project were to adversely affect an historical resource meeting one of the above definitions. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The project site is occupied by an existing one- and two-story building with commercial/retail uses and surface parking lots. The existing structure located on the project site is not designated as a local, state or federally listed historic resource, thus no listed historic resources would be impacted by the redevelopment of the site. Furthermore, the structure is a plain one- and two-story commercial structure and is not considered to be historic due to a lack of architectural character and physical integrity. This structure is not known to be associated with any important events, historical patterns, or persons to be considered significant resources. Thus, there is no evidence to suggest that any historic resources would be impacted by the redevelopment of the project site. Therefore, the proposed project would not cause an adverse change in the significance of an historic resource and no impact would occur.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if grading or excavation activities associated with the proposed project would disturb archaeological resources which presently exist within the project site. The project site and immediate surrounding areas do not contain any known archaeological sites or archaeological survey areas (Environmental and Public Facilities Maps page 37, 2006). The project proposes at-grade parking and one level of subterranean parking requiring excavation up to 12 feet below the existing ground surface. Approximately 8,000 cubic yards of soil will be excavated and hauled off-site. Thus, the potential exists for the accidental discovery of archaeological materials. Because the presence or absence of such materials cannot be determined until the site is excavated, no further evaluation of this issue is warranted at this time. However, as a precautionary measure, the Department of City Planning recommends the following mitigation measure be implemented to ensure that if any archaeological resources are encountered during construction, impacts to such resources would be mitigated to a less than significant**	**V-20**

	Impact?	Explanation	Mitigation Measures
		level.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if grading or excavation activities associated with the proposed project were to disturb paleontological resources or geologic features which presently exist within the proposed project site. The project site and immediate surrounding areas do not contain any known vertebrate paleontological resources or sites (Environmental and Public Facilities Maps page 38, 2006). Although no paleontological resources are known to exist on site, there is a possibility that paleontological resources exist at sub-surface levels on the project site and may be uncovered during excavation of the proposed subterranean parking level. While the possibility of finding significant paleontological resources is considered remote, the implementation of the following mitigation measure will ensure that if any such resource is found during construction of the proposed project, it would be handled according to the proper regulations. Thus, with mitigation any potential impacts would be reduced to a less than significant level.**	V-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a Project-related significant adverse effect could occur if grading or excavation activities associated with the proposed project would disturb previously interred human remains. No known human burials have been identified on the proposed project site or its vicinity. However, it is possible that unknown human remains could occur on the proposed project site, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur. While considered remote, because of this possibility, the following mitigation measure is recommended to reduce potential impacts related to the disturbance of unknown human remains to a less than significant level.**	V-40
VI. GEOLOGY AND SOILS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the Zoning Information and Map Access System (ZIMAS), the project site is not located within a seismic hazard zone for liquefaction, landsliding or faulting, as delineated by the State of California, in**	VI-50

	Impact?	Explanation	Mitigation Measures
		accordance with the Seismic Hazards Mapping Act or the Alquist-Priolo Act. The applicant has provided a geotechnical report conducted by GEOCON West, Inc. dated February 28, 2014, which is summarized below. The closest fault with the potential for surface fault rupture is the active Hollywood Fault located approximately 2.4 miles north of the project site. Other nearby active faults are the Raymond Fault, the Newport-Inglewood Fault Zone, the Verdugo Fault, and the Sierra Madre Fault Zone, located 3.9 miles north-northeast, 5.4 miles southwest, 6.0 miles northeast, and 10.7 miles northeast of the site, respectively. The active San Andreas Fault Zone is located approximately 33 miles northeast of the site. The geotechnical report evaluates subsurface soil and geologic conditions for the project site and based on the conditions encountered provides conclusions and recommendations pertaining to the geotechnical aspects of the proposed design. With the implementation of Mitigation Measure VI-50, impacts associated with surface rupture faults will be reduced to a less than significant level.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project represents an increased risk to public safety or destruction of property by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with other locations in Southern California. The site is located within a seismically active region, as is all of Southern California. The intensity of ground shaking depends primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics. With implementation of Mitigation Measures VI-10 and VI-50 impacts associated with seismic hazards will be reduced to a less than significant level.**	**VI-10, VI-50**
c.	LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. Liquefaction is associated primarily with loose (low density), saturated, fine- to medium-grained, cohesion-less soils. According to ZIMAS, this site is not located within an area that has been identified to be within a liquefaction area. As discussed in the report provided by GEOCON West, Inc. dated February 28, 2014, the	

	Impact?	Explanation	Mitigation Measures
		groundwater encountered is not representative of the groundwater table, but of discontinuous zones of perched groundwater underlain by impermeable layers of bedrock. The site is underlain by Miocene Age sedimentary bedrock units. Bedrock by its nature is not subject to liquefaction. Therefore, the potential for liquefaction and associated ground deformations beneath the site is considered to be very low. Therefore, the potential for liquefaction to result in significant structural damage at the project site is low and a less than significant impact would occur.	
d.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant geologic hazard impact if it would cause or accelerate geologic hazards which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a project-related significant adverse effect may occur if the project is located in a hillside area with soil conditions that would suggest a high potential for sliding. According to ZIMAS, the site is not located within an area potentially susceptible to seismically induced landslides. As the probability of landslides, including seismically induced landslides, are considered to be very low no impact would occur.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have significant sedimentation or erosion impact if it would: (a) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (b) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on-site. Although development of the proposed project has the potential to result in the erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of stringent erosion controls imposed by the City of Los Angeles through grading and building permit regulations. Minor amounts of erosion and siltation could occur during grading. The potential for soil erosion during the ongoing operation of the proposed project is extremely low due to the fact that the site would be mostly paved-over or built upon, so little soil would be exposed. All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. In addition, all onsite grading and site preparation**	**VI-20**

	Impact?	Explanation	Mitigation Measures
		would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, which addresses grading, excavations, and fills. With implementation of Chapter IX, Division 70 of the LAMC and Mitigation Measure VI-20 impacts associated with erosion or loss of topsoil will be reduced to a less than significant level.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant geologic hazard impact if it would cause or accelerate geologic hazards which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a significant impact may occur if the proposed project is built in an unstable area without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. Based on the conclusions of the project site's geotechnical report by GEOCON West, Inc. dated February 28, 2014, neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the recommendations presented in that report and as subsequently amended are followed and implemented during design and construction. Construction of the proposed project will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (Building Code), which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Construction of the proposed project will also be required to comply with the Geology Soils Report Approval Letter dated June 5, 2014 (or subsequently amended) by the Department of Building and Safety. With the implementation of Mitigation Measures VI-10 and VI-50; the potential for landslide, lateral spreading, subsidence, liquefaction, or collapse would be reduced to a less than significant level.	VI-10, VI-50
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant geologic hazard impact if it would cause or accelerate geologic hazards which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a significant impact may occur if the proposed project is built on expansive soils without proper site preparation or design	VI-10, VI-50

	Impact?	Explanation	Mitigation Measures
		features to provide adequate foundations for buildings, thus posing a hazard to life and property. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. Based on the conclusions of the project site's geotechnical report by GEOCON West, Inc. dated February 28, 2014, the bedrock that is anticipated to be exposed at the proposed slab-on-grade elevation is considered suitable for support of the concrete slab on-grade. Construction of the proposed project will be required to comply with the City of Los Angeles Uniform Building Code, which includes building foundation requirements appropriate to site-specific conditions, as recommended in the Geotechnical Report. With the implementation of Mitigation Measures VI-10 and VI-50; the potential for landslide, lateral spreading, subsidence, liquefaction, or collapse would be reduced to a less than significant level.	
h.	NO IMPACT	This question would apply to the proposed project only if it was located in an area not served by an existing sewer system. The project site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance and treatment system operated by the City of Los Angeles. No septic tanks or alternative disposal systems neither are necessary, nor are they proposed. Thus, no impact would occur.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**There is substantial evidence to support that compliance with the LA Green Building Code is qualitatively consistent with statewide goals and policies in place for the reduction of greenhouse gas (GHG) emissions, including AB32 (California Global Warming Solutions Act of 2006) and the corresponding Scoping Plan. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emission targets, for both existing and future generation of GHG emissions. In order to further implement the LA Green Plan's goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code applicable to new development projects. As it relates to new development, the City adopted the LA Green Building Code which incorporates applicable provisions of the CALGreen Code,**	**VII-10**

	Impact?	Explanation	Mitigation Measures
		and in some cases outlines stricter GHG reduction measures available to development projects in the City of Los Angeles. The LA Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards. As the LA Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that can demonstrate it complies with the LA Green Building Code is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LA Green Building Code, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant with the implementation of Mitigation Measure VII-10.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**As described above, through required implementation of the LA Green Building Code, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant with the implementation of Mitigation Measure VII-10.**	**VII-10**
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if the proposed project would involve the use or disposal of hazardous materials as part of its routine operations, or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. A Phase I Environmental Site Assessment (ESA) was prepared by Anderson Environmental, dated April 16, 2014 for the project site. The following summarizes the results of the Phase I ESA. The subject property was undeveloped land in 1921. In 1925, the north portion of the subject property was developed with a two-story commercial structure consisting of a theater, store, and office. By 1927, a single-story sandwich store and a two-story commercial and residential structure were erected. By 1950, the subject property was developed with two commercial retail structures in the north portion, an office building and vacant land in the central portion,**	**VIII-10**

	Impact?	Explanation	Mitigation Measures
		and a restaurant and auto garage in the south portion. The subject property remained in this configuration until sometime prior to 1961, by which point the subject property had been improved with another small retail structure in the south portion. The subject property remained in this configuration until at least 1976. Sometime before 1989, the southernmost commercial structure in the north portion was demolished. In 1989, the subject property was improved with the existing structure in the central portion. In 2002, all the structures except for the existing commercial structure were demolished and paved as parking lots. Korea Times/Los Angeles (233 North Vermont Street) is listed on the Facilities and Manifest (HAZNET) database. Per SCAQMD, based on the potential use of solvents for approximately 22 years (1981 to 2003), the former printing operations performed at the subject property are considered a recognized environmental condition with respect to the subject property. LA City Hyundai (233 North Vermont Street) is listed on the Facility Index/Facility Registry System (FINDS) database. Based on the forgoing and the short duration of occupancy for auto sales operations (maximum 8 years, 2004-2012), this listing is not expected to represent a significant environmental concern to the subject property. The existing one- and two-story structure on the site constructed in 1989 is considered to have a low potential to contain lead based paint and asbestos containing building materials; however, no testing was completed as part of the Phase I ESA. With the implementation of Mitigation Measure VIII-10 hazardous materials impacts will be reduced to a less than significant level.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A significant impact may occur if a project utilizes quantities of hazardous materials as part of its routine operations and could potentially pose a hazard to nearby sensitive receptors under accident or upset conditions. The proposed project is not anticipated to result in a substantial release of hazardous materials into the environment. However, according to ZIMAS, the project site is located within the Methane Zone. It will therefore be necessary to incorporate methane gas mitigation measures into the design of the proposed structure in accordance with LADBS requirements. The project would utilize limited quantities of common cleaning and maintenance materials, which would be shipped, stored, used, and disposed of in accordance with applicable statutes. All land uses and materials would be in accordance with City zoning, and local, state,	VIII-20

	Impact?	Explanation	Mitigation Measures
		and federal regulations. Based on the amount stored, nature of packaging, materials involved, and the proposed project's required compliance with applicable regulations, the risk from the use of these materials is considered to be low. Accordingly, potential impacts resulting in accidental risk of upset will be reduced to a less than significant level with implementation Mitigation Measure VIII-20.	
c.	LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the project involved the creation of any health hazard or potential health hazard. According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis considering the following factors: (a) the regulatory framework for the health hazard; (b) the probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance; (c) the degree to which project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance; (d) the probable frequency and severity of consequences to people from exposure to the health hazard; and (e) the degree to which project design would reduce the frequency of exposure or severity of consequences to exposure to the health hazard.The project site is also located within 500 feet of two schools: Frank Del Olmo Elementary School located at 100 N. New Hampshire, Los Angeles, CA 90004 (approximately 185 feet south of the project site) and Virgil Middle School at 152 N. Vermont Avenue, Los Angeles, CA 90004 (approximately 285 feet southeast of the project site). However, as discussed in Question VIII.a., the potentially existing hazardous materials located at the project site would be removed in accordance with applicable regulatory requirements prior to the construction of the project. No hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes would be present at the project site and use of these substances would comply with State Health Codes and Regulations. Therefore, the proposed project would not create a significant hazard through hazardous emissions or the handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and a less than significant impact would occur.	

	Impact?	Explanation	Mitigation Measures
d.	LESS THAN SIGNIFICANT IMPACT	California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if the project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. A search of selected government databases was conducted as part of the Phase I ESA for the project site and in the opinion of the consultants none of the other sites listed on the regulatory database report pose a significant threat to the project site as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property. Therefore, potential impacts associated with hazardous materials sites would be considered less than significant and no mitigation measures are required.	
e.	NO IMPACT	A significant project-related impact may occur if the proposed project were placed within a public airport land use plan area, or within two miles of a public airport, and subject to a safety hazard. The closest public airports to the project site are the Burbank Airport and the Los Angeles International Airport (LAX). However, neither airport is located within two miles of the project site. Furthermore, the project site is not in an airport hazard area. Therefore, no impact would occur.	
f.	NO IMPACT	This question would apply to the proposed project only if it were in the vicinity of a private airstrip and would subject area residents and workers to a safety hazard. The project site is not located in the vicinity of a private airstrip. Therefore, no impact would occur.	
g.	LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved possible interference with an emergency response plan or emergency evacuation plan. According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis considering the degree to which the project may require a new, or interfere with an existing emergency response or evacuation plan, and the severity of the consequences. According to the City of Los Angeles Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of	

	Impact?	Explanation	Mitigation Measures
		Los Angeles (April 1995), the proposed project is located in the vicinity of a Major Communication Center. Development of the project site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The proposed project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access or travel upon public rights-of-way. Additionally, development of the proposed project would not adversely affect access on N. Vermont Avenue either temporarily during construction or long-term during operation. Therefore, the proposed project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and impacts are anticipated to be less than significant.	
h.	NO IMPACT	A significant impact would occur if the proposed project is located in proximity to wildland areas and poses a significant fire hazard, which could affect persons or structures in the areas in the event of a fire. The project site is located in a highly urbanized area of Los Angeles and does not include wildlands or high fire hazard terrain or vegetation. According to ZIMAS, the project site is not located in a Very High Fire Hazard Severity Zone. Therefore, no impacts from wildland fires would occur.	
IX. HYDROLOGY AND WATER QUALITY			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**The project does not propose any long-term activities that would discharge into surface water bodies. Some pollutants common to urban areas, especially those related to automobiles are contained in water runoff and may be carried into the storm drains and discharged into the storm water runoff control; these include oil, grease, metals and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides, and fertilizer from landscaped areas, and animal waste. However, there will be an increased potential for violation of water quality standards during the grading and construction period. With the following mitigation measures requiring compliance with the Low Impact Development section of the Development Best Management Practices Handbooks, impacts would be mitigated to a less than significant level.**	**IX-20**
b.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) reduce the ability of a water utility to use the groundwater basin for public water	

	Impact?	Explanation	Mitigation Measures
		supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or respond to emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity. The project site is 100 percent impervious. As such, 100 percent of the surface water runoff from the project site is directed to storm water mitigation planters located adjacent to the north and south property lines, adjacent storm drains and does not percolate into the groundwater table beneath the site. Review of the Seismic Hazard Evaluation of the Hollywood 7.5 Minute Quadrangle (California Division of Mines and Geology, 1998) indicates that the historically highest groundwater level in the area is between 10 and 20 feet beneath the ground surface. According to the geotechnical investigation prepared by GEOCON West, Inc. dated February 28, 2014, ground water seepage was encountered at a depth of approximately 18 feet. The proposed project would excavate soils beneath the site to a depth of approximately 12 feet below grade and would not impact the groundwater table. Thus, construction of the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge and no impact would occur.	
c.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on surface water hydrology if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow. The project site is located in a highly urbanized area of Los Angeles, and no streams or river courses are located on or within the project vicinity. The project site is 100 percent impervious. Implementation of the proposed project would not increase site runoff or result any changes in the local drainage patterns. Implementation of the SWPPP, however, would reduce the amount of surface water runoff after storm events, as the proposed project would be required to implement storm water BMPs to retain or treat the runoff from a storm event producing ¾ inch of rainfall in a 24-hour period. Therefore, no impacts would occur to surface water hydrology or result in substantial erosion or siltation on- or off-site.	

	Impact?	Explanation	Mitigation Measures
d.	NO IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on surface water hydrology if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow. The proposed project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. Therefore, as the proposed project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, no impact would occur.	
e.	LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact may occur if the volume of storm water runoff from the project site were to increase to a level which exceeds the capacity of the storm drain system serving the project site. A project-related significant adverse effect would also occur if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. According to the geotechnical investigation prepared by GEOCON West, Inc. dated February 28, 2014, surface water drainage at the site appears to be by sheet flow along the existing ground contours to two catch basins located on the property. Additionally, several existing relatively large sized storm drain trunk lines that are located adjacent to the site, which are owned and maintained by City of Los Angeles. The site is currently 100% impervious and all surface water is directed off site to the adjacent storm drain system. The proposed project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. Runoff from the project site currently is and would continue to be collected on the site and directed towards existing storm drains in the project vicinity that have adequate capacity. Pursuant to local practice and City policy storm water retention will be required as part of the LID/SUSMP implementation features (despite no increased imperviousness of the site). Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable storm water pollution prevention permits. Further, any pollutants from the	

	Impact?	Explanation	Mitigation Measures
		parking areas would be subject to the requirements and regulations of the NPDES and applicable Low Impact Development (LID) Ordinance. Accordingly, the proposed project will be required to demonstrate compliance with Low Impact Development Ordinance standards and retain or treat the first ¾ inch of rainfall in a 24-hour period, which will reduce the proposed project's impact to the storm water infrastructure. Therefore, proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff and potential impacts to surface water quality would be less than significant.	
f.	NO IMPACT	A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. The proposed project does not include potential sources of contaminants, which could potentially degrade water quality and would comply with all federal, state and local regulations governing storm water discharge. Therefore, no impact would occur.	
g.	NO IMPACT	A significant impact would occur if the proposed project were to place housing within a 100-year flood hazard area. A 100-year flood is defined as a flood which results from a severe rainstorm with a probability of occurring approximately once every 100 years. According to ZIMAS and the Environmental and Public Facilities Maps (September 1996, page 35), the project site is not located in a flood zone or 100- or 500-year flood plain. Therefore, the proposed project would not place housing within a 100-year flood hazard area and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project were to place housing within a 100-year flood hazard area, which would impede or redirect flood flows. According to ZIMAS and the Environmental and Public Facilities Maps (September 1996, page 35), the project site is not located in a flood zone or 100- or 500-year flood plain. The project site is located in a highly urbanized area and, as no changes to local drainage patterns would occur with implementation of the proposed project, the proposed project would not have the potential to impede or redirect floodwater flows. No impact would occur.	
i.	NO IMPACT	A significant impact may occur if the proposed project exposes people or structures to a significant risk of loss or death caused by the failure of a levee or dam, including but not limited to a seismically-induced seiche. Seiches are large waves generated in very large enclosed bodies of water or partially enclosed arms of the sea in	

	Impact?	Explanation	Mitigation Measures
		response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. Based on the lack of such large enclosed water bodies nearby, seiches and tsunami risks are considered nil. Additionally, according to ZIMAS, the project site is not located in a tsunami inundation zone. Thus, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and no impact would occur.	
j.	NO IMPACT	A significant impact may occur if the project site is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically-induced tidal phenomena (i.e., seiche and tsunami), or if the project site is located adjacent to a hillside area with soil characteristics that would indicate potential susceptibility to mudslides or mudflows. According to ZIMAS, the project site is not located in a tsunami inundation zone. With respect to the potential impact from a mudflow, the project site slopes very gently to the south and is surrounded by urban development; therefore, it does not contain any sources of mudflow. There are no major hills or steep slopes in the project vicinity. Therefore, no impact would occur.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	A significant impact may occur if the proposed project would be sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be disrupted, divided or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the proposed project.The proposed project site is located within an urbanized area of the Wilshire community and is consistent with the existing physical arrangement of the properties within the vicinity of the site. No separation of uses or disruption of access between land use types would occur as a result of the proposed project. Accordingly, implementation of the proposed project would not disrupt or divide the physical arrangement of the established community, and no impact would occur.	

	Impact?	Explanation	Mitigation Measures
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Wilshire Community Plan Area (CPA), the Vermont/Western Specific Plan Subarea B, and the Wilshire Center/Koreatown Redevelopment Project Area. The site is zoned C2-1, with a General Plan land use designation of Neighborhood Office Commercial. The proposed project includes the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial/retail space. The project site is also subject to Zoning Information No. 2427, Freeway Adjacent Advisory Notice for Sensitive Uses, which became effective November 8, 2012 and is applicable to properties Citywide that are within 1,000 feet of a freeway. The Hollywood 101 Freeway is located approximately 715 feet to the north of the project site. The Advisory Notice serves as Department Policy to advise applicants seeking discretionary actions of conditions and design alternatives to lessen the effects of air pollution exposure. With the granting of a Conditional Use from the City Planning Commission for a density bonus of 89 percent in order to permit 100 residential units (99 restricted affordable and one market rate manager's unit) in lieu of 53 residential units, the proposed affordable residential development would be permitted on the subject site which is zoned C2-1 and designated Neighborhood Office Commercial in the Wilshire Community Plan and designated as Subarea B in the Vermont/Western SNAP. With the recommended mitigations measures, impacts to ambient air quality for residents will be reduced a less than significant level.**	X-60
c.	NO IMPACT	A project-related significant adverse effect could occur if the project site were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Further, the project site is located in an area, which is already fully developed with commercial, residential and institutional uses, and is also within a heavily urbanized area of Los Angeles. Therefore, the proposed project would not have the potential to	

	Impact?	Explanation	Mitigation Measures
		cause such effects.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	A significant impact may occur if the project site is located in an area used or available for extraction of a regionally-important mineral resource, or if the development would convert an existing or future regionally-important mineral extraction use to another use, or if the development would affect access to a site used or potentially available for regionally-important mineral resource extraction. Natural mineral deposits are nonrenewable resources that cannot be replaced once they are depleted. The primary mineral resources within the city are rock, gravel and sand deposits. According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis considering: (a) whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone MRZ-2 zone or other known or potential mineral resource area, and (b) whether the mineral resource is of regional or statewide significance, or is noted in the Conservation Element as being of local importance. According to Environmental and Public Facilities Maps (September 1996, page 28), the project site is not located within a Mineral Resource Zone 2 (MRZ-2) Area. Furthermore, the project site is not a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impact associated with the loss of availability of a known mineral resource would occur.	
b.	NO IMPACT	A significant impact may occur if the project site is located in an area used or available for extraction of a regionally-important mineral resource, or if the development would convert an existing or future regionally-important mineral extraction use to another use, or if the development would affect access to a site used or potentially available for regionally-important mineral resource extraction. Natural mineral deposits are nonrenewable resources that cannot be replaced once they are depleted. The primary mineral resources within the city are rock, gravel and sand deposits. According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis considering: (a) whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone MRZ-2 zone or other known or potential mineral resource area, and (b) whether the mineral resource is of regional or statewide significance, or is noted in the	

	Impact?	Explanation	Mitigation Measures
		Conservation Element as being of local importance. According to Environmental and Public Facilities Maps (September 1996, page 28), the project site is not located within a Mineral Resource Zone 2 (MRZ-2) Area. Furthermore, the project site is not a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impact associated with the loss of availability of a known mineral resource would occur.	
XII. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**The proposed project includes the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial space is unlikely to result in new sources of noise which would exceed levels established in the General Plan or Municipal Code. On-site operational noise would be generated by heating ventilation, and air conditioning equipment installed in the new structures. However, any on-site stationary sources of noise are required to comply with the LAMC Section 112.02 which prohibits noise from this type of equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. A temporary increase in noise levels is expected to occur during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to those sensitive uses closest to the project site. The construction activities are expected to be short-term and the applicant will be required to comply with the City's Noise Ordinance and the required mitigation measures, which will reduce the impact of construction and operational related noise to a less than significant level.**	**XII-20**
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Construction activities for the proposed project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the proposed project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance). As such, noise impacts associated with construction of the**	**XII-20, XII-40**

	Impact?	Explanation	Mitigation Measures
		proposed project would be less than significant with implementation of the mitigation measures. The proposed new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial space would not involve the use of stationary equipment that would result in high vibration levels as part of its operation, which are more typical for large commercial and industrial projects. Although groundborne vibration at the project site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways, the proposed land use at the project site would not result in the increased use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the project site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the project site. As such, vibration impacts associated with operation of the proposed project would be less than significant with implementation of the mitigation measures.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project involves the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial space. The project will result in a permanent, if minimal increase in ambient noise levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment would be installed on the proposed building. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels (dBA). Per the City of Los Angeles, CEQA Thresholds Guide, a project would normally have a significant impact on noise levels from project operations if the project causes the ambient noise level measured at the property line of the affected uses to increase by three dBA in CNEL to or within the normally unacceptable" or "clearly unacceptable" category, or any five dBA or greater noise increase. The proposed project incorporates two subterranean parking levels that provide driveway access from the alley. Environmental impacts may result from project implementation due to noise from cars using	XII-40

	Impact?	Explanation	Mitigation Measures
		the parking ramp to access subterranean levels. With implementation of the recommended mitigation measure to reduce noise from parking ramps and the current regulations that address rooftop mechanical equipment, a substantial permanent noise increase for nearby sensitive receptors would be reduced to a less than significant level.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if the proposed project were to result in a substantial temporary or periodic increase in ambient noise levels above existing ambient noise levels without the proposed project. As defined in the L.A. CEQA Thresholds Guide threshold for construction noise impacts, a significant impact would occur if construction activities lasting more than one day would increase the ambient noise levels by 10 dBA or more at any off-site noise-sensitive location. In addition, the L.A. CEQA Thresholds Guide also states that construction activities lasting more than ten days in a three-month period, which would increase ambient exterior noise levels by 5 dBA or more at a noise sensitive use, would also normally result in a significant impact. As discussed above, impacts are expected to be less than significant for construction noise and vibration, and operational noise and vibration. The implementation of mitigation measures XII-20 and XII-40 would ensure the proposed project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity, and these impacts would be less than significant.**	**XII-20, XII-40**
e.	NO IMPACT	A significant impact may occur if the proposed project were located within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the project site. There are no airports within a two-mile radius of the project site, and the project site is not within any airport land use plan or airport hazard zone. The proposed project would not expose people to excessive noise levels associated with airport uses. No impact would occur.	
f.	NO IMPACT	The project site is not located in the vicinity of a private airstrip. As no such facilities are located in the vicinity of the project site, no impact would occur.	
XIII. POPULATION AND HOUSING			

	Impact?	Explanation	Mitigation Measures
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the proposed area that would otherwise not have occurred as rapidly or in as great a magnitude. In October 2008, SCAG approved and adopted the "2008 Regional Comprehensive Plan for the SCAG Region – Helping Communities Achieve A Sustainable Future" (2008 RCP). The 2008 RCP is a long-term comprehensive plan that provides a strategic vision for handling the region's land use, housing, economic, transportation, environmental, and overall quality-of-life needs. The project site is zoned C2-1 and designated as Subarea B in the SNAP, which allows R3 Zone uses. In the Wilshire Community Plan, the R3 Zone is designated as Medium. Based on the community's current household demographics and the Wilshire Community Plan's Medium land use designation (e.g., an average of 2.45 persons per household), the construction of 100 additional residential dwelling units would result in an increase in approximately 245 net permanent residents in the City of Los Angeles (Los Angeles Department of City Planning/Demographics Research Unit, December 2012). The proposed increase in housing units and population would be consistent with the SCAG forecast of 192,192 additional households and approximately 290,797 persons in the City of Los Angeles between 2010 and 2030. As such, the proposed project would not cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of proposed project occupancy/build-out, and that would result in an adverse physical change in the environment; or introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan. Therefore, impacts related to housing would be less than significant.	
b.	NO IMPACT	A significant impact may occur if the proposed project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the proposed project results in a significant impact on population and housing displacement shall be made considering the following factors: (a) the total number of residential units to be demolished, converted to market rate, or removed through other means as a result of the project, in terms of net loss of market-rate and affordable units; (b) the current and anticipated housing demand and supply of market rate and affordable housing units in the project	

	Impact?	Explanation	Mitigation Measures
		area; (c) the land use and demographic characteristics of the project area and the appropriateness of housing in the area; and (d) whether the project is consistent with adopted City and regional housing policies such as the Framework and Housing Elements, Housing and Urban Development (HUD) Consolidated Plan and Comprehensive Housing Affordability Study (CHAS) policies, redevelopment plan, Rent Stabilization Ordinance, and the RCPG.Additionally, the site is currently occupied by a one- and two-story building and surface parking lots and does not contain existing residential uses. No displacement of existing housing would occur with the proposed project. The proposed restricted affordable units and commercial/retail land uses are consistent with the allowable uses permitted for the zoning and General Plan land use designation if granted a Conditional Use to exceed the density. Therefore, no impact would occur.	
c.	NO IMPACT	The proposed project includes the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial/retail space. The project site is currently occupied by a one- and two-story building and surface parking lots and does not contain existing residential uses. No displacement of existing housing would occur with the proposed project. Therefore, no impact would occur.	
XIV. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**The proposed project involves the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial/retail space. The proposed project would generate new residents where none currently exist. Therefore, the proposed project could potentially increase the demand for LAFD services. The project site is served by LAFD Station No. 6 located at 326 N. Virgil Avenue, Los Angeles, 90004, approximately 0.1 mile east of the project site. Station No. 6 is equipped with a paramedic ambulance and six LAFD personnel. LAFD Station No. 35 is the nearest fire station with a Truck and Engine Company. This station also includes a paramedic/EMT rescue ambulance, and 30 LAFD personnel. LAFD Station No. 35 is approximately 1.7 miles north of the site. Based on the response distance criteria specified in LAMC 57.09.07A, the nearest fire station with a Truck and Engine Company is slightly farther than what is otherwise required. Fire protection response**	XIV-10

	Impact?	Explanation	Mitigation Measures
		would be determined by LAFD during the plan check review process. The required fire flow necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. Pursuant to LAMC Section 57.09.06, City-established fire flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any instance, a minimum residual water pressure of 20 pounds per square inch (PSI) is to remain in the water system while the required gpm is flowing. The overall fire flow requirement for the proposed residential development is 4,000 gpm from four fire hydrants flowing simultaneously. The adequacy of existing water pressure and availability in the project area with respect to required fire flow would be determined by LAFD during the plan check review process. The LAFD could adequately serve the proposed project without the addition of a new or expanded station. With implementation of mitigation measures, the proposed project's potential impact upon LAFD services would be mitigated to a less than significant level.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	For the purpose of this Initial Study, a significant impact may occur if the City of Los Angeles Police Department (LAPD) could not adequately serve a project, necessitating a new or physically altered station, the construction of which may cause significant environmental impacts. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on police protection shall be made considering the following factors: (a) the population increase resulting from the project, based on the net increase of residential units or square footage of non-residential floor area; (b) the demand for police services anticipated at the time of project buildout compared to the expected level of service available, considering, as applicable, scheduled improvements to LAPD services (facilities, equipment, and officers) and the project's proportional contribution to the demand; and (c) whether the project includes security and/or design features that would reduce the demand for police services.The project site is located in the Olympic Division of the LAPD's West Bureau. The Olympic Division is served by the Olympic Community Police Station located at 1130 S. Vermont Avenue, Los Angeles, CA 90006. Within the Olympic Division, the proposed project is located within Reporting District (RD) 2015. RD 2015 is defined by the following boundaries: Beverly Boulevard to the	XIV-20, XIV-30

	Impact?	Explanation	Mitigation Measures
		north, First Street to the south, Normandie Avenue to the west, and Vermont Avenue to the east. Implementation of the proposed project would result in an increase of site visitors, residents, and employees within the project site, thereby generating a potential increase in the number of service calls from the project site. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons would be anticipated to escalate as a result of the increased onsite activity and increased traffic on adjacent streets and arterials. The proposed project would implement principles of the City of Los Angeles Crime Prevention through Environmental Design (CPTED) Guidelines. In addition, the continuous visible and non-visible presence of residents at all times of the day would provide a sense of security during evening and early morning hours. As such, the proposed project residents would be able to monitor suspicious activity at the building entry points. These preventative and proactive security measures would decrease the amount of service calls the LAPD would receive. In light of these features, it is anticipated that any increase in demands upon police services would be relatively low, and not necessitate the construction of a new police station, the construction of which may cause significant environmental impacts. With implementation of mitigation measures, the proposed project's potential impact upon LAPD services would be mitigated to a less than significant level.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is currently served by the following LAUSD public schools: Frank Del Olmo Elementary School located at 100 N. New Hampshire Avenue, which serves kindergarten through fifth-grade students; Virgil Middle School at 152 N. Vermont Avenue, which serves sixth- through eighth-grade students and various high schools which serve ninth- through twelfth grade students and can be located at http://rsi.lausd.net/ResidentSchoolIdentifier/.The proposed project would generate approximately 88 elementary students, 41 middle school students and 41 high school students, for a total of approximately 170 students (LAUSD, School Fee Justification Study, September 2002). It is likely that some of the students generated by the proposed project would already reside in areas served by the LAUSD and would already be enrolled in LAUSD schools. However, for a conservative analysis, it is assumed that all students generated by the proposed project would be new to the LAUSD. Based on school	XIV-40, XIV-60

	Impact?	Explanation	Mitigation Measures
		profile information published by the LAUSD, all of the schools serving the project area referenced above have experienced a decline in attendance since 2008, and have adequate capacity to accommodate additional students (LAUSD, Office of Data and Accountability, December 2013). Nevertheless, the project applicant will be required to pay mandatory developer fees to off-set the proposed project's demands upon local schools. Senate Bill 50 (SB 50), which passed in 1998, established a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities. Under this reform, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the state. Pursuant to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." With implementation of the recommended mitigation measure, the proposed project's potential impact upon public school services will be mitigated to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on recreation and parks shall be made considering the following factors: (a) the net population increase resulting from the project; (b) the demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks). A significant impact would occur if the Proposed Project resulted in the construction of new recreation and park facilities that creates significant direct or indirect impacts to the environment. The Public Recreation Plan, a portion of the Service Systems Element of the City of Los Angeles General Plan, provides standards for the provision of recreational facilities throughout the City and includes Local Recreation Standards. The standard ratio of neighborhood and community parks to population is four acres per 1,000 residents, within a one- to two-mile radius (for neighborhood and community parks, respectively). The project site is located within a highly urbanized	

	Impact?	Explanation	Mitigation Measures
		area of the Wilshire Community Plan Area and has access to approximately 191 acres of park land, including about 100 acres of private golf course (Wilshire Country Club). There are 10 Neighborhood Parks and Recreation Centers, 9 Community Parks and Recreation Centers, and one Regional Park (Wilshire Community Plan, page III-13). It is estimated that the development of the proposed project would result in an increase of new residents to the Wilshire Community Plan Area. This demand would be met through a combination of (1) on-site open space proposed within the project, payment of applicable taxes in accordance with LAMC Section 21.10.3(a)(1), and the availability of existing park and recreation facilities within the area. Therefore impacts to parks and recreational facilities will be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the project site. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on libraries shall be made considering the following factors: (a) the net population increase resulting from the project; (b) the demand for library services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to existing library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for library services (e.g., on-site library facilities or direct financial support to the Los Angeles Public Library).Within the City of Los Angeles, the Los Angeles Public Library (LAPL) provides library services at the Central Library, seven regional branch libraries, 56 community branches and two bookmobile units, consisting of a total of five individual bookmobiles. Approximately 6.5 million books and other materials comprise the LAPL collection. The LAPL branches currently serving the project site include the Felipe de Neve Library, located at 2820 W. 6th Street, approximately 1.3 miles south of the project site and the Cahuenga Library located at 4591 Santa Monica Boulevard, approximately 1.2 miles north of the project site. Additionally, the Central Library is located at 630 W. 5th Street in Downtown Los Angeles, approximately 3.8 miles east of the project site. The Central Library is approximately 500,000 sf in area and has approximately 6.3 million items. It serves approximately 7,000 people a day and maintains a staff of 150 positions. The Felipe de Neve Library,	

	Impact?	Explanation	Mitigation Measures
		Cahuenga Library and Central Library currently meets the library demands of the surrounding community, and would be able to meet the proposed project's demand for library services. Therefore, the proposed project's impacts upon library services would be less than significant.	
XV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if a project includes substantial employment or population growth, which would increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on recreation and parks shall be made considering the following factors: (a) the net population increase resulting from the project; (b) the demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for park services (e.g., on-site recreation facilities, land dedication, or direct financial support to the Department of Recreation and Parks).The proposed project will provide 13,106 sf of open space areas within common open space areas on the ground floor that include a community room and landscaped courtyard. The availability of these on-site recreation amenities and opportunities would serve to reduce the demand for off-site park services. Apart from the availability of on-site recreational amenities and open space areas, it is reasonable to assume that the future occupants of the proposed project would utilize recreation and park facilities in the surrounding area. The project site is located within a highly urbanized area of the Wilshire Community Plan Area and has access to approximately 191 acres of park land, including about 100 acres of private golf course (Wilshire Country Club). There are 10 Neighborhood Parks and Recreation Centers, 9 Community Parks and Recreation Centers, and one Regional Park within the project area that are available to serve the future residents of the project site (Wilshire Community Plan, page III-13). The proposed project would not substantially increase the use of existing neighborhood and regional parks or other**	**XV-10**

	Impact?	Explanation	Mitigation Measures
		recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated and impacts would be less than significant. Therefore, under the City's mandatory Dwelling Unit Construction Tax, which is collected prior to a certificate of occupancy for residential land uses, and Mitigation Measure XV-10, the proposed project's impact upon parks and recreational facilities would be reduced to a less than significant level.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. The proposed project will provide 13,106 sf of open space areas on site. As previously discussed above, the proposed project would not require the construction or expansion of recreational facilities beyond the limits of the project site. As noted above, there is approximately 191 acres of park land, including about 100 acres of private golf course (Wilshire Country Club). There are 10 Neighborhood Parks and Recreation Centers, 9 Community Parks and Recreation Centers, and one Regional Park within the project area that are available to serve the future residents of the project site. Although the proposed project would place some additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and existing parks in the project area. The proposed project's increased demands upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Thus, impacts to park and recreational facilities would be less than significant.	
XVI. TRANSPORTATION/TRAFFIC			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact could occur if a project were to result in substantial increases in traffic volumes in the vicinity of the project such that the existing street capacity experiences a decrease in the existing volume to capacity ratios, or experiences increased traffic congestion exceeding the Los Angeles Department of Transportation's (LADOT) recommended level of service. The LADOT has reviewed the project and the traffic analyses prepared by Linscott, Law & Greenspan, Engineers, dated October 2, 2014, as stated in their memo dated October 3, 2014. LADOT has determined that the proposed project is not expected to result in significant impacts at any of the four intersections studied. LADOT recommends that the project requirements as stated in their memo dated October 3, 2014 be**	**XVI-10**

	Impact?	Explanation	Mitigation Measures
		adopted as conditions of project approval. These requirements must be completed and/or guaranteed before the issuance of any building permits for the proposed project. Implementation of Mitigation Measure XVI-10 would reduce potential impacts to a less than significant level.	
b.	NO IMPACT	The Los Angeles County Congestion Management Plan (CMP) requires that new development projects analyze potential project impacts on CMP monitoring locations, if an EIR is prepared for the project. As an EIR is not being prepared for the proposed project, no CMP analysis is required. Therefore no impact would occur.	
c.	NO IMPACT	This question would apply to the proposed project only if it involved an aviation-related use or would influence changes to existing flight paths. The proposed project does not include any aviation-related uses and would have no airport impact. It would also not require any modification of flight paths for the existing airports in the Los Angeles Basin. Therefore, no impact would occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if the proposed project includes new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project site access or other features were designed in such a way as to create hazard conditions. The proposed project would not include unusual or hazardous design features. However the proposed project will utilize the adjacent alley along the west property line as vehicular access to the at-grade parking and subterranean parking level to the project site, which, if it isn't properly designed and constructed, could potentially conflict with pedestrian circulation in the project area. With implementation of Mitigation Measure XVI-40, below, potential vehicle-pedestrian conflicts will be mitigated to a less than significant level.**	XVI-40
e.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the project design would not provide emergency access meeting the requirements of the LAFD, or in any other way threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The proposed project is not located on or near an adopted emergency response or evacuation plan. Development of the project site may require temporary and/or partial street closures due to construction activities. However, any such closures would be temporary in nature and would be coordinated with the Departments of Transportation, Building and Safety, and Public Works. Nonetheless, while such closures may	

	Impact?	Explanation	Mitigation Measures
		cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. Therefore, the proposed project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access or travel upon public rights-of-way. The proposed project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. The proposed project would satisfy the emergency response requirements of the LAFD. Furthermore, as discussed above, there are no hazardous design features included in the access design or site plan for the proposed project that could impede emergency access. During the plan check review process and with proper site planning, impacts to emergency access will be mitigated to a less than significant level.	
f.	NO IMPACT	For the purpose of this Initial Study, a significant impact may occur if the proposed project would conflict with adopted polices or involve modification of existing alternative transportation facilities located on- or off-site. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Furthermore, the proposed project would not interfere with any class I or class II bikeway systems. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have no impact on such programs.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	NO IMPACT	A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes an NPDES permit that ensures compliance with wastewater treatment and discharge requirements. The LARWQCB enforces wastewater treatment and discharge requirements for properties in the project area. Wastewater from the project site is conveyed via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). The HTP is a public facility and, therefore, is subject to the State's wastewater treatment requirements. Wastewater from the	

	Impact?	Explanation	Mitigation Measures
		project site is and would continue to be treated according to the wastewater treatment requirements enforced by the Los Angeles Regional Water Quality Control Board (LARWQCB). Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The Los Angeles Department of Water and Power (LADWP) ensures the reliability and quality of its water supply through an extensive distribution system that includes more than 7,100 miles of pipes, more than 100 storage tanks and reservoirs within the City, and eight storage reservoirs along the Los Angeles Aqueducts. Much of the water flows north to south, entering Los Angeles at the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area. The LAAFP has the capacity to treat approximately 600 million gallons per day (mgd). The average plant flow is approximately 450 mgd during the non-summer months and 550 mgd during the summer months, and operates at between 75 and 90 percent capacity. Therefore, the LAAFP has a remaining capacity of approximately 50 to 150 mgd, depending on the season. The proposed project involves the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial/retail space. Based on 100 apartment units (Studios: 2, one-bed: 41, two-bed: 24, three-bed: 33), the proposed project would generate a demand for approximately 15,520 gallons per day (gpd) of water (City of Los Angeles CEQA Thresholds Guide 2006 , Exhibit M.2-12.). Based on 4,500 square feet of commercial, the proposed project would generate a demand for approximately 360 gpd of water. The project's total demand of 15,880 gpd of water is significantly below the available capacity. Consequently, implementation of the proposed project is not expected to measurably reduce the LAAFP's capacity; therefore, no new or expanded water treatment facilities would be required. With respect to water treatment facilities, the proposed project would have a less than significant impact.	
c.	NO IMPACT	A significant impact may occur if the volume of storm water runoff would increase to a level exceeding the capacity of the storm drain system serving a project site, resulting in the construction of new storm water drainage facilities. The proposed project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. Runoff from the project site currently is and would continue to be collected on	

	Impact?	Explanation	Mitigation Measures
		the site and directed towards existing storm drains in the project vicinity. The proposed project will be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards and retain or treat the first ¾ inch of rainfall in a 24-hour period. Thus, the rate of post-development runoff and pollutants from the parking area would be reduced under the proposed project. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems and no impact would occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if a project would increase water consumption to such a degree that new water sources would need to be identified. Based on the City of Los Angeles CEQA Thresholds Guide, the determination of whether the project results in a significant impact on water shall be made considering the following factors: (a) the total estimated water demand for the project; (b) whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project build-out; (c) the amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and (d) the degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts. The proposed project includes the construction of a new 137,201-square-foot mixed use building with 100 residential units (99 restricted affordable units and one market rate manager's unit) and 4,500 square feet of ground floor commercial/retail space. Based on 100 apartment units (Studios: 2, one-bed: 41, two-bed: 24, three-bed: 33), the proposed project would generate a demand for approximately 15,520 gallons per day (gpd) of water (City of Los Angeles CEQA Thresholds Guide 2006 , Exhibit M.2-12.). Based on 4,500 square feet of commercial, the proposed project would generate a demand for approximately 360 gpd of water. The project's total demand is 15,880 gpd of water. As concluded above, the proposed project would have a less-than-significant impact on water demand. In addition, pursuant to LAMC Section 122.03(a), the proposed project is required to utilize water saving devices including, but not limited to, urinals equipped with flush-o-meter valves, which flush with a maximum of 1.28 gallons, which would further reduce impacts associated with this issue to a level that is less than significant. With implementation of the**	**XVII-10, XVII-20, XVII-30, XVII-40**

	Impact?	Explanation	Mitigation Measures
		recommended mitigation measures, impacts to water supplies will be reduced to a less than significant level.	
e.	LESS THAN SIGNIFICANT IMPACT	Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant wastewater impact if: (a) the project would cause a measurable increase in wastewater flows to a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or (b) the project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General plan and its elements. As stated above in XVII b), the sewage flow will ultimately be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the Proposed Project. Therefore, impacts would be less than significant.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**Within the City of Los Angeles, the Sunshine Canyon Landfill and the Chiquita Canyon Landfill serve existing land uses within the City. Both landfills accept residential, commercial, and construction waste. According to the County of Los Angeles Department of Public Works, 2011 Annual Report, Los Angeles Countywide Integrated Waste Management Plan (August 2012), the Sunshine Canyon Landfill is jointly operated by the City and the County, has a remaining capacity of 82.39 million tons and the Chiquita Canyon Landfill currently has a remaining capacity of 4.9 million tons. Thus, the Sunshine Canyon Landfill and the Chiquita Canyon Landfill combined have a remaining permitted daily intake of approximately 87.2 million tons. The Sunshine Canyon Landfill has an estimated remaining life of 25 years, and the Chiquita Canyon Landfill has an estimated remaining life of 4 years. An expansion of the Chiquita Canyon Landfill is currently proposed and would add a capacity of 23,872,000 tons (a 21-year life expectancy). Based on a development size of 137,201 sf of floor area for the proposed project and a standard waste generation rate of 4.38 lbs/sf, it is estimated that the construction of the proposed project would generate approximately 300 tons of debris during the construction process (USEPA Report No. EPA530-98-010). Characterization of Building Related Construction and Demolition Debris in the United States, June 1998, page A-1). The expected operational solid waste genertation would be 400 pounds per day for 100 dwelling units (100 units x 4 lbs/units/day**	**XVII-90, XVII-100**

	Impact?	Explanation	Mitigation Measures
		per City of Los Angeles Bureau of Sanitation, Solid Waste Generation, 1981) and 23 pounds per day for 4,500 square feet of commercial/retail (4,500 sf x .005 lbs/sf/day per City of Los Angeles Bureau of Sanitation, Solid Waste Generation, 1981). The proposed project's net generation during the life of the proposed project would be 423 pounds per day. This estimate is conservative, as it does not factor in any recycling or waste diversion programs. The proposed project's solid waste would be handled by private waste collection services. The amount of waste is minimal compared to daily capacities of nearby recycling or disposal faculties and transfer stations and these modest amounts would be further reduced through source reduction and recycling programs (i.e., AB 939), further reducing the amount of solid waste to be disposed of at the landfills described above. Further, the proposed project would not conflict with solid waste policies or objectives that are required by law, statute, or regulation. Therefore, with implementation of mitigation measures the impacts would be less than significant.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. The proposed project would generate solid waste that is typical of a residential mixed-use building with ground floor retail uses and would comply with all federal, state, and local statutes and regulations regarding proper disposal. Therefore, impacts would be less than significant.**	**XVII-90, XVII-100**
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	A significant impact may occur only if the proposed project would have an identified potentially significant impact for any of the above issues. The proposed project is located in a densely populated urban area and would have no unmitigated potentially significant impacts with respect to above categories. The proposed project would not degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history. Therefore, no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with other related projects in the area of the project site, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. As concluded in this analysis, the proposed project's incremental contribution to	

	Impact?	Explanation	Mitigation Measures
		cumulative impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, green house gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities would be less than significant. As such, the proposed project's contribution to cumulative impacts would be less than significant.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	**A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the proposed project would not have significant environmental effects on human beings, either directly or indirectly. Any potentially significant impacts would be reduced to less-than-significant levels through the implementation of the applicable mitigation measures identified above in Checklist Questions I through XVIII.**	**XVIII-30**

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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

June 5, 2014

LOG # 84183
SOILS/GEOLOGY FILE - 2

Dai Lee, DL233, LLC
2560 W. Olympic Boulevard, Ste. # 203
Los Angeles, CA 90006

TRACT:	NE 1/4 SEC 24 T1S R14W
LOT(S):	PT (arb's) 41 - 46
LOCATION:	211 - 241 N. Vermont Avenue

CURRENT REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soil Report	A9063-06-01	02/28/2014	GeoCon West, Inc.

The referenced report concerning the proposed construction of new, 4-story, multi-family residential buildings with a subterranean level, walkways and courtyards on the subject property as shown, has been reviewed by the Grading Division of the Department of Building and Safety. Based on the exploration performed, the maximum observed thickness of the artificial fill (Boring 3) was 6.5 feet and contained debris (brick, asphalt, concrete and glass), which based on the report is the result of past demolition and construction activities. A thin layer of colluvium (2.5 to 3 feet or less) was encountered in certain locations between the artificial fill and bedrock of the Puente Formation. Excavations up to 12 feet in vertical height to construct the subterranean level as a slab-on-grade on bedrock, and retaining walls, are anticipated. Excavations along the east and south property boundaries may expose unfavorably-oriented bedrock. Pgs. 26 - 30 include recommendations for temporary excavations. The report is acceptable, provided the following conditions are complied with during site development:

1. Infiltration of storm water is considered detrimental and not feasible (see section 7.21 on pg. 31), and is therefore not approved.

2. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)

3. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Constituent Service Division for the proposed removal of support and/or retaining of slopes adjoining the public way.

4. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

5. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the

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bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

6. Unsurcharged temporary excavations exposing unsupported bedding planes shall be trimmed back along the lowest unsupported plane or at a 1H:1V slope inclination, whichever is flatter, or shored.

7. Unsurcharged temporary excavations exposing , fill , colluvium and/or favorably bedding may be cut vertical up to 5 feet. For excavations over 5 feet, the excavation shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical) from top to bottom of excavation.

8. In the event sheet piling for shoring are proposed, provide specifics on the method of installation, an evaluation of the effect of the installation method (i.e, driving equipment, vibratory equipment, etc.) on adjacent structures, and the proposed monitoring plan including threshold limits (i.e., peak particle velocity, decibel level, etc.), and recommended actions should these limits be reached.

9. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (3307.3.2)

10. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

11. Shoring shall be designed for the lateral earth pressures specified on page 29 of the report; all surcharge loads shall be included into the design (in particular, refer to Figures 10 and 11 in the report).

12. Shoring shall be designed for a maximum lateral deflection of ½ inch, or no deflection at all if deflections will damage existing structures, where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

13. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

14. Existing uncertified fill shall not be used for support of foundations, concrete slabs or new fill.

15. Controlled Low Strength Material, CLSM (slurry) shall satisfy the requirements specified in P/BC 2011-121.

16. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

17. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

18. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

19. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.

20. Prior to excavation, an initial inspection shall be called at which time sequence of shoring, protection fences and dust and traffic control will be scheduled

21. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation.

22. Installation of shoring and all site grading shall be performed under the inspection and approval of the soils engineer and deputy grading inspector.

23. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.

24. All the main structure foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

25. Footings for miscellaneous small outlying structures, such as property line walls and trash enclosures, not to be tied-in to the proposed building, shall derive entire support from properly placed fill soils, as recommended. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater, except at locations where lateral over excavation is not possible (i.e., foundations adjacent to property lines or structures), in which case the foundations may be deepened to bear in competent bedrock, as recommended (7011.3).

26. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)

27. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 22 of the report. All surcharge loads shall be included into the design (in particular, refer to Figures 10 and 11 in the report).

28. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)

29. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

30. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

31. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.

32. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended

in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.

33. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.

34. The dwellings shall be connected to the public sewer system.

35. A grading permit shall be obtained for all structural and retaining wall backfill.

36. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.

37. Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the LADBS Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. The engineer's certificate of compliance shall include the grading permit number and the legal description as described in the permit.

38. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the foundation excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the LADBS Building Inspector has also inspected and approved the foundation excavations. A written certification to this effect shall be filed with the Department upon completion of the work. (108.9 & 7008.2)

39. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

STEPHEN DAWSON
Engineering Geologist II

J. ADOLFO ACOSTA
Geotechnical Engineer II

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cc: AMCAL Multi-Housing - Jay Ross, Applicant
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LA District Office

LINSCOTT LAW & GREENSPAN engineers

TRAFFIC IMPACT STUDY

MERIDIAN APARTMENTS PROJECT

City of Los Angeles, California
August 4, 2014

Prepared for:

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LLG Ref. 1-14-4075-1

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TRAFFIC IMPACT STUDY

MERIDIAN APARTMENTS PROJECT

City of Los Angeles, California
August 4, 2014

1.0 INTRODUCTION

This traffic analysis has been conducted to identify and evaluate the potential traffic impacts of the proposed Meridian Apartments project on the surrounding street system. The proposed project is located within the Wilshire Community Plan area of the City of Los Angeles, California. The project site is situated along the west side of Vermont Avenue between Beverly Boulevard and Council Street. The proposed project site and general vicinity are shown in ***Figure 1-1***.

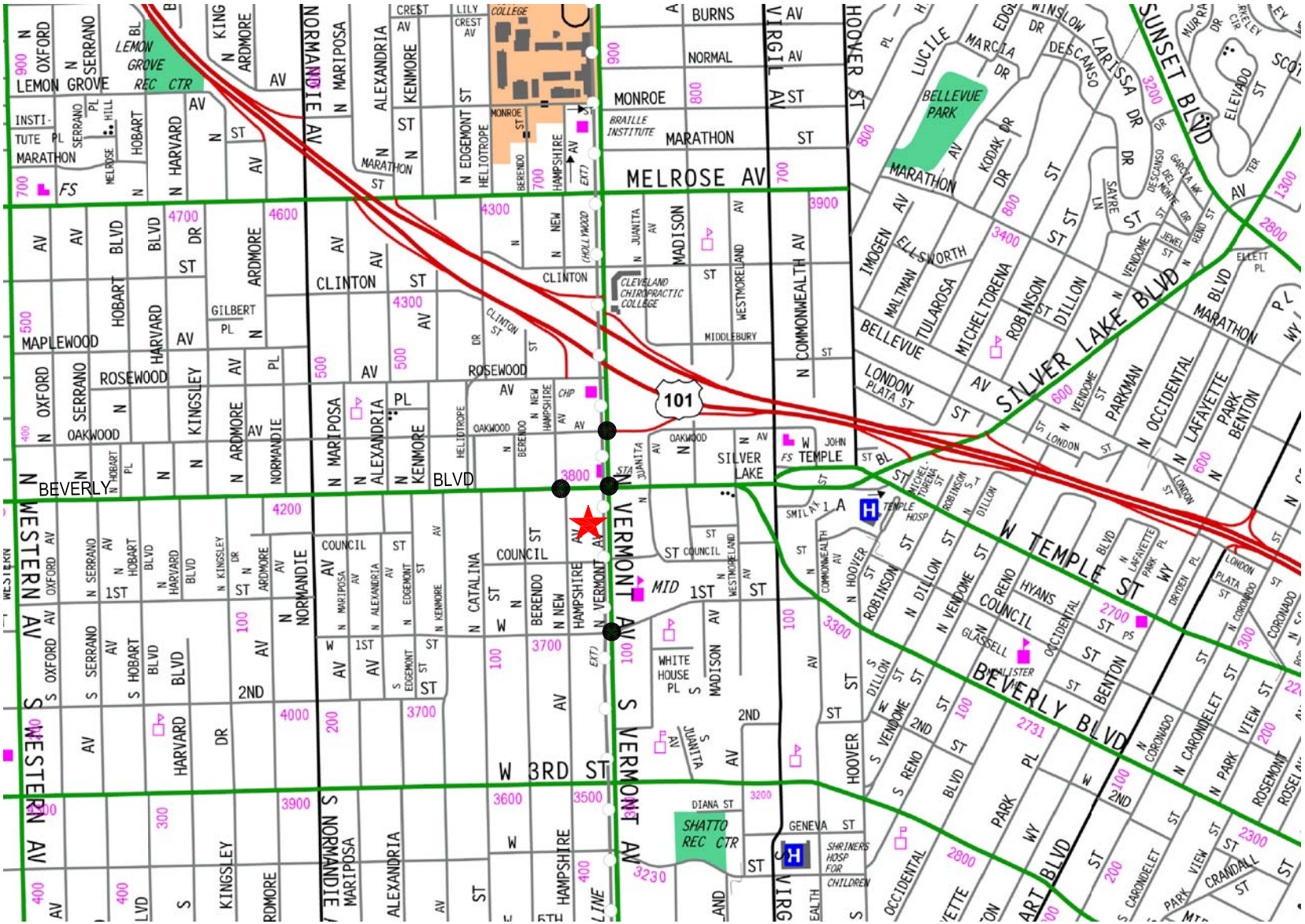
The traffic analysis follows City of Los Angeles traffic study guidelines[1] and is consistent with traffic impact assessment guidelines set forth in the Los Angeles County Congestion Management Program[2]. This traffic analysis evaluates potential project-related impacts at four key intersections in the vicinity of the project site. The study intersections were determined in consultation with City of Los Angeles Department of Transportation (LADOT) staff. The Critical Movement Analysis method was used to determine Volume-to-Capacity ratios and corresponding Levels of Service for the four study intersections. A review also was conducted of Los Angeles County Metropolitan Transportation Authority freeway and intersection monitoring stations to determine if a Congestion Management Program transportation impact assessment analysis is required for the proposed project.

This study (i) presents existing traffic volumes, (ii) includes existing traffic volumes with the forecast traffic volumes from the proposed project, (iii) recommends mitigation measures, where necessary, (iv) forecasts future cumulative baseline traffic volumes, (v) forecasts future traffic volumes with the proposed project, (vi) determines future forecast with project-related impacts, and (vii) recommends mitigation measures, where necessary.

1.1 Study Area

Upon coordination with LADOT staff, four study intersections have been identified for evaluation during the weekday morning and afternoon peak hours. The four study intersections provide local access to the study area and define the extent of the boundaries for this traffic impact analysis. Further discussion of the existing street system and study area is provided in Section 3.0.

[1] *Traffic Study Policies and Procedures*, City of Los Angeles Department of Transportation, June 2013.
[2] *2010 Congestion Management Program*, Los Angeles County Metropolitan Transportation Authority, October 2010.



MAP SOURCE: RAND MCNALLY & COMPANY

PROJECT SITE

STUDY INTERSECTION

NOT TO SCALE

FIGURE 1-1
VICINITY MAP

LINSCOTT, LAW & GREENSPAN, engineers

MERIDIAN APARTMENTS PROJECT

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The general location of the project in relation to the study locations and surrounding street system is presented in *Figure 1–1*. The traffic analysis study area is generally comprised of those locations which have the greatest potential to experience significant traffic impacts due to the proposed project as defined by the Lead Agency. In the traffic engineering practice, the study area generally includes those intersections that are:

a. Immediately adjacent or in close proximity to the project site;

b. In the vicinity of the project site that are documented to have current or projected future adverse operational issues; and

c. In the vicinity of the project site that are forecast to experience a relatively greater percentage of project-related vehicular turning movements (e.g., at freeway ramp intersections).

The locations selected for analysis were based on the above criteria, proposed project peak hour vehicle trip generation, the anticipated distribution of project vehicular trips and existing intersection/corridor operations.

2.0 PROJECT DESCRIPTION

The proposed Meridian Apartments project is located within the Wilshire Community Plan area of the City of Los Angeles, California. The project site is situated along the west side of Vermont Avenue between Beverly Boulevard and Council Street. The project site is bounded by existing commercial development to the north and south, an existing alleyway to the west and Vermont Avenue to the east. The proposed project site and general vicinity are shown in *Figure 1-1*.

2.1 Existing Project Site

The project site is located at 241 North Vermont Avenue and is presently occupied by a 10,000 square-foot electronics retail store. The existing building will be removed to accommodate the proposed project. Vehicular access to the existing site is provided via two driveways on Vermont Avenue. Further discussion of the existing project site access scheme is provided in Section 3.0 herein.

2.2 Proposed Project Description

The proposed Meridian Apartments project consists of the development of a new, 100-unit apartment complex with 5,000 square feet of ground floor retail space. The residential component will include a total of 43 one-bedroom units, 24 two-bedroom units and 33 three-bedroom units within four levels. It should be noted that 99 dwelling units are affordable units, with the remaining unit allocated as a manager's unit. Ancillary uses for the residential component will include a landscaped courtyard and a 2,500 square-foot community room. A total of 114 parking spaces is planned to be provided in the subterranean parking garage, including 102 spaces allocated for the residential component and 12 spaces for the retail component. The project is planned to be built and occupied by the year 2017. Construction of the proposed project is expected to commence in year 2015 with occupancy by year 2017. The site plan for the proposed project is illustrated in ***Figure 2-1***.

Vehicular access to the project site will be provided via one driveway on Vermont Avenue. Further discussion of the project's site access and circulation scheme are provided in Section 3.0 herein.



NOT TO SCALE

SOURCE: KFA

FIGURE 2-1
SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

MERIDIAN APARTMENTS PROJECT

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3.0 SITE ACCESS AND CIRCULATION

The proposed site access and circulation scheme for the project is displayed in *Figure 2–1*. Descriptions of the existing and proposed site access and circulation schemes are provided in the following subsections.

3.1 Existing Site Access

Vehicular access to the existing site is provided via two driveways on Vermont Avenue. The existing site driveways currently accommodate full access (i.e., left-turn and right-turn ingress and egress turning movements), with the northbound left-turn ingress movements accommodated via the two-way left-turn lane provided along Vermont Avenue.

3.2 Proposed Project Site Access

The proposed site access scheme for the proposed project is displayed in *Figure 2-1*. Access to the proposed project site will be provided via one driveway on Vermont Avenue. A brief description of the planned project site access point is provided in the following paragraph.

- *Vermont Avenue Project Driveway*

  This project driveway will be located on the west side of Vermont Avenue (i.e., along the easterly property frontage) at the southeast corner of the project site. This project driveway will provide access to the subterranean parking garage proposed as part of the proposed project. The project driveway will be limited to right-turn ingress and egress movements only. The project site driveway will be constructed to City of Los Angeles design standards.

3.3 Pedestrian Access

The proposed project should be designed to encourage pedestrian activity and walking as a transportation mode[3]. The proposed project will provide landscaping along the periphery of the site. As indicated in *Figure 2–1*, the walkways planned within the proposed project will connect to adjacent sidewalks in a manner that promotes walkability. Walkability is a term for the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. There are several criteria that are widely accepted as key aspects of the walkability of urban areas that should be satisfied. The underlying principle is that pedestrians should not be delayed, diverted, or placed in danger. The widely accepted characteristics of walkability are as follows:

- Connectivity: People can walk from one place to another without encountering major obstacles, obstructions, or loss of connectivity.

[3] For example, refer to http://www.walkscore.com/, which generates a walkability score of approximately 78 (Very Walkable) out of 100 for the project site. Walk Score calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, etc. Walk Score measures how easy it is to live a car-lite lifestyle—not how pretty the area is for walking.

- Convivial: Pedestrian routes are friendly and attractive, and are perceived as such by pedestrians.

- Conspicuous: Suitable levels of lighting, visibility and surveillance over its entire length, with high quality delineation and signage.

- Comfortable: High quality and well-maintained footpaths of suitable widths, attractive landscaping and architecture, shelter and rest spaces, and a suitable allocation of roadspace to pedestrians.

- Convenient: Walking is a realistic travel choice, partly because of the impact of the other criteria set forth above, but also because walking routes are of a suitable length as a result of land use planning with minimal delays.

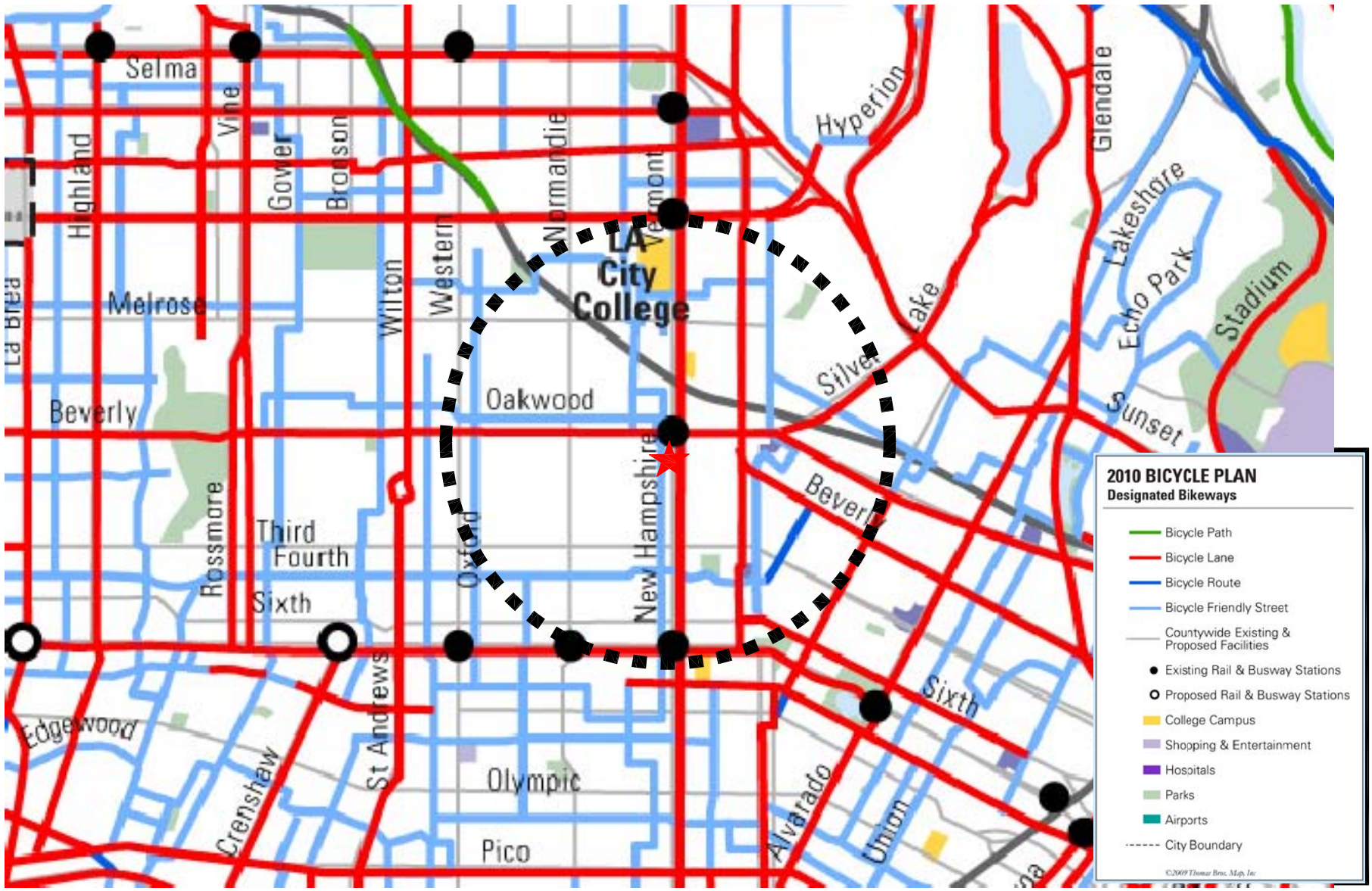
The proposed project site is situated along Vermont Avenue where office, retail, restaurant, and other commercial businesses are located. Further, regional and local public bus transit stops are provided near the project site along these key corridors. In addition, the proposed project site is situated in close proximity to the Metro Red Line Vermont/Beverly station at the northwest corner of the Vermont Avenue/Beverly Boulevard intersection. The proposed project site pedestrian walkways should be appropriately landscaped and adorned to provide a friendly and safe walking environment.

3.4 Bicycle Access

The Federal and State transportation system recognizes three primary bikeway facilities: Bicycle Paths (Class I), Bicycle Lanes (Class II), and Bicycle Routes (Class III). Bicycle Paths (Class I) are exclusive car free facilities that are typically not located within a roadway area. Bicycle Lanes (Class II) are part of the street design that is dedicated only for bicycles and identified by a striped lane separating vehicle lanes from bicycle lanes. Bicycle Routes (Class III) are preferably located on collector and lower volume arterial streets.

Bicycle access to the project site will be facilitated by the City of Los Angeles bicycle roadway network.[4] Existing or proposed bicycle facilities (e.g., Class I Bicycle Path, Class II Bicycle Lanes, Class III Bicycle Routes, Proposed Bicycle Routes, Bicycle Friendly Streets, etc.) in the City's 2010 Bicycle Plan are located within an approximate one-mile radius from the project site.[5] The location of designated bikeways in close proximity to the project site and in the surrounding area is shown in ***Figure 3-1***. The Citywide Bikeway System in close proximity to the project site and in the surrounding area is illustrated in ***Figure 3-2***.

[4] Walk Score also calculates a bike score based on the topography, number and proximity of bike lanes, etc., near the project site. For example, refer to http://www.walkscore.com/, which generates a bike score of approximately 61 (Bikeable) out of 100 for the project site. Walk Score calculates the bike score of an address by locating nearby bicycling facilities as well as connections to bus/rail transit routes and stops. Walk Score measures how easy it is to live a car-lite lifestyle—not how pretty the area is for bicycling.
[5] Source: City of Los Angeles Bicycle Parking Plan; www.labikeplan.org.



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MAP SOURCE: LOS ANGELES DEPARTMENT OF CITY PLANNING, MARCH 2011
CITY OF LOS ANGELES 2010 BICYCLE PLAN

PROJECT SITE

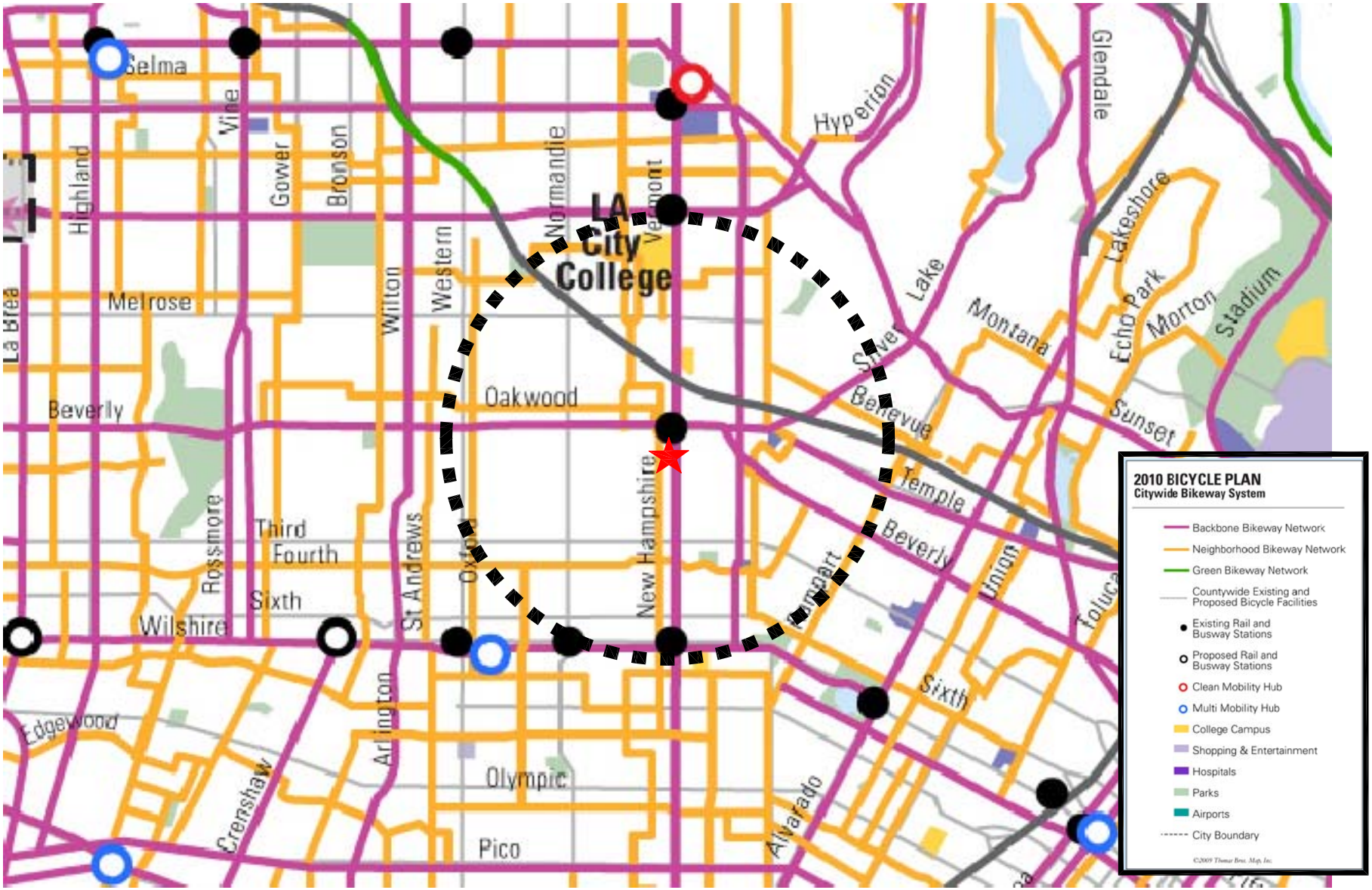
ONE-MILE RADIUS FROM SITE

FIGURE 3-1
2010 BICYCLE PLAN DESIGNATED BIKEWAYS

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MAP SOURCE: LOS ANGELES DEPARTMENT OF CITY PLANNING, MARCH 2011
CITY OF LOS ANGELES 2010 BICYCLE PLAN

★ PROJECT SITE

■ ■ ■ ONE-MILE RADIUS FROM SITE

FIGURE 3-2
2010 BICYCLE PLAN CITYWIDE BIKEWAY SYSTEM

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Eight bicycle facilities in the City's bicycle network are located within an approximate one-mile radius from the project site. As indicated in *Figures 3-1* and *3-2*, the following key bicycle facilities are designated in the Los Angeles Department of City Planning 2010 Bicycle Plan[6] near the project site:

- North-South Routes
  - New Hampshire Avenue: Class III Bike Lane
  - Vermont Avenue: Class II Bike Lane
  - Virgil Avenue: Class II Bike Lane
  - Hoover Street: Class III Bike Route
- East-West Routes
  - Oakwood Avenue: Class III Bike Route
  - Beverly Boulevard: Class II Bike Lane
  - 4th Street: Class III Bike Route
  - Wilshire Boulevard: Class II Bike Lane

[6] Los Angeles Department of City Planning 2010 Bicycle Plan, Adopted March 1, 2011.

4.0 EXISTING STREET SYSTEM

4.1 Regional Highway System

Regional access to the project site is provided by US-101 (Hollywood) Freeway as shown in *Figure 1-1*. In the project vicinity, access to US-101 Freeway is provided via Vermont Avenue. A brief description of US-101 Freeway is provided in the following paragraph.

US-101 (Hollywood) Freeway is a major north-south oriented freeway extending from the north of downtown Los Angeles through the Cahuenga Pass, before turning west and becoming the Ventura Freeway. The US-101 Freeway generally contains four mainline lanes in both directions in the study area. Northbound and southbound ramps are provided on US-101 Freeway at Vermont Avenue, north of the project site.

4.2 Local Street System

Immediate access to the project site is provided via Vermont Avenue. The following four study intersections were selected for analysis by LADOT staff in order to determine potential impacts related to the proposed project:

1. New Hampshire Avenue/Beverly Boulevard
2. Vermont Avenue/Oakwood Avenue- US-101 Southbound On-Ramp
3. Vermont Avenue/Beverly Boulevard
4. Vermont Avenue/1st Street

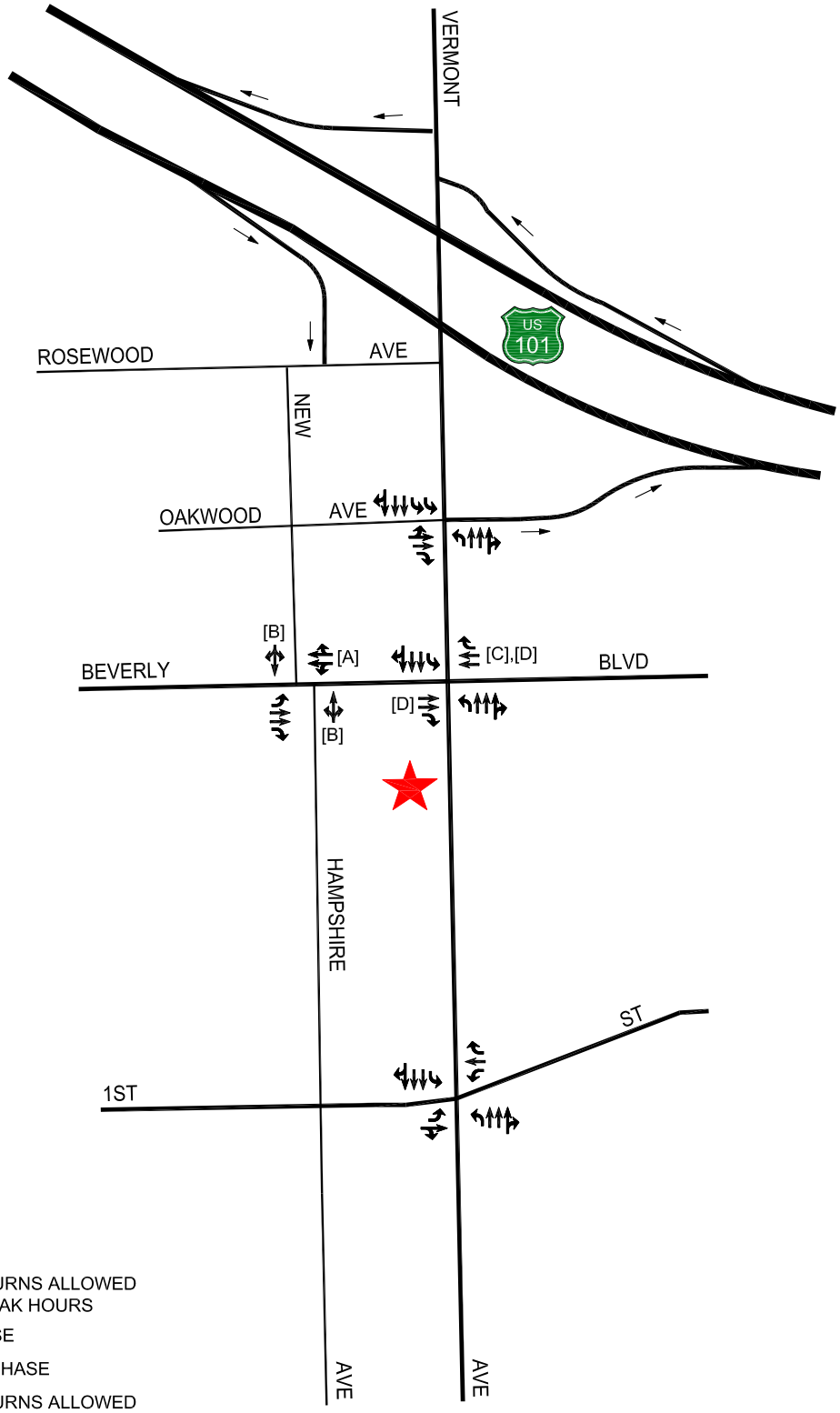
All four study intersections selected for analysis are presently controlled by traffic signals. The existing lane configurations at the study intersections are displayed in ***Figure 4-1***.

4.3 Roadway Classifications

The City of Los Angeles utilizes the roadway categories recognized by regional, state and federal transportation agencies. There are four categories in the roadway hierarchy, ranging from freeways with the highest capacity to two-lane undivided roadways with the lowest capacity. The roadway categories are summarized as follows:

- *Freeways* are limited-access and high speed travel ways included in the state and federal highway systems. Their purpose is to carry regional through-traffic. Access is provided by interchanges with typical spacing of one mile or greater. No local access is provided to adjacent land uses.

- *Arterial* roadways are major streets that primarily serve through-traffic and provide access to abutting properties as a secondary function. Arterials are generally designed with two to six travel lanes and their major intersections are signalized. This roadway type is divided into



NOTES:

[A] NO LEFT-TURNS ALLOWED DURING PEAK HOURS

[B] SPLIT PHASE

[C] OVERLAP PHASE

[D] NO LEFT-TURNS ALLOWED

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FIGURE 4-1
EXISTING LANE CONFIGURATIONS

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two categories: principal and minor arterials. Principal arterials are typically four-or-more lane roadways and serve both local and regional through-traffic. Minor arterials are typically two-to-four lane streets that service local and commute traffic.

- *Collector* roadways are streets that provide access and traffic circulation within residential and non-residential (e.g., commercial and industrial) areas. Collector roadways connect local streets to arterials and are typically designed with two through travel lanes (i.e., one through travel lane in each direction) that may accommodate on-street parking. They may also provide access to abutting properties.

- *Local* roadways distribute traffic within a neighborhood, or similar adjacent neighborhoods, and are not intended for use as a through-street or a link between higher capacity facilities such as collector or arterial roadways. Local streets are fronted by residential uses and do not typically serve commercial uses.

4.4 Roadway Descriptions

Brief descriptions of the important roadways in the project site vicinity are provided in the following paragraphs.

New Hampshire Avenue is a north-south oriented roadway that is located west of the project site. New Hampshire Avenue is designated as a Local Street in the City of Los Angeles General Plan Transportation Element in the project vicinity. One through travel lane is provided in each direction on New Hampshire Avenue within the study area. There is no posted speed limit on this segment of New Hampshire Avenue in the project vicinity, thus it is assumed to be a prima facie speed limit of 25 miles per hour.

Vermont Avenue is a north-south oriented roadway that borders the project site to the east. Vermont Avenue is designated as a Major Highway Class II in the City of Los Angeles General Plan Transportation Element in the project vicinity. Three through travel lanes are provided in each direction on Vermont Avenue within the study area. Vermont Avenue is posted for a speed limit of 35 miles per hour in the project vicinity.

Oakwood Avenue is an east-west oriented roadway that is located north of the project site. Oakwood Avenue is designated as a Local Street in the City of Los Angeles General Plan Transportation Element in the project vicinity. One through travel lane in each direction is provided on Oakwood Avenue within the study area. There is no posted speed limit on this segment of Oakwood Avenue in the project vicinity, thus it is assumed to be a prima facie speed limit of 25 miles per hour.

Beverly Boulevard is an east-west oriented roadway that is located north of the project site. Beverly Boulevard is designated as a Major Highway Class II in the City of Los Angeles General Plan Transportation Element in the project vicinity. Two through travel lanes in each direction are provided on Beverly Boulevard within the study area. Beverly Boulevard is posted for a speed limit of 35 miles per hour in the project vicinity.

1st Street is an east-west oriented roadway that is located south of the project site. 1st Street is designated as a Collector Street in the City of Los Angeles General Plan Transportation Element in the project vicinity. One to two through travel lanes in each direction are provided on 1st Street within the study area. 1st Street is posted for a speed limit of 25 miles per hour in the project vicinity.

4.5 Transit Services[7]

4.5.1 *Public Bus Transit Services*

Public bus transit service within the project study area is currently provided by Los Angeles County Metropolitan Transit Authority (Metro) and LADOT DASH Transit Service. A summary of the existing transit service, including the transit route, destinations and peak hour headways is presented in ***Table 4–1***. The existing public transit routes in the project site vicinity are illustrated in ***Figure 4–2***.

4.5.2 *Rail Transit Services*

The Metro Red Line is a subway line that provides service through Downtown Los Angeles between Union Station, the Mid-Wilshire area, Hollywood and the San Fernando Valley. The Metro Red Line subway Vermont/Beverly station is located at the northwest corner of the Vermont Avenue/Beverly Boulevard intersection. During the weekday AM and PM peak hours, the Metro Red Line subway operates at headways of 10 minutes per train (i.e., approximately six Red Line trains) in the northbound and southbound directions.

[7] Walk Score also calculates a transit score based on the number and proximity of bus and rail routes near the project site. For example, refer to http://www.walkscore.com/, which generates a transit score of approximately 68 (Good Transit) out of 100 for the project site. Walk Score calculates the transit score of an address by locating nearby bus/rail transit routes and stops. Walk Score measures how easy it is to live a car-lite lifestyle—not how pretty the area is for using transit service.

Table 4-1
EXISTING TRANSIT ROUTES [1]

ROUTE	DESTINATIONS	ROADWAY(S) NEAR SITE	NO. OF BUSES/TRAINS DURING PEAK HOUR		
			DIR	AM	PM
Metro 14	Beverly Hills to Downtown Los Angeles	Vermont Avenue, Beverly Boulevard, New Hampshire Avenue	EB WB	10 11	9 8
Metro 201	Los Angeles to Glendale via Silver Lake	Vermont Avenue, 1st Street	NB SB	1 2	2 2
Metro 204	Athens to Hollywood via Los Angeles, Koreatown	Vermont Avenue, Beverly Boulevard, 1st Street	NB SB	8 6	7 7
Metro 754	Athens to Hollywood via Vermont Knolls, Los Angeles, Westlake	Vermont Avenue, Beverly Boulevard	NB SB	10 8	9 10
Red Line 802	North Hollywood to Downtown Los Angeles via Universal City, Hollywood, Los Angeles	Vermont Avenue, Beverly Boulevard	EB WB	6 6	6 6
DASH Wilshire Center/ Koreatown	San Marino & Western circular to Vermont & 1st	Vermont Avenue, 1st Street	EB WB	3 3	3 3
			Total	74	72

[1] Sources: Los Angeles County Metropolitan Transportation Authority (Metro), and LADOT Department of Transportation (DASH) websites, 2014.



MAP SOURCE: METROPOLITAN TRANSPORTATION AUTHORITY (METRO) WEBSITE

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FIGURE 4-2
EXISTING TRANSIT ROUTES

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5.0 TRAFFIC COUNTS

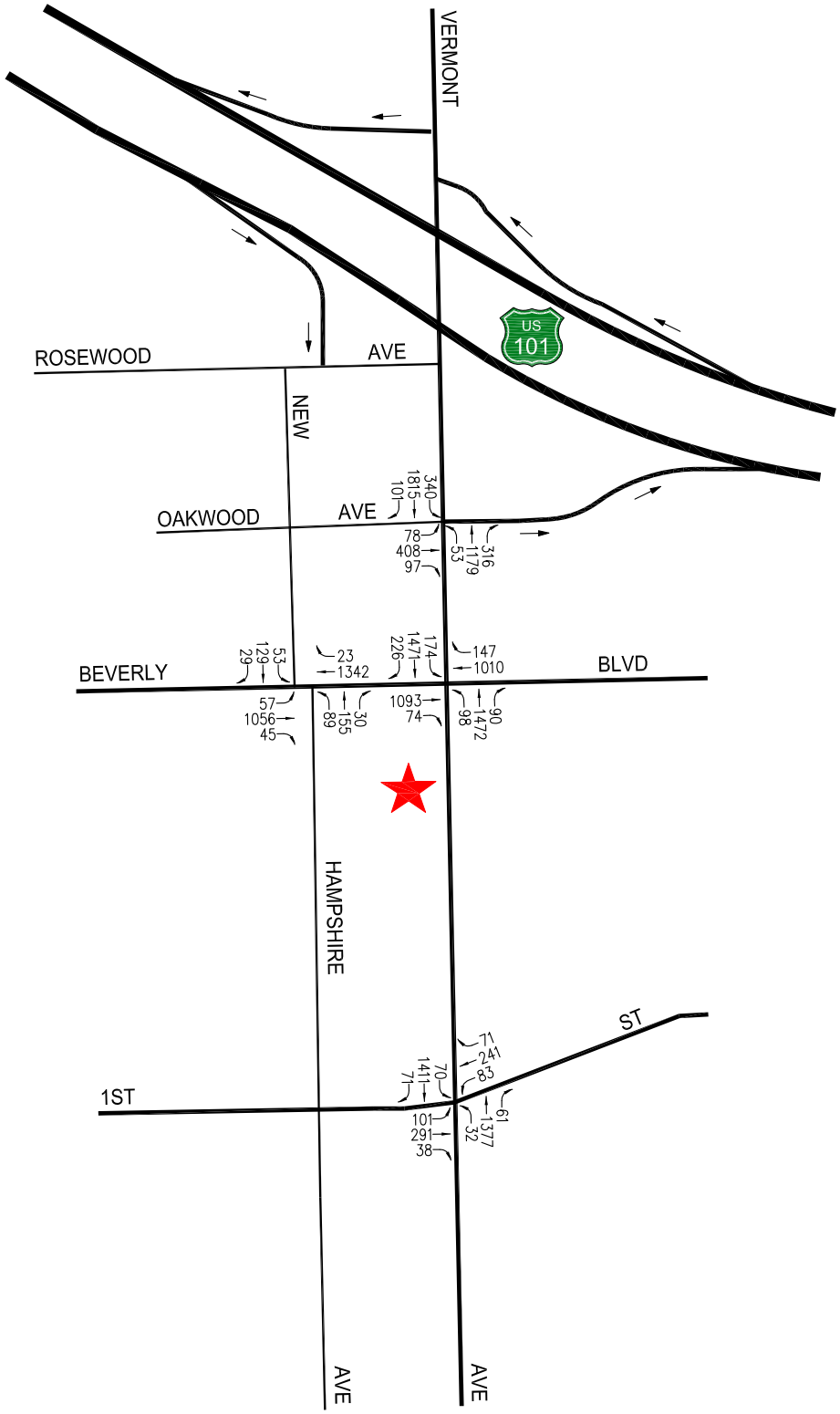
Manual counts of vehicular turning movements were conducted in May 2014 at each of the four study intersections during the weekday morning (AM) and afternoon (PM) commuter periods to determine the peak hour traffic volumes. The manual counts were conducted by independent traffic count subconsultants (The Traffic Solution) at the study intersections from 7:00 to 10:00 AM to determine the AM peak commuter hour, and from 3:00 to 6:00 PM to determine the PM peak commuter hours. Traffic volumes at the study intersections show the typical peak periods between 7:00 to 10:00 AM and 3:00 to 6:00 PM generally associated with metropolitan Los Angeles peak commuter hours.

The weekday AM and PM peak hour manual counts of vehicle movements at the study intersections are summarized in ***Table 5-1***. The existing traffic volumes at the study intersections during the weekday AM and PM peak hours are shown in ***Figures 5-1*** and ***5-2***, respectively. Summary data worksheets of the manual traffic counts at the study intersections are contained in ***Appendix A***.

Table 5-1
EXISTING TRAFFIC VOLUMES [1]

NO.	INTERSECTION	DATE	DIR	AM PEAK HOUR		PM PEAK HOUR	
				BEGAN	VOLUME	BEGAN	VOLUME
1	New Hampshire Avenue/ Beverly Boulevard	05/20/2014	NB	7:45	274	5:00	246
			SB		211		237
			EB		1,158		1,134
			WB		1,365		1,388
2	Vermont Avenue/ Oakwood Avenue- US-101 SB On Ramp	05/20/2014	NB	7:30	1,548	4:45	1,769
			SB		2,256		2,325
			EB		583		537
			WB		0		0
3	Vermont Avenue/ Beverly Boulevard	05/20/2014	NB	7:45	1,660	5:00	1,664
			SB		1,871		1,872
			EB		1,167		1,107
			WB		1,157		1,289
4	Vermont Avenue/ 1st Street	05/20/2014	NB	7:15	1,470	5:00	1,577
			SB		1,552		1,401
			EB		430		583
			WB		395		335

[1] Counts conducted by The Traffic Solution.



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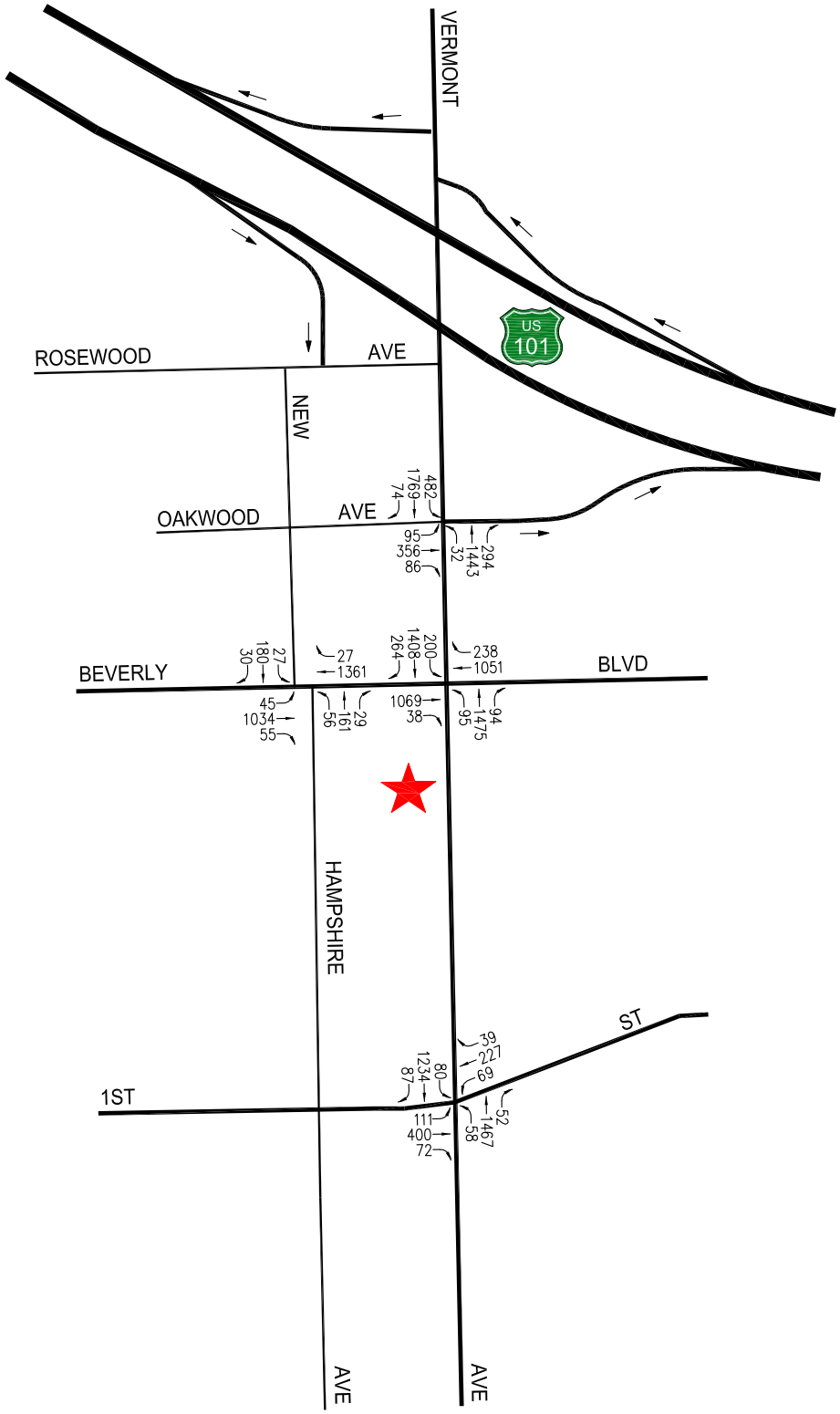
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FIGURE 5-1
EXISTING TRAFFIC VOLUMES
WEEKDAY AM PEAK HOUR

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FIGURE 5-2
EXISTING TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR

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6.0 CUMULATIVE DEVELOPMENT PROJECTS

The forecast of future pre-project conditions was prepared in accordance to procedures outlined in Section 15130 of the CEQA Guidelines. Specifically, the CEQA Guidelines provide two options for developing the future traffic volume forecast:

> "(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
>
> (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency."

Accordingly, the traffic analysis provides a highly conservative estimate of future pre-project traffic volumes as it incorporates both the "A" and "B" options outlined in the CEQA Guidelines for purposes of developing the forecast.

6.1 Related Projects

A forecast of on-street traffic conditions prior to occupancy of the proposed project was prepared by incorporating the potential trips associated with other known development projects (related projects) in the area. With this information, the potential impact of the proposed project can be evaluated within the context of the cumulative impact of all ongoing development. The related projects research was based on information on file at the City of Los Angeles Department of Transportation. The list of related projects in the project site area is presented in ***Table 6-1***. The location of the related projects is shown in ***Figure 6-1***.

Traffic volumes expected to be generated by the related projects were calculated using rates provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*[8]. The related projects' respective traffic generation for the weekday AM and PM peak hours, as well as on a daily basis for a typical weekday, is summarized in *Table 6-1*. The distribution of the related projects traffic volumes to the study intersections during the weekday AM and PM peak hours are displayed in ***Figures 6-2*** and ***6-3***, respectively.

[8] Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition, Washington, D.C., 2012.

Table 6-1
RELATED PROJECTS LIST AND TRIP GENERATION [1]

MAP NO.	PROJECT STATUS	PROJECT NAME/NUMBER ADDRESS/LOCATION	LAND USE DATA		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			LAND-USE	SIZE	VOLUMES	IN	OUT	TOTAL	IN	OUT	TOTAL
1	Proposed	3670 Wilshire Boulevard	Condominium Retail	378 DU 8,000 GLSF	2,480	55	142	197	144	76	220
2	Under Construction	450 Western Avenue	Retail	130,500 GLSF	3,019	47	29	76	138	138	276
3	Proposed	Wilshire Coronado 2525 Wilshire Boulevard	Condominium Retail	160 DU 75,000 GLSF	1,160	16	60	76	61	36	97
4	Proposed	3033 Wilshire Boulevard	Condominium Retail	189 DU 5,540 GLSF	816	12	49	61	45	29	74
5	Proposed	805 Catalina Street	Condominium Retail	300 DU 5,000 GLSF	1,935	24	113	137	110	57	167
6	Proposed	3200 Beverly Boulevard	Apartment Retail	32 DU 5,867 GLSF	632	4	16	20	39	32	71
7	Proposed	5245 Santa Monica Boulevard	Apartment Retail Pharmacy	84 DU 10,885 GLSF 4,665 GSF	857	3	29	32	45	28	73
8	Proposed	820 Hoover Street	Condominium Retail	32 DU 4,500 GLSF	414	7	15	22	18	14	32
9	Proposed	2340 Wilshire Boulevard	Condominium Hotel Quality Restaurant Retail	169 DU 57 Rooms 4,500 GSF 1,700 GLSF	1,523	28	65	93	80	46	126
10	Proposed	2924 8th Street	Apartment Assisted Living	37 DU 48 DU	416	6	17	23	18	10	28
11	Proposed	Nest at Catalina 621 Catalina Avenue	Apartment Hotel Quality Restaurant	7 DU 75 Rooms 1,547 GSF	643	21	18	39	27	23	50
12	Proposed	Bellevue Recreation Improvement Project 826 Lucile Avenue	Soccer Field	2 Fields	82	Nom.	Nom.	Nom.	28	13	41

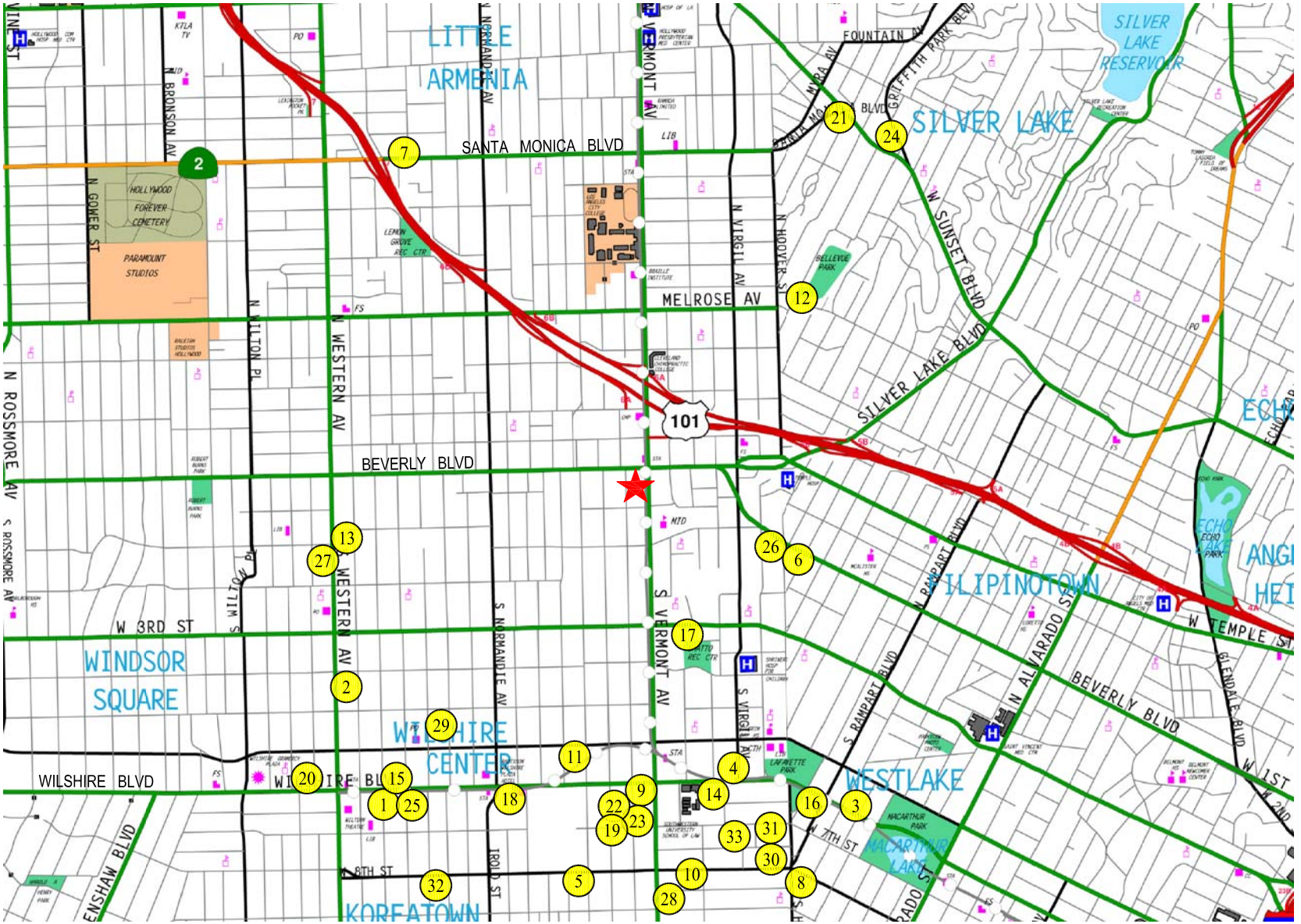
Table 6-1 (Continued)
RELATED PROJECTS LIST AND TRIP GENERATION [1]

MAP NO.	PROJECT STATUS	PROJECT NAME/NUMBER ADDRESS/LOCATION	LAND USE DATA		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			LAND-USE	SIZE	VOLUMES	IN	OUT	TOTAL	IN	OUT	TOTAL
13`	Proposed	Western Galleria Market 100 Western Avenue	Retail Apartment	30,000 GLSF 98 DU	940	17	40	57	54	38	92
14	Proposed	Southwestern Law School 3050 Wilshire Boulevard	Apartment School Lecture Hall	133 DU 43,400 GSF 450 Seats	(1,337)	(35)	(16)	(51)	(45)	(52)	(97)
15	Proposed	Wilshire Temple Master Plan 3663 Wilshire Boulevard	Office Nursery School Elementary School	55,380 GSF 216 Seats 420 Seats	825	94	44	138	20	3	23
16	Proposed	Chuck E. Cheese 2706 Wilshire Boulevard	Restaurant	16,452 GSF	1,002	6	3	9	51	32	83
17	Proposed	Camino Nuevo Charter Academy Relocation 3400 3rd Street	School	696 Seats	764	146	120	266	43	45	88
18	Proposed	3470 Wilshire Boulevard	Health Club	20,178 GSF	231	(13)	6	(7)	22	(1)	21
19	Proposed	688 Berendo Street	Apartment	136 DU	678	10	42	52	41	22	63
20	Proposed	3869 Wilshire Boulevard	Apartment	84 DU	538	8	31	39	36	19	55
21	Proposed	Sunset Junction 4000 Sunset Boulevard	Apartment Retail High-Turnover Restaurant	311 DU 9,560 GLSF 6,680 GSF	2,660	67	149	216	129	74	203
22	Proposed	680 Berendo Street	Apartment	177 DU	1,000	15	61	76	61	32	93
23	Proposed	685 New Hampshire Avenue	Apartment	177 DU	1,000	15	61	76	61	32	93
24	Proposed	1629 Griffith Park Boulevard	Hotel Restaurant Bar/Lounge	26 Rooms 3,784 GSF 2,497 GSF	552 [3]	Nom.	Nom.	Nom.	25	13	38
25	Proposed	3640 Wilshire Boulevard	Apartment	209 DU	1,182	18	72	90	73	40	113
26	Proposed	3330 Beverly Boulevard	Apartment Day-Care	40 DU 3,607 GSF	455	23	31	54	32	28	60

Table 6-1 (Continued)
RELATED PROJECTS LIST AND TRIP GENERATION [1]

MAP NO.	PROJECT STATUS	PROJECT NAME/NUMBER ADDRESS/LOCATION	LAND USE DATA		DAILY TRIP ENDS [2]	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			LAND-USE	SIZE	VOLUMES	IN	OUT	TOTAL	IN	OUT	TOTAL
27	Proposed	135 Western Avenue	Restaurant	11,904 GSF	457	2	2	4	25	13	38
28	Proposed	864 Vermont Avenue	Apartment Retail	411 DU 43,800 GLSF	3,202	24	129	153	164	101	265
29	Proposed	535 Kingsley Drive	Apartment	85 DU	543	8	31	39	36	19	55
30	Proposed	Equitas Charter School 2723 8th Street	Elementary and Middle School	450 Seats	949	190	155	345	28	37	65
31	Proposed	2850 7th Street	Condominium Hotel Retail	160 DU 40 Rooms 3,600 GLSF	1,057	20	72	92	72	42	114
32	Proposed	800 Harvard Boulevard	Apartment Retail	131 DU 7,000 GLSF	827	14	32	46	44	33	77
33	Proposed	2929 Leeward Street	Condominium	80 DU	476	7	33	40	44	21	65
				TOTAL	**31,978**	**859**	**1,651**	**2,510**	**1,769**	**1,093**	**2,862**

[1] Source: City of Los Angeles Department of Transportation (LADOT), except as noted below. The peak hour traffic volumes were forecast based on trip data provided by LADOT and by applying trip rates as provided in the ITE "Trip Generation Manual", 9th Edition, 2012.
[2] Trips are one-way traffic movements, entering or leaving.
[3] ITE Land Use Codes 310 (Hotel), 931 (Quality Restaurant), and 925 (Drinking Place) average trip generation rates were used to forecast daily trip ends. No trip credits were applied to the daily trip end volumes.



NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY

PROJECT SITE

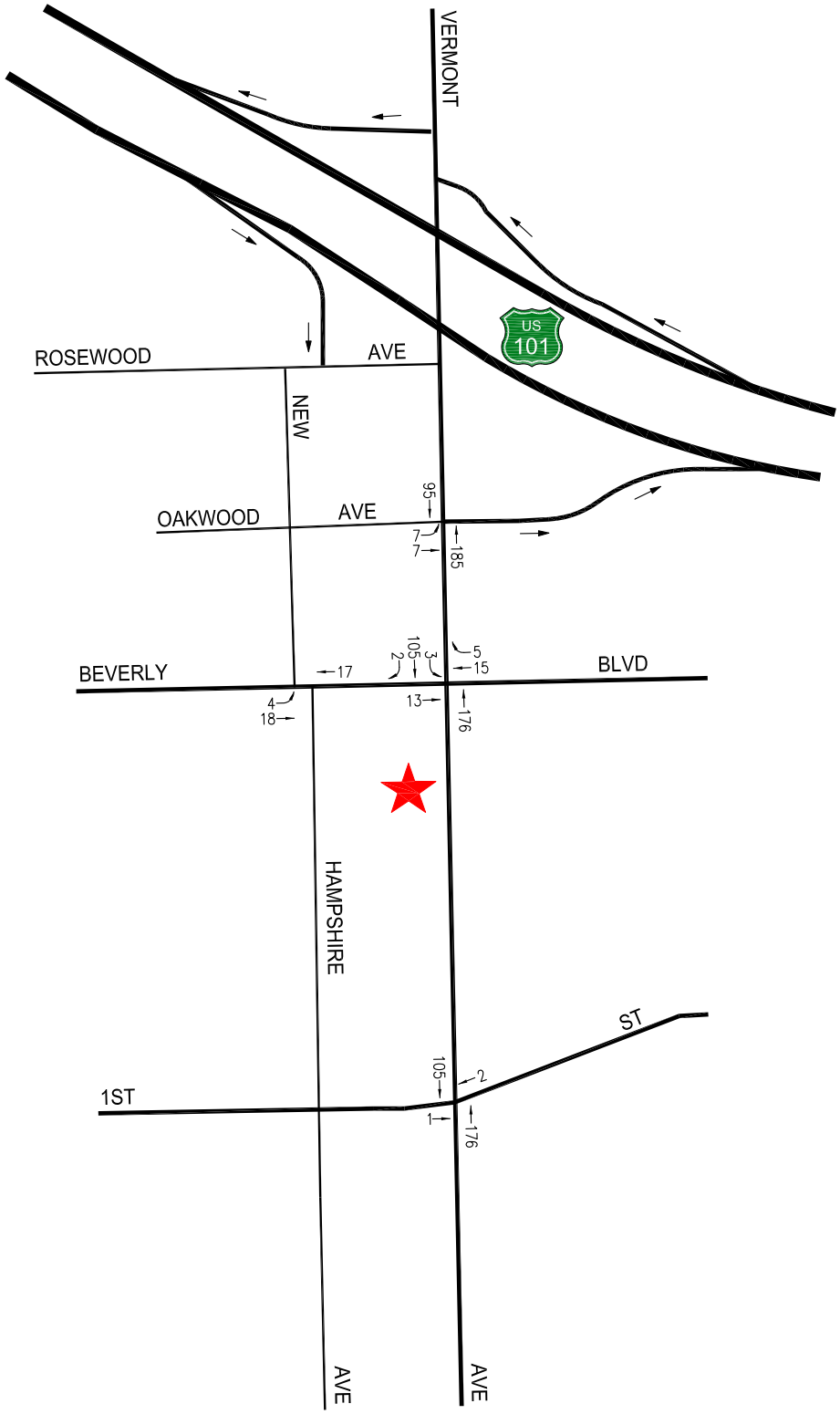
XX RELATED PROJECT

FIGURE 6-1
LOCATION OF RELATED PROJECTS

LINSCOTT, LAW & GREENSPAN, engineers

MERIDIAN APARTMENTS PROJECT

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PROJECT SITE

FIGURE 6-2

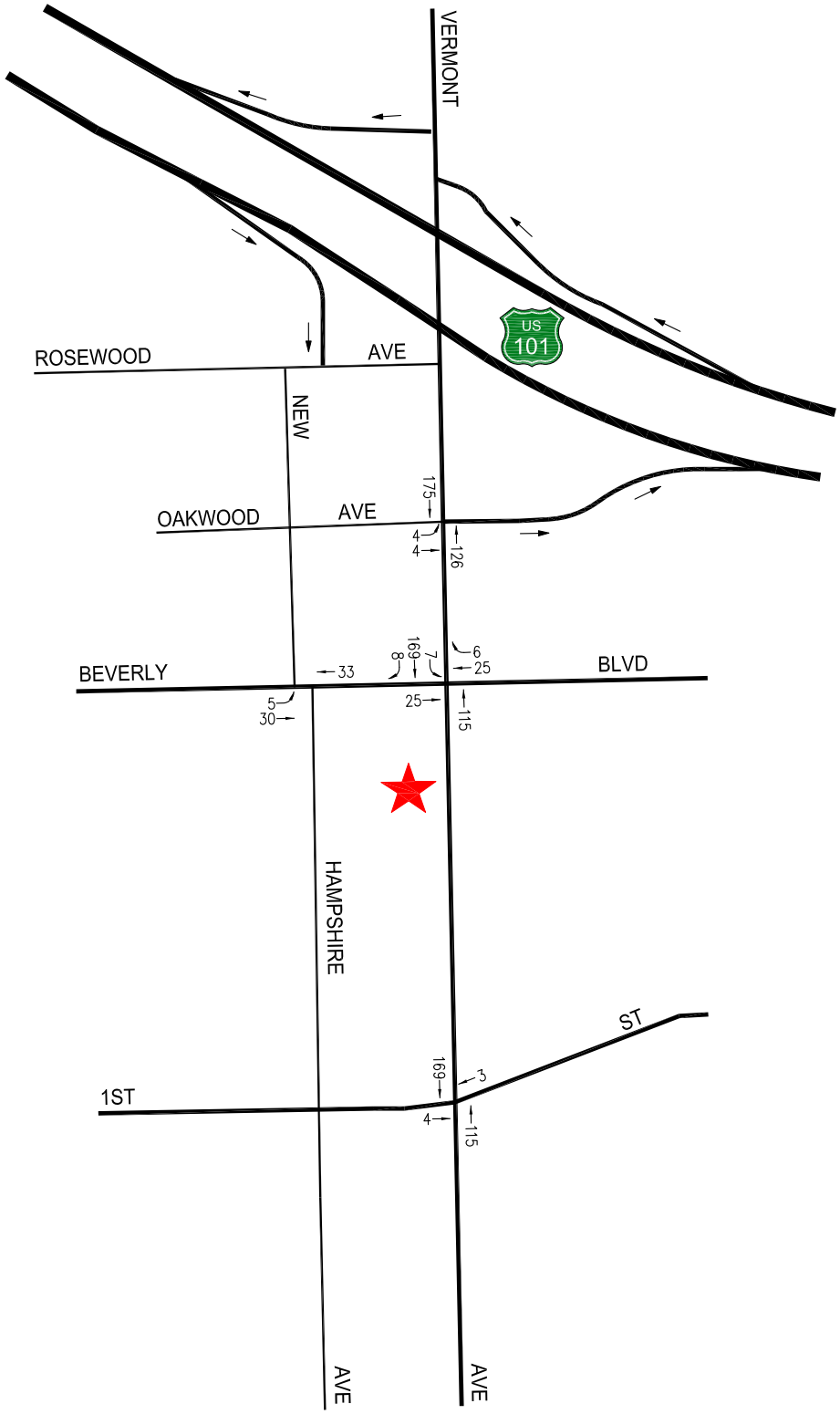
RELATED PROJECTS TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

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PROJECT SITE

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FIGURE 6-3
RELATED PROJECTS TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR

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6.2 Ambient Traffic Growth Factor

In order to account for area-wide regional growth not included in this analysis, the existing traffic volumes were increased at an annual rate of 1.0 percent (1.0%) to the year 2017 (i.e., the anticipated year of project build-out). The ambient growth factor was based on general traffic growth factors provided in the *2010 Congestion Management Program for Los Angeles County* (the "CMP manual") and determined in consultation with LADOT staff. It is noted that based on review of the general traffic growth factors provided in the CMP manual for the project study area (i.e., RSA 17, West/Central Los Angeles), it is anticipated that the existing traffic volumes are expected to increase at an annual rate of less than 1.0% per year between the years 2010 and 2020. Thus, application of this annual growth factor allows for a conservative, worst case forecast of future traffic volumes in the area. Further, it is noted that the CMP manual's traffic growth rate is intended to anticipate future traffic generated by development projects in the project vicinity. Thus, the inclusion in this traffic analysis of both a forecast of traffic generated by known related projects plus the use of an ambient growth traffic factor based on CMP traffic model data results in a conservative estimate of future traffic volumes at the study intersections.

7.0 TRAFFIC FORECASTING METHODOLOGY

In order to estimate the traffic impact characteristics of the project, a multi-step process has been utilized. The first step is trip generation, which estimates the total arriving and departing traffic volumes on a peak hour and daily basis. The traffic generation potential is forecast by applying the appropriate vehicle trip generation equations or rates to the project development tabulation.

The second step of the forecasting process is trip distribution, which identifies the origins and destinations of inbound and outbound project traffic volumes. These origins and destinations are typically based on demographics and existing/anticipated travel patterns in the study area.

The third step is traffic assignment, which involves the allocation of project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway links and intersection turning movements throughout the study area.

With the forecasting process complete and project traffic assignments developed, the impact of the proposed project is isolated by comparing operational (i.e., Levels of Service) conditions at the selected key intersections using existing and expected future traffic volumes without and with forecast project traffic. The need for site-specific and/or cumulative local area traffic improvements can then be evaluated and the significance of the project's impacts identified.

7.1 Project Traffic Generation

Traffic volumes expected to be generated by the proposed project during the weekday AM and PM peak hours, as well as on a daily basis, were estimated using rates published in the ITE *Trip Generation Manual*, 9th Edition publication. Traffic volumes expected to be generated by the residential component of the proposed project were based upon rates per number of residential units. Traffic volumes expected to be generated by the commercial component of the proposed project were based upon rates per 1,000 square feet of floor area. Trip generation average rates for the following uses were used to forecast the traffic volumes expected to be generated by the proposed project:

- ITE Land Use Code 220: Apartment
- ITE Land Use Code 820: Shopping Center

It should be noted that per LADOT policy, residential or mixed-use developments that include affordable housing units may qualify for a maximum trip reduction credit of 5 percent (5%) on the basis of the percentage of total dwelling units reserved as affordable. As such, with 99 of the 100 (99%) of the apartment units being classified as affordable, a 5% affordable housing credit has been applied (99 x 0.05 = 5%) to the trip generation forecast for the residential component of the project.

In addition to the above project trip generation forecasts, a forecast was made of likely pass-by trips and internal capture/walk-in trips that could be anticipated at the site for the proposed uses. Pass-by trips are intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the site. The pass-by traffic forecast has been estimated based on existing traffic volumes at the study intersections, recommended practice in Chapter 5 of the ITE *Trip Generation Handbook*[9] and the *LADOT Policy on Pass-by Trips*. A 50 percent (50%) pass-by adjustment has been applied to the weekday AM and PM peak hour traffic volume forecasts, as well as to the daily traffic volume forecasts for the retail component of the proposed project. Additionally, a 15 percent (15.0%) adjustment in vehicle trips due to internal capture (i.e., synergy with nearby uses) and walk-in patronage has been applied to the weekday AM and PM peak hour traffic volume forecasts, as well as to the daily traffic volume forecast for the proposed project based on consultation with LADOT staff.

An existing use trip generation credit was calculated to reflect the planned removal of the existing electronics store. Traffic volumes expected to be generated by the existing building to be removed from the project site were also estimated using rates published in the ITE *Trip Generation Manual*. ITE Land Use Code 820 (Shopping Center) trip generation average rates were used to forecast the traffic volumes expected to be generated by the existing electronics store located on the project site.

The trip generation forecast for the proposed project is summarized in ***Table 7-1***. The trip generation forecast for the proposed project was submitted for review and approval by LADOT staff. As presented in *Table 7-1*, the proposed project is forecast to generate 50 vehicle trips (10 inbound trips and 40 outbound trips) during the AM peak hour and 67 vehicle trips (42 inbound trips and 25 outbound trips) during the PM peak hour. Over a 24-hour period, the proposed project is forecast to generate 723 daily trip ends during a typical weekday.

When compared to the existing site use, the proposed project is expected to generate a net increase of 45 vehicle trips (7 inbound trips and 38 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate a net increase of 49 vehicle trips (33 inbound trips and 16 outbound trips). Over a 24-hour period, the proposed project is forecast to generate a net increase of 510 daily trip ends during a typical weekday (approximately 255 inbound trips and 255 outbound trips).

7.2 Project Traffic Distribution and Assignment

Project traffic volumes both entering and exiting the site have been distributed and assigned to the adjacent street system based on the following considerations:

- The site's proximity to major traffic corridors (i.e., Vermont Avenue, Beverly Boulevard, etc.);

[9] Institute of Transportation Engineers *Trip Generation Handbook*, Washington, D.C., June 2004.

Table 7-1
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Apartment [3]	100 DU	665	10	41	51	40	22	62
- Less Affordable Housing Credit (5%) [4]		(33)	(1)	(2)	(3)	(2)	(1)	(3)
Retail [5]	5,000 GLSF	214	3	2	5	9	10	19
- Less Walk-in/Internal Capture (15%) [6]		(32)	0	0	0	(1)	(2)	(3)
- Less Pass-by (50%) [7]		(91)	(2)	(1)	(3)	(4)	(4)	(8)
Subtotal Proposed Project		**723**	**10**	**40**	**50**	**42**	**25**	**67**
Less Existing Uses								
Retail [5]	(10,000) GLSF	(427)	(6)	(4)	(10)	(18)	(19)	(37)
- Less Pass-by (50%) [7]		214	3	2	5	9	10	19
Subtotal Existing Uses		**(213)**	**(3)**	**(2)**	**(5)**	**(9)**	**(9)**	**(18)**
NET INCREASE		**510**	**7**	**38**	**45**	**33**	**16**	**49**

[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Apartment) trip generation average rates.
- Daily Trip Rate: 6.65 trips/DU; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.51 trips/DU; 20% inbound/80% outbound
- PM Peak Hour Trip Rate: 0.62 trips/DU; 65% inbound/35% outbound

[4] Per LADOT policy, residential or mixed-use developments that include affordable housing units may qualify for a maximum trip reduction credit of 5 percent (5%) on the basis of the percentage of total dwelling units reserved as affordable. For this project, with 99% of the units are affordable, a 5% affordable housing credit has been applied (0.99 x 0.05 = 5%).

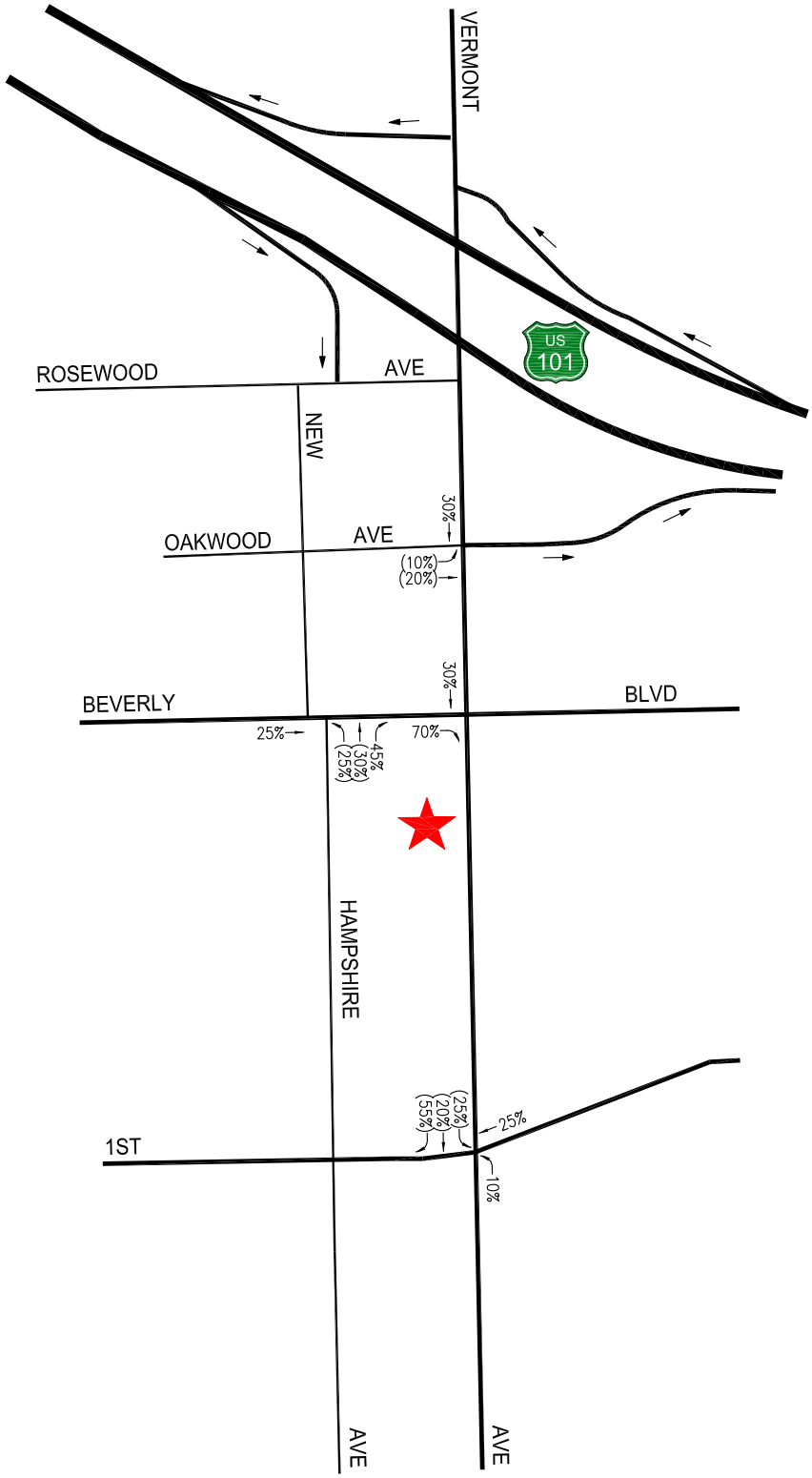
[5] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- Daily Trip Rate: 42.70 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.96 trips/1,000 SF of floor area; assume 62% inbound/38% outbound
- PM Peak Hour Trip Rate: 3.71 trips/1,000 SF of floor area; 48% inbound/52% outbound

[6] A 15% walk-in/internal capture trip adjustment factor has been applied to account for walk-in patrons and internal capture based on the synergistic effects of the proposed project land use mix.

[7] Source: LADOT policy on pass-by trip adjustments. Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from the traffic passing the site on an adjacent street or roadway that offers direct access to the site.

- Expected localized traffic flow patterns based on adjacent roadway channelization and presence of traffic signals;
- Existing intersection traffic volumes;
- Existing site parcel access ingress/egress schemes;
- Ingress/egress scheme planned for the proposed project;
- Nearby population and employment centers; and
- Input from LADOT staff.

The project traffic volume distribution percentages during weekday AM and PM peak hours at the study intersections are illustrated in ***Figure 7-1***. The forecast net new project traffic volumes at the study intersections for the weekday AM and PM peak hours are displayed in ***Figures 7-2*** and ***7-3***, respectively. The traffic volume assignments presented in *Figures 7-2* and *7-3* reflect the traffic distribution characteristics shown in *Figure 7-1* and the project traffic generation forecast presented in *Table 7-1*.



NOT TO SCALE

PROJECT SITE

XX = INBOUND PERCENTAGES

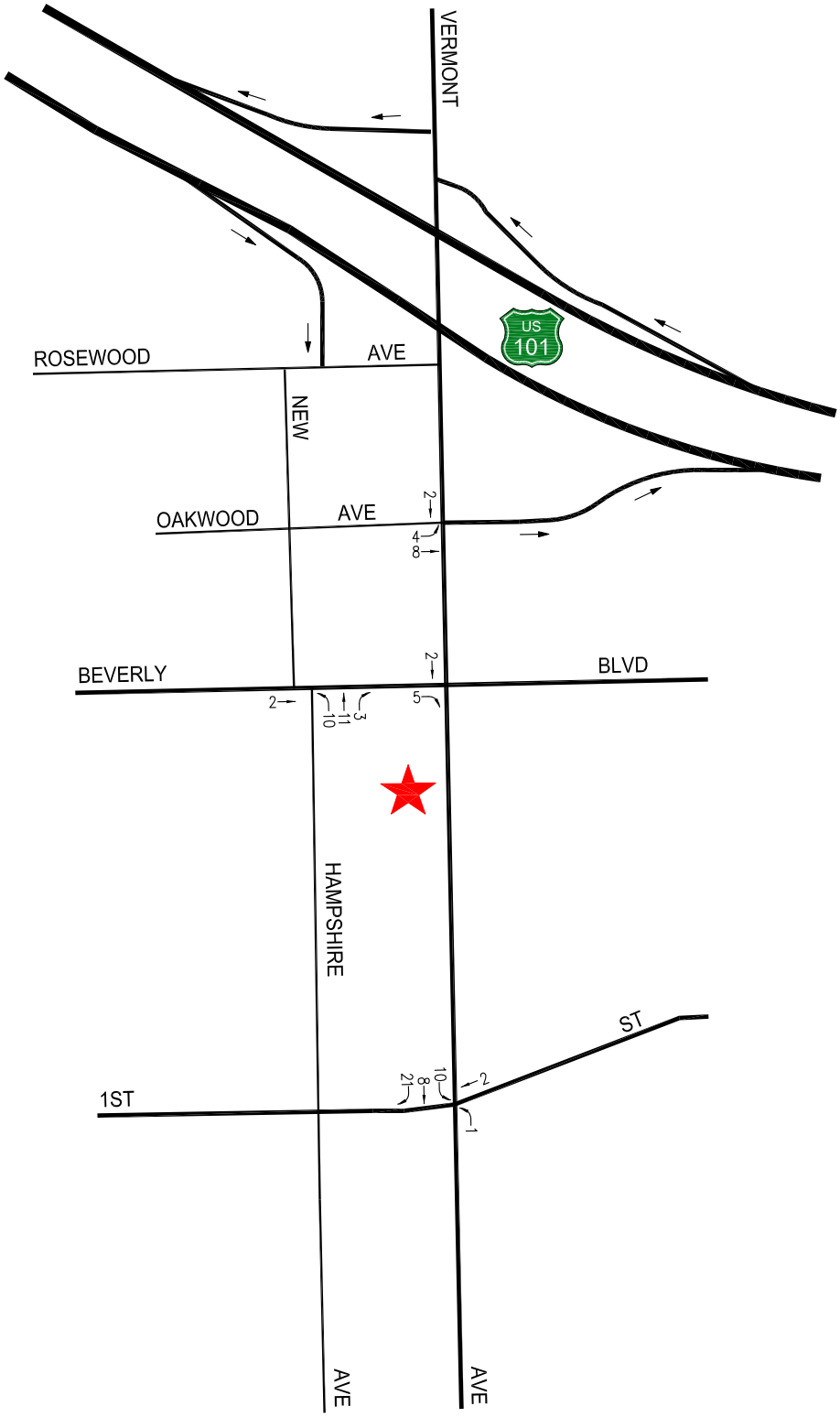
(XX) = OUTBOUND PERCENTAGES

FIGURE 7-1
PROJECT TRIP DISTRIBUTION

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PROJECT SITE

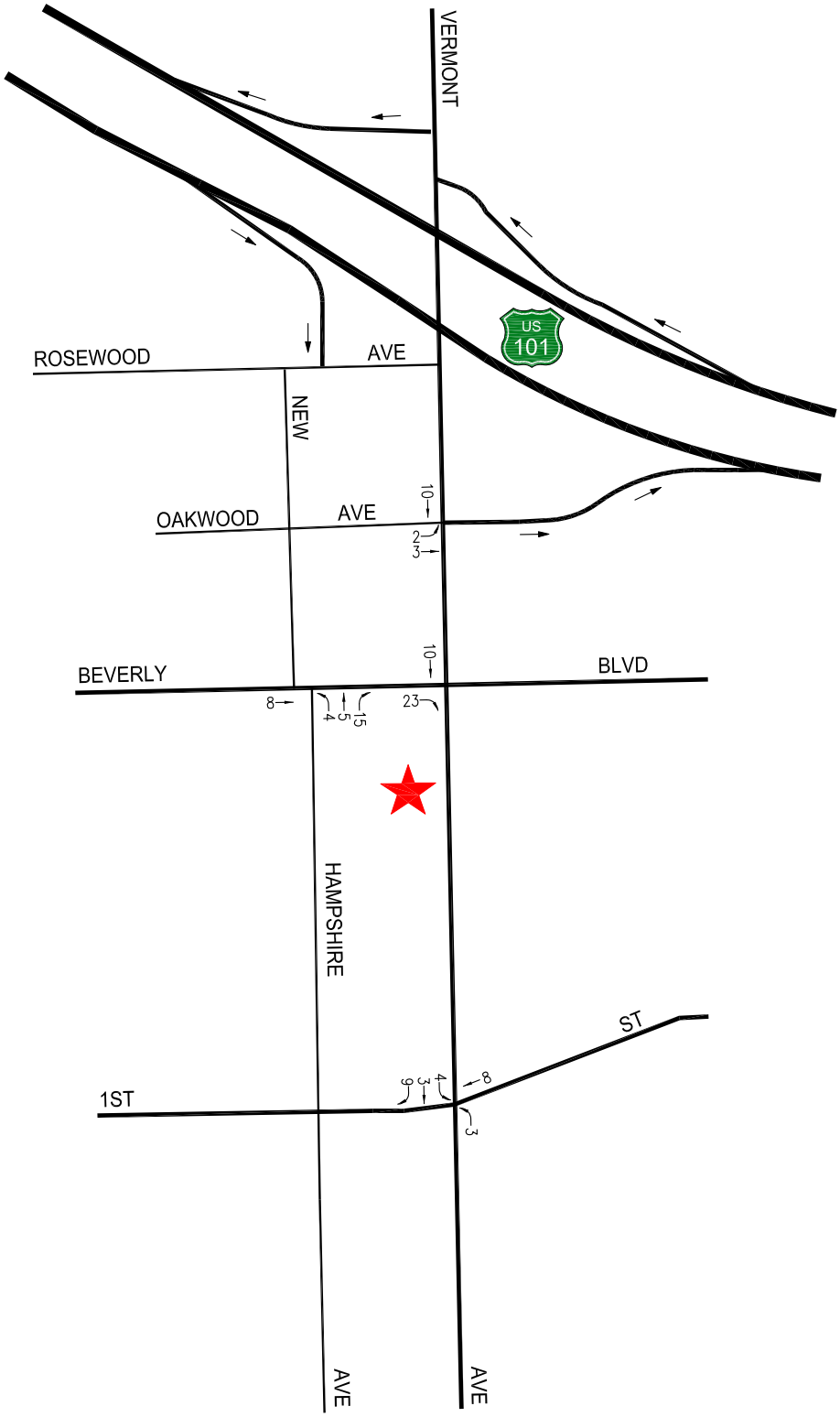
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FIGURE 7-2
NET NEW PROJECT TRAFFIC VOLUMES
WEEKDAY AM PEAK HOUR

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PROJECT SITE

NOT TO SCALE

FIGURE 7-3
NET NEW PROJECT TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR

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8.0 TRAFFIC IMPACT ANALYSIS METHODOLOGY

The study intersections were evaluated using the Critical Movement Analysis (CMA) method of analysis that determines Volume-to-Capacity (*v/c*) ratios on a critical lane basis. The overall intersection *v/c* ratio is subsequently assigned a Level of Service (LOS) value to describe intersection operations. Level of Service varies from LOS A (free flow) to LOS F (jammed condition). A description of the CMA method and corresponding Level of Service is provided in ***Appendix B***.

8.1 Impact Criteria and Thresholds

The relative impact of the added project traffic volumes expected to be generated by the proposed project during the weekday AM and PM peak hours was evaluated based on analysis of existing and future operating conditions at the study intersections, without and with the proposed project. The previously discussed capacity analysis procedures were utilized to evaluate the future *v/c* relationships and service level characteristics at each study intersection.

The significance of the potential impacts of project generated traffic was identified using the traffic impact criteria set forth in LADOT's *Traffic Study Policies and Procedures,* June, 2013. According to the City's published traffic study guidelines, the impact is considered significant if the project-related increase in the *v/c* ratio equals or exceeds the thresholds presented in ***Table 8–1***.

Table 8-1
CITY OF LOS ANGELES
INTERSECTION IMPACT THRESHOLD CRITERIA

Final *v/c*	**Level of Service**	**Project Related Increase in *v/c***
> 0.700 - 0.800	C	equal to or greater than 0.040
> 0.800 - 0.900	D	equal to or greater than 0.020
>0.900	E or F	equal to or greater than 0.010

The City's Sliding Scale Method requires mitigation of project traffic impacts whenever traffic generated by the proposed development causes an increase of the analyzed intersection *v/c* ratio by an amount equal to or greater than the values shown above.

8.2 Traffic Impact Analysis Scenarios

Traffic impacts at the study intersections were analyzed for the following conditions:

[a] Existing conditions.

[b] Existing with project conditions.

[c] Condition [b] with implementation of project mitigation measures, where necessary.

[d] Condition [a] plus 1.0 percent (1.0%) annual ambient traffic growth through year 2017 and with completion and occupancy of the related projects (i.e., future without project conditions).

[e] Condition [d] with completion and occupancy of the proposed project.

[f] Condition [e] with implementation of project mitigation measures, where necessary.

The traffic volumes for each new condition were added to the volumes in the prior condition to determine the change in capacity utilization at the study intersections.

9.0 TRAFFIC ANALYSIS

The traffic impact analysis prepared for the study intersections using the CMA methodology and application of the City of Los Angeles significant traffic impact criteria is summarized in ***Table 9-1***. The CMA data worksheets for the analyzed intersections are contained in *Appendix B*.

9.1 Existing Conditions

9.1.1 *Existing Conditions*

As indicated in column [1] of *Table 9–1*, all four study intersections are presently operating at LOS C or better during the weekday AM and PM peak hours under existing conditions. The existing traffic volumes at the study intersections during the weekday AM and PM peak hours are displayed in *Figures 5–1* and *5–2*, respectively.

9.1.2 *Existing With Project Conditions*

As shown in column [2] of *Table 9–1,* application of the City's threshold criteria to the "Existing With Project" scenario indicates that the proposed project is not expected to create significant impacts at any of the four study intersections. Incremental, but not significant, impacts are noted at the study intersections. Because there are no significant impacts, no traffic mitigation measures are required or recommended for the study intersections under the "Existing With Project" conditions. The existing with project traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in ***Figures 9–1*** and ***9–2***, respectively.

9.2 Future Conditions

9.2.1 *Future Without Project Conditions*

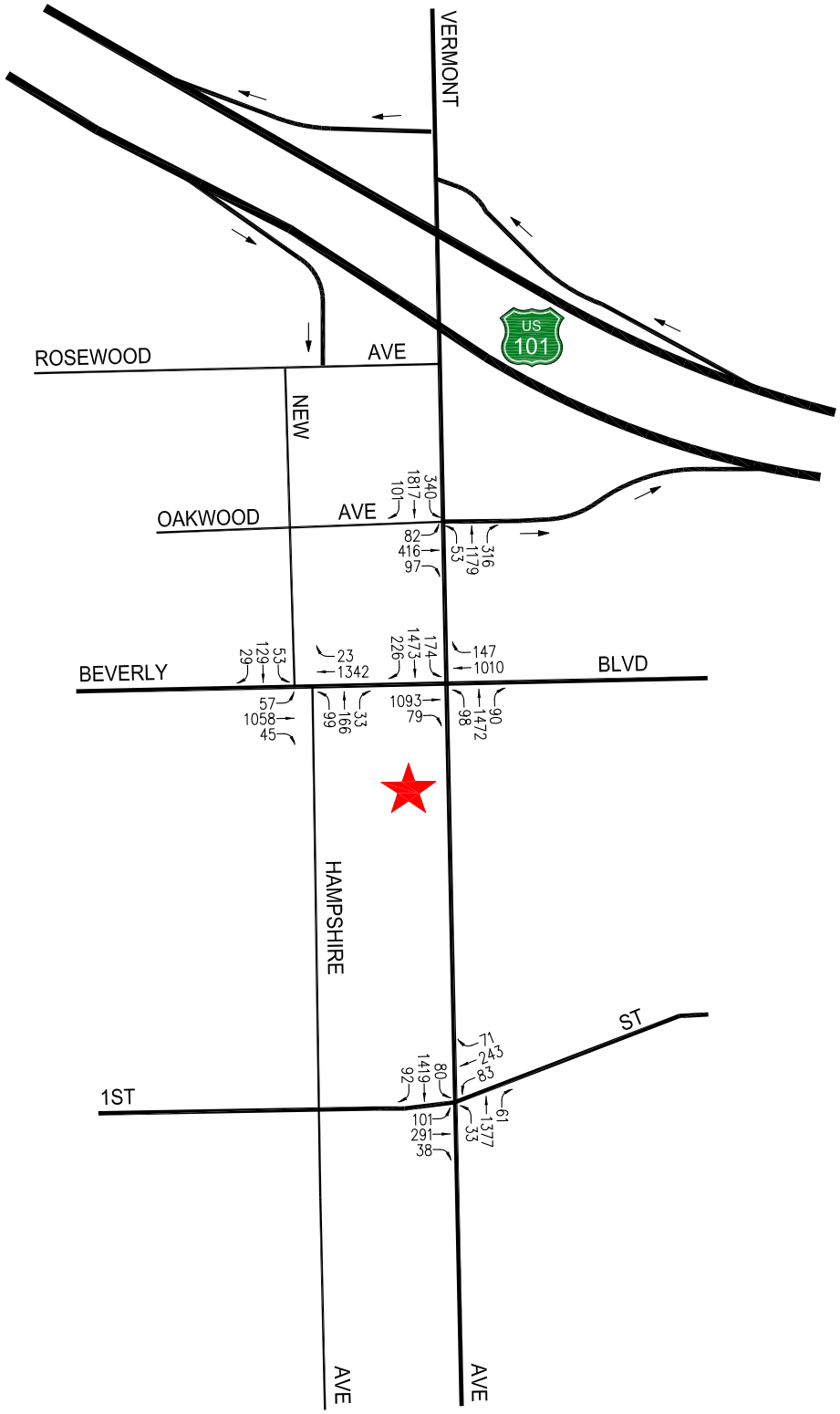
The future cumulative baseline conditions were forecast based on the addition of traffic generated by the completion and occupancy of the related projects, as well as the growth in traffic due to the combined effects of continuing development, intensification of existing developments and other factors (i.e., ambient growth). The *v/c* ratios at all of the study intersections are incrementally increased with the addition of ambient traffic and traffic generated by the related projects listed in *Table 6–1*. As presented in column [3] of *Table 9–1*, all four study intersections are expected to operate at LOS D or better during the weekday AM and PM peak hours with the addition of growth in ambient traffic and related projects traffic under the future without project conditions. The future without project (existing, ambient growth and related projects) traffic volumes at the study intersections during the weekday AM and PM peak hours are presented in ***Figures 9–3*** and ***9–4***, respectively.

Table 9-1
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2014 EXISTING V/C	LOS	[2] YEAR 2014 EXISTING W/ PROJECT V/C	LOS	CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT	[3] YEAR 2017 FUTURE W/O PROJECT V/C	LOS	[4] YEAR 2017 FUTURE WITH PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT
1	New Hampshire Avenue/	AM	0.760	C	0.776	C	0.016	NO	0.795	C	0.812	D	0.017	NO
	Beverly Boulevard	PM	0.758	C	0.774	C	0.016	NO	0.799	C	0.816	D	0.017	NO
2	Vermont Avenue/	AM	0.556	A	0.560	A	0.004	NO	0.619	B	0.624	B	0.005	NO
	Oakwood Avenue-	PM	0.651	B	0.652	B	0.001	NO	0.706	C	0.708	C	0.002	NO
	US-101 SB On Ramp													
3	Vermont Avenue/	AM	0.772	C	0.772	C	0.000	NO	0.845	D	0.845	D	0.000	NO
	Beverly Boulevard	PM	0.783	C	0.783	C	0.000	NO	0.849	D	0.849	D	0.000	NO
4	Vermont Avenue/	AM	0.541	A	0.547	A	0.006	NO	0.601	B	0.607	B	0.006	NO
	1st Street	PM	0.651	B	0.654	B	0.003	NO	0.702	C	0.705	C	0.003	NO

(A) According to LADOT's "Traffic Study Policies and Procedures, " August 2011, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
> 0.700 - 0.800	C	equal to or greater than 0.040
> 0.800 - 0.900	D	equal to or greater than 0.020
> 0.900	E,F	equal to or greater than 0.010



PROJECT SITE

NOT TO SCALE

FIGURE 9-1

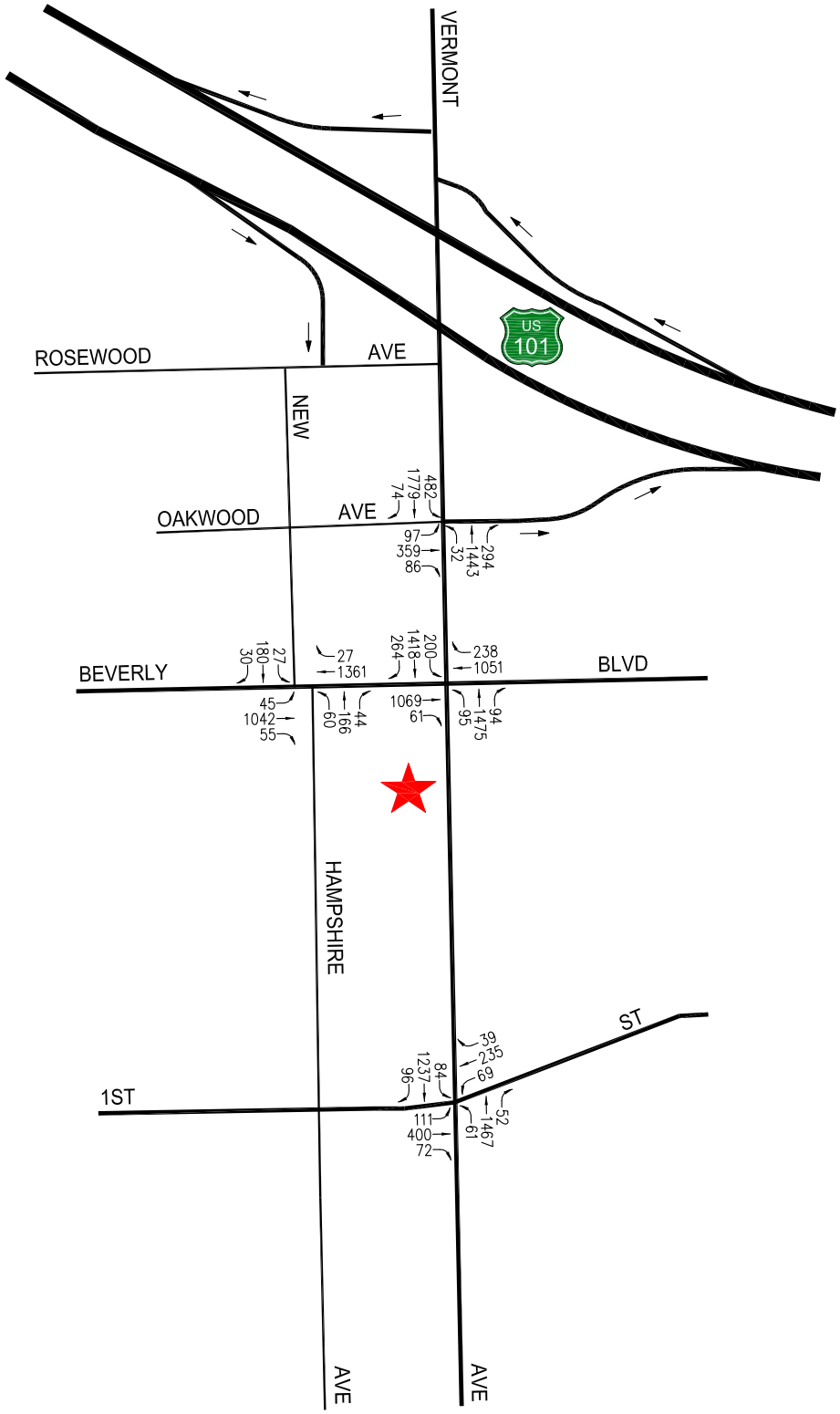
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

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PROJECT SITE

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FIGURE 9-2

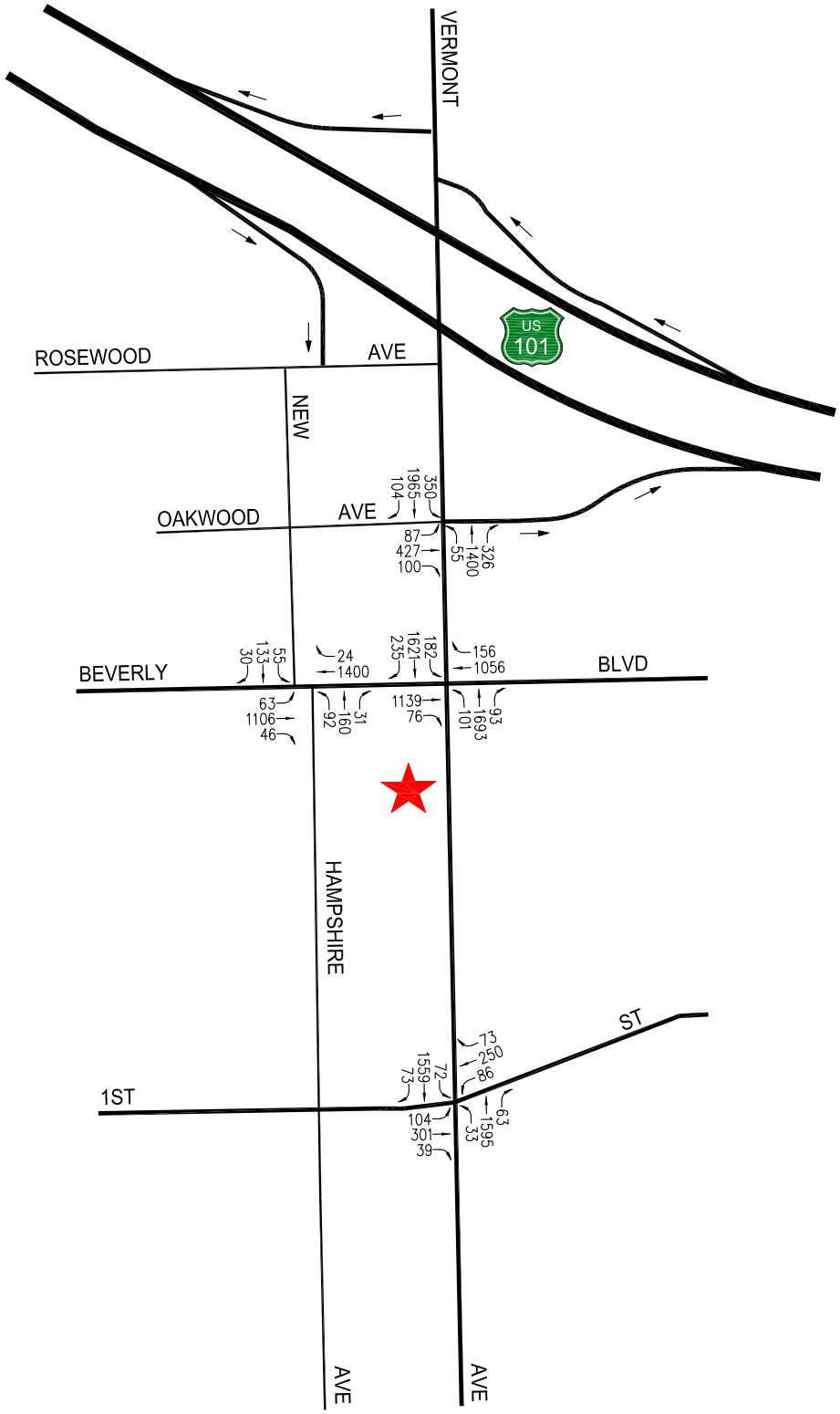
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

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PROJECT SITE

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FIGURE 9-3

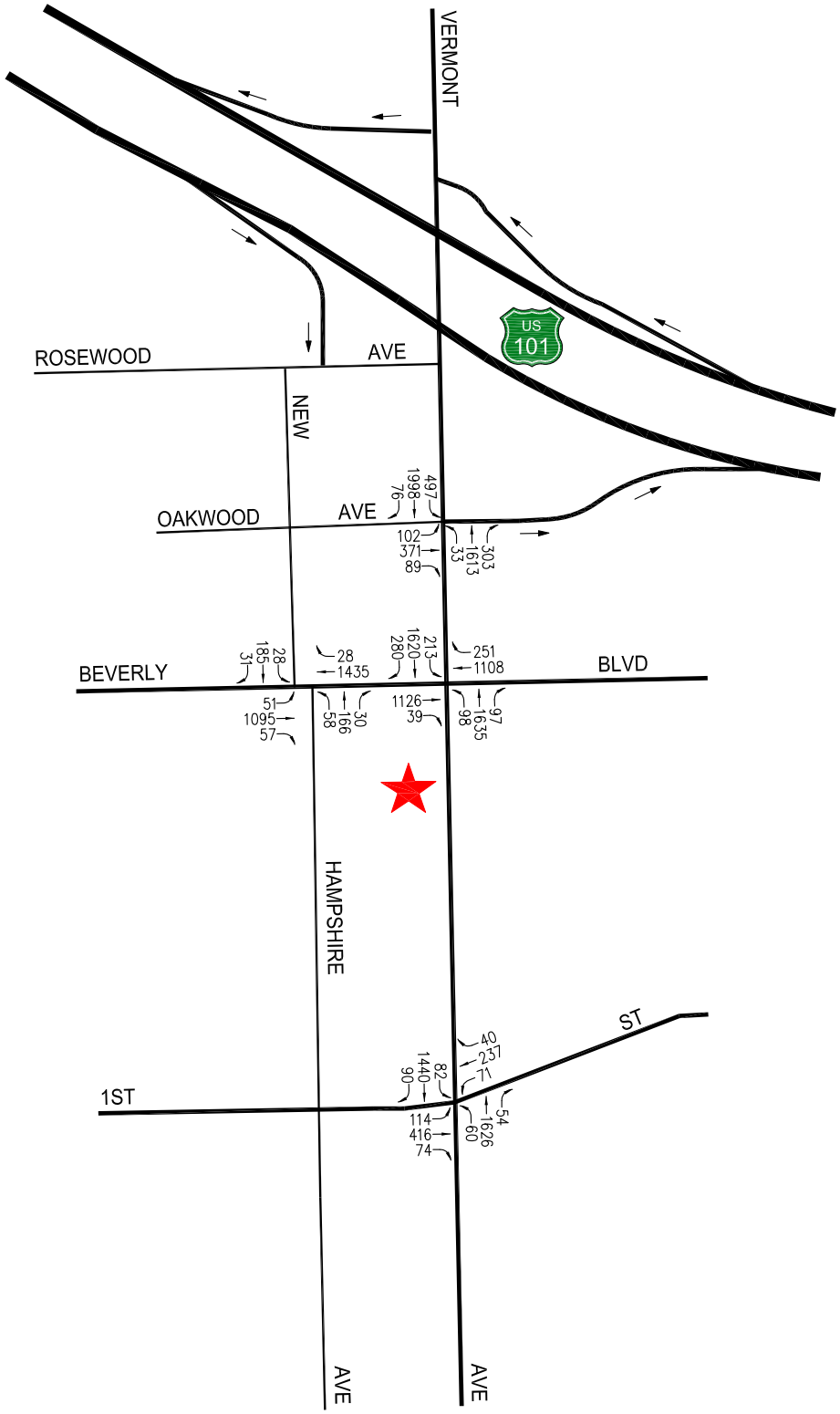
FUTURE WITHOUT PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

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PROJECT SITE

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FIGURE 9-4

FUTURE WITHOUT PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

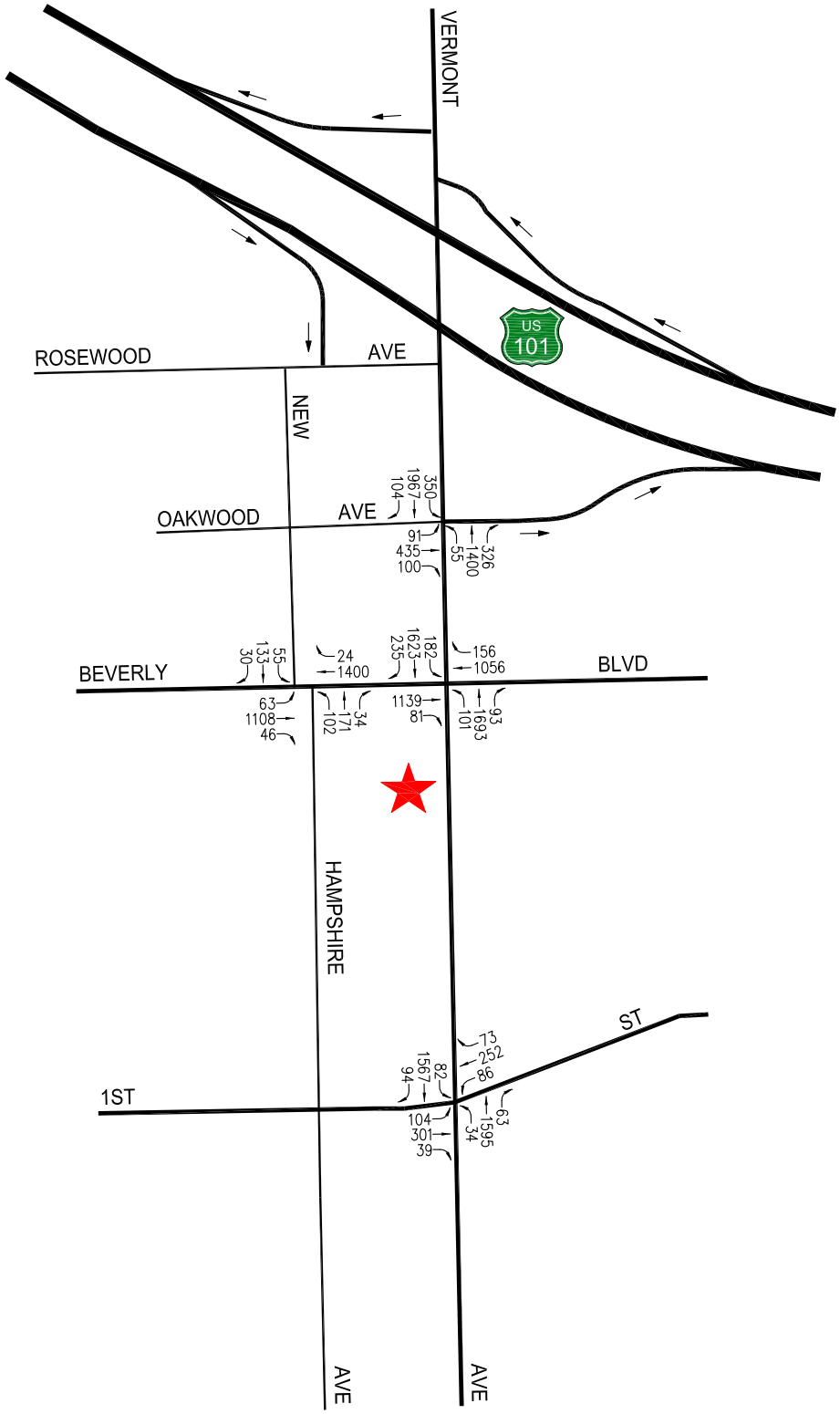
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9.2.2 *Future With Project Conditions*

As shown in column [4] of *Table 9–1,* application of the City's threshold criteria to the "With Proposed Project" scenario indicates that the proposed project is not expected to create significant impacts at the four study intersections. Incremental, but not significant, impacts are noted at the study intersections. Because there are no significant impacts, no traffic mitigation measures are required or recommended for the study intersections under the "Future With Project" conditions. The future with project (existing, ambient growth, related projects and project) traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in ***Figures 9–5*** and ***9–6***, respectively.



PROJECT SITE

NOT TO SCALE

FIGURE 9-5

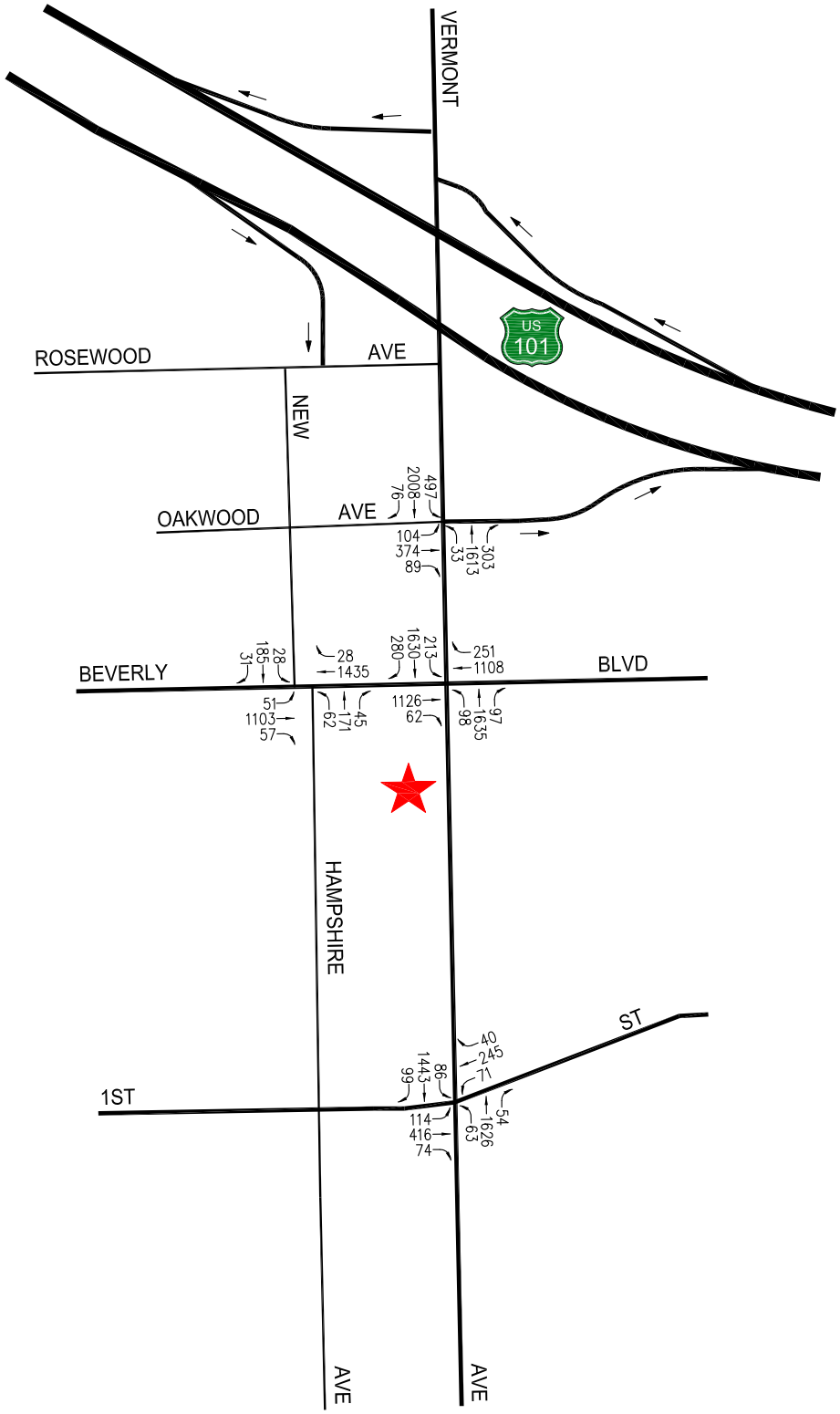
FUTURE WITH PROJECT TRAFFIC VOULMES

WEEKDAY AM PEAK HOUR

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PROJECT SITE

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FIGURE 9-6

FUTURE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

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10.0 CONGESTION MANAGEMENT PROGRAM TRAFFIC IMPACT ASSESSMENT

The Congestion Management Program (CMP) is a state-mandated program that was enacted by the California State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system.

As required by the 2010 Congestion Management Program, a Traffic Impact Assessment (TIA) has been prepared to determine the potential impacts on designated monitoring locations on the CMP highway system. The analysis has been prepared in accordance with procedures outlined in the *2010 Congestion Management Program*, Los Angeles County Metropolitan Transportation Authority, October 2010.

According to Section D.9.1 (Appendix D, page D-6) of the 2010 CMP manual, the criteria for determining a significant transportation impact is listed below:

> "A significant transportation impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity (V/C $\geq$ 0.02), causing or worsening LOS F (V/C > 1.00); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity (V/C $\geq$ 0.02)."

The CMP impact criteria apply for analysis of both intersection and freeway monitoring locations.

10.1 Intersections

The following CMP intersection monitoring location in the project vicinity has been identified:

- CMP Station — Intersection

  No. 61 — Western Avenue/Santa Monica Boulevard

The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed project will add 50 or more trips during either the weekday AM or PM peak hours. The proposed project will not add 50 or more trips during either the weekday AM or PM peak hours (i.e., of adjacent street traffic) at CMP monitoring intersections, as stated in the CMP manual as the threshold criteria for a traffic impact assessment. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

10.2 Freeways

The following CMP freeway monitoring location in the project vicinity has been identified:

- CMP Station — Location

  Seg. No. 1037 — State Route 101 Freeway south of Santa Monica Boulevard

The CMP TIA guidelines require that freeway monitoring locations must be examined if the proposed project will add 150 or more trips (in either direction) during either the weekday AM or PM peak periods. The proposed project will not add 150 or more trips (in either direction) during either the weekday AM or PM peak hours to CMP freeway monitoring locations which is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to freeway monitoring locations that are part of the CMP highway system is required.

10.3 Transit Impact Review

As required by the *2010 Congestion Management Program*, a review has been made of the potential impacts of the project on transit service. As discussed in Subsection 4.4 herein, existing transit service is provided in the vicinity of the proposed project.

The project trip generation, as shown in *Table 7–1*, was adjusted by values set forth in the CMP (i.e., person trips equal 1.4 times vehicle trips, and transit trips equal 3.5 percent of the total person trips) to estimate transit trip generation. Pursuant to the CMP guidelines, the proposed project is forecast to generate demand for 3 transit trips during the weekday AM peak hour and 3 transit trips during the weekday PM peak hour. Over a 24-hour period, the proposed project is forecast to generate demand for 25 weekday daily transit trips. Therefore, the calculations are as follows:

- AM Peak Hour = $45 \times 1.4 \times 0.035 = 3$ Transit Trips
- PM Peak Hour = $49 \times 1.4 \times 0.035 = 3$ Transit Trips
- Daily Trips = $510 \times 1.4 \times 0.035 = 25$ Transit Trips

As shown in *Table 4–1*, six bus/rail lines and routes are provided adjacent to or in close proximity the project site. As outlined in *Table 4–1*, under the "No. of Buses/Trains During Peak Hour" column, these six transit lines provide services for an average of (i.e., average of the directional number of buses/trains during the peak hours) roughly 74 and 72 buses/trains during the weekday AM and PM peak hours, respectively. Therefore, based on the above calculated weekday AM and PM peak hour trips, this would correspond to less than one additional transit rider per bus/train. It is anticipated that the existing transit service in the project area will adequately accommodate the increase of project-generated transit trips. Thus, given the number of project-generated transit trips per bus/train, no project impacts on existing or future transit services in the project area are expected to occur as a result of the proposed project.

11.0 CONCLUSIONS

This traffic study has been prepared for the proposed Meridian Apartments project. In order to evaluate the potential impacts to the local street system, four study intersections were analyzed to determine changes in operations following occupancy and utilization of the proposed project. It is concluded that the proposed project is not expected to create a significant impact at any of the four study intersections. Incremental but not significant impacts are noted at the study intersections with completion of the proposed project. Because there are no significant impacts, no direct traffic mitigation measures are required or recommended for the study locations.

APPENDIX A

TRAFFIC COUNT DATA

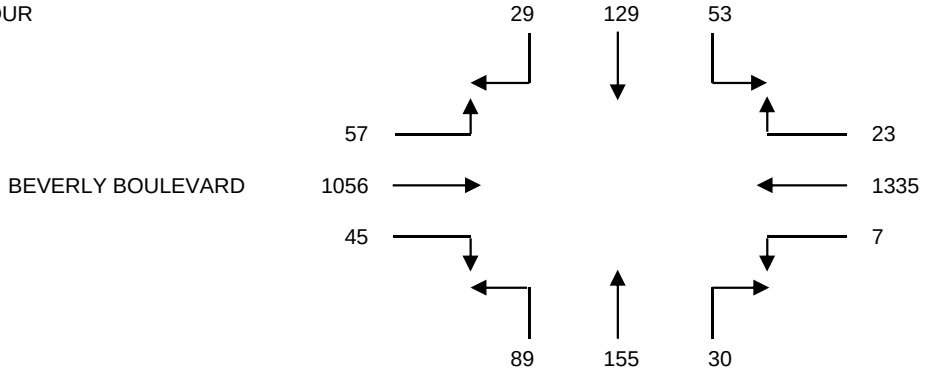
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 07:00 AM TO 10:00 AM
INTERSECTION N/S NEW HAMPSHIRE AVENUE
E/W BEVERLY BOULEVARD
FILE NUMBER: 1-AM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0700-0715	3	24	7	4	275	1	7	18	11	5	153	7
0715-0730	8	20	11	7	308	1	7	26	10	9	167	14
0730-0745	7	28	14	4	292	1	6	48	24	8	190	19
0745-0800	5	38	13	9	305	1	7	36	20	11	227	14
0800-0815	12	35	13	5	339	2	8	49	27	9	274	14
0815-0830	5	30	15	4	349	2	10	40	23	10	268	14
0830-0845	7	26	12	5	342	2	5	30	19	15	287	15
0845-0900	3	39	10	6	322	1	5	23	10	10	243	13
0900-0915	3	24	10	2	251	1	5	20	11	5	240	10
0915-0930	5	19	13	4	297	1	8	14	8	9	200	14
0930-0945	6	19	14	5	294	2	12	11	8	10	185	16
0945-1000	5	18	15	4	257	1	7	17	9	9	219	12

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0700-0800	23	110	45	24	1180	4	27	128	65	33	737	54	2430
0715-0815	32	121	51	25	1244	5	28	159	81	37	858	61	2702
0730-0830	29	131	55	22	1285	6	31	173	94	38	959	61	2884
0745-0845	29	129	53	23	1335	7	30	155	89	45	1056	57	3008
0800-0900	27	130	50	20	1352	7	28	142	79	44	1072	56	3007
0815-0915	18	119	47	17	1264	6	25	113	63	40	1038	52	2802
0830-0930	18	108	45	17	1212	5	23	87	48	39	970	52	2624
0845-0945	17	101	47	17	1164	5	30	68	37	34	868	53	2441
0900-1000	19	80	52	15	1099	5	32	62	36	33	844	52	2329

A.M. PEAK HOUR
0745-0845



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
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ARCADIA, CALIFORNIA 91005
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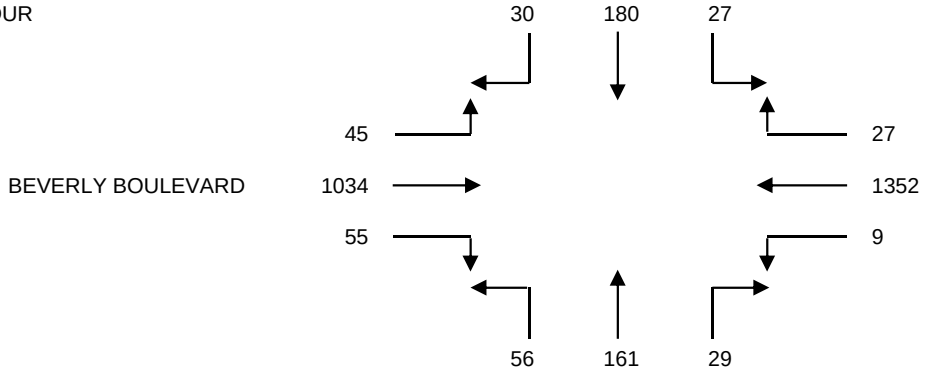
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 03:00 PM TO 06:00 PM
INTERSECTION N/S NEW HAMPSHIRE AVENUE
E/W BEVERLY BOULEVARD
FILE NUMBER: 1-PM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0300-0315	6	22	7	7	240	4	5	17	9	8	233	10
0315-0330	11	24	7	7	230	7	5	19	10	9	240	9
0330-0345	11	39	11	8	252	3	5	16	8	10	237	6
0345-0400	8	37	7	6	260	3	7	26	14	15	234	10
0400-0415	14	28	6	4	241	2	3	26	12	12	258	12
0415-0430	10	28	11	5	253	3	5	26	11	9	286	7
0430-0445	14	39	10	8	267	2	5	20	18	13	253	11
0445-0500	10	37	10	10	300	1	7	36	13	17	247	9
0500-0515	12	44	10	6	314	2	8	30	10	11	268	13
0515-0530	9	49	5	7	334	2	4	38	14	9	273	10
0530-0545	5	48	7	8	345	3	9	47	16	18	250	12
0545-0600	4	39	5	6	359	2	8	46	16	17	243	10

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0300-0400	36	122	32	28	982	17	22	78	41	42	944	35	2379
0315-0415	44	128	31	25	983	15	20	87	44	46	969	37	2429
0330-0430	43	132	35	23	1006	11	20	94	45	46	1015	35	2505
0345-0445	46	132	34	23	1021	10	20	98	55	49	1031	40	2559
0400-0500	48	132	37	27	1061	8	20	108	54	51	1044	39	2629
0415-0515	46	148	41	29	1134	8	25	112	52	50	1054	40	2739
0430-0530	45	169	35	31	1215	7	24	124	55	50	1041	43	2839
0445-0545	36	178	32	31	1293	8	28	151	53	55	1038	44	2947
0500-0600	30	180	27	27	1352	9	29	161	56	55	1034	45	3005

P.M. PEAK HOUR
0500-0600



DATA PROVIDED BY:

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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: NEW HAMPSHIRE AVENUE / BEVERLY BOULEVARD

FILE: 1PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	38	15	10	5
0715-0730	39	12	12	3
0730-0745	35	19	10	4
0745-0800	15	18	10	4
0800-0815	15	16	16	9
0815-0830	17	17	14	8
0830-0845	18	8	8	2
0845-0900	10	10	12	7
0900-0915	11	12	9	5
0915-0930	12	10	7	5
0930-0945	12	12	12	6
0945-1000	8	7	8	6

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	1	0	1	0
0715-0730	0	0	1	0
0730-0745	1	0	0	0
0745-0800	2	0	1	1
0800-0815	3	0	1	0
0815-0830	1	0	0	0
0830-0845	2	3	2	0
0845-0900	2	1	3	0
0900-0915	2	0	4	0
0915-0930	1	1	3	1
0930-0945	2	0	1	0
0945-1000	1	0	2	0

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	127	64	42	16	249
0715-0815	104	65	48	20	237
0730-0830	82	70	50	25	227
0745-0845	65	59	48	23	195
0800-0900	60	51	50	26	187
0815-0915	56	47	43	22	168
0830-0930	51	40	36	19	146
0845-0945	45	44	40	23	152
0900-1000	43	41	36	22	142

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	4	0	3	1	8
0715-0815	6	0	3	1	10
0730-0830	7	0	2	1	10
0745-0845	8	3	4	1	16
0800-0900	8	4	6	0	18
0815-0915	7	4	9	0	20
0830-0930	7	5	12	1	25
0845-0945	7	2	11	1	21
0900-1000	6	1	10	1	18

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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: NEW HAMPSHIRE AVENUE / BEVERLY BOULEVARD

FILE: 1PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	30	14	24	12
0315-0330	33	27	16	7
0330-0345	38	16	22	10
0345-0400	46	13	12	11
0400-0415	40	18	13	14
0415-0430	23	10	7	10
0430-0445	37	12	11	9
0445-0500	25	7	7	7
0500-0515	22	17	12	4
0515-0530	21	16	10	7
0530-0545	17	12	11	7
0545-0600	18	13	12	5

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	2	1	1	1
0315-0330	0	0	2	2
0330-0345	3	3	1	1
0345-0400	2	0	3	0
0400-0415	2	0	2	0
0415-0430	2	0	1	0
0430-0445	4	1	5	1
0445-0500	4	1	2	0
0500-0515	1	1	2	1
0515-0530	2	0	1	1
0530-0545	1	1	2	0
0545-0600	1	0	1	0

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	147	70	74	40	331
0315-0415	157	74	63	42	336
0330-0430	147	57	54	45	303
0345-0445	146	53	43	44	286
0400-0500	125	47	38	40	250
0415-0515	107	46	37	30	220
0430-0530	105	52	40	27	224
0445-0545	85	52	40	25	202
0500-0600	78	58	45	23	204

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	7	4	7	4	22
0315-0415	7	3	8	3	21
0330-0430	9	3	7	1	20
0345-0445	10	1	11	1	23
0400-0500	12	2	10	1	25
0415-0515	11	3	10	2	26
0430-0530	11	3	10	3	27
0445-0545	8	3	7	2	20
0500-0600	5	2	6	2	15

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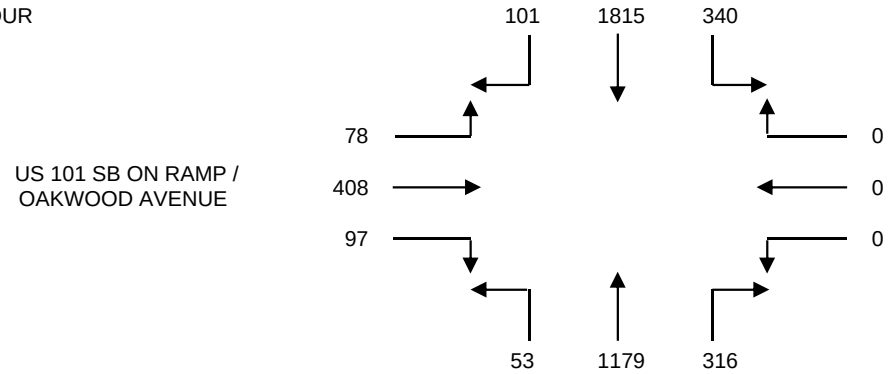
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 07:00 AM TO 10:00 AM
INTERSECTION N/S VERMONT AVENUE
E/W US 101 SB ON-RAMP / OAKWOOD AVENUE
FILE NUMBER: 2-AM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0700-0715	15	395	64	0	0	0	55	293	7	11	64	16
0715-0730	20	427	74	0	0	0	67	305	6	17	73	21
0730-0745	28	475	77	0	0	0	77	300	11	20	99	21
0745-0800	29	472	89	0	0	0	80	290	14	22	109	20
0800-0815	24	466	88	0	0	0	82	273	15	25	112	14
0815-0830	20	402	86	0	0	0	77	316	13	30	88	23
0830-0845	22	390	62	0	0	0	55	324	17	36	75	23
0845-0900	24	422	64	0	0	0	61	339	20	32	80	30
0900-0915	21	435	57	0	0	0	57	269	22	41	77	27
0915-0930	23	399	66	0	0	0	66	200	25	33	81	33
0930-0945	24	324	71	0	0	0	71	215	24	36	69	26
0945-1000	19	319	62	0	0	0	63	188	21	32	66	24

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0700-0800	92	1769	304	0	0	0	279	1188	38	70	345	78	4163
0715-0815	101	1840	328	0	0	0	306	1168	46	84	393	76	4342
0730-0830	101	1815	340	0	0	0	316	1179	53	97	408	78	4387
0745-0845	95	1730	325	0	0	0	294	1203	59	113	384	80	4283
0800-0900	90	1680	300	0	0	0	275	1252	65	123	355	90	4230
0815-0915	87	1649	269	0	0	0	250	1248	72	139	320	103	4137
0830-0930	90	1646	249	0	0	0	239	1132	84	142	313	113	4008
0845-0945	92	1580	258	0	0	0	255	1023	91	142	307	116	3864
0900-1000	87	1477	256	0	0	0	257	872	92	142	293	110	3586

A.M. PEAK HOUR
0730-0830



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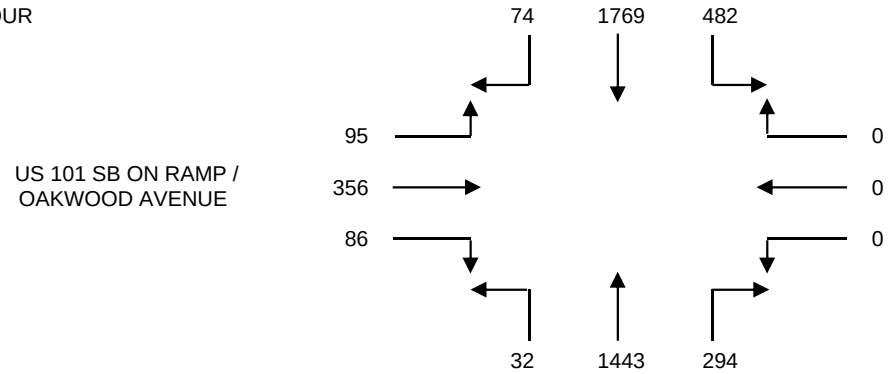
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 03:00 PM TO 06:00 PM
INTERSECTION N/S VERMONT AVENUE
E/W US 101 SB ON-RAMP / OAKWOOD AVENUE
FILE NUMBER: 2-PM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0300-0315	13	368	90	0	0	0	60	317	4	16	60	23
0315-0330	15	402	112	0	0	0	71	321	7	17	65	22
0330-0345	17	395	114	0	0	0	74	328	5	15	67	16
0345-0400	19	400	113	0	0	0	76	337	5	18	70	20
0400-0415	15	415	110	0	0	0	67	302	6	22	74	22
0415-0430	15	457	117	0	0	0	74	359	7	21	76	24
0430-0445	17	445	115	0	0	0	77	295	6	24	90	23
0445-0500	19	428	125	0	0	0	73	351	9	19	94	26
0500-0515	21	469	121	0	0	0	68	340	7	22	88	21
0515-0530	15	452	117	0	0	0	75	398	7	24	80	22
0530-0545	19	420	119	0	0	0	78	354	9	21	94	26
0545-0600	17	421	115	0	0	0	73	351	8	22	93	24

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0300-0400	64	1565	429	0	0	0	281	1303	21	66	262	81	4072
0315-0415	66	1612	449	0	0	0	288	1288	23	72	276	80	4154
0330-0430	66	1667	454	0	0	0	291	1326	23	76	287	82	4272
0345-0445	66	1717	455	0	0	0	294	1293	24	85	310	89	4333
0400-0500	66	1745	467	0	0	0	291	1307	28	86	334	95	4419
0415-0515	72	1799	478	0	0	0	292	1345	29	86	348	94	4543
0430-0530	72	1794	478	0	0	0	293	1384	29	89	352	92	4583
0445-0545	74	1769	482	0	0	0	294	1443	32	86	356	95	4631
0500-0600	72	1762	472	0	0	0	294	1443	31	89	355	93	4611

P.M. PEAK HOUR
0445-0545



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FAX: 626-446-2877
.

PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: VERMONT AVENUE / US 101 SB ON-RAMP / OAKWOOD AVENUE

FILE: 2PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	0	5	5	18
0715-0730	0	6	5	16
0730-0745	0	10	6	26
0745-0800	0	19	5	33
0800-0815	0	12	10	26
0815-0830	0	8	6	18
0830-0845	0	9	4	23
0845-0900	0	9	7	26
0900-0915	0	13	7	24
0915-0930	0	9	6	25
0930-0945	0	9	5	23
0945-1000	0	11	5	31

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	0	0	3	2
0715-0730	0	0	3	5
0730-0745	0	0	4	3
0745-0800	0	0	3	2
0800-0815	0	0	4	1
0815-0830	0	0	2	1
0830-0845	0	0	2	2
0845-0900	0	0	1	3
0900-0915	0	0	3	2
0915-0930	0	0	1	2
0930-0945	0	0	2	1
0945-1000	0	0	2	1

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	0	40	21	93	154
0715-0815	0	47	26	101	174
0730-0830	0	49	27	103	179
0745-0845	0	48	25	100	173
0800-0900	0	38	27	93	158
0815-0915	0	39	24	91	154
0830-0930	0	40	24	98	162
0845-0945	0	40	25	98	163
0900-1000	0	42	23	103	168

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	0	0	13	12	25
0715-0815	0	0	14	11	25
0730-0830	0	0	13	7	20
0745-0845	0	0	11	6	17
0800-0900	0	0	9	7	16
0815-0915	0	0	8	8	16
0830-0930	0	0	7	9	16
0845-0945	0	0	7	8	15
0900-1000	0	0	8	6	14

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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: VERMONT AVENUE / US 101 SB ON-RAMP / OAKWOOD AVENUE

FILE: 2PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	0	7	7	32
0315-0330	0	8	6	27
0330-0345	0	10	3	25
0345-0400	0	9	6	20
0400-0415	0	10	7	21
0415-0430	0	11	6	19
0430-0445	0	11	7	27
0445-0500	0	9	5	29
0500-0515	0	10	7	22
0515-0530	0	15	5	28
0530-0545	0	12	8	28
0545-0600	0	12	7	30

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	0	0	3	2
0315-0330	0	0	4	2
0330-0345	0	0	6	1
0345-0400	0	0	5	2
0400-0415	0	0	7	1
0415-0430	0	0	5	2
0430-0445	0	0	4	2
0445-0500	0	0	4	2
0500-0515	0	0	5	1
0515-0530	0	0	5	1
0530-0545	0	0	3	0
0545-0600	0	0	5	1

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	0	34	22	104	160
0315-0415	0	37	22	93	152
0330-0430	0	40	22	85	147
0345-0445	0	41	26	87	154
0400-0500	0	41	25	96	162
0415-0515	0	41	25	97	163
0430-0530	0	45	24	106	175
0445-0545	0	46	25	107	178
0500-0600	0	49	27	108	184

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	0	0	18	7	25
0315-0415	0	0	22	6	28
0330-0430	0	0	23	6	29
0345-0445	0	0	21	7	28
0400-0500	0	0	20	7	27
0415-0515	0	0	18	7	25
0430-0530	0	0	18	6	24
0445-0545	0	0	17	4	21
0500-0600	0	0	18	3	21

THE TRAFFIC SOLUTION
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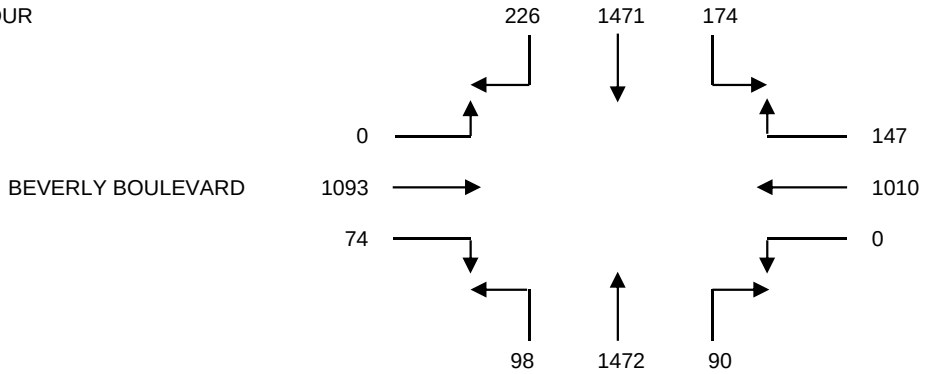
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 07:00 AM TO 10:00 AM
INTERSECTION N/S VERMONT AVENUE
E/W BEVERLY BOULEVARD
FILE NUMBER: 3-AM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0700-0715	39	360	41	33	243	0	5	300	20	9	115	0
0715-0730	42	390	40	31	245	0	10	366	17	6	170	0
0730-0745	40	393	48	39	270	0	16	306	20	13	184	0
0745-0800	61	372	49	30	236	0	28	373	23	26	261	0
0800-0815	57	419	41	41	275	0	27	355	37	22	280	0
0815-0830	43	315	45	46	255	0	21	390	20	12	270	0
0830-0845	65	365	39	30	244	0	14	354	18	14	282	0
0845-0900	52	380	43	49	264	0	19	382	11	16	233	0
0900-0915	50	399	47	24	202	0	16	339	10	13	285	0
0915-0930	39	337	39	32	229	0	13	295	19	13	203	0
0930-0945	42	290	37	29	234	0	18	260	17	14	192	0
0945-1000	44	275	36	25	238	0	25	248	20	14	213	0

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0700-0800	182	1515	178	133	994	0	59	1345	80	54	730	0	5270
0715-0815	200	1574	178	141	1026	0	81	1400	97	67	895	0	5659
0730-0830	201	1499	183	156	1036	0	92	1424	100	73	995	0	5759
0745-0845	226	1471	174	147	1010	0	90	1472	98	74	1093	0	5855
0800-0900	217	1479	168	166	1038	0	81	1481	86	64	1065	0	5845
0815-0915	210	1459	174	149	965	0	70	1465	59	55	1070	0	5676
0830-0930	206	1481	168	135	939	0	62	1370	58	56	1003	0	5478
0845-0945	183	1406	166	134	929	0	66	1276	57	56	913	0	5186
0900-1000	175	1301	159	110	903	0	72	1142	66	54	893	0	4875

A.M. PEAK HOUR
0745-0845



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
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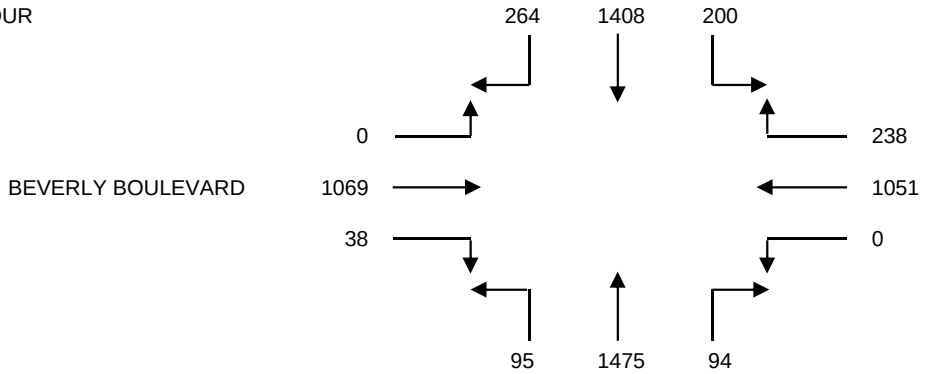
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 03:00 PM TO 06:00 PM
INTERSECTION N/S VERMONT AVENUE
E/W BEVERLY BOULEVARD
FILE NUMBER: 3-PM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0300-0315	48	318	42	52	190	0	17	348	28	18	268	0
0315-0330	46	308	36	35	172	0	19	337	16	14	210	0
0330-0345	59	331	47	48	186	0	18	328	25	12	251	0
0345-0400	61	342	42	52	199	0	19	387	13	14	221	0
0400-0415	46	368	43	41	196	0	19	329	23	12	255	0
0415-0430	52	330	54	44	181	0	28	371	23	13	271	0
0430-0445	51	354	44	38	234	0	20	326	13	14	250	0
0445-0500	65	352	52	58	218	0	36	399	17	16	243	0
0500-0515	56	380	44	60	206	0	24	317	28	10	293	0
0515-0530	67	339	49	86	246	0	18	393	19	12	298	0
0530-0545	79	335	51	38	326	0	24	375	20	10	240	0
0545-0600	62	354	56	54	273	0	28	390	28	6	238	0

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0300-0400	214	1299	167	187	747	0	73	1400	82	58	950	0	5177
0315-0415	212	1349	168	176	753	0	75	1381	77	52	937	0	5180
0330-0430	218	1371	186	185	762	0	84	1415	84	51	998	0	5354
0345-0445	210	1394	183	175	810	0	86	1413	72	53	997	0	5393
0400-0500	214	1404	193	181	829	0	103	1425	76	55	1019	0	5499
0415-0515	224	1416	194	200	839	0	108	1413	81	53	1057	0	5585
0430-0530	239	1425	189	242	904	0	98	1435	77	52	1084	0	5745
0445-0545	267	1406	196	242	996	0	102	1484	84	48	1074	0	5899
0500-0600	264	1408	200	238	1051	0	94	1475	95	38	1069	0	5932

P.M. PEAK HOUR
0500-0600



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: VERMONT AVENUE / BEVERLY BOULEVARD

FILE: 3PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	57	47	26	37
0715-0730	68	51	44	62
0730-0745	60	62	51	71
0745-0800	80	57	47	80
0800-0815	109	68	63	60
0815-0830	77	30	39	35
0830-0845	54	34	25	41
0845-0900	40	33	22	37
0900-0915	45	46	19	29
0915-0930	37	20	13	20
0930-0945	48	33	16	38
0945-1000	35	38	14	28

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	1	1	2	1
0715-0730	1	1	0	3
0730-0745	4	1	1	5
0745-0800	4	3	4	2
0800-0815	2	2	0	0
0815-0830	6	0	0	3
0830-0845	2	2	1	1
0845-0900	1	1	0	4
0900-0915	2	1	1	5
0915-0930	0	3	0	4
0930-0945	2	1	1	3
0945-1000	5	4	1	0

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	265	217	168	250	900
0715-0815	317	238	205	273	1033
0730-0830	326	217	200	246	989
0745-0845	320	189	174	216	899
0800-0900	280	165	149	173	767
0815-0915	216	143	105	142	606
0830-0930	176	133	79	127	515
0845-0945	170	132	70	124	496
0900-1000	165	137	62	115	479

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	10	6	7	11	34
0715-0815	11	7	5	10	33
0730-0830	16	6	5	10	37
0745-0845	14	7	5	6	32
0800-0900	11	5	1	8	25
0815-0915	11	4	2	13	30
0830-0930	5	7	2	14	28
0845-0945	5	6	2	16	29
0900-1000	9	9	3	12	33

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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: VERMONT AVENUE / BEVERLY BOULEVARD

FILE: 3PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	68	50	61	70
0315-0330	102	93	40	42
0330-0345	120	74	34	46
0345-0400	105	41	42	86
0400-0415	77	48	47	90
0415-0430	50	42	20	52
0430-0445	74	40	20	27
0445-0500	95	44	31	40
0500-0515	52	34	26	53
0515-0530	77	48	27	49
0530-0545	96	48	30	43
0545-0600	66	30	27	39

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	2	1	1	2
0315-0330	2	2	1	3
0330-0345	3	1	3	2
0345-0400	4	1	0	5
0400-0415	1	1	2	3
0415-0430	1	2	3	6
0430-0445	1	4	3	4
0445-0500	1	2	5	4
0500-0515	0	4	5	3
0515-0530	3	2	1	6
0530-0545	1	1	5	5
0545-0600	3	1	1	3

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	395	258	177	244	1074
0315-0415	404	256	163	264	1087
0330-0430	352	205	143	274	974
0345-0445	306	171	129	255	861
0400-0500	296	174	118	209	797
0415-0515	271	160	97	172	700
0430-0530	298	166	104	169	737
0445-0545	320	174	114	185	793
0500-0600	291	160	110	184	745

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	11	5	5	12	33
0315-0415	10	5	6	13	34
0330-0430	9	5	8	16	38
0345-0445	7	8	8	18	41
0400-0500	4	9	13	17	43
0415-0515	3	12	16	17	48
0430-0530	5	12	14	17	48
0445-0545	5	9	16	18	48
0500-0600	7	8	12	17	44

THE TRAFFIC SOLUTION
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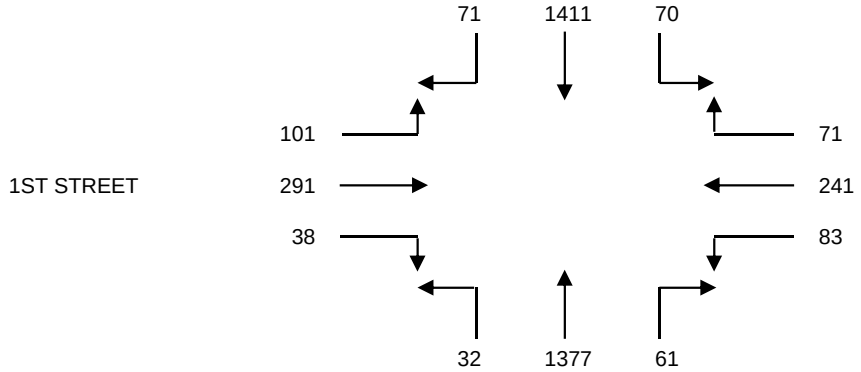
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 07:00 AM TO 10:00 AM
INTERSECTION N/S VERMONT AVENUE
E/W 1ST STREET
FILE NUMBER: 4-AM

15 MINUTE TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT
0700-0715	18	310	11	9	36	21	12	315	5	6	31	22
0715-0730	16	366	14	13	52	21	15	327	7	9	51	29
0730-0745	13	356	18	24	57	24	18	373	11	8	77	22
0745-0800	21	332	23	23	58	17	18	347	5	11	97	23
0800-0815	21	357	15	11	74	21	10	330	9	10	66	27
0815-0830	30	320	12	5	50	15	15	355	14	12	59	29
0830-0845	24	331	16	6	36	11	15	389	11	11	45	42
0845-0900	26	321	9	7	50	14	12	346	10	18	47	36
0900-0915	34	340	7	5	44	10	17	294	15	19	33	22
0915-0930	23	329	9	7	34	14	15	276	12	13	26	15
0930-0945	18	288	6	7	24	10	13	303	11	7	20	22
0945-1000	17	242	4	8	19	8	10	273	7	11	22	19

1 HOUR TOTALS	1 SBRT	2 SBTH	3 SBLT	4 WBRT	5 WBTH	6 WBLT	7 NBRT	8 NBTH	9 NBLT	10 EBRT	11 EBTH	12 EBLT	TOTALS
0700-0800	68	1364	66	69	203	83	63	1362	28	34	256	96	3692
0715-0815	71	1411	70	71	241	83	61	1377	32	38	291	101	3847
0730-0830	85	1365	68	63	239	77	61	1405	39	41	299	101	3843
0745-0845	96	1340	66	45	218	64	58	1421	39	44	267	121	3779
0800-0900	101	1329	52	29	210	61	52	1420	44	51	217	134	3700
0815-0915	114	1312	44	23	180	50	59	1384	50	60	184	129	3589
0830-0930	107	1321	41	25	164	49	59	1305	48	61	151	115	3446
0845-0945	101	1278	31	26	152	48	57	1219	48	57	126	95	3238
0900-1000	92	1199	26	27	121	42	55	1146	45	50	101	78	2982

A.M. PEAK HOUR
0715-0815



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
329 DIAMOND STREET
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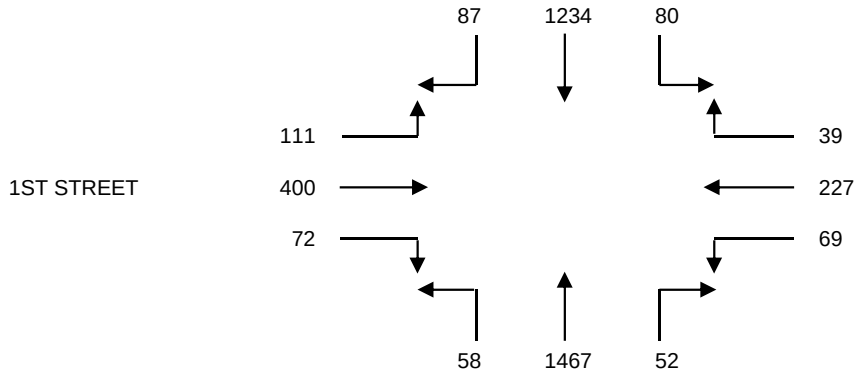
INTERSECTION TURNING MOVEMENT COUNT SUMMARY

CLIENT: LLG - PASADENA
PROJECT: MERIDIAN APARTMENTS - LOS ANGELES
DATE: TUESDAY, MAY 20, 2014
PERIOD: 03:00 PM TO 06:00 PM
INTERSECTION N/S VERMONT AVENUE
E/W 1ST STREET
FILE NUMBER: 4-PM

15 MINUTE	1	2	3	4	5	6	7	8	9	10	11	12
TOTALS	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT
0300-0315	16	285	13	12	30	18	14	353	14	10	54	20
0315-0330	15	312	11	10	27	14	14	339	12	18	80	27
0330-0345	18	305	14	15	29	17	15	374	10	17	61	33
0345-0400	16	303	17	8	35	16	9	375	7	15	63	29
0400-0415	19	318	20	7	39	19	16	363	16	19	79	26
0415-0430	16	320	17	12	43	15	13	369	13	12	81	26
0430-0445	23	311	13	10	38	11	15	371	13	19	76	30
0445-0500	26	302	17	6	34	7	19	395	15	19	80	31
0500-0515	25	343	20	10	59	13	12	360	7	15	103	21
0515-0530	15	311	16	13	45	22	10	358	14	16	88	32
0530-0545	23	293	20	8	59	17	15	372	17	19	95	23
0545-0600	24	287	24	8	64	17	15	377	20	22	114	35

1 HOUR	1	2	3	4	5	6	7	8	9	10	11	12	
TOTALS	SBRT	SBTH	SBLT	WBRT	WBTH	WBLT	NBRT	NBTH	NBLT	EBRT	EBTH	EBLT	TOTALS
0300-0400	65	1205	55	45	121	65	52	1441	43	60	258	109	3519
0315-0415	68	1238	62	40	130	66	54	1451	45	69	283	115	3621
0330-0430	69	1246	68	42	146	67	53	1481	46	63	284	114	3679
0345-0445	74	1252	67	37	155	61	53	1478	49	65	299	111	3701
0400-0500	84	1251	67	35	154	52	63	1498	57	69	316	113	3759
0415-0515	90	1276	67	38	174	46	59	1495	48	65	340	108	3806
0430-0530	89	1267	66	39	176	53	56	1484	49	69	347	114	3809
0445-0545	89	1249	73	37	197	59	56	1485	53	69	366	107	3840
0500-0600	87	1234	80	39	227	69	52	1467	58	72	400	111	3896

P.M. PEAK HOUR
0500-0600



DATA PROVIDED BY:

THE TRAFFIC SOLUTION
329 DIAMOND STREET
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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: VERMONT AVENUE / 1ST STREET

FILE: 4PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	7	31	25	12
0715-0730	17	25	46	22
0730-0745	22	25	44	44
0745-0800	90	149	78	48
0800-0815	209	147	47	41
0815-0830	21	14	42	20
0830-0845	4	12	28	7
0845-0900	9	9	28	11
0900-0915	4	12	22	10
0915-0930	3	11	20	11
0930-0945	9	19	32	8
0945-1000	2	13	18	5

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0700-0715	0	1	1	2
0715-0730	1	0	0	1
0730-0745	2	1	1	0
0745-0800	1	2	1	0
0800-0815	4	3	0	2
0815-0830	0	1	1	0
0830-0845	0	1	2	0
0845-0900	1	3	1	0
0900-0915	0	4	2	1
0915-0930	1	1	1	1
0930-0945	1	4	0	1
0945-1000	2	3	1	2

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	136	230	193	126	685
0715-0815	338	346	215	155	1054
0730-0830	342	335	211	153	1041
0745-0845	324	322	195	116	957
0800-0900	243	182	145	79	649
0815-0915	38	47	120	48	253
0830-0930	20	44	98	39	201
0845-0945	25	51	102	40	218
0900-1000	18	55	92	34	199

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0700-0800	4	4	3	3	14
0715-0815	8	6	2	3	19
0730-0830	7	7	3	2	19
0745-0845	5	7	4	2	18
0800-0900	5	8	4	2	19
0815-0915	1	9	6	1	17
0830-0930	2	9	6	2	19
0845-0945	3	12	4	3	22
0900-1000	4	12	4	5	25

THE TRAFFIC SOLUTION
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PEDESTRIAN - BICYCLE COUNT SUMMARY

CLIENT: LLG - PASADENA

PROJECT: MERIDIAN APARTMENTS - CITY OF LOS ANGELES

DATE: TUESDAY, MAY 20, 2014

PERIOD: AM / PM

INTERSECTION: VERMONT AVENUE / 1ST STREET

FILE: 4PED-BIKE

	PEDESTRIAN MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	17	36	72	24
0315-0330	7	14	42	29
0330-0345	14	37	38	40
0345-0400	10	26	62	37
0400-0415	10	18	38	14
0415-0430	7	12	38	20
0430-0445	8	13	39	19
0445-0500	11	14	32	17
0500-0515	10	22	22	22
0515-0530	16	10	18	15
0530-0545	9	17	30	22
0545-0600	9	17	48	28

	BICYCLIST MOVEMENTS			
15-MINUTE PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D
0300-0315	0	5	2	1
0315-0330	0	0	3	3
0330-0345	0	3	0	2
0345-0400	0	1	1	7
0400-0415	1	2	3	6
0415-0430	0	5	1	1
0430-0445	1	1	4	3
0445-0500	1	3	1	1
0500-0515	2	7	2	1
0515-0530	0	4	1	2
0530-0545	1	2	3	8
0545-0600	0	2	1	4

	PEDESTRIAN MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	48	113	214	130	505
0315-0415	41	95	180	120	436
0330-0430	41	93	176	111	421
0345-0445	35	69	177	90	371
0400-0500	36	57	147	70	310
0415-0515	36	61	131	78	306
0430-0530	45	59	111	73	288
0445-0545	46	63	102	76	287
0500-0600	44	66	118	87	315

	BICYCLIST MOVEMENTS				
1-HOUR PERIOD	NORTH LEG A	EAST LEG B	SOUTH LEG C	WEST LEG D	TOTALS
0300-0400	0	9	6	13	28
0315-0415	1	6	7	18	32
0330-0430	1	11	5	16	33
0345-0445	2	9	9	17	37
0400-0500	3	11	9	11	34
0415-0515	4	16	8	6	34
0430-0530	4	15	8	7	34
0445-0545	4	16	7	12	39
0500-0600	3	15	7	15	40

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APPENDIX B

CMA AND LEVELS OF SERVICE EXPLANATION DATA WORKSHEETS -AM & PM PEAK HOURS

CRITICAL MOVEMENT ANALYSIS (CMA) DESCRIPTION

Level of Service is a term used to describe prevailing conditions and their effect on traffic. Broadly interpreted, the Level of Service concept denotes any one of a number of differing combinations of operating conditions which may take place as a roadway is accommodating various traffic volumes. Level of Service is a qualitative measure of the effect of such factors as travel speed, travel time, interruptions, freedom to maneuver, safety, driving comfort and convenience.

Six Levels of Service, A through F, have been defined in the 1965 *Highway Capacity Manual*. Level of Service A describes a condition of free flow, with low traffic volumes and relatively high speeds, while Level of Service F describes forced traffic flow at low speeds with jammed conditions and queues which cannot clear during the green phases.

Critical Movement Analysis (CMA) is a procedure which provides a capacity and level of service geometry and traffic signal operation and results in a level of service determination for the intersection as a whole operating unit.

The per lane volume for each movement in the intersection is determined and the per lane intersection capacity based on the Transportation Research Board (TRB) Report 212 (*Interim Materials on Highway Capacity*). The resulting CMA represents the ratio of the intersection's cumulative volume over its respective capacity (V/C ratio). Critical Movement Analysis takes into account lane widths, bus and truck operations, pedestrian activity and parking activity, as well as number of lanes and geometrics.

The Level of Service (abbreviated from the *Highway Capacity Manual*) are listed here with their corresponding CMA and Load Factor equivalents. Load Factor is that proportion of the signal cycles during the peak hour which are fully loaded; i.e. when all of the vehicles waiting at the beginning of green are not able to clear on that green phase.

Critical Movement Analysis Characteristics

Level of Service	Load Factor	Equivalent CMA
A (free flow)	0.0	0.00 - 0.60
B (rural design)	0.0 - 0.1	0.61 - 0.70
C (urban design)	0.1 - 0.3	0.71 - 0.80
D (maximum urban design)	0.3 - 0.7	0.81 - 0.90
E (capacity)	0.7 - 1.0	0.91 - 1.00
F (force flow)	Not Applicable	Not Applicable

SERVICE LEVEL A
There are no loaded cycles and few are even close to loaded at this service level. No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.

SERVICE LEVEL B
This level represents stable operation where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.

SERVICE LEVEL C
At this level stable operation continues. Loading is still intermittent but more frequent than at Level B. Occasionally drivers may have to wait through more one red signal indication and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.

SERVICE LEVEL D
This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak hour, but enough cycles with lower demand occur to permit periodic clearance of queues, thus preventing excessive backups. Drivers frequently have to wait through more than one red signal. This level is the lower limit of acceptable operation to most drivers.

SERVICE LEVEL E
This represents near capacity and capacity operation. At capacity (CMA = 1.0) it represents the most vehicles that the particular intersection can accommodate. However, full utilization of every signal cycle is seldom attained no matter how great the demand. At this level all drivers wait through more than one red signal, and frequently through several.

SERVICE LEVEL F
Jammed conditions. Traffic backed up from a downstream location on one of the street restricts or prevents movement of traffic through the intersection under consideration.

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	New Hampshire Avenue	Year of Count:	2014	Ambient Growth: (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA1	East-West Street:	Beverly Boulevard	Projection Year:	2017	Peak Hour:	AM	Reviewed by:		Project:	Meridian Apartments Project/LLG

No. of Phases			3			3			3			3			3				3
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			1			1			1			1			1				1
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB--	0
	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2				2
Override Capacity			0			0			0			0			0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	89	0	89	10	99	99	0	92	0	92	10	102	0	102	0	102	0	102
	Left-Through		0							0				0				0	
	Through	155	0	274	11	166	298	0	160	0	283	11	171	0	307	0	171	0	307
	Through-Right		0							0				0				0	
	Right	30	0	0	3	33	0	0	31	0	0	3	34	0	0	0	34	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	53	0	53	0	53	53	0	55	0	55	0	55	0	55	0	55	0	55
	Left-Through		0							0				0				0	
	Through	129	0	211	0	129	211	0	133	0	218	0	133	0	218	0	133	0	218
	Through-Right		0							0				0				0	
	Right	29	0	0	0	29	0	0	30	0	0	0	30	0	0	0	30	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
EASTBOUND	Left	57	1	57	0	57	57	4	63	1	63	0	63	1	63	0	63	1	63
	Left-Through		0							0				0				0	
	Through	1056	2	528	2	1058	529	18	1106	2	553	2	1108	2	554	0	1108	2	554
	Through-Right		0							0				0				0	
	Right	45	1	1	0	45	0	0	46	1	0	0	46	1	0	0	46	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		1							1				1				1	
	Through	1342	0	683	0	1342	683	17	1400	0	712	0	1400	0	712	0	1400	0	712
	Through-Right		1							1				1				1	
	Right	23	0	683	0	23	683	0	24	0	712	0	24	0	712	0	24	0	712
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		485	North-South:		509	North-South:			501	North-South:			525	North-South:			525
		East-West:		740	East-West:		740	East-West:			775	East-West:			775	East-West:			775
		SUM:		1225	SUM:		1249	SUM:			1276	SUM:			1300	SUM:			1300
VOLUME/CAPACITY (V/C) RATIO:				0.860			0.876				0.895				0.912				0.912
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.760			0.776				0.795				0.812				0.812
LEVEL OF SERVICE (LOS):				C			C				C				D				D

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project: 0.017 — $\Delta v/c$ after mitigation: 0.017

Significant impacted? NO — Fully mitigated? N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	New Hampshire Avenue	Year of Count:	2014	Ambient Growth: (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA1	East-West Street:	Beverly Boulevard	Projection Year:	2017	Peak Hour:	PM	Reviewed by:		Project:	Meridian Apartments Project/LLG

No. of Phases			3			3			3			3			3			3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			1			1			1			1			1			1	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2
Override Capacity				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	56	0	56	4	60	60	0	58	0	58	4	62	0	62	0	62	0	62
	Left-Through		0							0				0				0	
	Through	161	0	**246**	5	166	**270**	0	166	0	**254**	5	171	0	**278**	0	171	0	**278**
	Through-Right		0							0				0				0	
	Right	29	0	0	15	44	0	0	30	0	0	15	45	0	0	0	45	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	27	0	27	0	27	27	0	28	0	28	0	28	0	28	0	28	0	28
	Left-Through		0							0				0				0	
	Through	180	0	**237**	0	180	**237**	0	185	0	**244**	0	185	0	**244**	0	185	0	**244**
	Through-Right		0							0				0				0	
	Right	30	0	0	0	30	0	0	31	0	0	0	31	0	0	0	31	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
EASTBOUND	Left	45	1	**45**	0	45	**45**	5	51	1	**51**	0	51	1	**51**	0	51	1	**51**
	Left-Through		0							0				0				0	
	Through	1034	2	517	8	1042	521	30	1095	2	548	8	1103	2	552	0	1103	2	552
	Through-Right		0							0				0				0	
	Right	55	1	27	0	55	25	0	57	1	28	0	57	1	26	0	57	1	26
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		1							1				1				1	
	Through	1361	0	**694**	0	1361	**694**	33	1435	0	**732**	0	1435	0	**732**	0	1435	0	**732**
	Through-Right		1							1				1				1	
	Right	27	0	694	0	27	694	0	28	0	732	0	28	0	732	0	28	0	732
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		483	*North-South:*		507	*North-South:*			498	*North-South:*			522	*North-South:*			522
		East-West:		739	*East-West:*		739	*East-West:*			783	*East-West:*			783	*East-West:*			783
		SUM:		1222	*SUM:*		1246	*SUM:*			1281	*SUM:*			1305	*SUM:*			1305
VOLUME/CAPACITY *(V/C)* RATIO:				0.858			0.874				0.899				0.916				0.916
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.758**			**0.774**				**0.799**				**0.816**				**0.816**
LEVEL OF SERVICE (LOS):				**C**			**C**				**C**				**D**				**D**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.017	∆*v/c* after mitigation:	0.017
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Vermont Avenue	Year of Count:	2014	Ambient Growth: (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA2	East-West Street:	Oakwood Avenue/US-101 SB On Ran	Projection Year:	2017	Peak Hour:	AM	Reviewed by:		Project:	Meridian Apartments Project/LLG

No. of Phases			3			3			3			3			3			3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0	NB--	0	SB--	0
	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0	EB--	0	WB--	0
ATSAC-1 or ATSAC+ATCS-2?				2				2				2				2				2
Override Capacity				0				0				0				0				0

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	53	1	**53**	0	53	**53**	0	55	1	55	0	55	1	55	0	55	1	55
	Left-Through		0							0				0				0	
	Through	1179	2	498	0	1179	498	185	1400	2	**575**	0	1400	2	**575**	0	1400	2	**575**
	Through-Right		1							1				1				1	
	Right	316	0	316	0	316	316	0	326	0	326	0	326	0	326	0	326	0	326
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	340	2	187	0	340	187	0	350	2	**193**	0	350	2	**193**	0	350	2	**193**
	Left-Through		0							0				0				0	
	Through	1815	2	**639**	2	1817	**639**	95	1965	2	690	2	1967	2	690	0	1967	2	690
	Through-Right		1							1				1				1	
	Right	101	0	101	0	101	101	0	104	0	104	0	104	0	104	0	104	0	104
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	78	0	78	4	82	82	7	87	0	87	4	91	0	91	0	91	0	91
	Left-Through		1							1				1				1	
	Through	408	1	**243**	8	416	**249**	7	427	1	**257**	8	435	1	**263**	0	435	1	**263**
	Through-Right		0							0				0				0	
	Right	97	1	71	0	97	71	0	100	1	73	0	100	1	73	0	100	1	73
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		692	*North-South:*		692	*North-South:*			768	*North-South:*			768	*North-South:*			768
		East-West:		243	*East-West:*		249	*East-West:*			257	*East-West:*			263	*East-West:*			263
		SUM:		935	*SUM:*		941	*SUM:*			1025	*SUM:*			1031	*SUM:*			1031
VOLUME/CAPACITY *(V/C)* RATIO:				0.656			0.660				0.719				0.724				0.724
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.556**			**0.560**				**0.619**				**0.624**				**0.624**
LEVEL OF SERVICE (LOS):				**A**			**A**				**B**				**B**				**B**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.005	∆*v/c* after mitigation:	0.005
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Vermont Avenue	Year of Count:	2014	Ambient Growth (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA2	East-West Street:	Oakwood Avenue/US-101 SB On Ran	Projection Year:	2017	Peak Hour:	PM	Reviewed by:		Project:	Meridian Apartments Project/LLG

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			3			3			3				3				3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	32	1	32	0	32	32	0	33	1	33	0	33	1	33	0	33	1	33
	Left-Through		0							0				0				0	
	Through	1443	2	**579**	0	1443	**579**	126	1613	2	**639**	0	1613	2	**639**	0	1613	2	**639**
	Through-Right		1							1				1				1	
	Right	294	0	294	0	294	294	0	303	0	303	0	303	0	303	0	303	0	303
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	482	2	**265**	0	482	**265**	0	497	2	**273**	0	497	2	**273**	0	497	2	**273**
	Left-Through		0							0				0				0	
	Through	1769	2	614	10	1779	618	175	1998	2	691	10	2008	2	695	0	2008	2	695
	Through-Right		1							1				1				1	
	Right	74	0	74	0	74	74	0	76	0	76	0	76	0	76	0	76	0	76
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	95	0	95	2	97	97	4	102	0	102	2	104	0	104	0	104	0	104
	Left-Through		1							1				1				1	
	Through	356	1	**226**	3	359	**228**	4	371	1	**237**	3	374	1	**239**	0	374	1	**239**
	Through-Right		0							0				0				0	
	Right	86	1	70	0	86	70	0	89	1	73	0	89	1	73	0	89	1	73
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*	844		*North-South:*	844		*North-South:*	912			*North-South:*	912			*North-South:*	912	
		East-West:	226		*East-West:*	228		*East-West:*	237			*East-West:*	239			*East-West:*	239	
		SUM:	1070		*SUM:*	1072		*SUM:*	1149			*SUM:*	1151			*SUM:*	1151	
VOLUME/CAPACITY *(V/C)* RATIO:			0.751			0.752			0.806				0.808				0.808	
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.651**			**0.652**			**0.706**				**0.708**				**0.708**	
LEVEL OF SERVICE (LOS):			**B**			**B**			**C**				**C**				**C**	

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.002	∆*v/c* after mitigation:	0.002
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Vermont Avenue	Year of Count:	2014	Ambient Growth: (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA3	East-West Street:	Beverly Boulevard	Projection Year:	2017	Peak Hour:	AM	Reviewed by:		Project:	Meridian Apartments Project/LLG

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			3			3			3				3				3	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0				0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	3	EB-- 0	WB--	3	EB-- 0	WB--	3		EB-- 0	WB--	3		EB-- 0	WB--	3	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	98	1	98	0	98	98	0	101	1	101	0	101	1	101	0	101	1	101
	Left-Through		0							0				0				0	
	Through	1472	2	**521**	0	1472	**521**	176	1693	2	**595**	0	1693	2	**595**	0	1693	2	**595**
	Through-Right		1							1				1				1	
	Right	90	0	90	0	90	90	0	93	0	93	0	93	0	93	0	93	0	93
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	174	1	**174**	0	174	**174**	3	182	1	**182**	0	182	1	**182**	0	182	1	**182**
	Left-Through		0							0				0				0	
	Through	1471	2	566	2	1473	566	105	1621	2	619	2	1623	2	619	0	1623	2	619
	Through-Right		1							1				1				1	
	Right	226	0	226	0	226	226	2	235	0	235	0	235	0	235	0	235	0	235
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	1093	2	**547**	0	1093	**547**	13	1139	2	**570**	0	1139	2	**570**	0	1139	2	**570**
	Through-Right		0							0				0				0	
	Right	74	1	25	5	79	30	0	76	1	26	5	81	1	31	0	81	1	31
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	**0**	0	0	**0**	0	0	0	**0**	0	0	0	**0**	0	0	0	**0**
	Left-Through		0							0				0				0	
	Through	1010	2	505	0	1010	505	15	1056	2	528	0	1056	2	528	0	1056	2	528
	Through-Right		0							0				0				0	
	Right	147	1	0	0	147	0	5	156	1	0	0	156	1	0	0	156	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*	695		*North-South:*	695		*North-South:*	777			*North-South:*	777			*North-South:*	777		
		East-West:	547		*East-West:*	547		*East-West:*	570			*East-West:*	570			*East-West:*	570		
		SUM:	1242		*SUM:*	1242		*SUM:*	1347			*SUM:*	1347			*SUM:*	1347		
VOLUME/CAPACITY *(V/C)* RATIO:			0.872			0.872			0.945				0.945				0.945		
V/C LESS ATSAC/ATCS ADJUSTMENT:			**0.772**			**0.772**			**0.845**				**0.845**				**0.845**		
LEVEL OF SERVICE (LOS):			**C**			**C**			**D**				**D**				**D**		

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.000	∆*v/c* after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Vermont Avenue	Year of Count:	2014	Ambient Growth: (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA3	East-West Street:	Beverly Boulevard	Projection Year:	2017	Peak Hour:	PM	Reviewed by:		Project:	Meridian Apartments Project/LLG

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			3			3			3				3			3			3
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0			0			0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	3	EB-- 0	WB--	3	EB-- 0	WB--	3		EB-- 0	WB--	3		EB-- 0	WB--	3	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2				2	
Override Capacity			0			0			0				0				0	

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	95	1	95	0	95	95	0	98	1	98	0	98	1	98	0	98	1	98
	Left-Through		0							0				0				0	
	Through	1475	2	523	0	1475	523	115	1635	2	577	0	1635	2	577	0	1635	2	577
	Through-Right		1							1				1				1	
	Right	94	0	94	0	94	94	0	97	0	97	0	97	0	97	0	97	0	97
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	200	1	200	0	200	200	7	213	1	213	0	213	1	213	0	213	1	213
	Left-Through		0							0				0				0	
	Through	1408	2	557	10	1418	561	169	1620	2	633	10	1630	2	637	0	1630	2	637
	Through-Right		1							1				1				1	
	Right	264	0	264	0	264	264	8	280	0	280	0	280	0	280	0	280	0	280
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	1069	2	535	0	1069	535	25	1126	2	563	0	1126	2	563	0	1126	2	563
	Through-Right		0							0				0				0	
	Right	38	1	0	23	61	14	0	39	1	0	23	62	1	13	0	62	1	13
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	1051	2	526	0	1051	526	25	1108	2	554	0	1108	2	554	0	1108	2	554
	Through-Right		0							0				0				0	
	Right	238	1	38	0	238	38	6	251	1	38	0	251	1	38	0	251	1	38
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		723	North-South:		723	North-South:			790	North-South:			790	North-South:			790
		East-West:		535	East-West:		535	East-West:			563	East-West:			563	East-West:			563
		SUM:		1258	SUM:		1258	SUM:			1353	SUM:			1353	SUM:			1353
VOLUME/CAPACITY (V/C) RATIO:				0.883			0.883				0.949				0.949				0.949
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.783			0.783				0.849				0.849				0.849
LEVEL OF SERVICE (LOS):				C			C				D				D				D

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project:	0.000	Δv/c after mitigation:	0.000
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Vermont Avenue	Year of Count:	2014	Ambient Growth (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA4	East-West Street:	1st Street	Projection Year:	2017	Peak Hour:	AM	Reviewed by:		Project:	Meridian Apartments Project/LLG

	EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
No. of Phases			2			2			2				2			2			2
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0				0			0			0
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB-- 0	SB--	0	NB-- 0	SB--	0	NB-- 0	SB--	0		NB-- 0	SB--	0		NB-- 0	SB--	0	
	EB-- 0	WB--	0	EB-- 0	WB--	0	EB-- 0	WB--	0		EB-- 0	WB--	0		EB-- 0	WB--	0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2				2			2			2
Override Capacity			0			0			0				0			0			0

	MOVEMENT	Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	32	1	32	1	33	33	0	33	1	33	1	34	1	34	0	34	1	34
	Left-Through		0							0				0				0	
	Through	1377	2	479	0	1377	479	176	1595	2	553	0	1595	2	553	0	1595	2	553
	Through-Right		1							1				1				1	
	Right	61	0	61	0	61	61	0	63	0	63	0	63	0	63	0	63	0	63
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	70	1	70	10	80	80	0	72	1	72	10	82	1	82	0	82	1	82
	Left-Through		0							0				0				0	
	Through	1411	2	494	8	1419	504	105	1559	2	544	8	1567	2	554	0	1567	2	554
	Through-Right		1							1				1				1	
	Right	71	0	71	21	92	92	0	73	0	73	21	94	0	94	0	94	0	94
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	101	1	101	0	101	101	0	104	1	104	0	104	1	104	0	104	1	104
	Left-Through		0							0				0				0	
	Through	291	0	329	0	291	329	1	301	0	340	0	301	0	340	0	301	0	340
	Through-Right		1							1				1				1	
	Right	38	0	0	0	38	0	0	39	0	0	0	39	0	0	0	39	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	83	1	83	0	83	83	0	86	1	86	0	86	1	86	0	86	1	86
	Left-Through		0							0				0				0	
	Through	241	1	241	2	243	243	2	250	1	250	2	252	1	252	0	252	1	252
	Through-Right		0							0				0				0	
	Right	71	1	36	0	71	31	0	73	1	37	0	73	1	32	0	73	1	32
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South:		549	North-South:		559	North-South:			625	North-South:			635	North-South:			635
		East-West:		412	East-West:		412	East-West:			426	East-West:			426	East-West:			426
		SUM:		961	SUM:		971	SUM:			1051	SUM:			1061	SUM:			1061
VOLUME/CAPACITY (V/C) RATIO:				0.641			0.647				0.701				0.707				0.707
V/C LESS ATSAC/ATCS ADJUSTMENT:				0.541			0.547				0.601				0.607				0.607
LEVEL OF SERVICE (LOS):				A			A				B				B				B

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project: 0.006 — $\Delta v/c$ after mitigation: 0.006

Significant impacted? NO — Fully mitigated? N/A

Level of Service Workheet
(Circular 212 Method)

I/S #:	North-South Street:	Vermont Avenue	Year of Count:	2014	Ambient Growth: (%):	1.0	Conducted by:	The Traffic Solution	Date:	7/22/2014
CMA4	East-West Street:	1st Street	Projection Year:	2017	Peak Hour:	PM	Reviewed by:		Project:	Meridian Apartments Project/LLG

No. of Phases			2			2			2			2			2			2	
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0	
Right Turns: FREE-1, NRTOR-2 or OLA-3?	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	NB--	0	SB-- 0	
	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	EB--	0	WB-- 0	
ATSAC-1 or ATSAC+ATCS-2?			2			2			2			2			2			2	
Override Capacity			0			0			0			0			0			0	

MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	58	1	58	3	61	61	0	60	1	60	3	63	1	63	0	63	1	63
	Left-Through		0							0				0				0	
	Through	1467	2	**506**	0	1467	**506**	115	1626	2	**560**	0	1626	2	**560**	0	1626	2	**560**
	Through-Right		1							1				1				1	
	Right	52	0	52	0	52	52	0	54	0	54	0	54	0	54	0	54	0	54
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	80	1	**80**	4	84	**84**	0	82	1	**82**	4	86	1	**86**	0	86	1	**86**
	Left-Through		0							0				0				0	
	Through	1234	2	440	3	1237	444	169	1440	2	510	3	1443	2	514	0	1443	2	514
	Through-Right		1							1				1				1	
	Right	87	0	87	9	96	96	0	90	0	90	9	99	0	99	0	99	0	99
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
EASTBOUND	Left	111	1	111	0	111	111	0	114	1	114	0	114	1	114	0	114	1	114
	Left-Through		0							0				0				0	
	Through	400	0	**472**	0	400	**472**	4	416	0	**490**	0	416	0	**490**	0	416	0	**490**
	Through-Right		1							1				1				1	
	Right	72	0	0	0	72	0	0	74	0	0	0	74	0	0	0	74	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	69	1	**69**	0	69	**69**	0	71	1	**71**	0	71	1	**71**	0	71	1	**71**
	Left-Through		0							0				0				0	
	Through	227	1	227	8	235	235	3	237	1	237	8	245	1	245	0	245	1	245
	Through-Right		0							0				0				0	
	Right	39	1	0	0	39	0	0	40	1	0	0	40	1	0	0	40	1	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		*North-South:*		586	*North-South:*		590	*North-South:*			642	*North-South:*			646	*North-South:*			646
		East-West:		541	*East-West:*		541	*East-West:*			561	*East-West:*			561	*East-West:*			561
		SUM:		1127	*SUM:*		1131	*SUM:*			1203	*SUM:*			1207	*SUM:*			1207
VOLUME/CAPACITY *(V/C)* RATIO:				0.751			0.754				0.802				0.805				0.805
V/C LESS ATSAC/ATCS ADJUSTMENT:				**0.651**			**0.654**				**0.702**				**0.705**				**0.705**
LEVEL OF SERVICE (LOS):				**B**			**B**				**C**				**C**				**C**

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in *v/c* due to project:	0.003	∆*v/c* after mitigation:	0.003
Significant impacted?	NO	Fully mitigated?	N/A

METHANE GAS ASSESSMENT REPORT
215-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90004
(APN: 5518-033-032)

Prepared for:

AMCAL Multi-Housing, Inc.

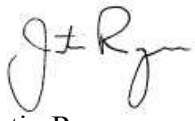
Attention: Mr. Jay Ross
30141 Agoura Road, Suite 100
Agoura Hills, California 91301-4337
(310) 494-1115

Prepared by:

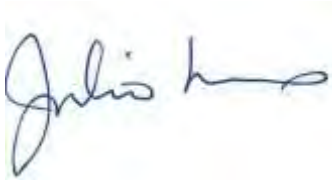
SCS ENGINEERS
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April 11, 2014
File No. 01205501.27

This Methane Gas Assessment Report dated April 11, 2014 for the property located at 215-235 North Vermont Avenue, Los Angeles, California was prepared and reviewed by the following:



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SCS ENGINEERS



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DISCLAIMER

This report has been prepared specifically for AMCAL Multi-Housing, Inc. with specific application to methane gas assessment at the 215-235 North Vermont Avenue, Los Angeles, California. The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented herein. No other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content or information embedded therein. Third parties use this report at their own risk.

Changes in site use and conditions may occur due to variation in rainfall, temperature, water usage, or other factors. Additional information that was not available to the consultant at the time of this investigation or changes that may occur on the site or in the surrounding area may result in modification to the site that would impact the summary and recommendations presented herein. This report is not a legal opinion.

1 INTRODUCTION

SCS Engineers (SCS) was retained by AMCAL Multi-Housing, Inc. (AMCAL) to conduct a methane gas assessment at 215-235 North Vermont Avenue, Los Angeles, California (the "Property"). Investigation activities were conducted in accordance with SCS's proposal dated March 28, 2014 (Proposal No. 0100362214). A location map for the Property is presented as **Figure 1**.

In March 2004, the City of Los Angeles passed the Ordinance requiring the assessment and protection of buildings located within delineated "Methane Hazard Zones" and "Methane Buffer Zones." According to the City of Los Angeles Department of Building and Safety (LADBS) Parcel Profile Report (**Appendix A**), the Property is located within a designated "Methane Hazard Zone." A copy of the Ordinance is included in **Appendix B**.

Plans for future development at the Property reportedly call for the construction of an underground parking garage for a multi-story residential development. In order to assess protection measures that may be required for current and future structures, SCS conducted a methane gas assessment in accordance with the LADBS, Site Investigation Standards for Methane, effective July 9, 2004. This methane gas assessment addresses current requirements of the Ordinance, which includes installation and monitoring of multiple-depth, subsurface methane gas probes. The data collected during this assessment can be used to determine the level of methane protection required for a structure constructed on the Property.

2 GENERAL BACKGROUND AND PHYSICAL SETTING

GENERAL SITE DESCRIPTION

The Property covers approximately one acre and is located on the western side of North Vermont Avenue, approximately 175 feet south of Beverly Boulevard. It is currently developed with one commercial building occupied by Teletron, a home furnishings retail store. Asphalt-paved parking areas are located to the north and south of the approximately 10,000-square foot Teletron building.

PHYSIOGRAPHIC SETTING

According to the U.S. Geological Survey (USGS), Hollywood, California 7.5-minute topographic map (1966, photorevised 1994), the Property is located at an elevation of approximately 290 feet above mean sea level in the northeastern part of the Los Angeles Basin. The Property is located approximately 2.4 miles south of the east end of the Santa Monica Mountains, and 2.75 miles west-northwest of downtown Los Angeles. The natural topography in the area of the Property slopes to the southwest.

GEOLOGIC SETTING

Surface soils in the Property area have been mapped as Tertiary unnamed shale consisting of gray to light brown thin beds of silty clay shale and fine grained sandstone (Dibblee 2001). Geocon West, Inc. (Geocon) conducted a geotechnical investigation at the Property in February 2014 and reported that on-site soils consist of "previously certified engineered fill and colluvium underlaid by sedimentary bedrock units of the Miocene Age Puente Formation." The artificial fill was encountered in the upper 6.5 feet and consisted of sandy clay and sandy silt. Geocon described the underlying colluvium (to a maximum depth of 8 feet) as sandy clay and clay with sand and the bedrock as slight to highly fractured interbedded sandstone and siltstone. During soil boring activities at the Property, SCS observed subsurface soils consistent with those reported by Geocon.

HYDROGEOLOGIC SETTING

The Property is located in the northern portion of the Central Groundwater Basin, in an area with limited groundwater data. According to information available on the State Water Resources Control Board (SWRCB) GeoTracker website, groundwater beneath the former 76 Station leaking underground storage tank (LUST) site located approximately 250 feet to the north of the Property was reported between 27 and 37 feet below ground surface (bgs) at four monitoring wells installed in November 2008. Geocon noted that historical high groundwater elevations in the area occur between 10 and 20 feet bgs. While drilling with a bucket auger at the Property, Geocon reported groundwater seepage at depths of 17.9 and 18.3 feet bgs in two borings. Geocon stated that it was their opinion this did not represent static groundwater level, but rather a zone of perched water "within granular materials underlain by relatively impermeable bedrock units" or local flows through the fractured bedrock. Groundwater was not encountered in borings to 15 feet bgs during this investigation on April 1, 2014, nor in soil gas borings to 20 feet bgs during the methane gas survey conducted on April 3, 2014.

3 SITE INVESTIGATION

METHANE PROBE INSTALLATION

Under the direction of SCS, H&P Mobile Geochemistry Inc. (H&P) of Carlsbad, California installed 20 methane monitoring probes at five boring locations (designated M1 through M5) on April 3, 2014. Boring locations were selected to provide coverage across the Property, while minimizing the impact to the ongoing business operations. Methane monitoring probe locations are shown on **Figure 2**.

The slab at the bottom of the future underground parking garage is expected to be approximately 12 feet below the current grade. The Ordinance guidance for gas probe installation requires that probe sets be installed 5, 10, and 20 feet below the elevation of the lowest building slab or footing, but probes need not be installed below the groundwater level. As noted above, recent geotechnical investigation activities confirmed limited perched groundwater on the Property at

depths of 17 to 18 feet bgs. To fulfill current Ordinance requirements, nested probes were installed at depths of 5, 10, 15, and 20 feet bgs, recognizing the possibility that it might not be possible to sample gas from the 20-foot probes if the limited groundwater observed by Geocon intruded into the probe space.

The probes were installed using a direct-push drill rig. The steel rods were retracted from each boring and new (clean) 1/8-inch diameter Nylaflow tubing with a polypropylene filter placed on the bottom end was inserted to the desired depths. Clean #2/12 Monterey sand was placed in a 1-foot vertical interval around each filter. The annular space above and between each probe interval was sealed with hydrated bentonite. A two-way valve was placed at the end of each probe and tubing marked to show depth and placed beneath a traffic cone for protection throughout the project. A generic methane probe completion log is included in **Appendix C**.

METHANE PROBE MONITORING

Gas probes were monitored on April 7 and April 9, 2014. Gas probes were monitored for methane (CH4), carbon monoxide (CO), hydrogen sulfide (H2S), and/or oxygen (O2) using either or both of the following instruments: a GEM™2000 manufactured by CES-Landtec and an Eagle™ 401 manufactured by RKI Instruments. Both of these instruments were taken to the Property for field monitoring because neither is capable of detecting methane over the possible range of concentrations that may be encountered. As part of the gas monitoring, the GEM™2000 was used to measure the vacuum/pressure within each probe. Prior to field use, both instruments were calibrated using laboratory-certified calibration gas.

The Eagle™ 401 measures CH4, H2S, and O2 using infrared sensors. Calibration gas components consist of CH4 at 2.5% (equal to 50% of the Lower Explosive Limit [LEL] for methane), H2S at 25 parts per million (ppm), O2 at 20.9%, and CO at 50 ppm with a nitrogen balance. The Eagle™ 401 is used to measure CH4 concentrations in the range of "0" to 5% by volume in air (5% by volume in air is equivalent to 100% of the Lower Explosive Limit [LEL] for methane, or 50,000 parts per million by volume [ppmv]). The Eagle™ 401 provides methane readings in 5 ppmv increments, although the manufacturer has indicated that the practical quantitation limit (i.e., lowest reliable detection) of the methane sensor is about 100 ppmv. Further, an oxygen concentration of at least 8% is required to accurately quantify CH4 concentrations using this instrument.

The GEM™2000 measures CH4 and CO2 by a dual wavelength infrared cell, and O2 by an internal electrochemical cell. Calibration gas components for the GEM™2000 consisted of CH4 at 39.66%, O2 at 2% and CO2 at 40.3% with a nitrogen balance. The GEM™2000 is generally used to measure CH4 concentrations in the range of 1 to 100% by volume in air. Since the GEM™2000 is not capable of measuring concentrations as low as those measured by the Eagle™ 401, if no CH4 is detected using the Eagle™ 401, sampling with the GEM™2000 is not necessary.

METHANE ASSESSMENT

Methane is explosive when it reaches a concentration of between 5 and 15 percent in air; 5 percent is also known as the LEL. Regulatory agencies are generally concerned that methane will seep or migrate through soil and accumulate in structures. If the methane should permeate flooring materials or flow through cracks, accumulate in enclosed spaces (rooms, utility vaults, wall spaces) at concentrations above the LEL, and then be subject to an ignition source (e.g., pilot flame, electrical spark, cigarette), a fire or explosion could result. Although subsurface methane is present in large areas of Southern California, fires associated with such methane are extremely rare.

Methane concentrations can be expressed in terms of either percent by volume, percent of the LEL, or ppmv. For reference, 5% methane in air is equivalent to 100% of the LEL or 50,000 ppmv; 1% methane in air is equivalent to 20% of the LEL or 10,000 ppmv; and 0.05% in air is equivalent to 1% LEL or 500 ppmv.

MONITORING RESULTS

Field monitoring results from the April 7 and 9, 2014 sampling events are presented in **Tables 1** and **2,** respectively. Readings were successfully collected from all of the monitoring probes, including at the 20-foot depth. No pressure (0.0 inches of water column) was identified in any of the probes. Methane was not detected with the RKI Eagle™ 401 in any of the sampling probes. Given the absence of methane using the RKI Eagle™ 401, which is capable of measuring lower concentrations of methane, sampling for methane with the GEM™2000 was not necessary.

As indicated in **Tables 1** and **2**, oxygen concentrations measured during the two sampling events and ranged from below 14.4% to 20.9%. Hydrogen sulfide and carbon monoxide was not detected using the RKI Eagle™ 401. Carbon monoxide was detected at the 10-foot depth of M3 and 15-foot depth of M4 on April 7. No pressure (0.0 inches of water column) was identified in any of the probes.

4 CONCLUSIONS

SCS conducted a methane assessment investigation at the Property. The objective of the assessment was to determine what methane mitigation measures the Ordinance may require for future structures. SCS concludes the following with regard to this Methane Gas Assessment:

- The Property lies within a designated Methane Zone and will therefore require methane mitigation measures be implemented as part of anticipated future construction.
- The Design Methane Concentration is 0-100 ppmv.
- The Design Methane Pressure is $\leq$ 2 inches of water column.

According to the LADBS requirements, the proposed residential development at the Property should utilize Site Design Level I to protect the future building from methane. The LADBS requirements for a site located in the Methane Zone are outlined in Table 71 of the Los Angeles City Ordinance No. 175790 (**Appendix B**).

Certificate of compliance for the methane test data (Form 1) is provided in **Appendix D**.

5 RECOMMENDATIONS

Based on the results of this investigation, SCS recommends the following:

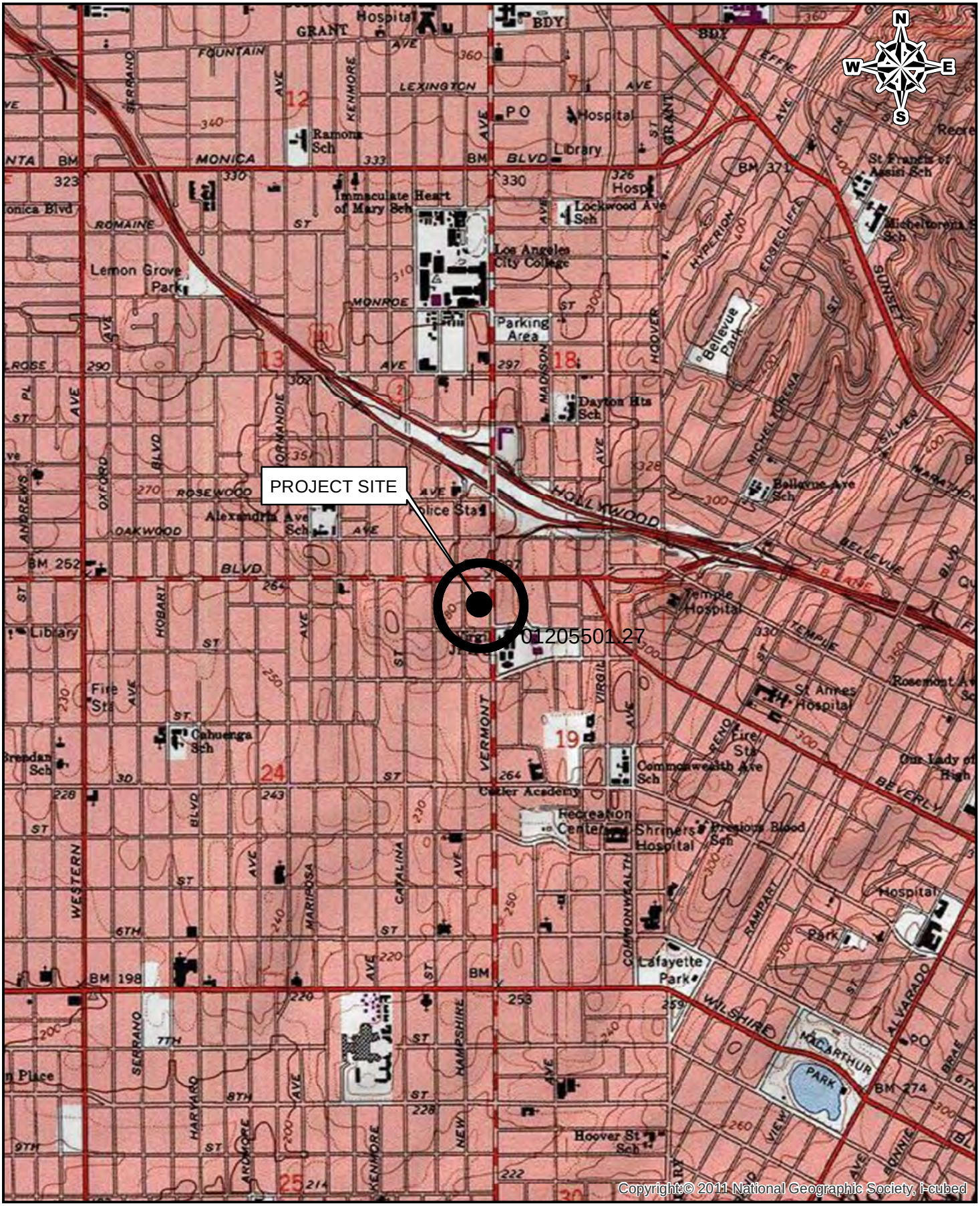
- Submit the Methane Gas Assessment report to the Los Angeles Department of Building and Safety to fulfill requirements related to the Ordinance.

The applicable methane mitigation requirements are those of Site Design Level I shown on Table 71 of the Los Angeles City Ordinance No. 175790 in **Appendix B**, which should be incorporated into any plans prepared for construction of new buildings on the Property which would include the following:

- Impervious membrane.
- Perforated horizontal pipes beneath building footprint.
- Two inch thick gravel blanket under impervious membrane.
- Two inches of gravel surrounding perforated horizontal pipes.
- Vent risers.
- Trench dams.
- Conduit or cable seal fittings.

SCS recommends that engineered design plans be prepared for the building to incorporate the Table 71 Minimum Methane Mitigation Requirements, as specified above.

FIGURES 1 AND 2



SCS ENGINEERS 3900 KILROY AIRPORT WAY, STE 100 LONG BEACH, CALIFORNIA 90806-6816	SITE: 233 North Vermont Avenue Los Angeles, California 90004	Job No.: 01205501.27 Title: SITE LOCATION MAP	FIGURE 1



LEGEND

- PROPERTY BOUNDARY

- METHANE SAMPLING PROBE LOCATION

B2-5' - BORING ID NUMBER AND SAMPLE DEPTH

C13-C22 - DIESEL RANGE HYDROCARBONS (MILLIGRAMS/KILOGRAM)

C23-C40 - HEAVY RANGE HYDROCARBONS (MILLIGRAMS/KILOGRAM)

N

0 20 40

Feet

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
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LONG BEACH, CA 90806
PH. (562) 426-9544 FAX. (562) 427-0805

PROJ. NO.: 01205501.27

DWN. BY: J. RAUZON

APP. BY: J. NUNO

CLIENT:
AMCAL MULTI-HOUSING, INC.
30141 AGOURA RD., STE. #100
AGOURA HILLS, CA 91301-4332

SHEET TITLE: METHANE SAMPLING PROBE LOCATIONS

PROJECT TITLE:
215-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA
(APN: 5518-033-032)

DATE: April 11, 2014

SCALE: 1" = 40'

FIGURE NO.: 2

TABLES 1 AND 2

TABLE 1
SUMMARY OF METHANE MONITORING RESULTS - APRIL 7, 2014
215-235 NORTH VERMONT AVENUE, LOS ANGELES, CALIFORNIA

Project Name: 215-235 North Vermont Avenue, Los Angeles

Personnel: D. Priolo

Monitoring Instrument/Serial #: RKI Eagle 401/#E12046

Project Address: 215-235 North Vermont Avenue, Los Angeles, California 90004

Date: 7-Apr-14

SCS Job No.: 01205501.27

Calibration: 7-Apr-14

Probe ID	Probe Depth	GEM 2000	RKI Eagle			
		(+) Pressure or (-) Vacuum	Methane (CH_4)	Hydrogen Sulfide (H_2S)	Oxygen (O_2)	Carbon Monoxide (CO)
	feet bgs	inches of water	ppmv	ppmv	% by volume (DL=0.1%)	ppm (DL=1 ppm)
M1	5	0.0	0	0.0	15.3%	0
	10	0.0	0	0.0	17.7%	0
	15	0.0	0	0.0	18.1%	0
	20	0.0	0	0.0	20.9%	0
M2	5	0.0	0	0.0	19.6%	0
	10	0.0	0	0.0	20.9%	0
	15	0.0	0	0.0	20.9%	0
	20	0.0	0	0.0	20.9%	0
M3	5	0.0	0	0.0	17.0%	0
	10	0.0	0	0.0	17.5%	15
	15	0.0	0	0.0	14.5%	0
	20	0.0	0	0.0	20.0%	0
M4	5	0.0	0	0.0	14.5%	0
	10	0.0	0	0.0	16.0%	0
	15	0.0	0	0.0	20.9%	20
	20	0.0	0	0.0	19.0%	0
M5	5	0.0	0	0.0	16.7%	0
	10	0.0	0	0.0	17.5%	0
	15	0.0	0	0.0	20.9%	0
	20	0.0	0	0.0	20.9%	0

For reference: 100 ppmv = 0.01% methane = 0.2% LEL.
1,000 ppmv = 0.1% methane = 2% LEL.
10,000 ppmv = 1% methane = 20% LEL.

LEL=5% methane=50,000 ppmv
bgs = below ground surface
ppmv = parts per million by volume in air

TABLE 2
SUMMARY OF METHANE MONITORING RESULTS - APRIL 9, 2014
215-235 NORTH VERMONT AVENUE, LOS ANGELES, CALIFORNIA

Project Name: 215-235 North Vermont Avenue, Los Angeles

Personnel: D. Priolo

Monitoring Instrument/Serial #: RKI Eagle 401/#E12046

Project Address: 215-235 North Vermont Avenue, Los Angeles, California 90004

Date: 9-Apr-14

SCS Job No.: 01205501.27

Calibration: 9-Apr-14

Probe ID	Probe Depth	GEM 2000	RKI Eagle			
		(+) Pressure or (-) Vacuum	Methane (CH_4)	Hydrogen Sulfide (H_2S)	Oxygen (O_2)	Carbon Monoxide (CO)
	feet bgs	inches of water	ppmv	ppmv	% by volume (DL=0.1%)	ppm (DL=1 ppm)
M1	5	0.0	0	0.0	19.0%	0
	10	0.0	0	0.0	19.9%	0
	15	0.0	0	0.0	20.1%	0
	20	0.0	0	0.0	20.9%	0
M2	5	0.0	0	0.0	20.9%	0
	10	0.0	0	0.0	20.9%	0
	15	0.0	0	0.0	18.1%	0
	20	0.0	0	0.0	20.9%	0
M3	5	0.0	0	0.0	16.6%	0
	10	0.0	0	0.0	15.5%	0
	15	0.0	0	0.0	14.4%	0
	20	0.0	0	0.0	20.5%	0
M4	5	0.0	0	0.0	15.3%	0
	10	0.0	0	0.0	15.6%	0
	15	0.0	0	0.0	18.5%	0
	20	0.0	0	0.0	20.6%	0
M5	5	0.0	0	0.0	16.4%	0
	10	0.0	0	0.0	17.4%	0
	15	0.0	0	0.0	20.9%	0
	20	0.0	0	0.0	20.0%	0

For reference: 100 ppmv = 0.01% methane = 0.2% LEL.
1,000 ppmv = 0.1% methane = 2% LEL.
10,000 ppmv = 1% methane = 20% LEL.

LEL=5% methane=50,000 ppmv
bgs = below ground surface
ppmv = parts per million by volume in air

APPENDIX A

LADBS PARCEL PROFILE REPORT

PARCEL PROFILE REPORT

Report Execution Date: April 11, 2014 - 10:52 AM

Job Address(es) -
1) 231 N. VERMONT AVE. , 90004
2) 233 N. VERMONT AVE. , 90004
3) 235 N. VERMONT AVE. , 90004

1. PARCEL LEGAL DESCRIPTION INFORMATION:

Legal Description:

Tract :	
Block :	
Lot :	NE 1/4 SEC 24 T1S R14W
Arb :	42
Modifier:	PT
Map Reference Number for Tract Recordation:	NE 1/4 SEC 24 T1S R14W
Parcel ID Number; (PIN):	138B197 466

2. BASIC ZONING INFORMATION FOR PARCEL:

Alquist-Priolo Fault Zone:	NO
Baseline Hillside Ordinance:	NO
Baseline Mansionization Ordinance:	NO
Council District:	13
Community Redevelopment Area:	ZI 1940 KOREATOWN
District Map:	138B197
Flood Hazard Zone:	NO
Hillside Grading Area:	NO
Hillside Ordinance Area:	NO
Preliminary Hollywood Fault Study Area :	NO
Planning Area & Community Name:	Wilshire
Zone(s):	C2-1

3. GEOGRAPHICALLY ORIENTED" PARCEL INFORMATION:

Building and Safety Branch Office:	LA
Census Tract:	2112.02
Energy Zone:	9
Fire District:	2
Lot Cut Date:	1) 02/07/1925 2) 11/25/1925 3) PRIOR-06/01/1946
Methane Hazard Site:	Methane Zone
Near Source Zone Distance:	1.5
Parcel Area (sqft):	8100.0
Thomas Brothers Map Grid:	1) 594-A7 2) 634-A1

4. CITY DOCUMENTS ASSOCIATED WITH PARCEL:

Affidavit:	1) AFF-16645 2) AFF-66445 3) AFF-66446
City Planning Cases:	1) CPC-1984-1-HD 2) CPC-2000-1976-SP
Director's Determination:	DIR-2003-3181-SPP
Ordinance:	1) ORD-161116-SA28 2) ORD-173749 3) ORD-173799
Parking Layout:	PKG-5646
Specific Plan Area:	Vermont / Western Station Neighborhood Area Plan
Zoning Information File:	1) ZI-1117 MTA Project 2) ZI-1940 Wilshire Cntr/Koreatown Redevelopment Proj 3) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE 4) ZI-2427 FWY Adj Advisory Notice for Sensitive Uses

5. OTHER PARCEL RELATED INFORMATION:

Seismic Gas Shut Off Valve Installed: NO

Parcel Profile Report Disclaimer

The purpose of this application is to allow easy access and visual display of city parcel legal and zoning information as a convenience to our customers. Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be completely accurate and more importantly, it may need to be properly interpreted by city staff. The City of Los Angeles assumes no responsibility arising from the use of this information and it is provided without a warranty of any kind, either expressed or implied. We do not recommend basing important business, legal, or real estate transactions solely on this information without receiving validation and interpretation of the data from staff at your nearest LADBS branch office.

--- Parcel Profile Report Definitions ---

APPENDIX B

LA CITY ORDINANCE NO. 175790: METHANE MITIGATION REQUIREMENTS

ORDINANCE NO. 175790

An ordinance amending Section 91.106.4.1 and Division 71 of Article 1, Chapter IX of the Los Angeles Municipal Code to establish citywide methane mitigation requirements and include more current construction standards to control methane intrusion into buildings.

WHEREAS, there was a fire in the Fairfax Area of the City of Los Angeles in 1985, due to high volume of methane gas seepage through cracks in the concrete floor of a building;

WHEREAS, the City of Los Angeles adopted an Ordinance, (Ord. No. 161,552, Eff. 8-31-86) which required mitigation for methane gas intrusion into buildings located in the Fairfax area of Los Angeles;

WHEREAS, methane gas which percolates from subsurface geological formations to the atmosphere is a natural phenomenon;

WHEREAS, in 1999, large pockets of methane gas in subsurface geological formations were discovered at the Playa Vista project area of West Los Angeles;

WHEREAS, in 2001, new methane mitigating systems were developed and used in the Playa Vista Project;

WHEREAS, in Council File No. 01-1305, the City Council directed the City=s Departments of Building and Safety, Engineering, and Planning, as well as, the Chief Legislative Analyst and Office of Administrative and Research Services, to form a work group and recommend uniform safety requirements regarding methane, for all future development throughout the City;

WHEREAS, a study by the work group was conducted regarding areas throughout the City of Los Angeles to identify areas where subsurface methane gas may be found;

WHEREAS, from the information and data provided by the Division of Oil, Gas and Geothermal Resources, Department of Conservation, State of California, City of Los Angeles Department of Environmental Affairs, Department of Building and Safety and the Fire Department a map was plotted by the Department of Public Works to show other areas within the City of Los Angeles, where there exists a possible potential hazard of methane gas;

WHEREAS, modern construction standards were successfully used as methane mitigation systems for many projects in Playa Vista;

WHEREAS, the work group utilized the research and knowledge gained through the development of the Playa Vista methane mitigation systems;

WHEREAS, many of the modern construction standards to mitigate potential hazard of methane gas intrusion into building were incorporated into the Los Angeles Municipal Code as more restrictive provisions than found in the 2001 edition of the California Building Code based on local geological conditions;

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. Exception 6 of Section 91.106.4.1 of the Los Angeles Municipal Code is amended to read:

6. The Department shall have the authority to withhold permits on projects located within a Methane Zone or Methane Buffer Zone established under Sections 91.7101 *et seq.* of this Code. Permits may be issued upon submittal of detailed plans that show adequate protection against flammable gas incursion by providing the installation of suitable methane mitigation systems.

Sec. 2. Division 71 of Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read:

DIVISION 71
METHANE SEEPAGE REGULATIONS

SEC. 91.7101. PURPOSE.

This division sets forth the minimum requirements of the City of Los Angeles for control of methane intrusion emanating from geologic formations. The requirements do not regulate flammable vapor that may originate in and propagate from other sources, which include, but are not limited to, ruptured hazardous material transmission lines, underground atmospheric tanks, or similar installations.

SEC. 91.7102. DEFINITIONS.

For the purpose of this division, certain words and phrases are defined as follows:

Alarm System shall mean a group of interacting elements consisting of components and circuits arranged to monitor and annunciate the status of gas concentration levels or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

Buildings with Raised Floor Construction shall mean a building with the bottom of the floor system raised above grade where the clearance for each of the following items shall be at least: 12 inches for the girder, 18 inches for the floor joist and 24 inches for the structural floors.

Cable or Conduit Seal Fitting shall mean an approved fitting provided in a cable or conduit system to prevent the passage of gases, vapors, or flames through electrical cable or conduit.

Design Methane Concentration shall mean the highest concentration of methane gas found during site testing.

Design Methane Pressure shall mean the highest pressure of methane gas found during site testing.

De-watering System shall mean a permanent water removal system, consisting of perforated pipes, gravel, sump pumps and pits, designed to permanently maintain the ground water level one foot below the sub-slab vent system.

Gas Detection System shall mean one or more electrical devices that measure the methane gas concentration and communicate the information to the occupants, building management, central station or alarm company with audible or visual signals.

Gravel Blanket shall mean a layer of gravel, sand, or approved material designed to transmit gas to the vent riser without obstructing the venting system.

Impervious Membrane shall mean a continuous gas barrier made of material approved by the Department and installed beneath a building for the purpose of impeding methane migration to the interior of the building.

Mechanical Extraction System shall mean a system operated by a machine which is designed to remove methane gas from below the impervious membrane through the use of fans, blowers, or other powered devices.

Mechanical Ventilation shall mean a fan, blower or other similar group of interacting elements operated by a machine within the building, which introduce and/or remove air from an enclosed space.

Narrow Building shall mean a building that has a width less than 50 feet, a footprint of less than 50,000 square feet and having a minimum 2-foot wide landscaped area immediately adjacent to the exterior wall for at least 50 percent of the perimeter of the building.

Oil Well shall mean a deep hole or shaft sunk into the earth for the exploration of oil or gas; or which is on lands producing or reasonably presumed to contain oil or gas; or which is drilled for the purpose of injecting fluids or gas for stimulating oil recovery, re-pressurizing or pressure maintenance of oil or gas, or disposing of waste fluids from an oil or gas field.

Perforated Horizontal Pipe shall mean an approved pipe which contains a series of small holes or narrow openings placed equidistant along the length of the approved pipe, which is placed horizontally beneath the foundation of a building, for the purpose of venting accumulated methane gas and preventing the development of elevated gas pressures, or for drainage of ground water to an approved location.

PPMV shall mean Parts per Million by Volume.

Pressure Sensor shall mean a device that measures and communicates surrounding gas pressure to an alarm or control system.

Single Station Gas Detector shall mean a device consisting of electrical components capable of measuring methane gas concentration and initiating an alarm.

Trench Dam shall mean an approved subsurface barrier installed within a furrow or ditch adjacent to the foundation of a building, for the purpose of preventing the migration of methane gas beneath that foundation.

Unobstructed Opening shall mean a permanent clearing or gap in the walls, floors or roof-ceiling assemblies without windows, doors, skylights or other solid barriers that may restrict the flow of air.

Vent Riser shall mean an approved pipe which is placed vertically with joints and fittings connected to Perforated Horizontal Pipes to convey and discharge the gas to the atmosphere.

SEC. 91.7103. GENERAL METHANE MITIGATION REQUIREMENTS.

All new buildings and paved areas located in a Methane Zone or Methane Buffer Zone shall comply with these requirements and the Methane Mitigation Standards established by the Superintendent of Building. The Methane Mitigation Standards provide information describing the installation procedures, design parameters and test protocols for the methane gas mitigation system, which are not set forth in the provisions of this division.

Boundaries of the Methane Zones and Methane Buffer Zones are shown on the AMethane and Methane Buffer Zones Map@ designated as Map number A-20960, dated September 21, 2003, which is attached to Council File No. 01-1305.

SEC. 91.7104. GENERAL METHANE REQUIREMENTS.

91.7104.1. Site Testing. Site testing of subsurface geological formations shall be conducted in accordance with the Methane Mitigation Standards. The site testing shall be conducted under the supervision of a licensed Architect or registered Engineer or Geologist and shall be performed by a testing agency approved by the Department.

The licensed Architect, registered Engineer or Geologist shall indicate in a report to the Department, the testing procedure, the testing instruments used to measure the concentration and pressure of the methane gas. The measurements of the concentration and pressure of the methane gas shall be used to determine the Design Methane Concentration and the Design Methane Pressure. The Design Methane Concentration and the Design Methane Pressure shall determine the Site Design Level of Table 71.

EXCEPTION: Site testing is not required for buildings designed to the requirements of Site Design Level V as described in Table 71, or for buildings designed using the exceptions set forth in Sections 91.7104.3.2 or 91.7104.3.3.

91.7104.2. Methane Mitigation Systems. All buildings located in the Methane Zone and Methane Buffer Zone shall provide a methane mitigation system as required by Table 71 based on the appropriate Site Design Level. The Superintendent of Building may approve an equivalent methane mitigation system designed by an Architect, Engineer or Geologist.

Table 71 prescribes the minimum methane mitigation systems, such as, the passive,

active and miscellaneous systems, depending on the concentration and pressure of the methane present at the site. Each component of the passive, active and miscellaneous systems shall be constructed of an approved material and shall be installed in accordance with the Methane Mitigation Standards.

91.7104.2.1. Passive System. The passive system is a methane mitigation system installed beneath or near the building. The components of the passive system may consist of a de-watering system, the sub-slab vent system, and impervious membrane. The sub-slab vent system shall consist of Perforated Horizontal Pipes, Vent Risers, and Gravel Blankets for the purpose of collecting and conveying methane from the soil underneath the building to the atmosphere.

91.7104.2.1.1. De-watering System. The de-watering system is used to lower the ground water table to a level more than 12 inches below the bottom of the Perforated Horizontal Pipes. The de-watering system shall conduct ground water to an approved location.

91.7104.2.2. Active System. The components of the active system shall consist of one or more of the following, sub-slab system, gas detection system, mechanical ventilation, alarm system and control panel. All components shall be constructed of an approved material, installed in accordance with the Methane Mitigation Standards.

91.7104.2.3. Miscellaneous System. The components of the miscellaneous system may consist of Trench Dam, Cable or Conduit Seal Fitting, or Additional Vent Risers. The component of the miscellaneous system shall be a material approved by the Department and shall be installed in accordance with the Methane Mitigation Standards.

91.7104.3. Exceptions to Table 71. The provisions of this section are exceptions to the construction requirements of Table 71.

91.7104.3.1. Narrow Buildings. Narrow Buildings may substitute Pressure Sensors below the Impervious Membrane in lieu of the Gas Detection System and Mechanical Ventilation, if the installation of the Pressure Sensors below the Impervious Membrane is not required per Table 71 and the Narrow Building is constructed with a minimum two feet wide landscaped area covering at least 50 percent of the ground immediately adjacent to the exterior building walls.

91.7104.3.2. Buildings with Raised Floor Construction. If a Building with Raised Floor Construction has underfloor ventilation construction in accordance with the standards below, then the utilities shall be installed with Trench Dams and Cable or Conduit Seal Fittings and a four inch thick gravel blanket shall be installed under and around the elevator pits.

Underfloor ventilation shall be provided by an approved mechanical ventilation system capable of exhausting underfloor air an equivalent of every 20 minutes, or by openings in the underfloor area complying with the following:

A. The top of the openings shall be located not more than 12 inches below the bottom of the floor joists.

B. The openings shall be distributed approximately equally and located to provide cross ventilation, for example, by locating the opening along the length of at least two opposite sides of the building.

C. The openings shall be the larger of:

1. Openings of not less than 1.5 square feet for each 25 linear feet or fraction of exterior wall; or

2. Openings shall be equal to 1 percent of underfloor area.

D. The openings may be covered with corrosion-resistant wire mesh with mesh openings of greater than **3** inch and less than **2** inch in dimension.

91.7104.3.3. Buildings with Natural Ventilation. A building with natural ventilation is a building constructed with the following:

A. The Unobstructed Openings shall exchange outside air.

B. The size of the Unobstructed Opening shall be the larger of:

1. Opening equal to at least 25 percent of the total perimeter wall area of the lowest level of the building, or

2. Opening equal to at least 25 percent of the floor area of the lowest level of the building.

C. The Unobstructed Openings shall be evenly distributed and located within the upper portion of at least two opposite exterior walls of the lowest level of the building.

Buildings with natural ventilation that are constructed as described above, shall have the utilities constructed with Trench Dams and Cable or Conduit Seal Fittings. If there is an enclosed room or space less than 150 square feet within the building, then the enclosed room or space shall be constructed with vent openings

that comply with the requirements of Section 91.7104.3.4.

91.7104.3.4. Enclosed Room or Space within Building. Individual enclosed rooms or enclosed spaces with floor area less than 2,000 square feet may be exempt from providing the Active System as required by Table 71, provided the vent openings comply with all of the following:

1. Vent openings are Unobstructed Openings, except screens made with at least **3** inch mesh or wind driven turbines on the roof shall be permitted.

2. The aggregate size of vent openings shall be the larger of either five percent of the total floor area of the room or the area of enclosed space, or ten percent of the area of walls on the perimeter of the room or enclosed space.

3. The vent openings shall be located to prevent the accumulation of methane gases within the room or enclosed space.

4. The top of the vent opening shall be located not more than 12 inches below roof joists or ceiling joists if located in a wall of a building.

5. The vent openings shall be located on either two opposite walls or two adjacent walls of the room or enclosed space if located in a wall of a building.

6. The vent openings shall be located no more than 50 feet from any point within the room or enclosed space.

7. When using wind driven turbine, the area of the vent opening shall be calculated by the area of the opening at the attachment of the wind driven turbine at the roof.

8. When the vent opening is located in a wall of an adjoining room, then the adjoining room shall be constructed of either an Active System, or have Natural Ventilation as described in Section 91.7104.3.3.

91.7104.3.5. Single Family Dwelling. Single Family Dwellings and buildings accessory to single family dwellings shall comply with all the Methane Mitigation requirements of Table 71, except that the following mitigation system may be substituted:

A. Pressure Sensors below Impervious Membrane may be installed in lieu of

Gas Detection System when Pressure Sensors below Impervious Membrane is not required; or

B. Single Station Gas Detectors with battery back-up may be installed in lieu of Alarm System and Gas Detection System; or

C. 6 mil thick Visquene may be used in lieu of Impervious Membrane, when the Site Design Levels are I or II; or

D. Additional Vent Risers or Mechanical Ventilation may be omitted for buildings with width less than 50 feet and footprint less than 6,000 square feet in area; or

E. Vent Risers may be substituted in lieu of Mechanical Extraction System, provided the Vent Risers are designed at a rate twice that established by the Methane Mitigation Standards.

91.7104.3.6. Buildings Located in the Methane Buffer Zone. A building, located entirely or partially in the Methane Buffer Zone, shall be designed to the requirements of the Methane Buffer Zone. Buildings located in the Methane Buffer Zone shall not be required to provide any methane mitigation system, if the Design Methane Pressure is less than or equal to two inches of water pressure and is either of the following:

A. Areas which qualify as Site Design Level I or II; or

B. Areas which qualify as Site Design Level III and the utilities are installed with Trench Dams and Cable or Conduit Seal Fitting.

91.7104.3.7. De-watering System. A De-watering system is not required for either of the following:

A. If during the site testing, the groundwater level is deeper than 10 feet below the Perforated Horizontal Pipes, or

B. If the soil investigation or analysis, as approved by the Department, reveals the groundwater level is more than 12 inches below the bottom of the Perforated Horizontal Pipes.

91.7104.3.8. Buildings Located in the First Phase Playa Vista Project. The First Phase Playa Vista project, as approved by the City on September 21, 1993 and December 8, 1995, shall comply with the methane mitigation program as required by the Department pursuant to the Methane Prevention, Detection and Monitoring Program approved by the Department on January 31, 2001, in lieu of the requirements of this

division.

91.7104.4. Paved Areas. Paved areas that are over 5,000 square feet in area and within 15 feet of the exterior wall of a commercial, industrial, institutional or residential building, shall be vented in accordance with the Methane Mitigation Standards.

EXCEPTION: Paved areas located in the Methane Buffer Zone and which qualify for Site Design Levels I, II or III.

SEC. 91.7105. EXISTING BUILDINGS.

Additions, alterations, repairs, changes of use or changes of occupancy to existing buildings shall comply with the methane mitigation requirements of Sections 91.7104.1 and 91.7104.2, when required by Divisions 34, 81 or 82 of this Code.

Approved methane mitigation systems in existing buildings shall be maintained in accordance with Section 91.7106.

SEC. 91.7106. TESTING, MAINTENANCE AND SERVICE OF GAS- DETECTION AND MECHANICAL VENTILATION SYSTEMS.

All gas detection and mechanical ventilation systems shall be maintained and serviced in proper working condition and meet all requirements of the Electrical and Mechanical Code. The testing, maintenance and service procedure for each gas-detection and mechanical ventilation systems shall be performed in accordance with the manufacturer=s current written instructions and the following:

A. Fire Department. The manufacturer=s instructions shall be approved by the Fire Department. Testing and servicing of each system shall be performed by a person certified by the Fire Department.

B. Notification Placard. A permanent notification placard shall be posted and maintained at the front entrance of a building that is constructed with Impervious Membrane, except in residential buildings. The placard shall indicate the presence of the Impervious Membrane.

SEC. 91.7107. EMERGENCY PROCEDURES.

With the exception of single-family dwellings, all buildings required by this division to have a gas-detection system or sub-slab vent system shall, subject to Fire Department approval, have established emergency procedures that include, but are not limited to, the following:

A. Assignment of a responsible person as safety director to work with the Fire Department in the establishment, implementation and maintenance of an emergency plan.

B. Conspicuous posting of the Fire Department=s telephone number in areas designated by the Fire Department.

C. Conspicuous posting of emergency plan procedures approved by the Fire Department.

SEC. 91.7108. APPLICATION OF METHANE SEEPAGE REGULATIONS TO LOCATIONS OR AREAS OUTSIDE THE METHANE ZONE AND METHANE BUFFER ZONE BOUNDARIES.

Upon a determination by the Department of Building and Safety that a hazard may exist from methane intrusion at a geographical location or in an area outside the boundaries established in Section 91.7103 of this Code, the Department of Building and Safety and the Fire Department may enforce any or all of the requirements of Division 71 of this Code as required to preclude potential fire or explosion from methane concentration.

SEC. 91.7109. ADDITIONAL REMEDIAL MEASURES.

91.7109.1. General Remedial Measures. In the event the concentration of methane gas in any building located in a Methane Zone or Methane Buffer Zone reaches or exceeds 25 percent of the minimum concentration of gas that will form an ignitable mixture with air at ambient temperature and pressure, the owner shall hire an engineer to investigate, recommend and implement mitigating measures. These measures shall be subject to approval of this Department and the Fire Department.

91.7109.2. Abandoned Oil Well. Any abandoned oil well encountered during construction shall be evaluated by the Fire Department and may be required to be re-abandoned in accordance with applicable rules and regulations of the Division of Oil, Gas and Geothermal Resources of the State of California. Buildings shall comply with these provisions and the requirements of Section 91.6105 of this Code, whichever is more restrictive.

TABLE 71. MINIMUM METHANE MITIGATION REQUIREMENTS.

Site Design Level			LEVEL I		LEVEL II		LEVEL III		LEVEL IV		LEVEL V
Design Methane Concentration (ppmv)			0-100		101-1,000		1,001-5,000		5,001-12,500		>12,500
Design Methane Pressure (inches of water pressure)			#2	>2	#2	>2	#2	>2	#2	>2	All Pressures
PASSIVE SYSTEM	De-watering System [1]		X	X	X	X	X	X	X	X	X
	Sub-Slab Vent System	Perforated Horizontal Pipes	X	X	X	X	X	X	X	X	X
		Gravel Blanket Thickness Under Impervious Membrane	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Gravel Thickness Surrounding Perforated Horizontal Pipes	2"	2"	2"	3"	2"	3"	2"	4"	4"
		Vent Risers	X	X	X	X	X	X	X	X	X
	Impervious Membrane		X	X	X	X	X	X	X	X	X
ACTIVE SYSTEM	Sub-Slab System	Pressure Sensors Below Impervious Membrane								X	X
		Mechanical Extraction System [2]								X	X
	Lowest Occupied Space System	Gas Detection System [3]		X		X	X	X	X	X	X
		Mechanical Ventilation [3, 4, 5]		X		X	X	X	X	X	X
		Alarm System		X		X	X	X	X	X	X
	Control Panel			X		X	X	X	X	X	X
MISC. SYSTEM	Trench Dam		X	X	X	X	X	X	X	X	X
	Conduit or Cable Seal Fitting		X	X	X	X	X	X	X	X	X
	Additional Vent Risers [6]										X

X = Indicates a Required Mitigation Component

1. See Section 91.7104.3.7 for exception.
2. The Mechanical Extraction System shall be capable of providing an equivalent of a complete change of air every 20 minutes of the total volume of the Gravel Blanket.
3. See Section 91.7104.3.1 for Narrow Buildings.

4. The Mechanical Ventilation systems shall be capable of providing an equivalent of one complete change of the lowest occupied space air every 15 minutes.
5. Vent opening complying with Section 91.7104.3.4 may be used in lieu of mechanical ventilation.
6. The total quantity of installed Vent Risers shall be increased to double the rate for the Passive System.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of February 12, 2004.

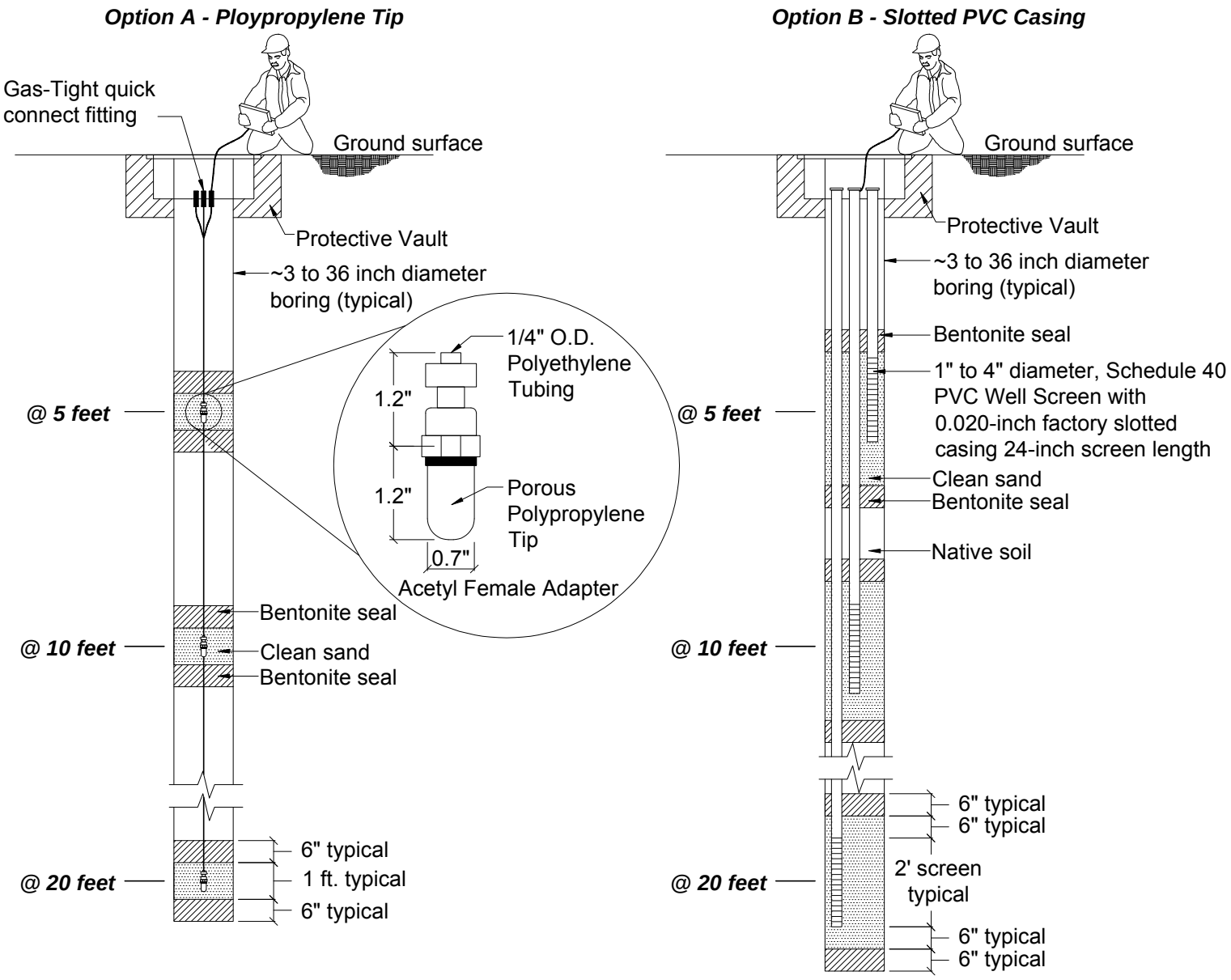
J. MICHAEL CAREY, City Clerk
By Maria Kostrencich, Deputy
Approved February 12, 2004
JAMES K. HAHN, Mayor
Approved as to Form and Legality
January 8, 2004
Rockard J. Delgadillo, City Attorney
By Sharon Siedorf Cardenas
Assistant City Attorney
C.F. 01-1305

EFFECTIVE DATE: 3-29-04

APPENDIX C

GENERIC PROBE CONSTRUCTION DETAIL

GAS PROBE TEST EQUIPMENT SET-UP



*Note: Gas Probe Test shall not be install below ground water level.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

APPENDIX D

CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Site Address: 215-235 North Vermont Avenue, Los Angeles, CA 90004
Legal Description: Tract: _____ Lot: _____ Block: _____
Building Use: _____

Name of Architect, Engineer, or Geologist:
Kevin W. Green
Mailing Address:
3900 Kilroy Airport Way, Ste. 100
Long Beach, CA 90806
Telephone: 562-426-9544

Name of Testing Laboratory:
_____
City Test Lab License #: _____
Telephone:

Architect's, Engineer's or Geologist's Stamp:



I hereby certify that I have tested the above site for the purpose of methane mitigation and that all procedures were conducted by a City of Los Angeles licensed testing agency in conformity with the requirements of the LADBS Information Bulletin P/BC 2011-101. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the architect, engineer or geologist whose signature is affixed thereon.

Signed: Kevin W. Green date 4-11-14

Required Data:

- Project is in the (Methane Zone) or (Methane Buffer Zone).
- Depth of ground water observed during testing: 17-18 feet below the Impervious Membrane.
- Depth of Historical High Ground Water Table Elevation*: 10 feet below the Impervious Membrane.
- Design Methane Concentration**: 0-100 parts per million in volume (ppmv).
- Design Methane Pressure***: 0 inches of water column.
- Site Design Level: (Level I, ~~Level II, Level III, Level IV, Level V~~) with 0 inches of water column.

De-watering:

- De-watering ~~(is)~~ (is not) required per Section 7104.3.7.
- Pump discharge rate _____ cubic feet per minute per reference geology or soil report: _____ dated _____.

Additional Investigation:

- Additional investigation ~~(was)~~ (was not) conducted.

Latest Grading on Site:

- Date of last grading on site ~~(was)~~ (was not) more than 30 days before Site Testing.
- See Attached explanation of the effect on soil gas survey results by grading operations.

Notes:

* Historical High Ground Water Table Elevation shall mean the highest recorded elevation of ground water table based on historical records and field investigations as determined by the engineer for the methane mitigation system.

** Design Methane Concentration shall mean the highest recorded measured methane concentration from either Shallow Soil Gas Test or any Gas Probe Set on the site.

*** Design Methane Pressure shall mean the highest total pressure measured from any Gas Probe Set on the site.

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CONFIDENTIAL AND PRIVILEGED

LEAD-BASED PAINT INSPECTION

215-235 North Vermont Avenue

Los Angeles County
City of Los Angeles
State of California 90004

Volume I of I
April 3, 2014

Prepared for:

SCS ENGINEERS
3900 Kilroy Airport Way, Suite 100
Long Beach, CA 90806

NEC Project Number: 14-0430

This report was prepared for SCS Engineers, by independent consultants and is based, in part on information not within the control of either SCS Engineers, or the consultants. While it is believed that all information contained herein will be reliable under the conditions and subject to the limitations set forth herein, neither SCS Engineers, nor the consultants guarantee the accuracy thereof. The use of this report, or any information contained herein, shall be at the user's sole risk, regardless of any fault or negligence of SCS Engineers, or the consultants. Use of this report or any information contained herein shall constitute a release and agreement to defend and indemnify SCS Engineers, and consultants from and against all liability (including, but not limited to, liability for special, indirect or consequential damages) whether arising in contract or due to SCS Engineers, and/or consultant's negligence, strict liability or otherwise.

NATIONAL ECON
CORPORATION

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EMAIL: OFFICE@NATIONALECON.COM

EXECUTIVE SUMMARY

1.0 INTRODUCTION

This report presents the results of the interior and exterior Lead-Based Paint (LBP) inspection of the subject property located at 215-235 North Vermont Avenue, Los Angeles, CA (Subject Property). The inspection was performed in accordance with the Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Houses (2012 Edition). This document is prepared for the sole use of SCS Engineers, and any regulatory agencies that are directly involved in this subject project. No other party should rely on the information contained herein without prior written consent of SCS Engineers. The scope of services, inspection methodology and results are presented below.

2.0 SCOPE OF WORK

The purpose of this inspection is to identify LBP present on painted interior and exterior building components at the subject property.

On April 1, 2014, National Econ Corporation performed an inspection for LBP at the subject property. Paint or surface coatings on components that represent similar surfaces were tested. The intent was to ascertain the presence of LBP above specified HUD or local levels. If LBP was found, the inspection would identify individual architectural components and their respective concentrations of lead in such a manner that this report would be used as a basis for subsequent abatement or renovation activity.

3.0 PROPERTY DESCRIPTION

The subject property is a commercial building.

4.0 INSPECTOR'S QUALIFICATIONS

The inspection at the subject site was conducted using a Radiation Monitoring Device (RMD) X-Ray Fluorescence (XRF) spectrum analyzer instrument. Inspector(s) are state certified California Department of Public Health (CDPH) Lead Inspector/Assessor or Sampling Technician, and have completed an EPA sponsored curriculum in Lead Inspector/Assessor or Sampling Technician Training.

At the time of this report, CDPH-Childhood Lead Poisoning Prevention Branch (CLPPB) has implemented a State Certification Program.

5.0 METHOD OF TESTING

The method employed was X-ray fluorescence (XRF) using an RMD Paint Analyzer. The instrument was calibrated to the manufacturer's specifications and was also periodically verified against known lead samples traceable to the National Institute of Standards and Testing (NIST). The duration for each test result is determined by a combination of: the actual reading relative to the designated HUD level, the age of the radioactive source and the substrate on which the test was taken. Substrate correction values (formerly called substrate equivalent lead or SEL) were not required for compliance with the HUD guidelines for spectrum analyzers.

Together, these quality control procedures produce a 95% confidence level that the corrected lead concentration (CLC) accurately reflects the actual level of lead in the tested surfaces. The RMD XRF spectrum analyzer used in this inspection (Serial Number 2053) was resourced by the manufacturer on June 5, 2013.

6.0 TESTING PROTOCOL

Testing was conducted in compliance with the Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Houses (2012 Edition). Representative surfaces of each painted or surface coated component were tested. The HUD level for lead based paint is 1.0 mg/cm^2. However, Los Angeles County Code Title 11, Health and Safety Chapter 11.28 define "dangerous level of lead-bearing substances" as any painted, varnished, or similar coating or structural material which contains lead or its compounds in excess of 0.7 mg/cm^2, when measured by a lead-detecting device.

7.0 SUMMARY OF RESULTS

During this inspection, no XRF readings of the painted components indicated the presence of LBP at or above the regulatory level. Some surfaces may contain levels of lead below regulatory standards which could create lead hazards in dust, soil and air.

8.0 LEAD HAZARD EVALUATION REPORT

Included herein, is a copy of the State of California's Department of Public Health (CDPH) "Lead Hazard Evaluation Report", Form CDPH 8552 as required by Title 17, California Code of Regulations, Division 1, Chapter 8.

National Econ Corporation has sent a copy of this form to the CDPH.

9.0 RECOMMENDATIONS

There are potential liabilities associated with the presence, and removal, of lead containing material. Precautionary measures should be taken in accordance with the guidelines set forth by the EPA, the Occupational Safety and Health Administration (OSHA) and other regulatory agencies if applicable. The removal or disturbance of components containing lead in any quantifiable amount should only be conducted in accordance with CAL-OSHA Construction Safety orders Title 8 CCR Section 1532.1 (March 6, 2007). A copy of this report should be retained for the life of this property.

10.0 INSPECTION LIMITATIONS

This inspection was planned, developed, and implemented based on National Econ Corporation's previous experience in performing lead-based paint inspections. This inspection was conducted in compliance with Chapter 7 of the HUD guidelines as published in 2012. National Econ Corporation utilized state-of-the-art-practices and techniques in accordance with regulatory standards, while performing this inspection. National Econ Corporation's evaluation of the relative risk of exposure to lead, identified during this inspection, is based on conditions observed at the time of the inspection. National Econ Corporation cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology.

The floor plans (Not to Scale) and actual test results for each of the tested components are contained within this report.

National Econ Corporation assumes no responsibility for the identification of “atypical” lead, used in the construction trade. Other components that may contain lead not adequately addressed by this report and are excluded from the testing guidelines in Chapter 7 of the HUD Guidelines may include, but are not limited to ceramics, including tile in flooring, countertops, walls, toilets, sinks, drinking fountains, cookware, dishes and lead soldered plumbing.

There are potential liabilities associated with the presence, and removal, of lead containing material. Precautionary measures should be taken in accordance with the guidelines set forth by the EPA, the Occupational Safety and Health Administration (OSHA) and other regulatory agencies if applicable. The removal or disturbance of components containing lead in any quantifiable amount should only be conducted in accordance with CAL-OSHA Construction Safety orders Title 8 CCR Section 1532.1 (March 6, 2007).

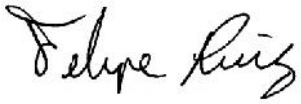
Please feel free to call National Econ Corporation with any questions you may have in connection with the inspection, contained herein.

Mark S. Ervin, President
Certified Lead Inspector/Assessor #705



National Econ Corporation

Felipe Ruiz
Certified Sampling Technician #17084



National Econ Corporation

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation April 1, 2014

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
215-235 North Vermont Avenue	Los Angeles	Los Angeles	90004

Construction date (year) of structure	Type of structure	Children living in structure?
1950	☐ Multi-unit building ☐ School or daycare ☐ Single family dwelling ☑ Other Commercial Bldg.	☐ Yes ☑ No ☐ Don't Know

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Julio Nuno - Contact	562-426-9544

Address [number, street, apartment (if applicable)]	City	State	Zip Code
3900 Kilroy Airport Way, Suite 100	Long Beach	California	90806

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☑ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Mark S. Ervin	714-978-6320

Address [number, street, apartment (if applicable)]	City	State	Zip Code
1899 S. Santa Cruz Street	Anaheim	California	92805

CDPH certification number	Signature	Date
705	Mark S. E.	April 1, 2014

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Felipe Ruiz #17084

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

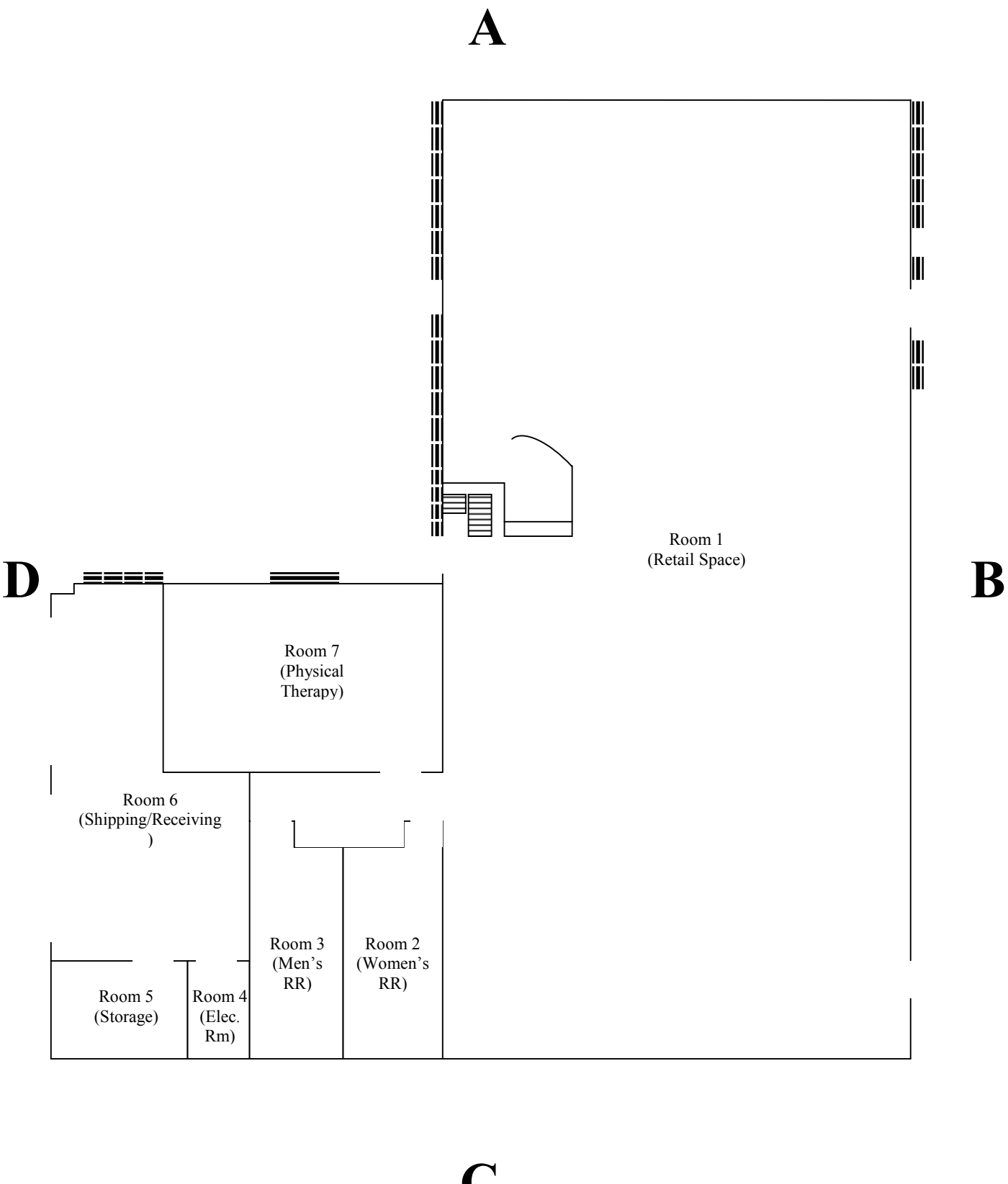
First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

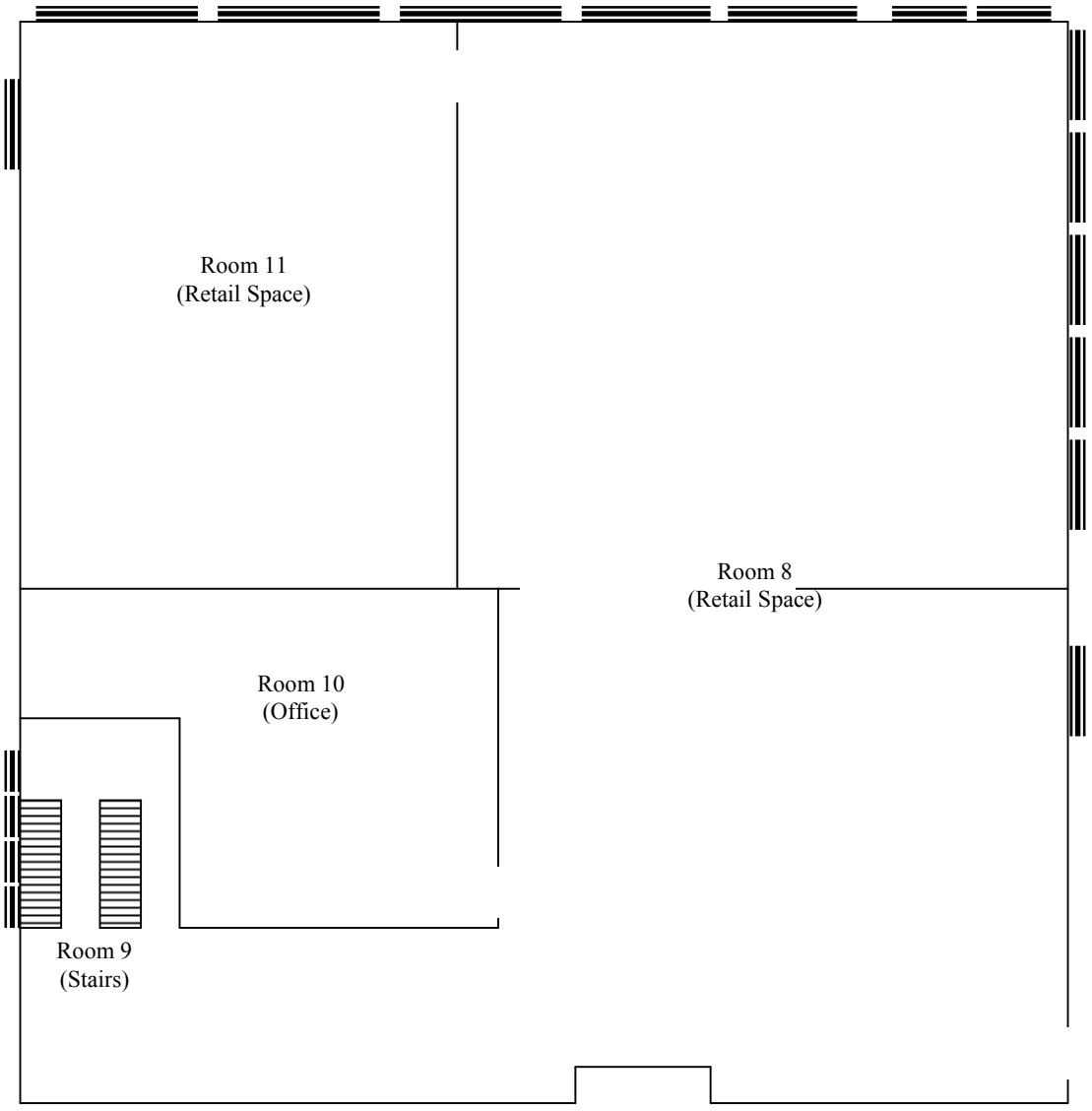
215-235 North Vermont Avenue, 1st Floor



NOT TO SCALE

215-235 North Vermont Avenue, 2nd Floor

A



D **B**

C

NOT TO SCALE

Window

TABLE I
LEAD SURVEY SUMMARY

Project #: 14-0430 | Building Description: Commercial Building, Interior & Exterior | Page: 1 of 4

Client: SCS Engineers | Inspection Date/Times: 4/1/14 Interior 9:05am–9:40am, Exterior 9:45am–9:55am | Year Built: 1950

Address: 215-235 North Vermont Avenue, Los Angeles, CA 90004 | County: Los Angeles | Inspector: Felipe Ruiz

Sample #	Location	Room/Area	Side	Component	Substrate	Color	Condition	Accessibility	CLC	Results
--	Calibration	--	--	--	--	--	--	--	1.0	9:00 am
--	Calibration	--	--	--	--	--	--	--	1.0	9:01 am
--	Calibration	--	--	--	--	--	--	--	1.2	9:02 am
1	215-235 N. Vermont	Room 1 (Retail Space)	A	Wall	Drywall	Beige	Intact	High	-0.0	Negative
2	215-235 N. Vermont	Room 1 (Retail Space)	B	Wall	Drywall	Yellow	Intact	High	-0.2	Negative
3	215-235 N. Vermont	Room 1 (Retail Space)	C	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
4	215-235 N. Vermont	Room 1 (Retail Space)	D	Wall	Drywall	Yellow	Intact	High	-0.3	Negative
5	215-235 N. Vermont	Room 1 (Retail Space)	--	Column	Drywall	Beige	Intact	High	-0.2	Negative
6	215-235 N. Vermont	Room 1 (Retail Space)	D	Cabinet Door	Wood	Yellow	Intact	High	-0.0	Negative
7	215-235 N. Vermont	Room 1 (Retail Space)	D	Door	Metal	Brown	Intact	High	-0.1	Negative
8	215-235 N. Vermont	Room 1 (Retail Space)	D	Door Casing	Metal	Brown	Intact	High	-0.0	Negative
9	215-235 N. Vermont	Room 1 (Retail Space)	D	Stair Hand Rail	Metal	Brown	Intact	High	-0.2	Negative
10	215-235 N. Vermont	Room 1 (Retail Space)	B	Door	Metal	Brown	Intact	High	-0.0	Negative
11	215-235 N. Vermont	Room 1 (Retail Space)	B	Door Casing	Metal	Brown	Intact	High	-0.1	Negative
12	215-235 N. Vermont	Room 2 (Women's RR)	--	Ceiling	Drywall	White	Intact	Low	-0.3	Negative
13	215-235 N. Vermont	Room 3 (Men's Restroom)	--	Ceiling	Drywall	White	Intact	Low	-0.2	Negative
14	215-235 N. Vermont	Room 4 (Electrical Room)	A	Wall	Drywall	Tan	Intact	High	-0.0	Negative
15	215-235 N. Vermont	Room 4 (Electrical Room)	B	Wall	Drywall	Tan	Intact	High	-0.2	Negative
16	215-235 N. Vermont	Room 4 (Electrical Room)	C	Wall	Drywall	Tan	Intact	High	-0.0	Negative
17	215-235 N. Vermont	Room 4 (Electrical Room)	D	Wall	Drywall	Tan	Intact	High	-0.1	Negative
18	215-235 N. Vermont	Room 4 (Electrical Room)	--	Ceiling	Drywall	Tan	Intact	Low	-0.0	Negative
19	215-235 N. Vermont	Room 5 (Storage)	A	Wall	Drywall	White	Intact	High	-0.3	Negative

LEGEND:

Accessibility:
High - Accessible to a minor child (60" from base).
Medium - Can be accessible to a minor child.
Low - Is not accessible to a minor child.

Condition:
Intact - Surface intact with no delamination or chipping.
Fair - Some minor damage.
Poor - Widespread chipping, damage and/or delamination.

CLC = Corrected Lead Concentration.

TABLE I
LEAD SURVEY SUMMARY

Project #: 14-0430 | Building Description: Commercial Building, Interior & Exterior |

Client: SCS Engineers | Inspection Date/Times: 4/1/14 Interior 9:05am–9:40am, Exterior 9:45am–9:55am | Year Built: 1950

Address: 215-235 North Vermont Avenue, Los Angeles, CA 90004 | County: Los Angeles | Inspector: Felipe Ruiz

Sample #	Location	Room/Area	Side	Component	Substrate	Color	Condition	Accessibility	CLC	Results
20	215-235 N. Vermont	Room 5 (Storage)	B	Wall	Drywall	White	Intact	High	-0.0	Negative
21	215-235 N. Vermont	Room 5 (Storage)	C	Wall	Drywall	Tan	Intact	High	-0.1	Negative
22	215-235 N. Vermont	Room 5 (Storage)	D	Wall	Drywall	Tan	Intact	High	-0.3	Negative
23	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	A	Wall	Drywall	Tan	Intact	High	-0.2	Negative
24	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	B	Wall	Drywall	Tan	Intact	High	-0.0	Negative
25	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	C	Wall	Drywall	Tan	Intact	High	-0.2	Negative
26	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	D	Wall	Drywall	Tan	Intact	High	-0.1	Negative
27	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	--	Ceiling Beam	Metal	Red	Intact	Low	-0.0	Negative
28	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	A	Roll Up Door	Metal	Tan	Intact	High	-0.2	Negative
29	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	D	Roll Up Door	Metal	Tan	Intact	High	-0.0	Negative
30	215-235 N. Vermont	Rm 6 (Shipping/Receiving)	D	Entry Door	Metal	Tan	Intact	High	-0.2	Negative
31	215-235 N. Vermont	Rm 7 (Physical Therapy)	A	Wall	Drywall	Green	Intact	High	-0.0	Negative
32	215-235 N. Vermont	Rm 7 (Physical Therapy)	B	Wall	Drywall	Green	Intact	High	-0.1	Negative
33	215-235 N. Vermont	Rm 7 (Physical Therapy)	C	Wall	Drywall	Green	Intact	High	-0.3	Negative
34	215-235 N. Vermont	Rm 7 (Physical Therapy)	D	Wall	Drywall	Green	Intact	High	-0.2	Negative
35	215-235 N. Vermont	Rm 7 (Physical Therapy)	--	Ceiling	Drywall	White	Intact	Low	-0.0	Negative
36	215-235 N. Vermont	Room 8 (Retail Space)	A	Wall	Drywall	Yellow	Intact	High	-0.1	Negative
37	215-235 N. Vermont	Room 8 (Retail Space)	B	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
38	215-235 N. Vermont	Room 8 (Retail Space)	C	Wall	Drywall	Beige	Intact	High	-0.0	Negative
39	215-235 N. Vermont	Room 8 (Retail Space)	D	Wall	Drywall	Yellow	Intact	High	-0.3	Negative
40	215-235 N. Vermont	Room 8 (Retail Space)	--	Ceiling Beam	Drywall	Red	Intact	Low	-0.2	Negative
41	215-235 N. Vermont	Room 8 (Retail Space)	A	Baseboard	Wood	White	Intact	High	-0.0	Negative

LEGEND:

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Condition:
Intact - Surface intact with no delamination or chipping.
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TABLE I
LEAD SURVEY SUMMARY

Project #: 14-0430 | Building Description: Commercial Building, Interior & Exterior |

Client: SCS Engineers | Inspection Date/Times: 4/1/14 Interior 9:05am–9:40am, Exterior 9:45am–9:55am | Year Built: 1950

Address: 215-235 North Vermont Avenue, Los Angeles, CA 90004 | County: Los Angeles | Inspector: Felipe Ruiz

Sample #	Location	Room/Area	Side	Component	Substrate	Color	Condition	Accessibility	CLC	Results
42	215-235 N. Vermont	Room 8 (Retail Space)	--	Floor	Wood	Natural	Intact	High	-0.3	Negative
43	215-235 N. Vermont	Room 8 (Retail Space)	B	Door	Metal	Brown	Intact	High	-0.2	Negative
44	215-235 N. Vermont	Room 8 (Retail Space)	B	Door Casing	Metal	Brown	Intact	High	-0.0	Negative
45	215-235 N. Vermont	Room 9 (Stairs)	A	Wall	Drywall	Yellow	Intact	High	-0.1	Negative
46	215-235 N. Vermont	Room 9 (Stairs)	B	Wall	Drywall	Yellow	Intact	High	-0.3	Negative
47	215-235 N. Vermont	Room 9 (Stairs)	C	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
48	215-235 N. Vermont	Room 9 (Stairs)	D	Wall	Drywall	Yellow	Intact	High	-0.2	Negative
49	215-235 N. Vermont	Room 9 (Stairs)	--	Stair Hand Rail	Metal	Brown	Intact	High	-0.0	Negative
50	215-235 N. Vermont	Room 10 (Office)	A	Wall	Drywall	Yellow	Intact	High	-0.1	Negative
51	215-235 N. Vermont	Room 10 (Office)	B	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
52	215-235 N. Vermont	Room 10 (Office)	C	Wall	Drywall	Yellow	Intact	High	-0.3	Negative
53	215-235 N. Vermont	Room 10 (Office)	D	Wall	Drywall	Yellow	Intact	High	-0.4	Negative
54	215-235 N. Vermont	Room 10 (Office)	C	Ladder	Metal	Blue	Intact	High	-0.2	Negative
55	215-235 N. Vermont	Room 11 (Retail Space)	A	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
56	215-235 N. Vermont	Room 11 (Retail Space)	B	Wall	Drywall	Yellow	Intact	High	-0.1	Negative
57	215-235 N. Vermont	Room 11 (Retail Space)	C	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
58	215-235 N. Vermont	Room 11 (Retail Space)	D	Wall	Drywall	Yellow	Intact	High	-0.0	Negative
59	215-235 N. Vermont	Room 11 (Retail Space)	A	Baseboard	Wood	White	Intact	High	-0.2	Negative
60	215-235 N. Vermont	Room 11 (Retail Space)	--	Floor	Wood	Natural	Intact	High	-0.2	Negative
61	215-235 N. Vermont	Exterior	A	Wall	Stucco	Gray	Intact	High	0.4	Negative
62	215-235 N. Vermont	Exterior	A	Wall Stripe	Stucco	Blue	Intact	High	0.4	Negative
63	215-235 N. Vermont	Exterior	A	Flashing	Metal	Blue	Intact	Low	-0.0	Negative

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LEAD SURVEY SUMMARY

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Client: SCS Engineers | Inspection Date/Times: 4/1/14 Interior 9:05am–9:40am, Exterior 9:45am–9:55am | Year Built: 1950

Address: 215-235 North Vermont Avenue, Los Angeles, CA 90004 | County: Los Angeles | Inspector: Felipe Ruiz

Sample #	Location	Room/Area	Side	Component	Substrate	Color	Condition	Accessibility	CLC	Results
64	215-235 N. Vermont	Exterior	A	Fence	Metal	Beige	Intact	High	0.3	Negative
65	215-235 N. Vermont	Exterior	A	Impact Post	Metal	White	Intact	High	0.3	Negative
66	215-235 N. Vermont	Exterior	B	Wall	Stucco	Gray	Intact	High	0.4	Negative
67	215-235 N. Vermont	Exterior	B	Stair Structure	Metal	Gray	Intact	High	-0.0	Negative
68	215-235 N. Vermont	Exterior	B	Door	Metal	Gray	Intact	High	-0.1	Negative
69	215-235 N. Vermont	Exterior	B	Door Casing	Metal	Gray	Intact	High	-0.0	Negative
70	215-235 N. Vermont	Exterior	B	Parking Stripe	Asphalt	White	Intact	High	0.2	Negative
71	215-235 N. Vermont	Exterior	C	Wall	Stucco	Gray	Intact	High	0.4	Negative
72	215-235 N. Vermont	Exterior	C	Fence	Metal	Blue	Poor	High	0.3	Negative
73	215-235 N. Vermont	Exterior	D	Wall	Stucco	Gray	Intact	High	0.4	Negative
74	215-235 N. Vermont	Exterior	D	Roll Up Door	Metal	Gray	Intact	High	0.2	Negative
75	215-235 N. Vermont	Exterior	D	Roll Up Door Casing	Metal	Gray	Intact	High	0.4	Negative
76	215-235 N. Vermont	Exterior	D	Bicycle Stand	Metal	Blue	Intact	High	0.2	Negative
77	215-235 N. Vermont	Exterior	D	Trash Bin Door	Metal	Blue	Intact	High	0.2	Negative
--	Calibration	--	--	--	--	--	--	--	0.9	9:58 am
--	Calibration	--	--	--	--	--	--	--	0.9	9:59 am
--	Calibration	--	--	--	--	--	--	--	1.0	10:00 am

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State of California Department of Public Health

Lead-Related Construction Certificate



Certificate Type	Expiration Date
Inspector Assessor	09/14/2014
Supervisor	09/14/2014
Project Designer	09/14/2014
Project Monitor	09/14/2014

28286

Mark S. Ervin

ID #: 705

State of California Department of Public Health

Lead-Related Construction Certificate

Certificate Type	Expiration Date
Supervisor	05/19/2014
Project Monitor	05/19/2014
Sampling Technician	05/19/2014



Felipe Ruiz

ID # 17084

CONFIDENTIAL AND PRIVILEGED

ASBESTOS INSPECTION

215-235 North Vermont Avenue

Los Angeles County
City of Los Angeles
State of California 90004

Volume I of I
April 3, 2014

Prepared for:

SCS ENGINEERS
3900 Kilroy Airport Way, Suite 100
Long Beach, CA 90806

NEC Project Number: 14-0430

This report was prepared for SCS Engineers, by independent consultants and is based, in part on information not within the control of either SCS Engineers, or the consultants. While it is believed that all information contained herein will be reliable under the conditions and subject to the limitations set forth herein, neither SCS Engineers, nor the consultants guarantee the accuracy thereof. The use of this report, or any information contained herein, shall be at the user's sole risk, regardless of any fault or negligence of SCS Engineers, or the consultants. Use of this report or any information contained herein shall constitute a release and agreement to defend and indemnify SCS Engineers, and consultants from and against all liability (including, but not limited to, liability for special, indirect or consequential damages) whether arising in contract or due to SCS Engineers, and/or consultant's negligence, strict liability or otherwise.

NATIONAL ECON
CORPORATION

1899 S. SANTA CRUZ STREET
ANAHEIM, CALIFORNIA, 92805
PHONE (714) 978-6320 FAX (714) 978-6323
EMAIL: OFFICE@NATIONALECON.COM

April 3, 2014

SCS Engineers
3900 Kilroy Airport Way, Suite 100
Long Beach, CA 90806

Attn: Mr. Julio Nuno
Vice President

Re: 215-235 North Vermont Avenue
Los Angeles, California

Dear Mr. Nuno:

Pursuant to your request, National Econ Corporation's Representative, Mr. Santiago Concepcion (Certified Asbestos Consultant #01-2965) has completed an Asbestos Survey on April 1, 2014 at 215-235 North Vermont Avenue, Los Angeles, California. The following report summarizes the findings of this assessment.

1.0 INTRODUCTION

This report summarizes the findings of National Econ Corporation's Asbestos Survey at 215-235 North Vermont Avenue (subject property/site) in Los Angeles, California. This survey was performed at the request of SCS Engineers.

2.0 PURPOSE AND SCOPE OF SERVICES

Asbestos Surveys are performed to identify visible and/or readily accessible suspect friable and non-friable Asbestos Containing Building Materials (ACBMs) at a subject property. Friable ACBM as defined by the U.S. Environmental Protection Agency (EPA) and South Coast Air Quality Management District (SCAQMD) is material that when dry, can be easily pulverized, crushed or reduced to powder by hand pressure. Non-friable ACBM that can potentially be broken, crumbled, pulverized or reduced to powder in the course of demolition or renovation activities, are classified as either Class I or Class II, non-friable ACBM. These surveys are typically accomplished by, and limited to, a cursory site reconnaissance, a review of readily available building records, and a review of readily available asbestos Operation and Maintenance (O&M) plans.

In the event that suspected or known ACBMs exist at a given site, samples of the potential ACBMs may be obtained and analyzed. If, based upon the results of the Asbestos Survey, the presence of ACBMs are confirmed, recommendations for further investigations to evaluate the quantity and characteristics of these ACBMs and/or to manage their impact are required.

This Asbestos Survey was conducted in accordance with the Scope of Services authorized by SCS Engineers.

3.0 HISTORICAL DATA

No prior asbestos related documentation for the subject property was reviewed and/or made available.

4.0 VISUAL SURVEY AND SAMPLING METHODOLOGY

To identify suspected friable and non-friable ACBM, as required under California law, California Occupational Safety Health Administration (CAL-OSHA), Certified Site Surveillance Technicians (CSST) and/or Certified Asbestos Consultants (CAC) conducted a visual inspection and survey of the subject property.

During the survey National Econ Corporation identified homogeneous areas of suspected ACBMs for purposes of sampling in accordance with current CAL-OSHA requirements. These areas were defined with respect to similarities in appearance, age, use, type, color, and/or texture. The condition and estimated quantity of the suspected materials were also assessed. Based upon National Econ Corporation's observations, six (6) homogeneous materials of suspected ACBMs were identified. The materials in these areas include joint compound, drywall, ceiling tile, cove base and mastic, stucco and roof mastic.

To evaluate the presence of asbestos in these suspected ACBMs, National Econ Corporation obtained twenty-four (24) bulk samples which appeared to represent each homogeneous area (see Table I).

Amended water-spray wet methods were used during the collection of each friable sample, such as suspended ceiling tiles. National Econ Corporation conducted limited destructive sampling. After obtaining each sample, the sampling equipment was cleaned with a moist towelette. Each sample was sealed in a sample container and assigned a discrete sample identification number.

5.0 ANALYTICAL PROCEDURES AND RESULTS

The twenty-four (24) samples obtained from the subject property were delivered to LA Testing (under chain-of-custody procedures) for analysis. LA Testing, located at 11652 Knott Street, Unit F5, Garden Grove, CA 91030, telephone (714) 828-4999, is accredited by the National Institute of Standards and Technology (NIST) through participation in the National Voluntary Laboratory Accreditation Program (NVLAP, Lab Code #101384-0). The samples were analyzed for asbestos by PLM, using dispersion staining in accordance with U.S. EPA Procedures outlined in 40 CFR 763, Subpart F, Appendix A (AHERA). Asbestos volume estimates were made by the laboratory analyst using a stereomicroscope.

Based upon the analytical results, no asbestos was detected in the twenty-four (24) samples collected and analyzed.

Cap sheet (rolled roofing) is present on the lower roof and was inaccessible for sampling at the time of this inspection. This material is to be assumed asbestos containing until proper sampling and analysis can be conducted. Roof mastic is also present on the lower roof. This material appears to be homogeneous to the roof mastic on the upper roof which was found to be negative for asbestos content.

Flooring materials may be located under carpet, hardwood flooring and granite/marble flooring and are to be assumed asbestos containing until proper sampling and analysis can be conducted.

Asbestos content of less than 1% (which is the federal standard utilized by testing laboratories) is detectable only in trace quantities utilizing PLM methods. The California (CAL/OSHA) definition of ACCM is materials that contain 0.1% of asbestos or any detectable asbestos must comply with all applicable provisions. A more definitive analytical method, such as Transmission Electron Microscopy (TEM) analysis or Point Count methods utilizing PLM analysis, which is capable of detecting asbestos below 1% and analysis of materials that are difficult to analyze through routine PLM analysis is available upon request. TEM analysis is often recommended in samples such as floor tile, which is found to be negative for asbestos content through PLM analysis.

6.0 DISCUSSION

Twenty-four (24) bulk material samples were collected from 215-235 North Vermont Avenue, Los Angeles, California, during the survey. Eighteen (18) of the twenty-four (24) samples collected are considered non-friable.

Based upon the analytical results, no asbestos was detected in the twenty-four (24) samples collected and analyzed.

7.0 CONCLUSIONS

No asbestos was detected in the twenty-four (24) samples collected and analyzed at 215-235 North Vermont Avenue, Los Angeles, California.

8.0 LIMITATIONS

The conclusions presented in this report are professional opinions based solely upon visual observations at the site and laboratory analysis of the tested samples. They are intended exclusively for the purpose outlined herein, and for the site location and project indicated.

This report is intended for the sole use of SCS Engineers. The use or re-use of this document or the findings, conclusion or recommendations presented herein, by any other party or parties is at the sole risk of said user.

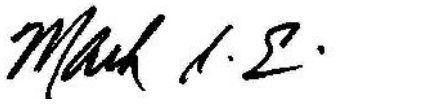
Services performed by National Econ Corporation were conducted in a manner consistent with that of the care and skill ordinarily and currently exercised by members of the same profession that even the most comprehensive Scope of Services might fail to detect environmental liabilities on a particular site. Therefore, National Econ Corporation cannot act as insurers and cannot "certify" that a site is free of environmental contamination.

No expressed or implied representation or warranty is included or intended in our reports, except that our services were performed, within the limits prescribed by the Scope of Services, with the customary thoroughness and competence of our profession.

Information and opinions presented herein apply to the existing and reasonable foreseeable site conditions at the time of our investigation. They cannot necessarily apply to site changes of which this office is unaware and has not had the opportunity to review. Changes in the conditions of this property may occur with time due to natural processes or works of man on the subject property or on adjacent properties. Changes in applicable standards may also occur as a result of legislation of the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

National Econ Corporation trusts that the information presented herein provides the data you require. Should you have any questions or comments, please contact National Econ Corporation.

Respectfully submitted,
NATIONAL ECON CORPORATION



Mark S. Ervin, President
Certified Asbestos Consultant #92-0141

TABLE I
SURVEY SUMMARY

CLIENT: SCS Engineers
LOCATION: 215-235 North Vermont Avenue, Los Angeles, CA

DATE: April 3, 2014

SAMPLE NUMBER	MATERIAL DESCRIPTION	MATERIAL LOCATION	HOMO (1)	ASBESTOS TYPE FOUND	%	S/T/M (2)	F/NF (3)	CONDITION	ACCESS-IBILITY	ESTIMATED QUANTITY
01	Joint Compound	Room 6 (Shipping/Receiving)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
02	Joint Compound	Room 2 (Women's Restroom)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
03	Joint Compound	Room 4 (Electrical Room)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
04	Joint Compound	Room 1 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
05	Joint Compound	Room 1 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
06	Joint Compound	Room 8 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
07	Joint Compound	Room 11 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
08A	Drywall	Room 4 (Electrical Room)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
08B	Drywall	Room 1 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
08C	Drywall	Room 8 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
09A	Ceiling Tile (2'x4' – Fissure)	Room 8 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
09B	Ceiling Tile (2'x4' – Fissure)	Room 11 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
09C	Ceiling Tile (2'x4' – Fissure)	Room 8 (Retail Space)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
10(1)	Cove Base (4" Black)	Room 10 (Office)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
10(2)	Cove Base Mastic	Room 10 (Office)	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
11	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
12	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
13	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A

Note: Be advised that any materials found to be asbestos containing are not limited to the areas in which the samples were collected. All like materials are to be included in any actions implemented.

LEGEND:

(1) HOMO= Homogeneous Material
Y=Yes (Homogeneous Material)
1-6=Homogeneous Area

(2) S= Surface Material
T= Thermal System Insulation
M= Miscellaneous Material

(3) F= Friable
NF= Non-Friable

NOTE: Unless otherwise specified, sample results above were determined by Polarized Light Microscopy (PLM) with dispersion staining.

TABLE I
SURVEY SUMMARY

CLIENT: SCS Engineers
LOCATION: 215-235 North Vermont Avenue, Los Angeles, CA

DATE: April 3, 2014

SAMPLE NUMBER	MATERIAL DESCRIPTION	MATERIAL LOCATION	HOMO (1)	ASBESTOS TYPE FOUND	%	S/T/M (2)	F/NF (3)	CONDITION	ACCESS-IBILITY	ESTIMATED QUANTITY
14	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
15	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
16	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
17	Stucco	Exterior	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
18A	Roof Mastic	Roof	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
18B	Roof Mastic	Roof	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A
18C	Roof Mastic	Roof	Y	None Detected	N/A	N/A	N/A	N/A	N/A	N/A

Note: Be advised that any materials found to be asbestos containing are not limited to the areas in which the samples were collected. All like materials are to be included in any actions implemented.

LEGEND:

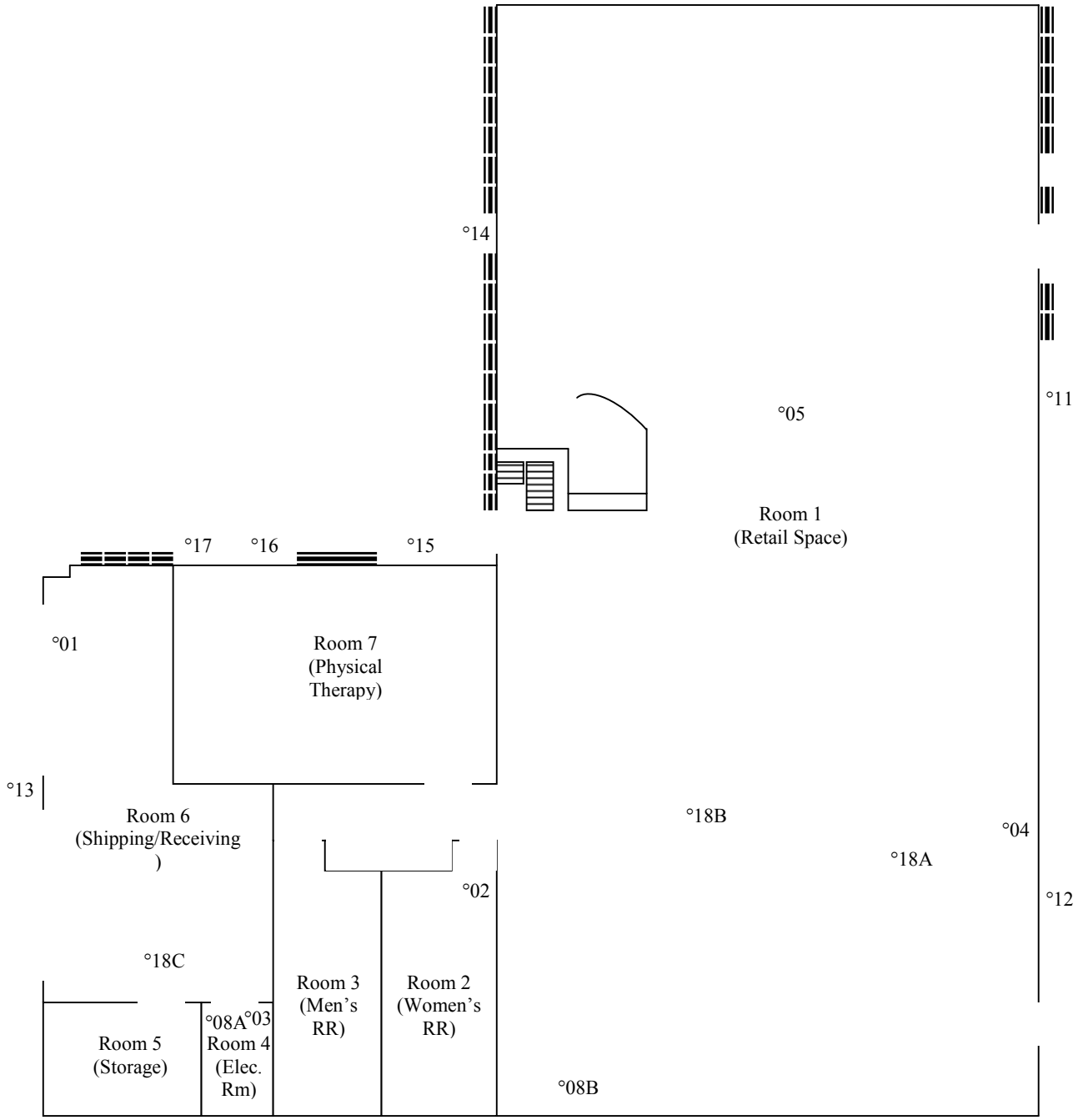
(1) HOMO= Homogeneous Material
Y=Yes (Homogeneous Material)
1-6=Homogeneous Area

(2) S= Surface Material
T= Thermal System Insulation
M= Miscellaneous Material

(3) F= Friable
NF= Non-Friable

NOTE: Unless otherwise specified, sample results above were determined by Polarized Light Microscopy (PLM) with dispersion staining.

215-235 North Vermont Avenue, 1st Floor



NOT TO SCALE

215-235 North Vermont Avenue, 2nd Floor



Window

NOT TO SCALE

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331405842
CustomerID: 32NATI55
CustomerPO:
ProjectID:

Attn: **Santiago Concepcion**
National Econ Corporation
1899 South Santa Cruz Street
Anaheim, CA 92805

Phone: (714) 978-6320
Fax:
Received: 04/01/14 12:10 PM
Analysis Date: 4/2/2014
Collected:

Project: **14-030 215-235 N. Vermont**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos	
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**%**	**Type**
1 *331405842-0001*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
2 *331405842-0002*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
3 *331405842-0003*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
4 *331405842-0004*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
5 *331405842-0005*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
6 *331405842-0006*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
7 *331405842-0007*		White Non-Fibrous Homogeneous			100%	Non-fibrous (other)		**None Detected**
8A *331405842-0008*		White Fibrous Homogeneous	5%	Cellulose	95%	Non-fibrous (other)		**None Detected**

Analyst(s)

Michael DeCavallas (25)

Michael DeCavallas, Laboratory Manager
or other approved signatory

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Samples analyzed by LA Testing Garden Grove, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from 04/02/2014 10:18:09

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331405842
CustomerID: 32NATI55
CustomerPO:
ProjectID:

Attn: **Santiago Concepcion**
National Econ Corporation
1899 South Santa Cruz Street
Anaheim, CA 92805

Phone: (714) 978-6320
Fax:
Received: 04/01/14 12:10 PM
Analysis Date: 4/2/2014
Collected:

Project: **14-030 215-235 N. Vermont**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos %	Fibrous	Non-Asbestos %	Non-Fibrous	Asbestos % Type
8B *331405842-0009*		White Fibrous Homogeneous	5%	Cellulose	95%	Non-fibrous (other)	**None Detected**
8C *331405842-0010*		White Fibrous Homogeneous	5%	Cellulose	95%	Non-fibrous (other)	**None Detected**
9A *331405842-0011*		Tan/White Fibrous Heterogeneous	50% 20%	Cellulose Min. Wool	20% 10%	Perlite Non-fibrous (other)	**None Detected**
9B *331405842-0012*		Tan/White Fibrous Heterogeneous	50% 20%	Cellulose Min. Wool	20% 10%	Perlite Non-fibrous (other)	**None Detected**
9C *331405842-0013*		Tan/White Fibrous Heterogeneous	50% 20%	Cellulose Min. Wool	20% 10%	Perlite Non-fibrous (other)	**None Detected**
10-Cove Base *331405842-0014*		Black Non-Fibrous Homogeneous			100%	Non-fibrous (other)	**None Detected**
10-Mastic *331405842-0014A*		Cream Non-Fibrous Homogeneous			100%	Non-fibrous (other)	**None Detected**
11 *331405842-0015*		Gray/Tan Non-Fibrous Heterogeneous			2% 98%	Quartz Non-fibrous (other)	**None Detected**

Analyst(s)

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or other approved signatory

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Samples analyzed by LA Testing Garden Grove, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from 04/02/2014 10:18:09

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331405842
CustomerID: 32NATI55
CustomerPO:
ProjectID:

Attn: **Santiago Concepcion**
National Econ Corporation
1899 South Santa Cruz Street
Anaheim, CA 92805

Phone: (714) 978-6320
Fax:
Received: 04/01/14 12:10 PM
Analysis Date: 4/2/2014
Collected:

Project: **14-030 215-235 N. Vermont**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**		**% Non-Fibrous**	**% Type**
12 *331405842-0016*		Gray/Tan Non-Fibrous Heterogeneous			2% Quartz 98% Non-fibrous (other)	**None Detected**
13 *331405842-0017*		Gray/Tan Non-Fibrous Heterogeneous			2% Quartz 98% Non-fibrous (other)	**None Detected**
14 *331405842-0018*		Gray/Tan Non-Fibrous Heterogeneous			2% Quartz 98% Non-fibrous (other)	**None Detected**
15 *331405842-0019*		Gray/Tan Non-Fibrous Heterogeneous			2% Quartz 98% Non-fibrous (other)	**None Detected**
16 *331405842-0020*		Gray/Tan Non-Fibrous Heterogeneous			2% Quartz 98% Non-fibrous (other)	**None Detected**
17 *331405842-0021*		Gray/Tan Non-Fibrous Heterogeneous			2% Quartz 98% Non-fibrous (other)	**None Detected**
18A *331405842-0022*		Gray/Black Non-Fibrous Homogeneous	10% Cellulose		90% Non-fibrous (other)	**None Detected**
18B *331405842-0023*		Gray/Black Non-Fibrous Homogeneous	10% Cellulose		90% Non-fibrous (other)	**None Detected**

Analyst(s)

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Samples analyzed by LA Testing Garden Grove, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from 04/02/2014 10:18:09

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331405842
CustomerID: 32NATI55
CustomerPO:
ProjectID:

Attn: **Santiago Concepcion**
National Econ Corporation
1899 South Santa Cruz Street
Anaheim, CA 92805

Phone: (714) 978-6320
Fax:
Received: 04/01/14 12:10 PM
Analysis Date: 4/2/2014
Collected:

Project: **14-030 215-235 N. Vermont**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos				Asbestos
Sample	**Description**	**Appearance**	**%**	**Fibrous**	**%**	**Non-Fibrous**	**% Type**
18C *331405842-0024*		Gray/Black Non-Fibrous Homogeneous	10%	Cellulose	90%	Non-fibrous (other)	**None Detected**

Analyst(s)

Michael DeCavallas (25)

Michael DeCavallas, Laboratory Manager
or other approved signatory

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Samples analyzed by LA Testing Garden Grove, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from 04/02/2014 10:18:09

OrderID: 331405842

Chain of Custody

EMSL Order Number *(Lab Use Only)*:

#331405842

LATESTING
520 MISSION STREET
SOUTH PASADENA, CA
91030
PHONE: (800) 303-0047
FAX: (323)-254-9982

Company : National Econ Corporation		☐	☐
Street: 1899 S. Santa Cruz Street			
City: Anaheim	**State/Province:** CA	**Zip/Postal Code:** 92805	**Country:**
Report To (Name): S. Concepcion		**Telephone #:** (714) 978-6320	
Email Address: santiago@nationalecon.com		**Fax #:** (714) 978-6323	**Purchase Order:**
Project Name/Number: 14-030 215-235 N. Vermont		**Please Email Results:** ☐ ☐ ☐	
U.S. State Samples Taken: CA		☐ ☐	

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour | ☐ 6 Hour | ☒ 24 Hour | ☐ 48 Hour | ☐ 72 Hour | ☐ 96 Hour | ☐ 1 Week | ☐ 2 Week

**For RUSH TAT's Please Call Ahead to Confirm Lab Hours and Availability. Not all TAT options are valid for every test. Materials Science and IAQ TATs are in Business Days rather than Hours (i.e. 24 Hour = End of Next Business Day)*

Asbestos

PCM - Air
- ☐ NIOSH 7400
- ☐ w/ 8hr. TWA

TEM– Air ☐ 4-4.5hr TAT(AHERA ONLY)
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Water
Fibers ≥10µm ☐ Waste ☐ Drinking
All Fiber Sizes ☐ Waste ☐ Drinking

PLM - Bulk
- ☒ PLM EPA 600/R-93/116
- ☐ PLM EPA NOB (<1%)
- ☐ NYS 198.1 (friable-NY)
- ☐ NYS 198.6 (non-friable-NY)

Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
Point Count w/ Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

TEM - Dust
- ☐ Microvac – ASTM D 5755
- ☐ Wipe-ASTM D6480

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 – A (0.25% sensitivity)
- ☐ PLM CARB 435 – B (0.1% sensitivity)
- ☐ TEM CARB 435 – B (0.1% sensitivity)
- ☐ EPA Reg. 1 Screening Protocol (Qualitative)

Other:

Lead (Pb)

Flame Atomic Absorption
- ☐ Chips SW846-7000B or AOAC 974.02
- ☐ Soil SW846-7000B/7420
- ☐ Air NIOSH 7082
- ☐ Wastewater SM3111B or SW846-7000B/7420
- ☐ ASTM Wipe SW846-7000B/7420
- ☐ non ASTM Wipe SW846-7000B/7420
- ☐ TCLP SW846-1311/7420/SM 3111B

ICP
- ☐ Air NIOSH 7300 Modified
- ☐ non ASTM Wipe SW846-6010B or C
- ☐ ASTM Wipe SW846-6010B or C
- ☐ Soil SW846-6010 B or C
- ☐ Waste Water SW846-6010B or C
- ☐ TCLP SW846-6010B or C

Graphite Furnace Atomic Absorption
- ☐ Soil SW846-7421
- ☐ Air NIOSH 7105
- ☐ Wastewater EPA 200.9
- ☐ Drinking Water EPA 200.9

Other: ☐

Materials Science

- ☐ Common Particle ID (large particles)
- ☐ Full Particle ID (environmental dust)
- ☐ Basic Material ID (solids)
- ☐ Advanced Material ID
- ☐ Physical Testing (Tensile, Compression)
- ☐ Combustion-by-products (soot, char, etc.)
- ☐ X-Ray Fluorescence (elem. analysis)
- ☐ X-Ray Diffraction (Crystalline Part.)
- ☐ MMVF's (Fibrous glass, RCF's)
- ☐ Particle Size (sieve/microscopy/laser)
- ☐ Combustible Dust
- ☐ Petrographic Examination

Other: ☐

Microbiology

Wipe and Bulk Samples
- ☐ Mold & Fungi – Direct Examination
- ☐ Mold & Fungi Culture (Genus Only)
- ☐ Mold & Fungi Culture (Genus & Species)
- ☐ Bacterial Count & ID (Up to Three Types)
- ☐ Bacterial Count & ID (Up to Five Types)
- ☐ MRSA
- ☐ *Pseudomonas aeruginosa*

Water Samples
- ☐ Total Coliform & E.coli (P/A)
- ☐ Fecal Coliform (SM 9222D)
- ☐ Sewage Screen
- ☐ Heterotrophic Plate Count (SM 9215)

Air Samples
- ☐ Mold & Fungi (Spore Trap)
- ☐ Mold & Fungi Culture (Genus Only)
- ☐ Mold & Fungi (Genus & Species)
- ☐ Bacterial Culture & ID (Up to Three Types)
- ☐ Bacterial Culture & ID (Up to Five Types)
- ☐ Endotoxin Testing

Real Time Q-PCR (See Analytical Guide for Code)
Code:

Legionella
☐ Level 1 ☐ Level 2 ☐ Level 3 ☐ Level 4

Other: ☐

IAQ

Nuisance Dust NIOSH ☐ 0500 ☐ 0600
Airborne Dust ☐ PM10 ☐ TSP
Silica Analysis: ☐ All Species
Silica Analysis – Single Species
☐ Alpha Quartz ☐ Cristobalite ☐ Tridymite
- ☐ HVAC Efficiency
- ☐ Carbon Black
- ☐ Airborne Oil Mist

Radon Testing: Call for Kit and COC

Other: ☐

****Comments/Special Instructions:** Samples w/Letter Identifier – STOP on 1st Positive

Client Sample #'s	1 - 18C	**Total # of Samples:**	24
Relinquished (Client): Santiago	**Date:** 4/1/14	**Time:**	12:10pm
Received (Lab):	**Date:** 4/1/14	**Time:**	12:10pm

STATE OF CALIFORNIA
Edmund G. Brown, Jr. *Governor*

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health
Asbestos Unit
2424 Arden Way, Suite 495
Sacramento, CA 95825-2417
(916) 574-2993 Office (916) 483-0572 Fax
http://www.dir.ca.gov/dirdatabases.html actu@dir.ca.gov

206290141C **8**

June 10, 2013

National Econ Corporation
Mark Shawn Ervin
1899 S. Santa Cruz St.
Anaheim ' CA 92805

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address, fax number or email; of any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached (Revised 10/24/2012)

STATE OF CALIFORNIA Edmund G. Brown, Jr. *Governor*

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health
Asbestos Unit
2424 Arden Way, Suite 485
Sacramento, CA 95825-2417
(916) 574-2993 Office (916) 483-0572 Fax
http://www.dir.ca.gov/dirdatabases.html actu@dir.ca.gov

106012965C 222

National Econ Corporation
Santiago W Concepcion
1899 S. Santa Cruz Street
Anaheim ' CA 92805

April 17, 2013

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

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Please contact our office at the above address, fax number or email; of any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Safety Engineer

Attachment: Certification Card

cc: File



GEOTECHNICAL INVESTIGATION

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT 211-241 NORTH VERMONT AVENUE LOS ANGELES, CALIFORNIA

APN: 5518-033-032
LOT: NE 1/4 SEC 24 T1S R14W
ARB: 41, 42, 43, 44, 45, AND 46

PREPARED FOR

AMCAL ENTERPRISES, INC.
AGOURA HILLS, CALIFORNIA

PROJECT NO. A9063-06-01

FEBRUARY 28, 2014

GEOCON
WEST, INC.
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

Project No. A9063-06-01
February 28, 2014

VIA OVERNIGHT COURIER

AMCAL Enterprises, Inc.
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301

Attention: Mr. Jay Ross

Subject: GEOTECHNICAL INVESTIGATION
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
211-241 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA
APN: 5518-033-032
LOT: NE 1/4 SEC 24 T1S R14W
ARB: 41, 42, 43, 44, 45, AND 46

Dear Mr. Ross:

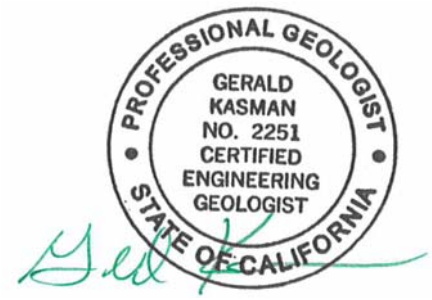
In accordance with your authorization of our proposal dated January 27, 2014, we have performed a geotechnical investigation for the proposed multi-family residential development located 211-241 North Vermont Avenue in the City of Los Angeles, California. The accompanying report presents the findings of our study and our conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction. Based on the results of our investigation, it is our opinion that the proposed development can be constructed as proposed, provided the recommendations of this report are followed and implemented during design and construction.

If you have any questions regarding this report, or if we may be of further service, please contact the undersigned.

Very truly yours,

GEOCON WEST, INC.







Harry Derkalousdian
PE 79694

Gerald A. Kasman
CEG 2251

Neal D. Berliner
GE 2576

(4+EMAIL) Addressee

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GEOTECHNICAL INVESTIGATION

1. PURPOSE AND SCOPE

This report presents the results of a geotechnical investigation for the proposed multi-family residential development located at 211-241 North Vermont Avenue in the City of Los Angeles, California (see Vicinity Map, Figure 1). The purpose of the investigation was to evaluate subsurface soil and geologic conditions underlying the site and based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction.

The scope of this investigation included a site reconnaissance, field exploration, laboratory testing, engineering analysis, and the preparation of this report. The site was explored on February 10 and 11, 2014 by drilling two 24-inch diameter borings with a truck-mounted bucket auger drilling machine, six 8-inch diameter borings with a truck-mounted hollow stem auger drilling machine, and three test pits by manual augers and digging equipment. The borings were advanced to depths ranging from 15½ to 30½ feet below the existing ground surface. The 24-inch diameter borings were downhole logged by a certified engineering geologist to map the geologic structure of the bedrock underlying the site. The test-pits were advanced to depths between 3 and 4½ feet below the existing ground surface and were conducted to determine the dimensions of existing adjacent foundations. The approximate locations of the borings and test-pits are depicted on the Site Plan (Figure 2). A detailed discussion of the field investigation, including boring logs, is presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to determine pertinent physical and chemical soil properties. Appendix B presents a summary of the laboratory test results.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. References reviewed to prepare this report are provided in the *List of References* section. If project details vary significantly from those described herein, Geocon should be contacted to determine the necessity for review and possible revision of this report.

2. SITE CONDITIONS & PROJECT DESCRIPTION

The subject site is located at 211-241 North Vermont Avenue City of Los Angeles, California. The property is an approximately 43,000 square-foot rectangular parcel. The site is occupied by a 2-story on-grade commercial structure and two asphalt-paved parking lots. The site is bounded by an on-grade single story commercial structure to the north, by North Vermont Avenue to the east, by a 2-story on-grade commercial structure to the south, and by an alleyway to the west. The site slopes very gently to the south. Surface water drainage at the site appears to be by sheet flow along the existing ground contours to two catch basins located on the property. Vegetation on the site consists of grasses and shrubs located in landscaping areas.

It is our understanding that the proposed development consists of a new 4-story multi-family residential structure with one subterranean level. The proposed structure is depicted on the Site Plan and Geologic Cross-Section (see Figures 2 and 3).

Due to the preliminary nature of the design at this time, wall and column loads were not made available. It is estimated that wall loads for the proposed structure may be up to 6 kips per linear foot, and column loads may be up to 600 kips. The recommendations of this report are based on the assumption that the proposed structure will not be structurally tied to the existing building to remain.

Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Any changes in the design, location or elevation of any structure, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

3. GEOLOGIC SETTING

The site is located in the northeastern portion of the Los Angeles Basin, a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and southwest, and the Santa Ana Mountains and San Joaquin Hills to the south and southeast. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which overlie a basement complex of presumably igneous and metamorphic composition (Yerkes, et al., 1965). The basement surface within the central portion of the basin extends to a maximum depth of 32,000 feet below sea level. Regionally, the site is located within the northern portion of the Peninsular Ranges geomorphic province characterized by northwest-trending physiographic and geologic features such as the Newport-Inglewood Fault Zone, located approximately 5.4 miles to the southwest.

4. SOIL AND GEOLOGIC CONDITIONS

Based on our field investigation and published geologic maps of the area, the earth materials underlying the site consist of previously certified engineered fill and colluvium underlain by sedimentary bedrock units of the Miocene Age Puente Formation at depth (Lamar, 1970). The distribution of geologic materials underlying the site is shown in Figure 3, Geologic Cross Section. Detailed stratigraphic profiles of our site explorations are provided on the Boring Logs in Appendix A.

4.1 Artificial Fill

Artificial fill was encountered in our explorations at the site to a maximum thickness of 6.5 feet. The fill generally consists of dark brown to yellowish brown sandy clay and sandy silt with trace brick, asphalt, and concrete fragments, and is generally characterized as firm and slightly moist. The fill is likely the result of past demolition and construction activities at the site. Deeper or shallower fill may exist on site between excavations or in other portions of the site that were not directly explored.

4.2 Colluvium

The fill materials are underlain by a relatively thin layer of colluvium in the majority of the site area. Colluvium was encountered in most of our borings to a maximum depth of approximately 8 feet. The colluvium consists primarily of dark brown sandy clay and clay with sand. The colluvial soils are primarily slightly moist to moist, firm to stiff, and fine-grained.

4.3 Puente Formation Bedrock

The colluvium is underlain by sedimentary bedrock units of the Miocene age Puente Formation (Lamar, 1970). Bedrock was encountered in all of our borings at depths ranging between 1 and 8 feet below the ground surface. As observed in the borings, the bedrock is predominantly interbedded sandstone and siltstone that can be characterized as fine-grained, well-bedded, thinly bedded, slightly to highly fractured, and moderately to highly weathered. The degree of fracturing and weathering generally decreases with depth. Closer to the surface, the bedrock contains some sandstone beds of varying thickness that can be characterized as friable, fine-grained, poorly bedded to massive, moderately to highly fractured, and intensely weathered. The density of the bedrock generally increases with depth.

5. GROUNDWATER

Based on a review of the Seismic Hazard Evaluation of the Hollywood 7.5 Minute Quadrangle, Los Angeles County, California (California Division of Mines & Geology, 1998), the historically highest groundwater in the area is between 10 and 20 feet beneath the ground surface. Groundwater information presented in this document is generated from data collected in the early 1900's to the late 1990s.

Minor groundwater seepage was encountered within the bedrock in the 24-inch diameter borings (B7 and B8) at depths of 17.9 feet and 18.3 feet, respectively. It is our opinion that the groundwater encountered in our borings does not represent the static groundwater table, but represents discontinuous zones of perched water within granular materials underlain by relatively impermeable bedrock units or locally flows through fractures in the bedrock. The amount of seepage may fluctuate seasonally.

It is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the region. Proper surface drainage of irrigation and precipitation will be critical for future performance of the project. Recommendations for drainage are provided in the S*urface Drainage* section of this report (see Section 7.20).

6. GEOLOGIC HAZARDS

6.1 Faulting

The numerous faults in Southern California include active, potentially active, and inactive faults. The criteria for these major groups are based on criteria developed by the CGS (California Geological Survey, formerly known as the California Division of Mines and Geology [CDMG]) for the Alquist-Priolo Earthquake Fault Zone Program (Bryant and Hart, 2007). By definition, an active fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A potentially active fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years), but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards (Bryant and Hart, 2007). No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. The site, however, is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 5, Regional Fault Map.

The closest fault with the potential for surface fault rupture is the active Hollywood fault located approximately 2.4 miles north of the site (Ziony and Jones, 1989). Other nearby active faults are the Raymond Fault, the Newport-Inglewood Fault Zone, the Verdugo Fault, and the Sierra Madre Fault Zone, located 3.9 miles north-northeast, 5.4 miles southwest, 6.0 miles northeast, and 10.7 miles northeast of the site, respectively (Ziony and Jones, 1989). The active San Andreas Fault Zone is located approximately 33 miles northeast of the site.

The closest potentially active fault to the site is the MacArthur Park Fault located approximately 1250 feet to the southwest (Dolan and Sieh, 1993). Other nearby potentially active faults are the Coyote Pass Fault, the Overland Fault, and the Charnock Fault located 5.7 miles east-southeast, 7.5 miles southwest, and 8.7 miles southwest of the site, respectively (Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the Los Angeles Basin at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake, and the January 17, 1994 M_w 6.7 Northridge earthquake were a result of movement on the buried thrust faults. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard; however, these active features are capable of generating future earthquakes. The site is within the boundaries of the Puente Hills Blind Thrust Fault and the Upper Elysian Park Blind Thrust Fault.

6.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 4.0 within a radius of 60 miles of the site are depicted on Figure 6, Regional Seismicity Map. A partial list of earthquakes of moderate to major magnitude that have occurred in the Southern California area within the last 100 years is included in the table on the following page.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
San Jacinto-Hemet area	April 21, 1918	6.8	77	ESE
Near Redlands	July 23, 1923	6.3	60	E
Long Beach	March 10, 1933	6.4	37	SSE
Tehachapi	July 21, 1952	7.5	76	NNW
San Fernando	February 9, 1971	6.6	24	N
Whittier Narrows	October 1, 1987	5.9	12	E
Sierra Madre	June 28, 1991	5.8	21	NNW
Landers	June 28, 1992	7.3	106	E
Big Bear	June 28, 1992	6.4	84	E
Northridge	January 17, 1994	6.7	17	NW

The site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

6.3 Estimation of Peak Ground Acceleration

The seismic exposure of the site may be investigated in two ways. The deterministic approach recognizes the Maximum Earthquake, which is the theoretical maximum event that could occur along a fault. The deterministic method assigns a maximum earthquake to a fault derived from formulas that correlate the length and other characteristics of the fault trace to the theoretical maximum magnitude earthquake. The probabilistic method considers the probability of exceedance of various levels of ground motion and is calculated by consideration of risk contributions from regional faults.

6.3.1 Deterministic Analysis

Table 1 shows known faults within a 60 mile radius of the site. The maximum earthquake magnitude is indicated for each fault. In order to measure the distance of known faults to the site, the computer program *EQFAULT*, (Blake, 2000), was utilized. Principal references used within *EQFAULT* in selecting faults to be included are Jennings (1994), Anderson (1984) and Wesnousky (1986). For this investigation, the ground motion generated by maximum earthquakes on each of the faults is assumed to attenuate to the site per the attenuation relation by Campbell and Bozorgnia (1997) modeling the soil and soft bedrock underlying the site as a Site Class "C." The Site Class determination is based on the discussion in Section 1613.3.2 of the 2013 CBC and Table 20.3-1 of ASCE 7-10. The resulting calculated peak horizontal accelerations at the site are shown on Table 1. These values are one standard deviation above the mean.

Using this methodology, the maximum earthquake resulting in the highest peak horizontal accelerations at the site would be a magnitude 6.4 event on the Upper Elysian Park Blind Thrust Fault. Such an event would be expected to generate peak horizontal accelerations at the site of 1.138g.

While listing of peak accelerations is useful for comparison of potential effects of fault activity in a region, other considerations are important in seismic design, including the frequency and duration of motion and the soil conditions underlying the site.

The site could be subjected to moderate to severe ground shaking in the event of a major earthquake on any of the faults referenced above or other faults in Southern California. With respect to seismic shaking, the site is considered comparable to the surrounding developed area.

6.3.2 Probabilistic Analysis

The computer program *FRISKSP* (Blake, 2000) was used to perform a site-specific probabilistic seismic hazard analysis. The program is a modified version of FRISK (McGuire, 1978) that models faults as lines to evaluate site-specific probabilities of exceedance for given horizontal accelerations for each line source. Geologic parameters not included in the deterministic analysis are included in this analysis. The program operates under the assumption that the occurrence rate of earthquakes on each mapped Quaternary fault is proportional to the faults' slip rate. The program accounts for fault rupture length as a function of earthquake magnitude, and site acceleration estimates are made using the earthquake magnitude and closest distance from the site to the rupture zone.

Uncertainty in each of following are accounted for: (1) earthquake magnitude, (2) rupture length for a given magnitude, (3) location of the rupture zone, (4) maximum magnitude of a given earthquake, and (5) acceleration at the site from a given earthquake along each fault. After calculating the expected accelerations from all earthquake sources, the program then calculates the total average annual expected number of occurrences of the site acceleration greater than a specified value. Attenuation relationships suggested by Campbell and Bozorgnia (1997rev) for soft rock were utilized in the analysis.

The Maximum Considered Earthquake (MCE) ground motion is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,500 years. According to the 2013 California Building Code and ASCE 7-10, the MCE is to be utilized for the design of critical structures such as schools and hospitals. The Design Earthquake (DE) ground motion is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years. The DE is typically used for the design of non-critical structures.

Based on the computer program *FRISKSP* (Blake, 2000), the MCE and DE is expected to generate ground motions at the site of approximately 1.13g and 0.75 g, respectively. Graphical representation of the analysis is presented on Figure 7.

6.4 Seismic Design Criteria

The following table summarizes summarizes site-specific design criteria obtained from the 2013 California Building Code (CBC; Based on the 2012 International Building Code [IBC] and ASCE 7-10), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the computer program *U.S. Seismic Design Maps*, provided by the USGS. The short spectral response uses a period of 0.2 second. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2013 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2013 CBC Reference
Site Class	C	Table 1613.3.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	2.517g	Figure 1613.3.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.898g	Figure 1613.3.1(2)
Site Coefficient, F_A	1.0	Table 1613.3.3(1)
Site Coefficient, F_V	1.3	Table 1613.3.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	2.517g	Section 1613.3.3 (Eqn 16-37)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	1.167g	Section 1613.3.3 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.678g	Section 1613.3.4 (Eqn 16-39)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.788g	Section 1613.3.4 (Eqn 16-40)

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-10.

ASCE 7-10 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-10 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.953g	Figure 22-7
Site Coefficient, F_{PGA}	1.0	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.953g	Section 11.8.3 (Eqn 11.8-1)

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

6.5 Liquefaction Potential

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zones Map, Hollywood Quadrangle (CDMG, 1999) indicates that the site is not located in an area designated as "liquefiable." Additionally, according to both the City of Los Angeles Seismic Safety Element (1996) and the Safety Element of the Los Angeles County General Plan (Leighton, 1990), the site is not located within an area identified as having a potential for liquefaction.

As stated previously, the groundwater encountered is not representative of the groundwater table, but of discontinuous zones of perched groundwater underlain by impermeable layers of bedrock. The site is underlain by Miocene Age sedimentary bedrock units. Bedrock by its nature is not subject to liquefaction. Therefore, the potential for liquefaction and associated ground deformations beneath the site is considered to very low. Further, no surface manifestations of liquefaction are expected at the subject site.

6.6 Seismically-Induced Settlement

Dynamic compaction of weakly consolidated soils may occur during a major earthquake. Typically, settlements occur in thick beds of granular soil. Based on the underlying geology, appreciable seismically-induced settlements are not expected.

6.7 Slope Stability

According to the Los Angeles County Seismic Safety Element (Leighton, 1990), the site is not within an area identified as having a potential for slope instability. Additionally, the site is not within an area identified as having a potential for seismic slope instability (CDMG, 1999). There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low.

6.8 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. Based on a review of the Los Angeles County Seismic Safety Element (Leighton, 1990), the site is located within a potential inundation area for an earthquake-induced dam failure from both the Rowena Dam and the Silverlake Dam. However, this reservoir, as well as others in California, is continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design and construction practices and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake (MCE) for the site. Therefore, the potential for inundation at the site as a result of an earthquake-induced dam failure is considered low.

6.9 Tsunamis, Seiches, and Flooding

The site is not located within a coastal area. Therefore, tsunamis, seismic sea waves, are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically induced seiche is considered unlikely.

The site is within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (FEMA 2013).

6.10 Oil Fields & Methane Potential

Based on a review of the California Division of Oil, Gas, and Geothermal Resources (DOGGR, 2003) Oil and Gas Well Location Map 116, the site is located within northernmost portion of the Los Angeles City Oil Field; however, beyond the limits of the production area. No oil wells are shown to be located within the immediate vicinity of the site; however, due to the voluntary nature of record reporting by the oil well drilling companies, wells may be improperly located or not shown on the location map. Undocumented wells could be encountered during construction. Any wells encountered will need to be properly abandoned in accordance with the current requirements of the DOGGR.

The site is located within the boundaries of a methane zone, as defined by the City of Los Angeles (2004). Therefore, a methane study is likely required for the proposed development. It is recommended that a qualified methane consultant be contacted to perform the study and provide mitigation measures as necessary.

6.11 Subsidence

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. Although the site is located within the limits of the Los Angeles City oilfield, the site is not located within the production area nor within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the general site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 General

7.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the recommendations presented herein are followed and implemented during design and construction.

7.1.2 Up to 6½ feet of existing artificial fill was encountered during site exploration. The existing fill encountered is believed to be the result of past grading and construction activities at the site. Deeper fill may exist in other areas of the site that were not directly explored. Demolition of the existing structures which occupy the site are anticipated to disturb the upper few feet of existing site soils. Excavations for the proposed subterranean level are anticipated to penetrate through all existing fill and colluvium, and expose bedrock throughout the excavation bottom.

7.1.3 It is recommended that the proposed structure be supported a conventional foundation system deriving support exclusively in the undisturbed, competent bedrock found at the excavation bottom.

Foundations should be deepened as necessary to penetrate through soft or disturbed bedrock at the direction of the Geotechnical Engineer. All foundation excavations must be observed and approved by the Geotechnical Engineer (a representative of Geocon), prior to placing steel or concrete.

7.1.4 The bedrock that is anticipated to be exposed at the proposed slab-on-grade elevation is considered suitable for support of the concrete slab-on-grade. Measures should be taken to prevent unnecessary disturbance of the bedrock at the excavation bottom. If bedrock is unintentionally disturbed it must be properly compacted for slab support at the direction of the Geotechnical Engineer.

7.1.5 Provided the recommendations in the *Grading* section of this report are followed, the existing site soils and bedrock are considered suitable for re-use as engineered fill/backfill. Recommendations for earthwork are provided in the *Grading* section of this report (see Section 7.4).

7.1.6 Foundations for small outlying structures, such as block walls less than 6 feet in height, planter walls or trash enclosures, which will not be tied-in to the proposed structures, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill. Where excavation and compaction cannot be performed, such as adjacent to property lines, foundations may bear in the competent colluvium or bedrock and should be deepened as necessary to maintain a minimum 12 inch embedment into the recommended bearing materials. Excavation on the order of 4 to 5 feet may be required in some areas. If the soils exposed in the excavation bottom are soft, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative.

7.1.7 Due to the nature of the proposed design and intent for a subterranean level, waterproofing of subterranean walls and slabs is suggested. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

7.1.8 Minor groundwater seepage was encountered at approximately 18 feet below the ground surface. The groundwater was observed to be emanating from fractures and granular layers within the bedrock. The subterranean level is not anticipated to extend below the elevation of the encountered groundwater seepage; therefore, neither temporary nor permanent dewatering measures will be required.

7.1.9 Excavations of up to 12 feet in vertical height are anticipated for construction of the subterranean level as indicated on the Geologic Sections (see Figure 3). The proposed excavation will expose bedrock and the conditions of the strike and dip of the bedding are considered unfavorable to the proposed excavations along the south and east property lines. The recommendations for foundation and retaining wall design presented herein incorporate the anticipated surcharge loads generated by out-of-slope bedding. Excavations must be conducted in a manner that maintains stability and must be observed and approved by the Project Geologist (a representative of Geocon West, Inc.).

7.1.10 Due to the depth of the excavation and the proximity to the property lines, city streets and adjacent offsite structures, excavation of the proposed subterranean level will require sloping and shoring measures in order to provide a stable excavation. Where shoring is required it is recommended that a soldier pile shoring system be utilized. Recommendations for shoring are provided in Section 7.19 of this report.

7.1.11 Based on the likely impermeable nature of the bedrock which underlies the site, infiltration of stormwater at this site is not considered feasible and would be considered detrimental to the project. It is recommended that stormwater be retained, filtered, and discharged in accordance with the requirements of the local governing agency.

7.1.12 Where new paving is to be placed, it is recommended that all existing fill, disturbed colluvium, and/or disturbed bedrock be removed and properly compacted for paving support. The client should be aware that removal and compaction of all existing fill, disturbed colluvium, and/or disturbed bedrock in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable soils may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper twelve inches of soil should be scarified and compacted for paving support. Paving recommendations are provided in *Preliminary Pavement Recommendations* section of this report (Section 7.12).

7.1.13 Where a new foundation is to be constructed immediately adjacent to an existing foundation, the proposed foundation should be deepened as necessary to match or exceed the depth of the existing foundation, in order to prevent surcharging the existing foundation, and must derive support in the recommended bearing materials.

7.1.14 Where a proposed foundation will be deeper than an existing foundation, the proposed foundation must be designed to resist the surcharge imposed by the existing foundation. The surcharge area may be defined by a 1:1 projection down and away from the bottom of the existing foundation.

7.1.15 Once the design and foundation loading configuration for the proposed structure proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary.

Based on the final foundation loading configurations, the potential for settlement should be re-evaluated by this office.

7.1.16 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

7.2 Soil and Excavation Characteristics

7.2.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Caving should be anticipated in vertical excavations where granular soils are encountered. The bedrock is intensely to completely weathered and should be rippable with conventional equipment; however, concretions or well cemented layers may be encountered in the bedrock which could make excavation or drilling conditions difficult.

7.2.2 Excavations along the south and east property lines will expose bedrock at an orientation considered to be unfavorable and excavations must be conducted in a manner that maintains stability. All excavations must be observed and approved in writing by the project Geologist during excavation to determine the presence of jointing and requirements for sloping and/or shoring. Any recommendations deemed necessary will be provided at that time. Recommendations for temporary excavations are provided in Section 7.18 of this report.

7.2.3 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.

7.2.4 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping and shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 7.18).

7.2.5 The soils encountered at the proposed basement level, when excavated and compacted, are considered to be “expansive” (expansion index [EI] of greater than 20) as defined by 2013 California Building Code (CBC) Section 1803.5.3. Recommendations presented herein assume that the building foundations and slabs will derive support in these materials.

7.3 Minimum Resistivity, pH and Water-Soluble Sulfate

7.3.1 Potential of Hydrogen (pH) and resistivity testing as well as chloride content testing were previously performed on representative samples of soil to generally evaluate the corrosion potential to surface utilities. The tests were performed in accordance with California Test Method Nos. 643 and 422 and indicate that the soils are considered "severely corrosive" with respect to corrosion of buried ferrous metals on site. The results are presented in Appendix B (Figure B5) and should be considered for design of underground structures. Due to the corrosive potential of the soils, it is suggested that ABS pipes be considered, in lieu of cast-iron, for retaining wall drains and subdrains beneath the structure. The elimination of cast-iron pipe will require a *modification* and *affidavit* be filed with the City of Los Angeles Plumbing Division.

7.3.2 Laboratory tests were performed on representative samples of the on-site soil to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B (Figure B5) and indicate that the on-site soil possess a "negligible" sulfate exposure to concrete structures as defined by 2013 CBC Section 1904 and ACI 318-11 Sections 4.2 and 4.3.

7.3.3 Geocon West, Inc. does not practice in the field of corrosion engineering and mitigation. If corrosion sensitive improvements are planned, it is recommended that a corrosion engineer be retained to evaluate corrosion test results and incorporate the necessary precautions to avoid premature corrosion of buried metal pipes and concrete structures in direct contact with the soils.

7.4 Grading

7.4.1 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill encountered during exploration is suitable for re-use as an engineered fill, provided any encountered oversize material (greater than 6 inches) and any encountered deleterious debris is removed. If bedrock is to be utilized as an engineered fill, it may be blocky and may have to be crushed and moisture conditioned prior to utilization.

7.4.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer, geotechnical engineer, and building official in attendance. Special soil handling requirements can be discussed at that time.

7.4.3 Excavations for the proposed subterranean level are anticipated to expose bedrock throughout the excavation bottom, and along the majority of the excavation sidewalls. Excavations along the south and east property lines will expose bedrock at an orientation considered to be unfavorable and excavations must be conducted in a manner that maintains stability. All excavations must be observed and approved in writing by the project Geologist during excavation to determine the presence of jointing and

requirements for sloping and/or shoring. Any recommendations deemed necessary will be provided at that time. Recommendations for temporary excavations are provided in Section 7.18 of this report.

7.4.4 Performing open excavations adjacent to and deeper than existing foundations could potentially remove lateral support and/or undermine the existing foundations. Excavation for construction of the proposed foundations adjacent to existing foundations will require special excavation measures. Recommendations for temporary excavations are provided in Section 7.18.

7.4.5 Grading should commence with the removal of all existing vegetation from the area to be graded. Deleterious debris such as wood and root structures should be exported from the site and should not be mixed with the fill soils. Asphalt and concrete should not be mixed with the fill soils unless approved by the Geotechnical Engineer. All existing underground improvements planned for removal should be completely excavated and the resulting depressions properly backfilled in accordance with the procedures described herein. Once a clean excavation bottom has been established it must be approved by the Geotechnical Engineer (a representative of Geocon West, Inc.) and the City of Los Angeles Inspector.

7.4.6 It is recommended that the proposed structure be supported on a conventional foundation system deriving support exclusively in the underlying bedrock. The bedrock that will be exposed at the excavation bottoms is considered suitable for support of the proposed concrete slab-on-grade and measures should be taken to prevent unnecessary disturbance to the bedrock at the bottom of slab elevation. Any bedrock that is unintentionally disturbed should be compacted for slab support.

7.4.7 All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to 2 to 3 percent above optimum moisture content, and compacted to at least 90 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).

7.4.8 All imported fill shall be observed, tested and approved by Geocon West, Inc. prior to bringing soil to the site. Rocks larger than six inches in diameter shall not be used in the fill. Imported soils should have an expansion index less than 50 and soils corrosivity properties that are equally or less detrimental to that of the existing onsite soils (see Figure B5).

7.4.9 Utility trenches should be properly backfilled in accordance with the requirements of the Green Book (latest edition). The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least one foot over the pipe. The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of minimum 2-sack slurry is also acceptable (see Section 7.5).

7.4.10 All excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing fill, steel, gravel or concrete.

7.5 Controlled Low Strength Material (CLSM)

7.5.1 Controlled Low Strength Material (CLSM) may be utilized in lieu of compacted soil as engineered fill where approved in writing by the Geotechnical Engineer. Where utilized within the City of Los Angeles use of CLSM is subject to the following requirements:

Standard Requirements

1. CLSM shall be ready-mixed by a City of Los Angeles approved batch plant;
2. CLSM shall not be placed on uncertified fill, on incompetent natural soil, nor below water;
3. CLSM shall not be placed on a sloping surface with a gradient steeper than 5: 1 (horizontal to vertical);
4. Placement of the CLSM shall be under the continuous inspection of a concrete deputy inspector;
5. The excavation bottom shall be accepted by the soil engineer and the City Inspector prior to placing CLSM.

Requirements for CLSM that will be used for support of footings

1. The cement content of the CLSM shall not be less than 188 pounds per cubic yard (min. 2 sacks) with a water cement ratio of 0.5 or less;
2. The excavation bottom must be level, cleaned of loose soils and approved in writing by Geocon prior to placement of the CLSM;
3. The ultimate compressive strength of the CLSM shall be no less than 100 pounds per square inch when tested on the 28th-day per ASTM D4832 (latest edition), Standard Test Method for Preparation and Testing of Controlled Low Strength Material Test Cylinders. Compression testing will be performed in accordance with ASTM C39 and City of Los Angeles requirements;
4. Samples of the CLSM will be collected during placement, a minimum of one test (two cylinders) for each 50 cubic yards or fraction thereof;
5. Overexcavation for CLSM placement shall extend laterally beyond the footprint of any proposed footings as required for placement of compacted fill, unless justified otherwise by the soil engineer that footings will have adequate vertical and horizontal bearing capacity.

7.6 Shrinkage & Bulking

7.6.1 Shrinkage results when a volume of material removed at one density is compacted to a higher density. An anticipated shrinkage factor of between 5 and 20 percent should be anticipated when excavating and compacting the existing fill and colluvium on the site to an average relative compaction of 90 percent. A bulking factor between 15 and 20 percent is anticipated for excavation and compaction of bedrock.

7.7 Foundation Design

7.7.1 A conventional foundation system may be utilized for support of the proposed structure provided foundations derive support exclusively in competent, undisturbed bedrock found at the proposed subterranean level. Foundation excavations should be deepened as necessary to penetrate through soft or disturbed bedrock at the direction of the Geotechnical Engineer (a representative of Geocon). All foundation excavations must be observed and approved in writing by the Geotechnical Engineer prior to placing steel or concrete.

7.7.2 Continuous footings may be designed for an allowable bearing capacity of 3,500 pounds per square foot, and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade, and 18 inches into the recommended bearing material.

7.7.3 Isolated spread foundations may be designed for an allowable bearing capacity of 4,300 pounds per square foot, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade, and 18 inches into the recommended bearing material.

7.7.4 The allowable soil bearing pressure above may be increased by 400 psf and 800 psf for each additional foot of foundation width and depth, respectively, up to a maximum allowable soil bearing pressure of 6,000 psf.

7.7.5 If depth increases are utilized for the exterior wall footings, this office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

7.7.6 The allowable bearing pressures may be increased by one-third for transient loads due to wind or seismic forces.

7.7.7 Continuous footings should be reinforced with four No. 4 steel reinforcing bars, two placed near the top of the footing and two near the bottom. Reinforcement for spread footings should be designed by the project structural engineer.

7.7.8 The above foundation dimensions and minimum reinforcement recommendations are based on soil conditions and building code requirements only, and are not intended to be used in lieu of those required for structural purposes.

7.7.9 The slab and foundation subgrade should be sprinkled as necessary to maintain a moist condition prior to and at the time of concrete placement.

7.7.10 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.

7.7.11 This office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

7.8 Miscellaneous Foundations

7.8.1 Foundations for small outlying structures, such as block walls less than 6 feet in height, planter walls or trash enclosures, which will not be tied-in to the proposed structures, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill. Where removal and recompaction cannot be performed, such as adjacent to property lines, foundations may bear in the competent colluvium or bedrock and should be deepened as necessary to maintain a minimum 12 inch embedment into the recommended bearing materials. Excavation on the order of 4 to 5 feet may be required in some areas. If necessary, a deepened foundation system consisting of drilled cast-in-place end bearing piers deriving support in the undisturbed colluvium and or bedrock may be utilized. Piers should be a minimum of 18 inches in diameter, and should be embedded a minimum of two feet into the undisturbed colluvium or bedrock. The end bearing piers may be designed for an allowable bearing capacity of 2,500 pounds per square foot. The allowable soil bearing pressure above may be increased 150 psf for each additional foot of foundation depth, up to a maximum allowable soil bearing pressure of 3,500 psf. Miscellaneous foundations deriving support in engineered fill may be designed for a bearing value of 1,500 pounds per square foot, and should be a minimum of 12 inches in width, 24 inches in depth below the lowest adjacent grade and 12 inches into the recommended bearing material. If the soils exposed in the excavation bottom are soft, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative.

7.8.2 If a conventional foundation is deriving support in bedrock, the bearing pressures provided in Section 7.7 of this report may be utilized.

7.8.3 The allowable bearing pressures presented herein may be increased by up to one-third for transient loads due to wind or seismic forces.

7.8.4 Foundation excavations should be observed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated.

7.9 Foundation Settlement

7.9.1 The maximum expected total settlement for the structure supported on a conventional foundation system deriving support in competent bedrock with a maximum allowable bearing pressure of 6,000 psf is estimated to be approximately ½ inch and occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is expected to be less than ¼ inch over a distance of 20 feet.

7.9.2 Once the design and foundation loading configurations for the proposed structures proceeds to a more finalized plan, the estimated settlements presented in this report should be reviewed and revised, if necessary. If the final foundation loading configurations are greater than the assumed loading conditions, the potential for settlement should be reevaluated by this office.

7.10 Lateral Design

7.10.1 Resistance to lateral loading may be provided by friction acting at the base of foundations, slabs and by passive earth pressure. An allowable coefficient of friction of 0.20 may be used with the dead load forces in the competent colluvium or in properly compacted engineered fill; and an allowable coefficient of 0.30 may be used in bedrock.

7.10.2 Passive earth pressure for the sides of foundations and slabs poured against the colluvium or properly compacted engineered fill below the groundwater table may be computed as an equivalent fluid having a density of 150 pcf with a maximum earth pressure of 1,500 pcf. Passive earth pressure for the sides of foundations and slabs poured against competent bedrock may be computed as an equivalent fluid having a density of 220 pcf with a maximum earth pressure of 2,200 pcf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

7.11 Concrete Slabs-on-Grade

7.11.1 Concrete slabs-on-grade subject to vehicle loading should be designed in accordance with the recommendations in the *Preliminary Pavement Recommendations* section of this report (Section 7.12).

7.11.2 Unless specifically evaluated and designed by a qualified structural engineer, the slab-on-grade for the subterranean parking garage should be a minimum of 5 inches of concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions and positioned vertically near the slab midpoint. The concrete slab-on-grade may derive support in undisturbed bedrock. Any bedrock that is unintentionally disturbed should be compacted for slab support. The finished subgrade must be approved in writing prior to placement of a vapor retarder, reinforcing steel, or concrete.

7.11.3 Slabs that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder placed directly beneath the slab. The vapor retarder used should be specified by the project architect or developer based on the type of floor covering that will be installed. The vapor retarder design should be consistent with the guidelines presented in Section 9.3 of the American Concrete Institute's (ACI) *Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials* (ACI 302.2R-06) and should be installed in general conformance with ASTM E 1643-98 and the manufacturer's recommendations. If California Green Code requirements apply to this project, the vapor retarder should be underlain by 4 inches of ½-inch clean aggregate and the vapor retarder should be in direct contact with the concrete slab. It is important that the vapor retarder be puncture resistant since it will be in direct contact with angular gravel. As an alternative to the clean aggregate suggested in the Los Angeles Green Building Code, it is our opinion that the concrete slab-on-grade may be underlain by a vapor retarder over 4-inches of clean sand (sand equivalent greater than 30), since the sand will serve as a capillary break and will minimize the potential for punctures and damage to the vapor barrier.

7.11.4 For seismic design purposes, an allowable coefficient of friction of 0.20 may be utilized between concrete slabs and competent colluvium or in properly compacted engineered fill; and an allowable coefficient of 0.30 may be utilized between slabs and bedrock, and 0.15 for slabs underlain by a vapor retarder.

7.11.5 Exterior slabs, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Prior to construction of slabs, the upper 12 inches of subgrade should be moisture conditioned to 2 to 3 percent above optimum moisture content and properly compacted to at least 92 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Crack control joints should be spaced at intervals not greater than 8 feet and should be constructed using saw-cuts or other methods as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. The project structural engineer should design construction joints as necessary.

7.11.6 The recommendations of this report are intended to reduce the potential for cracking of slabs due to settlement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

7.12 Preliminary Pavement Recommendations

7.12.1 Where new paving is to be placed, it is recommended that all existing fill and unsuitable soft soils be excavated and properly recompacted for paving support. The client should be aware that excavation and compaction of all existing artificial fill and soft colluvium in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable colluvial may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper twelve inches of paving subgrade should be scarified, moisture conditioned to 2 to 3 percent above optimum moisture content, and properly compacted to at least 92 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).

7.12.2 The following pavement sections are based on an assumed R-Value of 20. Once site grading activities are complete an R-Value should be obtained by laboratory testing to confirm the properties of the soils serving as paving subgrade, prior to placing pavement.

7.12.3 The Traffic Indices listed in the following table are estimates. Geocon does not practice in the field of traffic engineering. The actual Traffic Index for each area should be determined by the project civil engineer. If pavement sections for Traffic Indices other than those listed below are required, Geocon should be contacted to provide additional recommendations. Pavement thicknesses were determined following procedures outlined in the *California Highway Design Manual* (Caltrans). It is anticipated that the majority of traffic will consist of automobile and large truck traffic.

PRELIMINARY PAVEMENT DESIGN SECTIONS

Location	Estimated Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Automobile Parking And Driveways	5	3	7
Trash Truck & Fire Lanes	7	4	12.5

7.12.4 Asphalt concrete should conform to Section 203-6 of the "*Standard Specifications for Public Works Construction"* (Green Book). Class 2 aggregate base materials should conform to Section 26-1.02A 3 of the "*Standard Specifications of the State of California, Department of Transportation"* (Caltrans). Crushed Miscellaneous Base should conform to Section 200-2.4 of the "*Standard Specifications for Public Works Construction"* (Green Book).

7.12.5 Unless specifically designed and evaluated by the project structural engineer, where concrete paving will be utilized for support of vehicles at the ground surface, it is recommended that the concrete be a minimum of 6 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions. Concrete paving supporting vehicular traffic should be underlain by a minimum of 4 inches of aggregate base and a properly compacted subgrade. The subgrade and base material should be compacted to at least 92 and 95 percent relative compaction, respectively, as determined by ASTM Test Method D 1557 (latest edition).

7.12.6 The performance of pavements is highly dependent upon providing positive surface drainage away from the edge of pavements. Ponding of water on or adjacent to the pavement will likely result in saturation of the subgrade materials and subsequent cracking, subsidence and pavement distress. If planters are planned adjacent to paving, it is recommended that the perimeter curb be extended at least 12 inches below the bottom of the aggregate base to minimize the introduction of water beneath the paving.

7.13 Retaining Walls

7.13.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of 12 feet. In the event that walls significantly higher than 12 feet are planned, Geocon should be contacted for additional recommendations.

7.13.2 Retaining wall foundations may be designed in accordance with the recommendations provided in the *Foundation Design* section of this report (see Section 7.7).

7.13.3 For design of cantilevered or restrained retaining walls, it is recommended that an equivalent fluid pressure based on the following tables, be utilized for design.

RETAINING WALL WITH SURCHARGE FROM JOINTING OR BEDDING (South and East Retaining Walls)

HEIGHT OF RETAINING WALL (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (AT-REST PRESSURE)
Up to 10	50	70

RETAINING WALL WITH LEVEL BACKFILL SURFACE
NO SURCHARGE (North and West Retaining Walls)

HEIGHT OF RETAINING WALL (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (AT-REST PRESSURE)
Up to 10	30	50

7.13.4 The wall pressures provided above assume that the retaining wall will be properly drained by a permanent dewatering system preventing the buildup of hydrostatic pressure. If retaining wall drainage is not implemented, the equivalent fluid pressure to be used in design of undrained walls is 90 pcf. The value includes hydrostatic pressures plus buoyant lateral earth pressures.

7.13.5 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures and must be determined for each combination. The anticipated surcharge pressure from the adjacent existing offsite structures to the north and south are provided on the Surcharge Calculation sheets (see Figures 10 and 11). However, information regarding the depth of existing adjacent foundations, the presence of subterranean levels, and actual offsite building loads were not available at the time this report was prepared; therefore, the surcharge conditions should be reviewed as the design progresses.

7.13.6 In addition to the recommended earth pressure, the upper ten feet of the subterranean wall adjacent to the street should be designed to resist a uniform lateral pressure of 100 pounds per square foot, acting as a result of an assumed 300 pounds per square foot surcharge behind the walls due to normal street traffic. If the traffic is kept back at least ten feet from the subterranean walls, the traffic surcharge may be neglected.

7.13.7 Seismic lateral forces should be incorporated into the design as necessary, and recommendations for seismic lateral forces are presented in Section 7.14.

7.14 Dynamic (Seismic) Lateral Forces

7.14.1 The structural engineer should determine the seismic design category for the project in accordance with Section 1613 of the CBC. If the project possesses a seismic design category of D, E, or F, proposed retaining walls in excess of 6 feet in height should be designed with seismic lateral pressure (Section 1803.5.12 of the 2013 CBC).

7.14.2 A seismic load of 36H should be used for design on walls that support more than 6 feet of backfill in accordance with Section 1803.5.12 of the 2013 CBC. The seismic load is dependent on the retained height where H is the height of the wall, in feet, and the calculated loads result in pounds per square foot (psf) exerted at the base of the wall and zero at the top of the wall. This seismic load should be applied in addition to the active earth pressure. We used the peak site acceleration, PGA_M, of 0.953g calculated from ASCE 7-10 Section 11.8.3 and applied a pseudo-static coefficient of 0.3.

7.15 Retaining Wall Drainage

7.15.1 Retaining walls should be provided with a drainage system extended at least two-thirds the height of the wall. At the base of the drain system, a subdrain covered with a minimum of 12 inches of gravel should be installed, and a compacted fill blanket or other seal placed at the surface (see Figure 8). The clean bottom and subdrain pipe, behind a retaining wall, should be observed by the Geotechnical Engineer (a representative of Geocon), prior to placement of gravel or compacting backfill.

7.15.2 As an alternative, a plastic drainage composite such as Miradrain or equivalent may be installed in continuous, 4-foot wide columns along the entire back face of the wall, at 8 feet on center. The top of these drainage composite columns should terminate approximately 18 inches below the ground surface, where either hardscape or a minimum of 18 inches of relatively cohesive material should be placed as a cap (see Figure 9). These vertical columns of drainage material would then be connected at the bottom of the wall to a one-cubic-foot rock pocket drained by a 4-inch subdrain pipe.

7.15.3 Subdrainage pipes at the base of the retaining wall drainage system should outlet to an acceptable location via controlled drainage structures. Drainage should not be allowed to flow uncontrolled over descending slopes.

7.15.4 Moisture affecting below grade walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

7.16 Elevator Pit Design

7.16.1 The elevator pit slab and retaining wall should be designed by the project structural engineer. As a minimum the slab-on-grade for the elevator pit bottom should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Elevator pit walls may be designed in accordance with the recommendations in the *Foundation Design and Retaining Wall Design* section of this report (see Sections 7.7 and 7.13). The elevator slab and retaining wall footings may derive support in bedrock in the elevator pit excavation bottom.

7.16.2 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent foundations and should be designed for each condition as the project progresses.

7.16.3 If retaining wall drainage is to be provided, the drainage system should be designed in accordance with the *Retaining Wall Drainage* section of this report (see Section 7.15).

7.16.4 It is suggested that the exterior walls and slab be waterproofed to prevent excessive moisture inside of the elevator pit. Waterproofing design and installation is not the responsibility of the geotechnical engineer.

7.17 Elevator Piston

7.17.1 If a plunger-type elevator piston is installed for this project, a deep drilled excavation will be required. It is important to verify that the drilled excavation is not situated immediately adjacent to a foundation or shoring pile, or the drilled excavation could compromise the existing foundation or pile support, especially if the drilling is performed subsequent to the foundation or pile construction.

7.17.2 Due to the preliminary nature of the project at this time, it is unknown if a plunger-type elevator piston will be included for this project. If in the future it is determined that a plunger-type elevator piston will be constructed, the location of the proposed elevator should be reviewed by the Geotechnical Engineer to evaluate the setback from foundations and shoring piles. Additional recommendations will be provided as necessary.

7.17.3 Caving should be anticipated in the granular soils. The contractor should be prepared to use casing and should have it readily available at the commencement of drilling activities. The contractor should be prepared to mitigate the buoyant forces on the casing due to groundwater seepage, if encountered. Continuous observation of the drilling and installation of the elevator piston by the Geotechnical Engineer (a representative of Geocon West, Inc.) is required.

7.17.4 The annular space between the piston casing and drilled excavation wall should be filled with a minimum of 1½-sack slurry pumped from the bottom up. As an alternative, pea gravel may be utilized. The use of soil to backfill the annular space is not acceptable.

7.18 Temporary Excavations

7.18.1 Excavations on the order of 12 feet in vertical height may be required for excavation and construction of the subterranean level. Excavation is anticipated to expose artificial fill, colluvium, and bedrock, which are considered suitable for vertical excavations up to 5 feet in height where loose soils or caving sands are not present, and where excavations are not surcharged by adjacent traffic or structures. Caving of the granular soils should be anticipated.

7.18.2 Excavations into bedrock should be observed by the Project Geologist (a representative of Geocon West, Inc.) during excavation to check for the presence of jointing or bedding which may require special recommendations for sloping and/or shoring. Any recommendations deemed necessary will be provided at that time.

7.18.3 Vertical excavations that are higher than 5 feet or where surcharged by existing structures will require sloping or shoring measures to provide a stable excavation. Where sufficient space is available, temporary unsurcharged embankments could be sloped back at a uniform 1:1 slope gradient or flatter. Continuous vertical excavation adjacent to and which extend below the existing footings could remove vertical and lateral support from the existing footings and are not recommended. Shoring will be required where the proposed excavation will be deeper than an existing adjacent foundation. Recommendations for shoring are provided in the following sections.

7.18.4 Where sloped embankments are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by our personnel so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

7.19 Shoring – Soldier Pile Design and Installation

7.19.1 The following information on the design and installation of shoring is preliminary. Review of the final shoring plans and specifications should be made by this office prior to bidding or negotiating with a shoring contractor.

7.19.2 One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. The steel soldier piles may also be installed utilizing high frequency vibration. Where maximum excavation heights are less than 12 feet the soldier piles are typically designed as cantilevers. Where excavations exceed 12 feet or are surcharged, soldier piles may require lateral bracing utilizing drilled tie-back anchors or raker braces to maintain an economical steel beam size and prevent excessive deflection. The size of the steel beam, the need for lateral bracing, and the acceptable shoring deflection should be determined by the project shoring engineer.

7.19.3 The design embedment of the shoring pile toes must be maintained during excavation activities. The toes of the perimeter shoring piles should be deepened to take into account any required excavations necessary for grading activities, foundations, and/or adjacent drainage systems.

7.19.4 Drilled cast-in-place soldier piles should be placed no closer than 3 diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the soil. For design purposes, an allowable passive value for the soils below the bottom plane of excavation may be assumed to be 150 pounds per square foot per foot where in contact with colluvial soils, and as 220 psf where in contact with bedrock. Where piles are installed by vibration techniques, the passive pressure application is limited to the width of the beam flange. The allowable passive value may be doubled for isolated piles, spaced a minimum of three times the pile diameter. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed colluvium and bedrock.

7.19.5 Caving may occur in the upper granular soils. The contractor should have casing available prior to commencement of drilling activities and should be prepared to use it if necessary. When casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than five feet. Continuous observation of the drilling and pouring of the piles by the Geotechnical Engineer (a representative of Geocon West, Inc.), is required.

7.19.6 Groundwater seepage was encountered during site exploration, and the contractor should be prepared for groundwater during pile installation should the need arise. Piles placed below the water level require the use of a tremie to place the concrete into the bottom of the hole. A tremie should consist of a rigid, water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube should be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie should be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to

retard or stop the flow of concrete. The discharge end should be closed at the start of the work to prevent water entering the tube and should be entirely sealed at all times, except when the concrete is being placed. The tremie tube should be kept full of concrete. The flow should be continuous until the work is completed and the resulting concrete seal should be monolithic and homogeneous. The tip of the tremie tube should always be kept about 5 feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

7.19.7 A special concrete mix should be used for concrete to be placed below water. The design should provide for concrete with an unconfined compressive strength psi of 1,000 pounds per square inch (psi) over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste should be included. The slump should be commensurate to any research report for the admixture, provided that it should also be the minimum for a reasonable consistency for placing when water is present.

7.19.8 If a vibratory method of solider pile installation is utilized, predrilling may be performed prior to installation of the steel beams. If predrilling is performed, it is recommended that the bore diameter be at least 2 inches smaller than the largest dimension of the pile to prevent excessive loss in the frictional component of the pile capacity. Predrilling should not be conducted below the proposed excavation bottom.

7.19.9 The owner should be aware of the potential risks associated with vibratory efforts, which typically involve inducing settlement within the vicinity of the pile which could result in a potential for damage to existing improvements in the area. The level of vibration that results from the installation of the piles should not exceed a threshold where occupants of nearby structures are disturbed, despite higher vibration tolerances that a building may endure without deformation or damage. The main parameter used for vibration assessment is peak particle velocity in units of inch per second (in/sec). The acceptable range of peak particle velocity should be evaluated based on the age and condition of adjacent structures, as well as the tolerance of human response to vibration. Based on Table 19 of the *Transportation and Construction Induced Vibration Guidance Manual* (Caltrans 2004), a continuous source of vibrations (ex. vibratory pile driving) which generates a maximum peak particle velocity of 0.5 in/sec is considered tolerable for modern industrial / commercial buildings and new residential structures. The Client should be aware that a lower value may be necessary if older or fragile structures are in the immediate vicinity of the site.

7.19.10 Vibrations should be monitored and record with seismographs during pile installation to detect the magnitude of vibration and oscillation experienced by adjacent structures. If the vibrations exceed the acceptable range during installation, the shoring contractor should modify the installation procedure to reduce the values to within the acceptable range. Vibration monitoring is not the responsibility of

the Geotechnical Engineer. Geocon does not practice in the field of vibration monitoring. If construction techniques will be implemented, it is recommended that qualified consultant be retained to provide site specific recommendations for vibration thresholds and monitoring.

7.19.11 The frictional resistance between the soldier piles and retained soil may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.20 based on uniform contact between the steel beam and lean-mix concrete and colluvium, and as 0.30 where in contact with bedrock. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 800 pounds per square foot.

7.19.12 Due to the nature of the site soils, it is expected that continuous lagging between soldier piles will be required. However, it is recommended that the exposed soils be observed by the Geotechnical Engineer (a representative of Geocon West, Inc.), to verify the presence of any cohesive soils and the areas where lagging may be omitted.

7.19.13 The time between lagging excavation and lagging placement should be as short as possible. Soldier piles should be designed for the full-anticipated pressures. Due to arching in the soils, the pressure on the lagging will be less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot.

7.19.14 For design of cantilevered and restrained shoring, it is recommended that an equivalent fluid pressure based on the following table be utilized for design.

SHORING WALL WITH SURCHARGE FROM JOINTING OR BEDDING (South and East Retaining Walls)

HEIGHT OF SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE) Triangular	EQUIVALENT FLUID PRESSURE (Pounds Per Square Foot per Foot) Trapezoidal (Where H is the height of the shoring in feet)
Up to 12	44	28H

SHORING WALL WITH LEVEL BACKFILL SURFACE NO SURCHARGE (North and West Retaining Walls)

HEIGHT OF SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE) Triangular	EQUIVALENT FLUID PRESSURE (Pounds Per Square Foot per Foot) Trapezoidal (Where H is the height of the shoring in feet)
Up to 12	25	16H

7.19.15 It is very important to note that active pressures can only be achieved when movement in the soil (earth wall) occurs. If movement in the soil is not acceptable, such as adjacent to an existing structure, or the pile is restrained from movement by bracing or a tie back anchor, an at-rest pressure of 60 pcf should be considered for design purposes.

7.19.16 Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures and must be determined for each combination. The anticipated surcharge pressure from the adjacent existing offsite structures to the north and south are provided on the Surcharge Calculation sheets (see Figures 10 and 11).

7.19.17 In addition to the recommended earth pressure, the upper ten feet of the shoring adjacent to the street or driveway areas should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the shoring due to normal street traffic. If the traffic is kept back at least ten feet from the shoring, the traffic surcharge may be neglected.

7.19.18 It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is recommended that the deflection be minimized to prevent damage to existing structures and adjacent improvements. Where public right-of-ways are present or adjacent offsite structures do not surcharge the shoring excavation, the shoring deflection should be limited to less than 1 inch at the top of the shored embankment. Where offsite structures are within the shoring surcharge area it is recommended that the beam deflection be limited to less than ½ inch at the elevation of the adjacent offsite foundation, and no deflection at all if deflections will damage existing structures. The allowable deflection is dependent on many factors, such as the presence of structures and utilities near the top of the embankment, and will be assessed and designed by the project shoring engineer.

7.19.19 Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles.

7.20 Surface Drainage

7.20.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the supporting soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the original designed engineering properties. Proper drainage should be maintained at all times.

7.20.2 All site drainage should be collected and controlled in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2013 CBC 1804.3 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. Discharge from downspouts, roof drains and scuppers are not recommended onto unprotected soils within five feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the soils providing foundation support. Landscape irrigation is not recommended within five feet of the building perimeter footings except when enclosed in protected planters.

7.20.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures. The building pad and pavement areas should be fine graded such that water is not allowed to pond.

7.20.4 Landscaping planters immediately adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Either a subdrain, which collects excess irrigation water and transmits it to drainage structures, or an impervious above-grade planter boxes should be used. In addition, where landscaping is planned adjacent to the pavement, it is recommended that consideration be given to providing a cutoff wall along the edge of the pavement that extends at least 12 inches below the base material.

7.21 Stormwater Infiltration

7.21.1 Based on the likely impermeable nature of the bedrock which underlies the site, infiltration of stormwater at this site is not considered feasible and would be considered detrimental to the project. It is recommended that stormwater be retained, filtered, and discharged in accordance with the requirements of the local governing agency.

7.22 Plan Review

7.22.1 Grading, foundation, and shoring plans should be reviewed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon West, Inc. should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon West, Inc.

2. This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

4. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.

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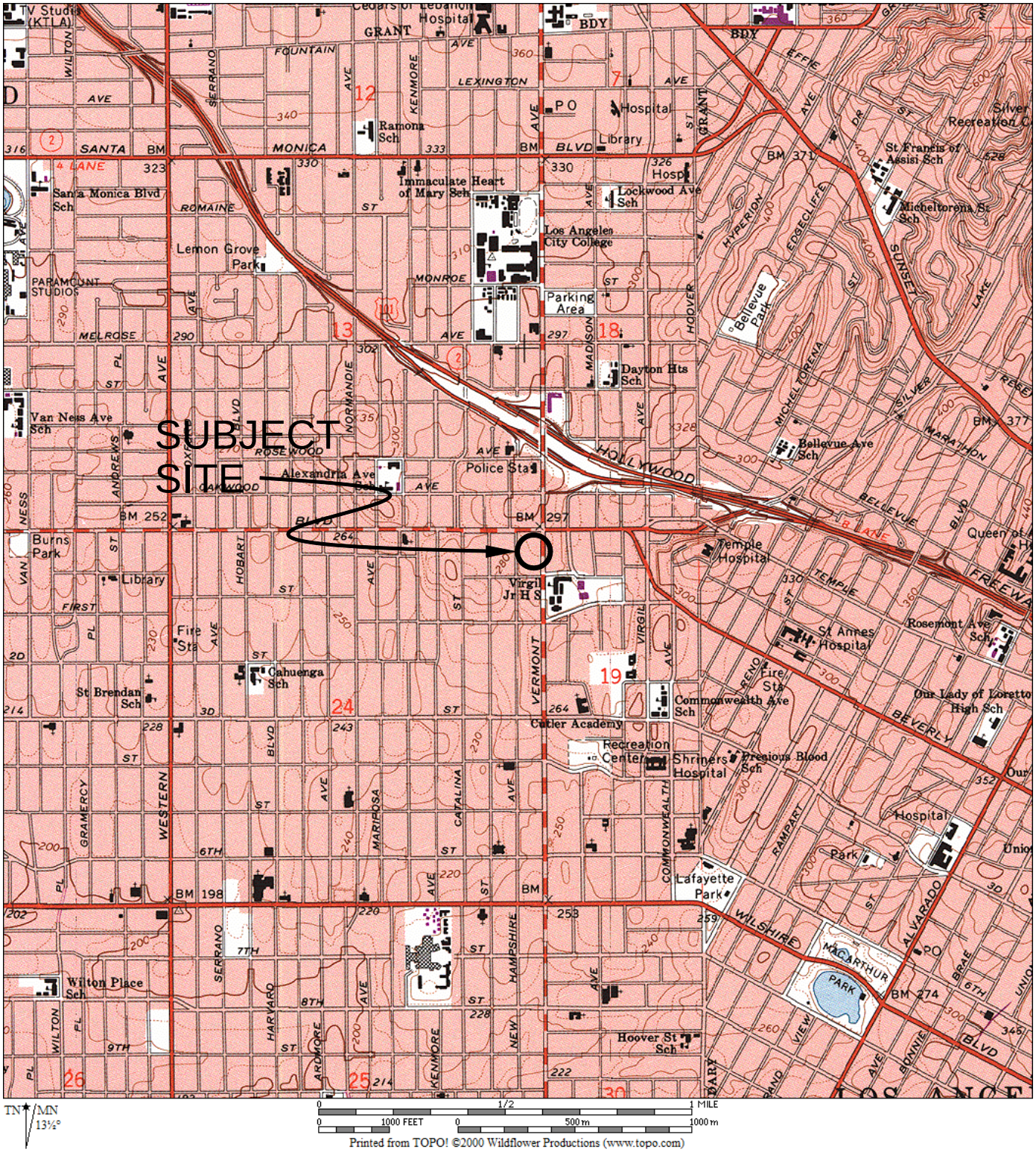
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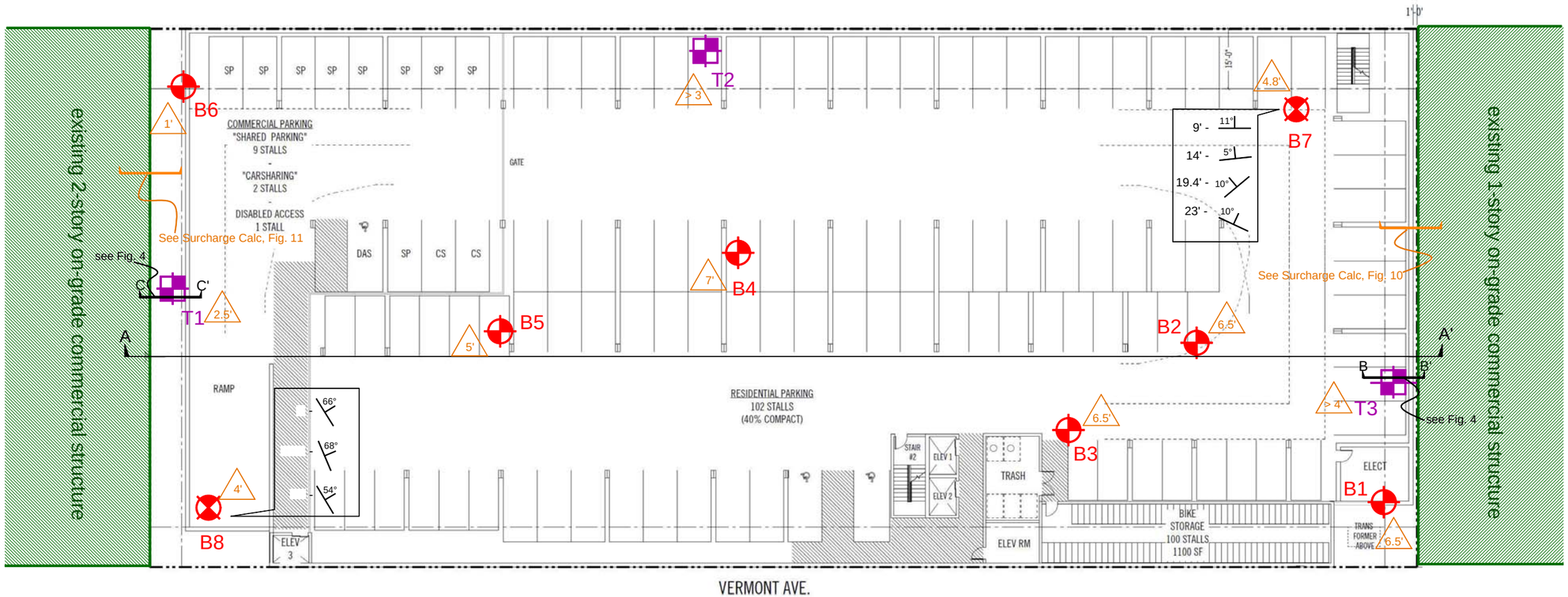
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AL		8000

VICINITY MAP

VERMONT TOD
AMCAL ENTERPRISES, INC.
211-241 N. VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 1



LEGEND

- B6 — Boring Location and Number (Hollow-Stem Auger)
- B6 — Boring Location and Number (Bucket Auger)
- T3 — Test Pit Location and Number
- 66° — Strike and Dip of Bedding
- A — A' — Geologic Cross Section (see Figure 3)
- 7' — Depth to Bedrock
- Approximate Location of Offsite Structures

0 30' 60'

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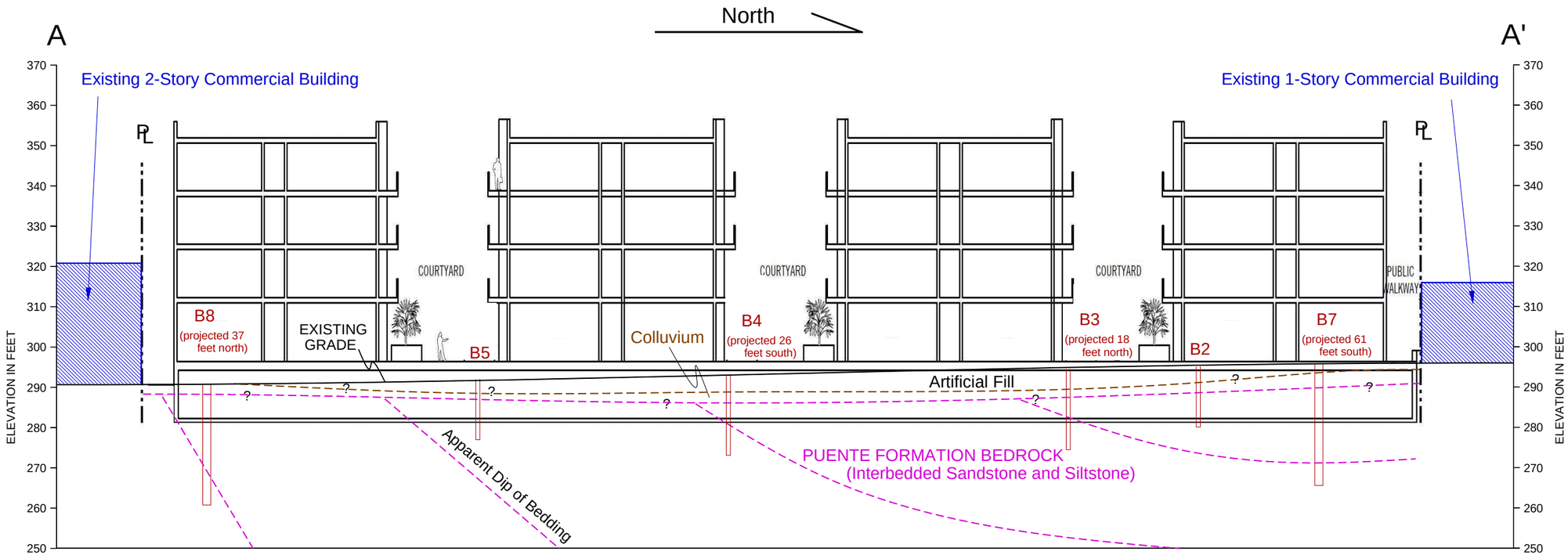
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SITE PLAN

VERMONT TOD

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211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 2



SCALE (H&V): 1" = 30'

NOTE: THIS CROSS SECTIONS IS FOR ILLUSTRATION PURPOSES ONLY. NOT FOR CONSTRUCTION.

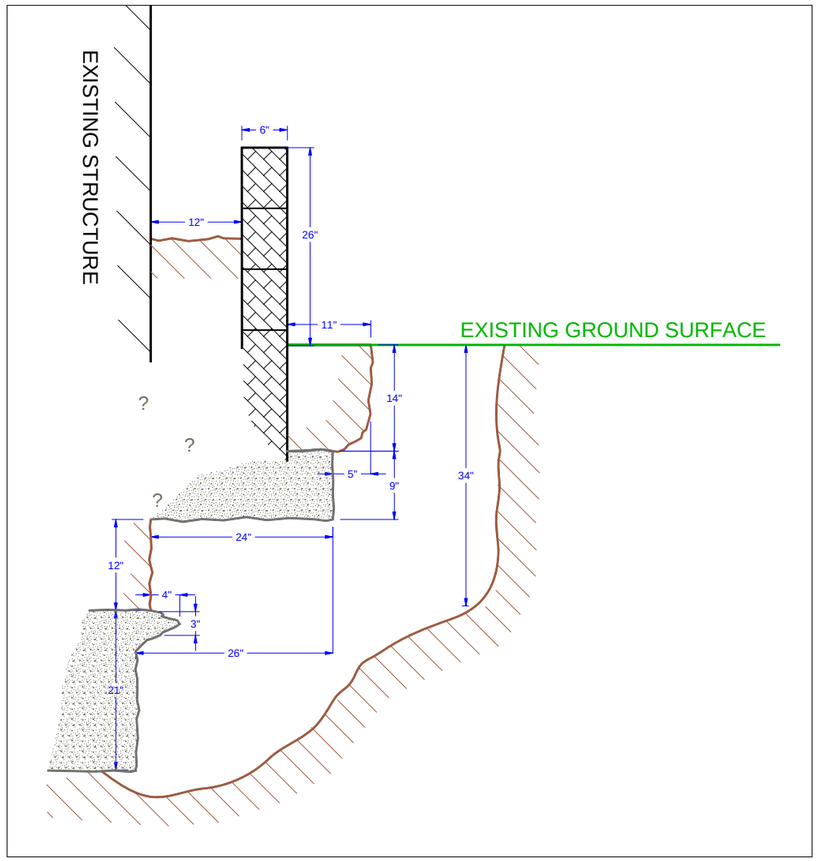
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GEOLOGIC CROSS-SECTION

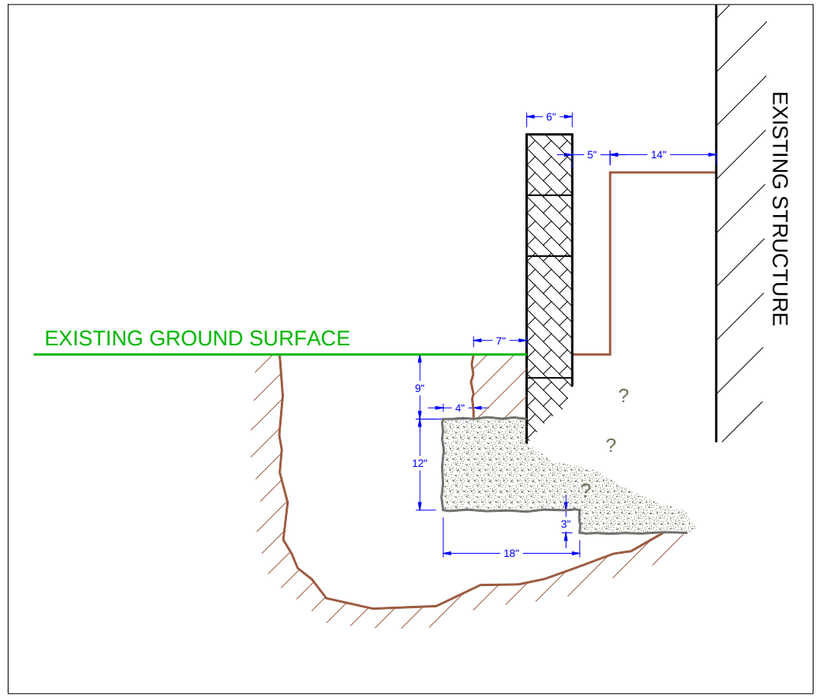
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FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 3



C - C'

NO SCALE



B - B'

NO SCALE

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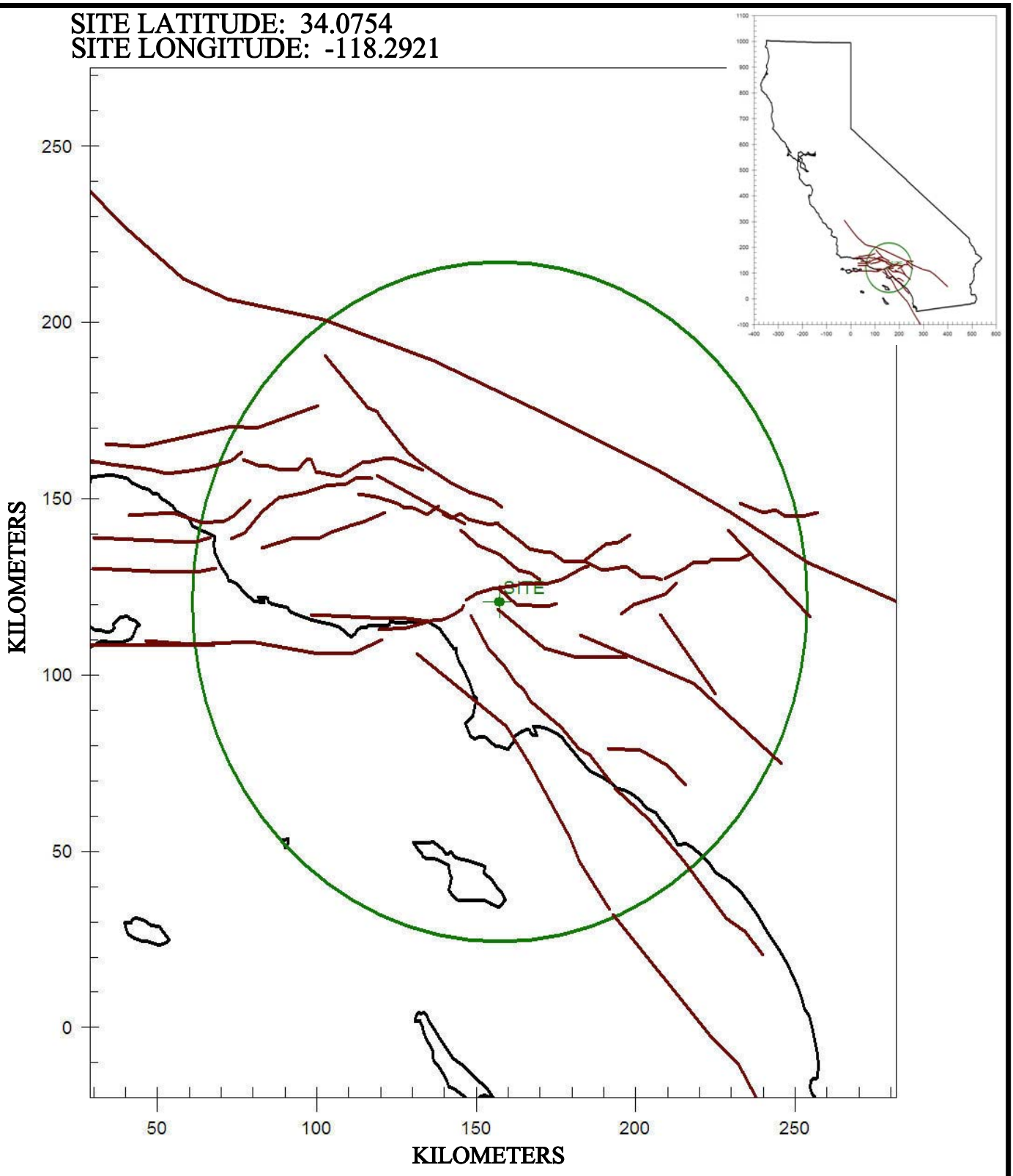
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ADJACENT FOUNDATION SECTIONS

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FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 4

SITE LATITUDE: 34.0754
SITE LONGITUDE: -118.2921



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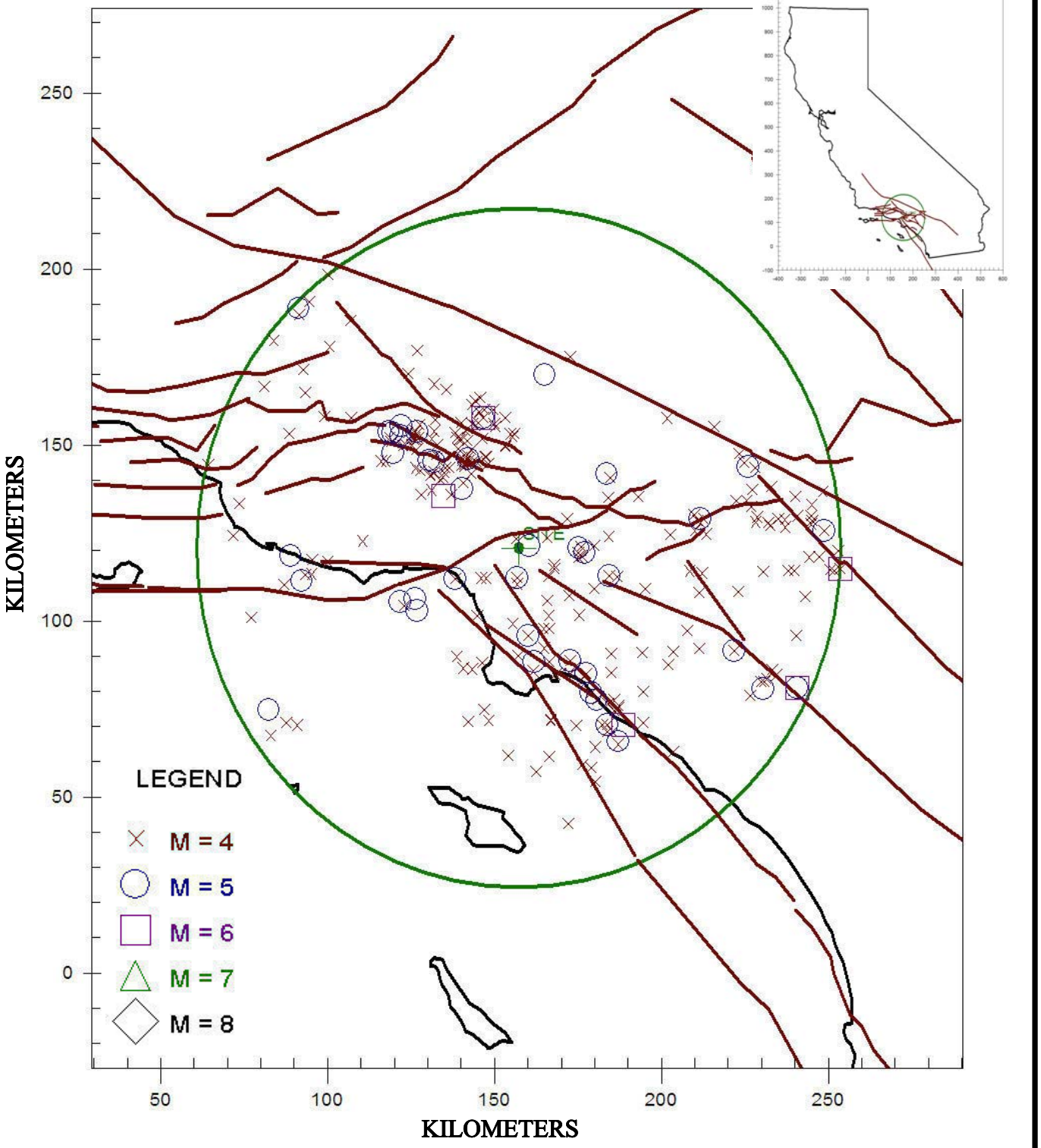
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REGIONAL FAULT MAP

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FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 5

SITE LATITUDE: 34.0754
SITE LONGITUDE: -118.2921



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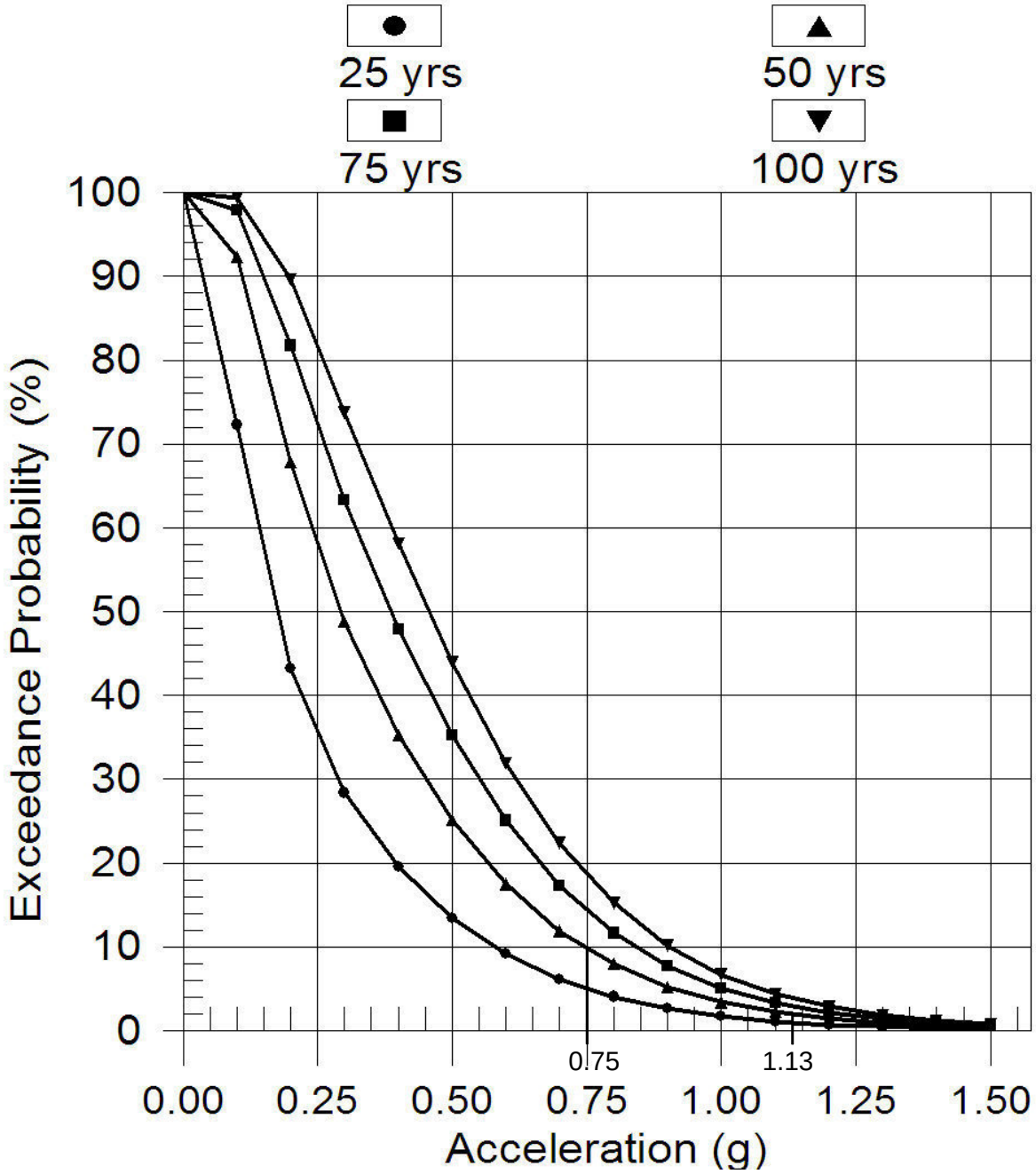
CALIFORNIA SEISMICITY MAP

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FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 6

PROBABILITY OF EXCEEDANCE

CAMP. & BOZ. (1997 Rev.) SR 1



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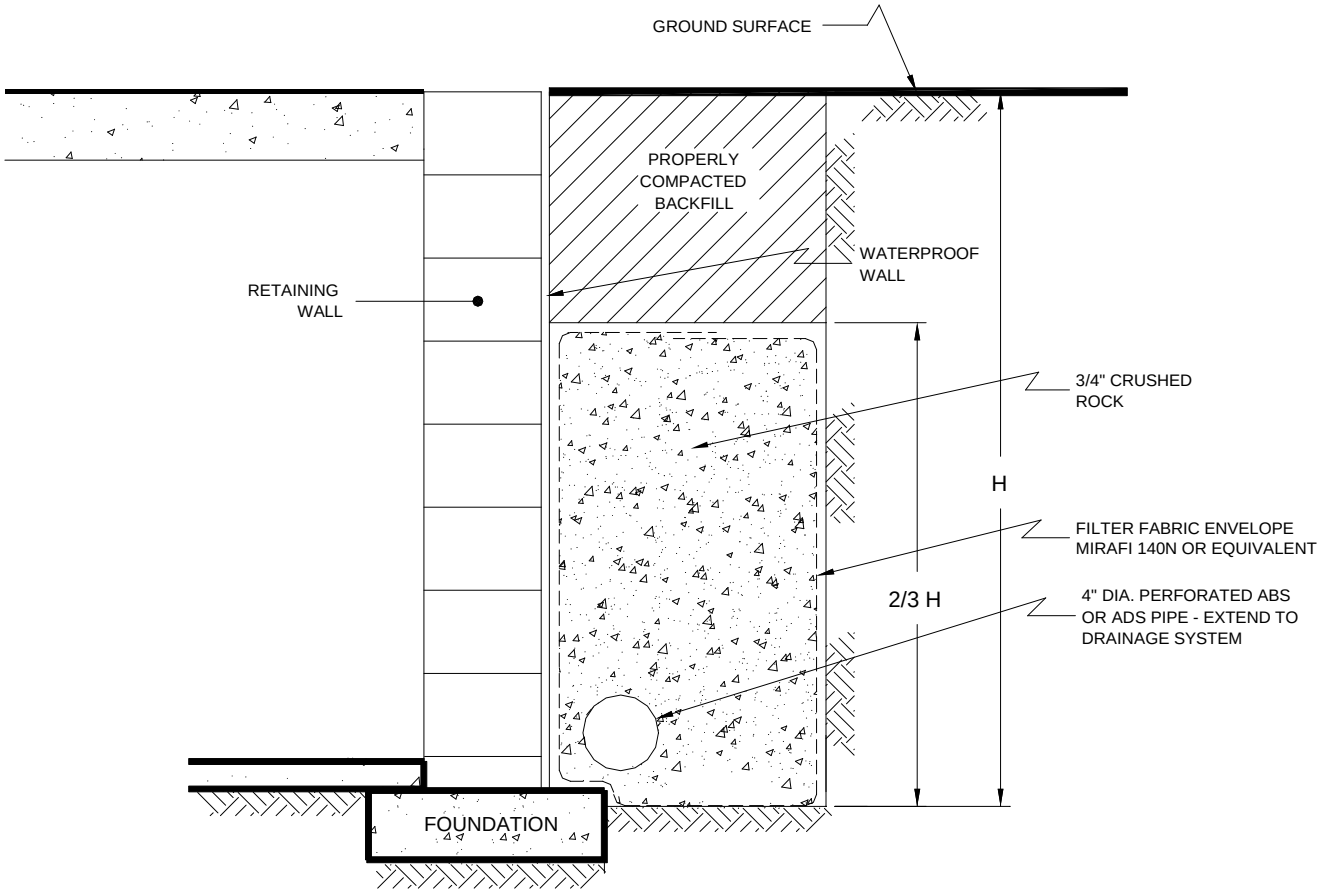
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PROBABILITY OF EXCEEDANCE

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FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 7



NO SCALE

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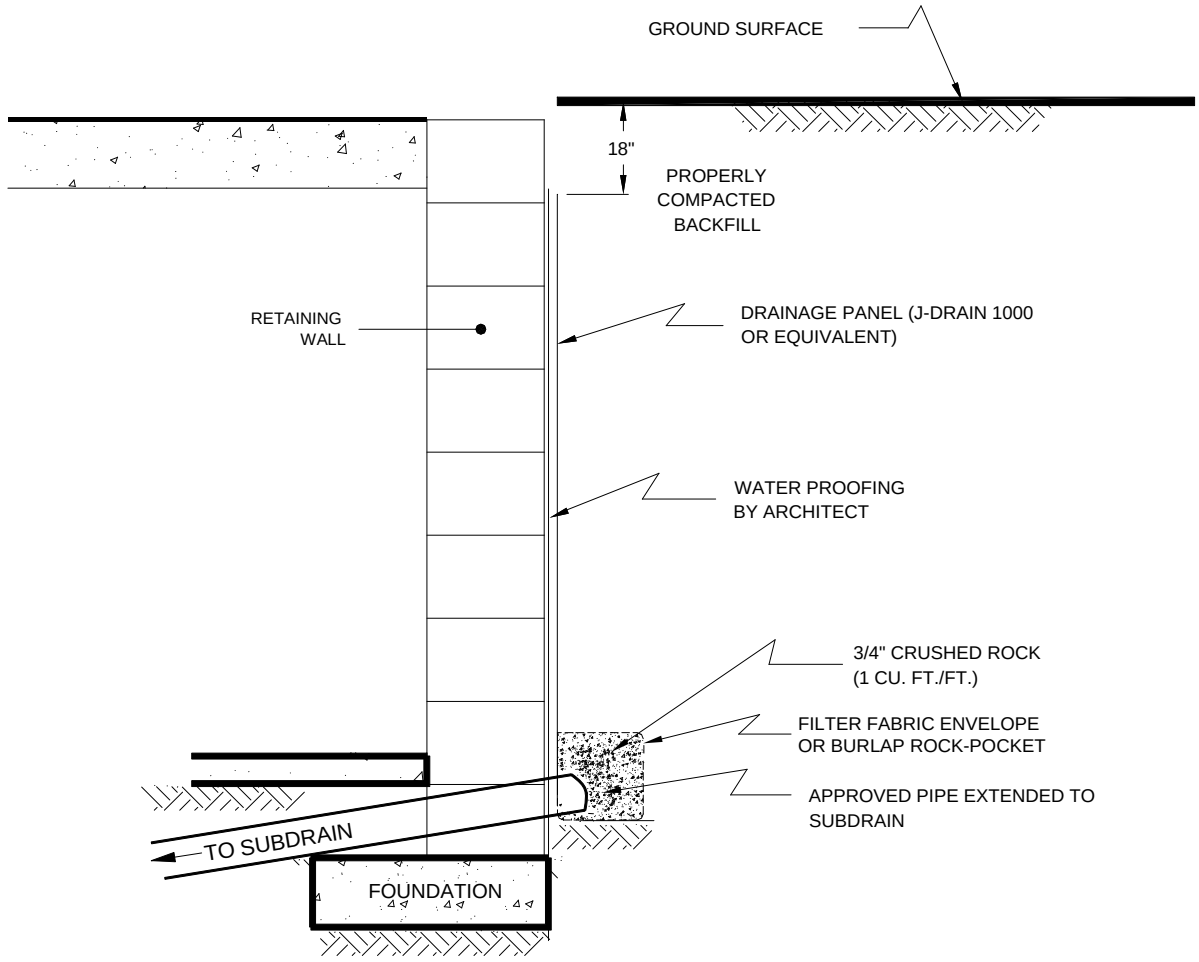
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RK		8000

RETAINING WALL DRAIN DETAIL

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NO SCALE

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NDB		8000

RETAINING WALL DRAIN DETAIL

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FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 9

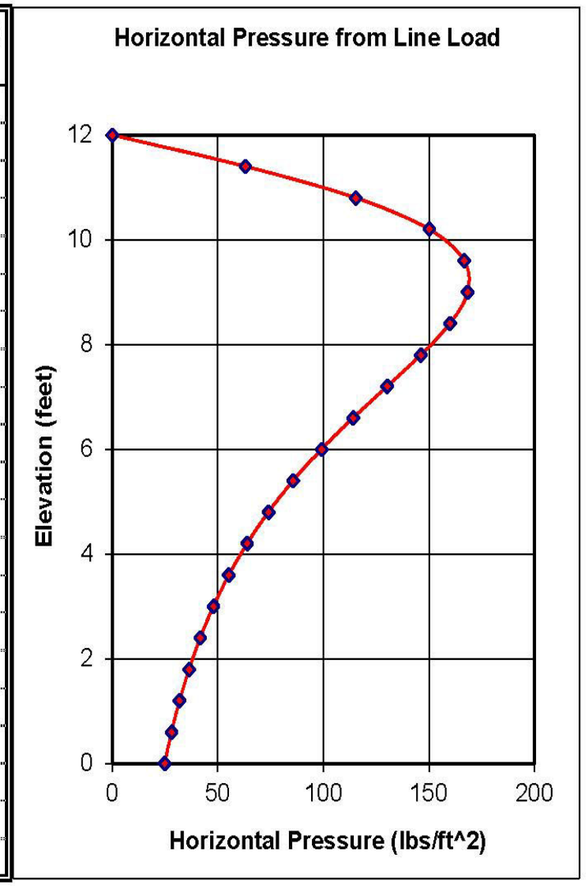
The load of the adjacent 1-story structure was assumed.

Horizontal Surcharge Pressure from Line Load

(Ref: NAVFAC 7.2-74)

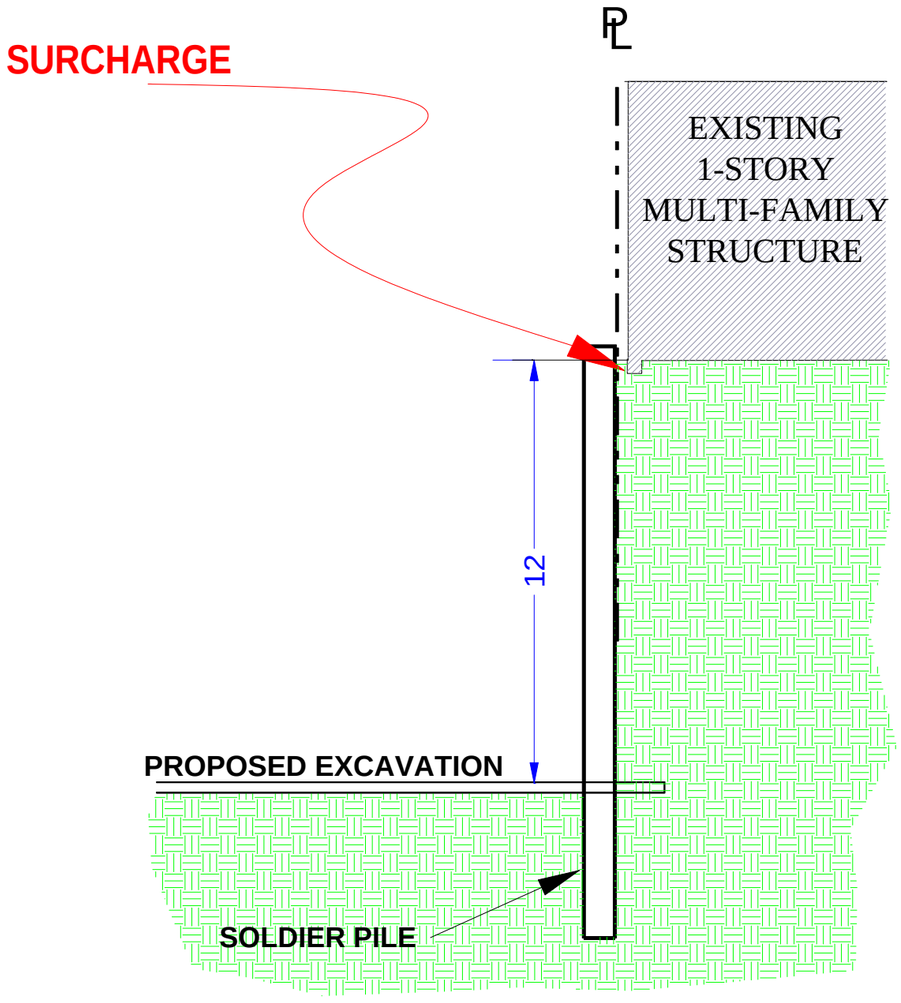
Line Load	Ql=	2000.00 lbs
Height of Cut	H=	12.00 ft
Distance Away	X=	0.00 ft
	m=	0.00

Elevation (feet) Z	n-value	Horizontal Pressure (lbs/ft^2) sigma(h)
12.0	0.00	0.00
11.4	0.05	63.12
10.8	0.10	115.34
10.2	0.15	150.12
9.6	0.20	166.67
9.0	0.25	168.33
8.4	0.30	160.00
7.8	0.35	146.19
7.2	0.40	130.21
6.6	0.45	114.15
6.0	0.50	99.15
5.4	0.55	85.71
4.8	0.60	73.96
4.2	0.65	63.86
3.6	0.70	55.23
3.0	0.75	47.89
2.4	0.80	41.67
1.8	0.85	36.38
1.2	0.90	31.88
0.6	0.95	28.05
0.0	1.00	24.77



Maximum Pressure = 168.33 lbs/ft^2

Total Load per Lineal Foot of Wall = 1074.17 lbs/ft



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ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

NDB/BRG		8000

CROSS-SECTION/SURCHARGE CALCULATION

VERMONT TOD
AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 10

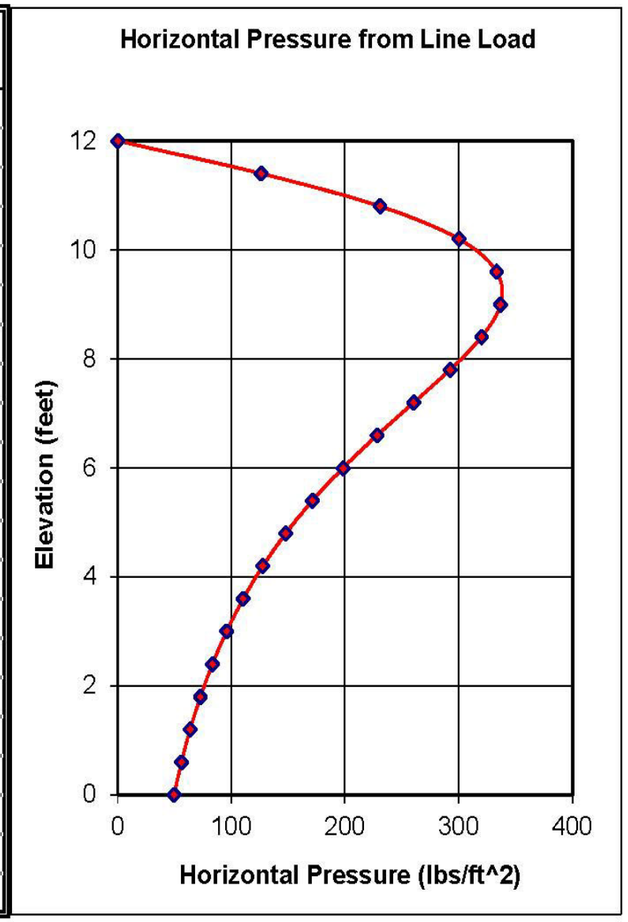
The load of the adjacent 2-story structure was assumed.

Horizontal Surcharge Pressure from Line Load

(Ref: NAVFAC 7.2-74)

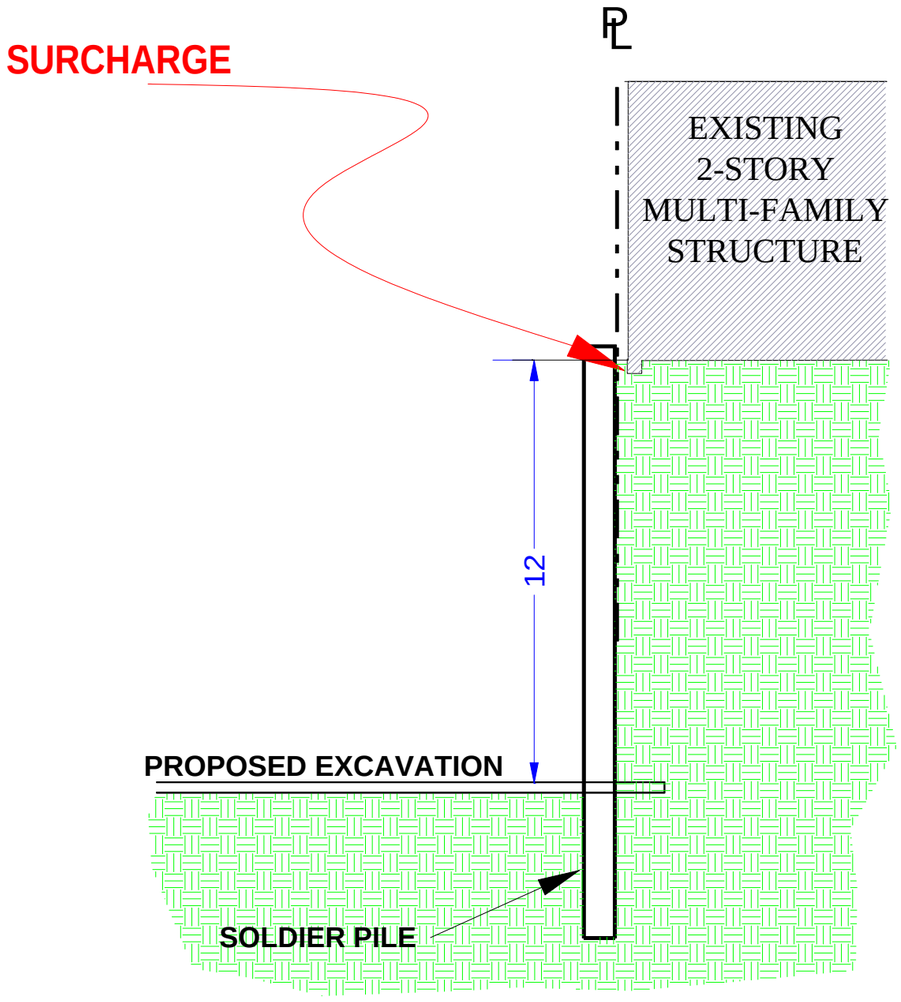
Line Load	Ql=	4000.00 lbs
Height of Cut	H=	12.00 ft
Distance Away	X=	0.00 ft
	m=	0.00

Elevation (feet) Z	n-value	Horizontal Pressure (lbs/ft^2) sigma(h)
12.0	0.00	0.00
11.4	0.05	126.23
10.8	0.10	230.68
10.2	0.15	300.24
9.6	0.20	333.33
9.0	0.25	336.66
8.4	0.30	320.00
7.8	0.35	292.37
7.2	0.40	260.42
6.6	0.45	228.30
6.0	0.50	198.29
5.4	0.55	171.41
4.8	0.60	147.93
4.2	0.65	127.71
3.6	0.70	110.45
3.0	0.75	95.78
2.4	0.80	83.33
1.8	0.85	72.76
1.2	0.90	63.77
0.6	0.95	56.10
0.0	1.00	49.54



Maximum Pressure = 336.66 lbs/ft^2

Total Load per Lineal Foot of Wall = 2148.34 lbs/ft



GEOCON
WEST, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

NDB/BRG		8000

CROSS-SECTION/SURCHARGE CALCULATION

VERMONT TOD
AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. 11

GEOCON

TABLE 1

FAULTS WITHIN 60 MILES OF THE SITE

DETERMINISTIC SITE PARAMETERS

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT MAXIMUM EARTHQUAKE MAG.(Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
UPPER ELYSIAN PARK BLIND THRUST	2.5(4.1)	6.4	1.138	XI
PUENTE HILLS BLIND THRUST	3.4(5.4)	7.1	1.050	XI
HOLLYWOOD	3.7(6.0)	6.4	0.914	XI
RAYMOND	5.7(9.2)	6.5	0.673	XI
NEWPORT-INGLEWOOD (L.A.Basin)	6.2(10.0)	7.1	0.618	X
SANTA MONICA	7.8(12.5)	6.6	0.520	X
VERDUGO	8.7(14.0)	6.9	0.527	X
SIERRA MADRE	13.1(21.1)	7.2	0.390	X
MALIBU COAST	14.1(22.7)	6.7	0.273	IX
NORTHRIDGE (E. Oak Ridge)	15.0(24.2)	7.0	0.298	IX
SIERRA MADRE (San Fernando)	15.8(25.5)	6.7	0.238	IX
SAN GABRIEL	16.9(27.2)	7.2	0.274	IX
WHITTIER	17.0(27.3)	6.8	0.213	VIII
PALOS VERDES	17.0(27.4)	7.3	0.289	IX
CLAMSHELL-SAWPIT	18.0(29.0)	6.5	0.180	VIII
SANTA SUSANA	21.8(35.1)	6.7	0.160	VIII
SAN JOSE	23.5(37.8)	6.4	0.120	VII
ANACAPA-DUME	24.2(39.0)	7.5	0.226	IX
HOLSER	26.9(43.3)	6.5	0.106	VII
SIMI-SANTA ROSA	28.3(45.5)	7.0	0.139	VIII
CHINO-CENTRAL AVE. (Elsinore)	29.8(47.9)	6.7	0.105	VII
CUCAMONGA	31.8(51.1)	6.9	0.111	VII
OAK RIDGE (Onshore)	32.2(51.9)	7.0	0.117	VII
SAN ANDREAS - Whole M-1a	34.1(54.9)	8.0	0.216	VIII
SAN ANDREAS - Mojave M-1c-3	34.1(54.9)	7.4	0.144	VIII
SAN ANDREAS - 1857 Rupture M-2a	34.1(54.9)	7.8	0.190	VIII
SAN ANDREAS - Cho-Moj M-1b-1	34.1(54.9)	7.8	0.190	VIII
SAN JOAQUIN HILLS	34.5(55.5)	6.6	0.078	VII
SAN CAYETANO	37.7(60.7)	7.0	0.092	VII
NEWPORT-INGLEWOOD (Offshore)	39.9(64.2)	7.1	0.093	VII
ELSINORE (GLEN IVY)	40.5(65.2)	6.8	0.070	VI
SAN ANDREAS - Carrizo M-1c-2	44.9(72.2)	7.4	0.102	VII
SAN JACINTO-SAN BERNARDINO	46.4(74.7)	6.7	0.053	VI
SAN ANDREAS - SB-Coach. M-2b	47.8(77.0)	7.7	0.119	VII
SAN ANDREAS - San Bernardino M-1	47.8(77.0)	7.5	0.101	VII
SAN ANDREAS - SB-Coach. M-1b-2	47.8(77.0)	7.7	0.119	VII
SANTA YNEZ (East)	49.2(79.2)	7.1	0.069	VI
CLEGHORN	50.1(80.7)	6.5	0.039	V
VENTURA - PITAS POINT	52.4(84.3)	6.9	0.051	VI
OAK RIDGE(Blind Thrust Offshore)	54.2(87.2)	7.1	0.056	VI
CHANNEL IS. THRUST (Eastern)	55.9(90.0)	7.5	0.073	VII
OAK RIDGE MID-CHANNEL STRUCTURE	57.7(92.8)	6.6	0.034	V
M.RIDGE-ARROYO PARIDA-SANTA ANA	57.9(93.2)	7.2	0.055	VI
CORONADO BANK	59.6(95.9)	7.6	0.080	VII

44 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.
THE UPPER ELYSIAN PARK BLIND THRUST FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 2.5 MILES (4.1 km) AWAY.
LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 1.1384 g

APPENDIX A

FIELD INVESTIGATION

The site was explored on February 10 and 11, 2014 by drilling two 24-inch diameter borings with a bucket auger drilling machine, six 8-inch diameter borings with a truck-mounted hollow stem auger drilling machine, and three test pits by manual augers and digging equipment. The borings were advanced to depths ranging from 15½ to 30½ feet below the existing ground surface. The 24-inch diameter borings were downhole logged by a certified engineering geologist to map the geologic structure of the bedrock underlying the site. The test-pits were advanced to depths between 3 and 4½ feet below the existing ground surface and were conducted to determine the dimensions of existing adjacent foundations. Representative and relatively undisturbed samples were obtained with the hallow-stem auger drilling machine by driving a 3 inch O.D., California Modified Sampler into the "undisturbed" soil mass with blows from a 140-pound automatic hammer falling 30 inches, and by blows from a slide hammer. Representative and relatively undisturbed samples were obtained with the bucket auger by driving a 3 inch, O. D., sampler into the "undisturbed" soil mass with blows from the kelly bar on the drill rig. The California Modified Sampler was equipped with 1-inch high by 2 3/8-inch diameter brass sampler rings to facilitate removal and testing. Bulk samples were also obtained.

The soil conditions encountered in the borings were visually examined, classified and logged in general accordance with the Unified Soil Classification System (USCS). Logs of the borings are presented on Figures A1 through A11. The logs depict the soil and geologic conditions encountered and the depth at which samples were obtained. The approximate locations of the borings are indicated the Site Plan (see Figure 2).

PROJECT NO. A9063-06-01

BORING 1

ELEV. (MSL.) -- DATE COMPLETED **2/11/14**

EQUIPMENT **HOLLOW STEM AUGER** BY: **PZ**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 3.5" BASE: 2.5"**			
					ARTIFICIAL FILL			
2	B1@2'				Clay with Sand and Silt with Sand, firm, moist, brown, fine-grained with some medium- to coarse-grained, trace asphalt and brick fragments	15	97.0	23.5
4								
				CL	**COLLUVIUM**			
	B1@5'				Clay, firm, moist, dark brown	17	97.4	21.7
6					**PUENTE FORMATION**			
	B1@7'				Interbedded Siltstone and Sandstone, intensely weathered, fine-grained, thinly bedded to well bedded, soft, moderately to highly fractured	37	92.9	22.5
8								
					-Highly weathered			
10	B1@10'					31	87.1	26.9
12								
14					-Moderately weathered, slightly to moderately fractured			
	B1@15'					35	89.0	30.3
					Total depth of boring: 15.5 feet.			
					Fill to 4 feet.			
					No groundwater encountered.			
					Backfilled with soil cuttings and tamped.			
					Asphalt patched.			
					*Penetration resistance for 140 pound hammer falling 30 inches by auto-hammer.			

Figure A1,
Log of Boring 1, Page 1 of 1

A9063-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. A9063-06-01

BORING 2

ELEV. (MSL.) -- DATE COMPLETED **2/11/14**

EQUIPMENT **HOLLOW STEM AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 3.5" BASE: 3.5"**			
2					**ARTIFICIAL FILL** Sandy Clay, firm, slightly moist, dark brown, fine-grained with trace medium-grained, trace brick, asphalt, and concrete fragments, trace fine gravel			
4	B2@3'					13	96.9	18.0
				CL	**COLLUVIUM** Clay, firm, moist, dark brown, trace fine-grained sand			
6	B2@6'					19	99.5	22.0
8					**PUENTE FORMATION** Silty Sandstone, intensely to completely weathered, poorly bedded to massive, friable, pale brown to reddish brown, fine-grained			
10	B2@9'					21	105.8	14.2
					-Many fine to coarse gravels, well-rounded			
12	B2@12'				Interbedded Siltstone and Sandstone, highly weathered, moderately fractured, well bedded, thinly bedded, reddish brown to olive brown to pale brown with oxidation staining along fracture planes, fine-grained	50	92.5	28.5
14	B2@15'					53	94.0	26.5
					Total depth of boring: 15.5 feet. Fill to 4 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched. *Penetration resistance for 140 pound hammer falling 30 inches by auto-hammer.			

A9063-06-01 BORING LOGS.GPJ

Figure A2,
Log of Boring 2, Page 1 of 1

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

BORING 3

ELEV. (MSL.) -- DATE COMPLETED **2/11/14**

EQUIPMENT **HOLLOW STEM AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 3" BASE: 3"**			
					ARTIFICIAL FILL			
2					Sandy Clay, firm, slightly moist, dark brown, fine-grained, some brick, asphalt, and concrete fragments, some fine to coarse gravel			
4								
6	B3@5'					20	115.2	9.8
	B3@7'				**PUENTE FORMATION**	27	100.9	19.5
8					Silty Sandstone, completely weathered, moderately to highly fractured, friable, massive to poorly bedded, soft, fine-grained			
10	B3@10'					16	105.8	16.3
12								
14	B3@13'					35	102.4	5.2
16					Interbedded Siltstone and Sandstone, highly weathered, moderately fractured, moderately to well bedded, thinly bedded, reddish brown to olive brown to gray			
18	B3@17'					75	91.0	27.2
20	B3@20'					52	92.5	22.4
					Total depth of boring: 20.5 feet. Fill to 6.5 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched. *Penetration resistance for 140 pound hammer falling 30 inches by auto-hammer.			

A9063-06-01 BORING LOGS.GPJ

Figure A3,
Log of Boring 3, Page 1 of 1

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. A9063-06-01

BORING 4

ELEV. (MSL.) -- DATE COMPLETED **2/11/14**

EQUIPMENT **HOLLOW STEM AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0	BULK 0-5'				**ASPHALT: 4" NO BASE** **ARTIFICIAL FILL** Sandy Clay, firm, slightly moist, dark brown, fine- to medium-grained, moderate plasticity, trace brick, asphalt, and concrete fragments, trace fine to coarse gravel			
4	B4@4'			CL	**COLLUVIUM** Clay with Sand, firm, slightly moist, dark brown, fine-grained, trace fine gravel	16	101.3	18.5
8	B4@8'				**PUENTE FORMATION** Silty Sandstone, intensely to completely weathered, moderately to highly fractured, poorly bedded to massive, friable, yellowish brown to gray, fine-grained	25	96.8	16.8
12	B4@11'					43	105.9	16.9
16	B4@16'					35	103.6	8.1
20	B4@20'				Interbedded Siltstone and Sandstone, highly weathered, moderately fractured, thinly bedded to well bedded, reddish brown to olive brown to gray, fine-grained	50	92.9	25.7
					Total depth of boring: 20.5 feet. Fill to 4 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched. *Penetration resistance for 140 pound hammer falling 30 inches by auto-hammer.			

A9063-06-01 BORING LOGS.GPJ

Figure A4,
Log of Boring 4, Page 1 of 1

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

BORING 5

ELEV. (MSL.) -- DATE COMPLETED **2/11/14**

EQUIPMENT **HOLLOW STEM AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 5" BASE: 3"**			
					ARTIFICIAL FILL			
2					Sandy Clay, firm, slightly moist, dark brown, fine-grained, some brick, asphalt, and concrete fragments			
	B5@3'				No Recovery @ 3' - large asphalt fragment in core	11	--	--
4								
					PUENTE FORMATION			
6	B5@6'				Silty Sandstone, intensely to completely weathered, poorly bedded to massive, friable, brown to olive brown to gray, fine-grained. Few thin well-defined beds.	19	101.0	20.1
8								
	B5@9'					43	115.8	13.8
10								
	B5@12'					33	106.0	12.3
12								
14								
	B5@15'					28	102.7	6.0
					Total depth of boring: 15.5 feet. Fill to 5 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched. *Penetration resistance for 140 pound hammer falling 30 inches by auto-hammer.			

Figure A5,
Log of Boring 5, Page 1 of 1

A9063-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

BORING 6

ELEV. (MSL.) -- DATE COMPLETED **2/11/14**

EQUIPMENT **HOLLOW STEM AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ASPHALT: 5" BASE: 7"**			
					PUENTE FORMATION			
2	B6@2'				Sandstone, intensely to completely weathered, massive, soft, friable, brown to reddish brown, fine-grained.	25	102.6	7.0
4								
	B6@5'					24	99.4	7.2
6								
	B6@7'					28	97.6	8.1
8								
10	B6@10'					45	103.2	9.5
12								
14					-Some oxidation staining along fracture planes			
	B6@15'					36	95.8	17.5
					Total depth of boring: 15.5 feet. No fill encountered. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched. *Penetration resistance for 140 pound hammer falling 30 inches by auto-hammer.			

Figure A6,
Log of Boring 6, Page 1 of 1

A9063-06-01 BORING LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

BORING 7

ELEV. (MSL.) -- DATE COMPLETED **2/10/14**

EQUIPMENT **BUCKET AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ARTIFICIAL FILL** Sandy Clay, firm, slightly moist, dark brown to yellowish brown, fine- to medium-grained, some asphalt and brick fragments			
2	BULK 2-4'				-Sandy Silt, firm, slightly moist, yellowish brown, fine-grained, low plasticity			
4	B7@3'			CL	**COLLUVIUM** Clay with Sand, firm to stiff, moist, dark brown, fine-grained		104.4	21.2
6					**PUENTE FORMATION** Sandstone, intensely weathered, moderately to highly fractured, poorly bedded, thickly bedded, friable, yellowish brown, fine-grained			
8	B7@7'						110.9	12.6
10	B7@10'				Interbedded Siltstone and Sandstone, highly weathered, moderately fractured, thinly bedded, olive brown to yellowish brown to pale brown, fine-grained, few gypsum films along fracture planes - 1/2" thick ash bed; Bedding: 0°N, 11°W		88.7	31.5
12	B7@12'				-1/4" thick ash bed		87.8	27.7
14					-Moderately to highly weathered, slightly fractured -Bedding: N6°W, 5°SW			
16	B7@15'				-Slight hydrocarbon odor		95.1	23.3
18			▼		-Moderately soft -Minor seepage along sandstone beds			
20	B7@20'				-Bedding: N40°W, 10°SW -Slightly weathered		89.0	29.7
22					-Bedding: N25°E, 10°NW			
24								
26	B7@25'						84.9	30.9
28								

A9063-06-01 BORING LOGS.GPJ

Figure A7,
Log of Boring 7, Page 1 of 2

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	**BORING 7** ELEV. (MSL.) -- DATE COMPLETED **2/10/14** EQUIPMENT **BUCKET AUGER** BY: **AL**	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
30	B7@30'						89.3	29.9

Total depth of boring: 30.5 feet.
Fill to 1.5 feet.
Downhole logged by CHL.
Groundwater seepage encountered at 17.9 feet.
Backfilled with soil cuttings and tamped.
Asphalt patched.

*Penetration resistance for Kelly Bar falling 12 inches.
Kelly Bar weights: 0-24 feet = 2400 pounds ; 25-44 feet =1550 pounds

A9063-06-01 BORING LOGS.GPJ

Figure A7,
Log of Boring 7, Page 2 of 2

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

BORING 8

ELEV. (MSL.) -- DATE COMPLETED **2/10/14**

EQUIPMENT **BUCKET AUGER** BY: **AL**

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	MATERIAL DESCRIPTION	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
0					**ARTIFICIAL FILL** Sandy Clay to Sandy Silt, firm, slightly moist, dark brown, fine- to medium-grained, some brick and asphalt fragments, some fine to coarse gravel			
2								
4	B8@3'						99.1	22.0
6					**PUENTE FORMATION** Interlayered Siltstone and Sandstone, moderately to highly weathered, slightly to moderately fractured, well bedded, thinly bedded, yellowish brown to olive brown to pale brown with oxidation staining along fracture planes, soft, fine-grained			
8	B8@7'				-Bedding: N58°E, 66°NW		97.3	21.3
10	B8@10'				-2" thick siliceous bed		88.9	27.8
12	B8@12'						92.3	24.0
14					-1" thick siliceous bed -Bedding: N67°E, 68°NW			
16	B8@15'				-Slightly fractured		92.8	24.8
18			▼		-Minor seepage along sandstone beds			
20	B8@20'						90.9	27.1
22					-Bedding: N59°E, 54°NW			
24								
26	B8@25'				-Wet		87.6	28.8
28								

A9063-06-01 BORING LOGS.GPJ

Figure A8,
Log of Boring 8, Page 1 of 2

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. A9063-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	**BORING 8** ELEV. (MSL.) -- DATE COMPLETED **2/10/14** EQUIPMENT **BUCKET AUGER** BY: **AL**	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
30	B8@30'						90.0	24.9

Total depth of boring: 30.5 feet.
Fill to 4 feet.
Downhole logged by CHL.
Groundwater seepage encountered at 18.3 feet.
Backfilled with soil cuttings and tamped.
Asphalt patched.

*Penetration resistance for Kelly Bar falling 12 inches.
Kelly Bar weights: 0-24 feet = 2400 pounds ; 25-44 feet =1550 pounds

A9063-06-01 BORING LOGS.GPJ

Figure A8,
Log of Boring 8, Page 2 of 2

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

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GEOCON

PROJECT NO. A9063-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TEST PIT 1 ELEV. (MSL.) -- DATE COMPLETED 2/11/14 EQUIPMENT HAND AUGER BY: PZ	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
0					**ASPHALT: 3" BASE: 5"** **ARTIFICIAL FILL** Sandy Clay and Sandy Silt, stiff, slightly moist, dark brown, fine- to coarse-grained, some fine to coarse gravel, some brick, asphalt, and glass debris			
2					-Mottled yellowish brown to brown -Increase in clay content			
4					**PUENTE FORMATION** Interbedded Siltstone and Sandstone, highly weathered, moderately fractured, thinly bedded, well bedded, soft, moist			
					Total depth of test pit: 4.5 feet. Fill to 3 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched.			

A9063-06-01 TEST PIT LOGS.GPJ

Figure A9,
Log of Test Pit 1, Page 1 of 1

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. A9063-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	TEST PIT 2 ELEV. (MSL.) -- DATE COMPLETED 2/11/14 EQUIPMENT HAND AUGER BY: PZ	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
0					**ASPHALT: 3" BASE: 5"**			
					ARTIFICIAL FILL			
2					Sandy Clay and Sandy Silt, stiff, moist, dark brown, fine- to medium-grained, some fine to coarse gravel, some brick, asphalt, and concrete fragments			
					Total depth of test pit: 3 feet. All fill encountered. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched.			

Figure A10,
Log of Test Pit 2, Page 1 of 1

A9063-06-01 TEST PIT LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

GEOCON

PROJECT NO. A9063-06-01

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	**TEST PIT 3** ELEV. (MSL.) -- DATE COMPLETED **2/11/14** EQUIPMENT **HAND AUGER** BY: **PZ**	PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					MATERIAL DESCRIPTION			
0					**ARTIFICIAL FILL** Sandy Clay, firm, slightly moist, brown, fine-grained, some fine to coarse gravel, some brick fragments			
2				CL	**COLLUVIUM** Sandy Clay, firm, moist, dark brown, fine-grained			
4					Total depth of test pit: 4 feet. Fill to 1.5 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched.			

Figure A11,
Log of Test Pit 3, Page 1 of 1

A9063-06-01 TEST PIT LOGS.GPJ

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◪ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

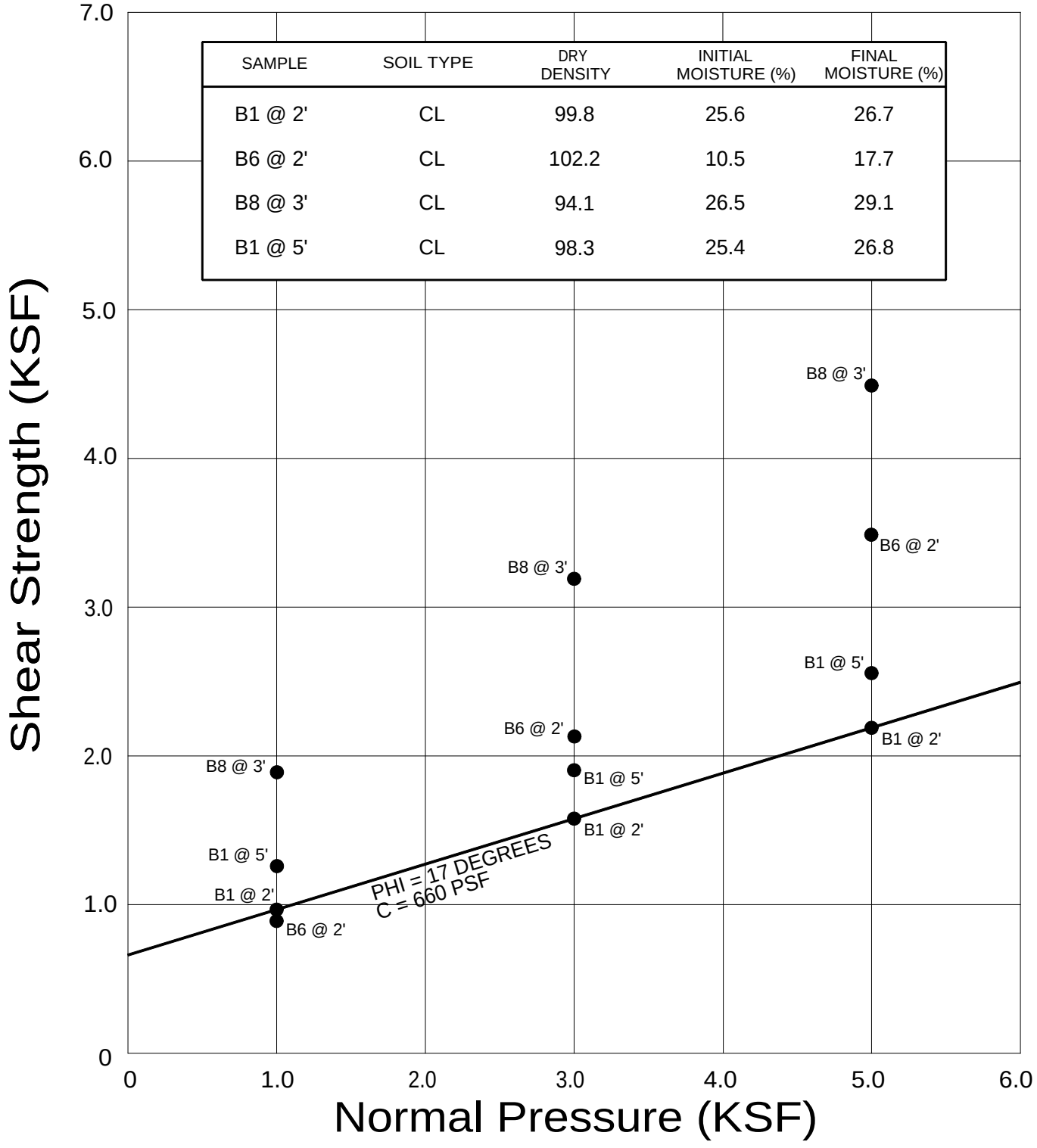
GEOCON

APPENDIX B

LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the "American Society for Testing and Materials (ASTM)", or other suggested procedures. Selected samples were tested for direct shear strength, expansion characteristics, corrosivity, in-place dry density and moisture content. The results of the laboratory tests are summarized in Figures B1 through B6. The in-place dry density and moisture content of the samples tested are presented in the boring logs, Appendix A.

SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1 @ 2'	CL	99.8	25.6	26.7
B6 @ 2'	CL	102.2	10.5	17.7
B8 @ 3'	CL	94.1	26.5	29.1
B1 @ 5'	CL	98.3	25.4	26.8



GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

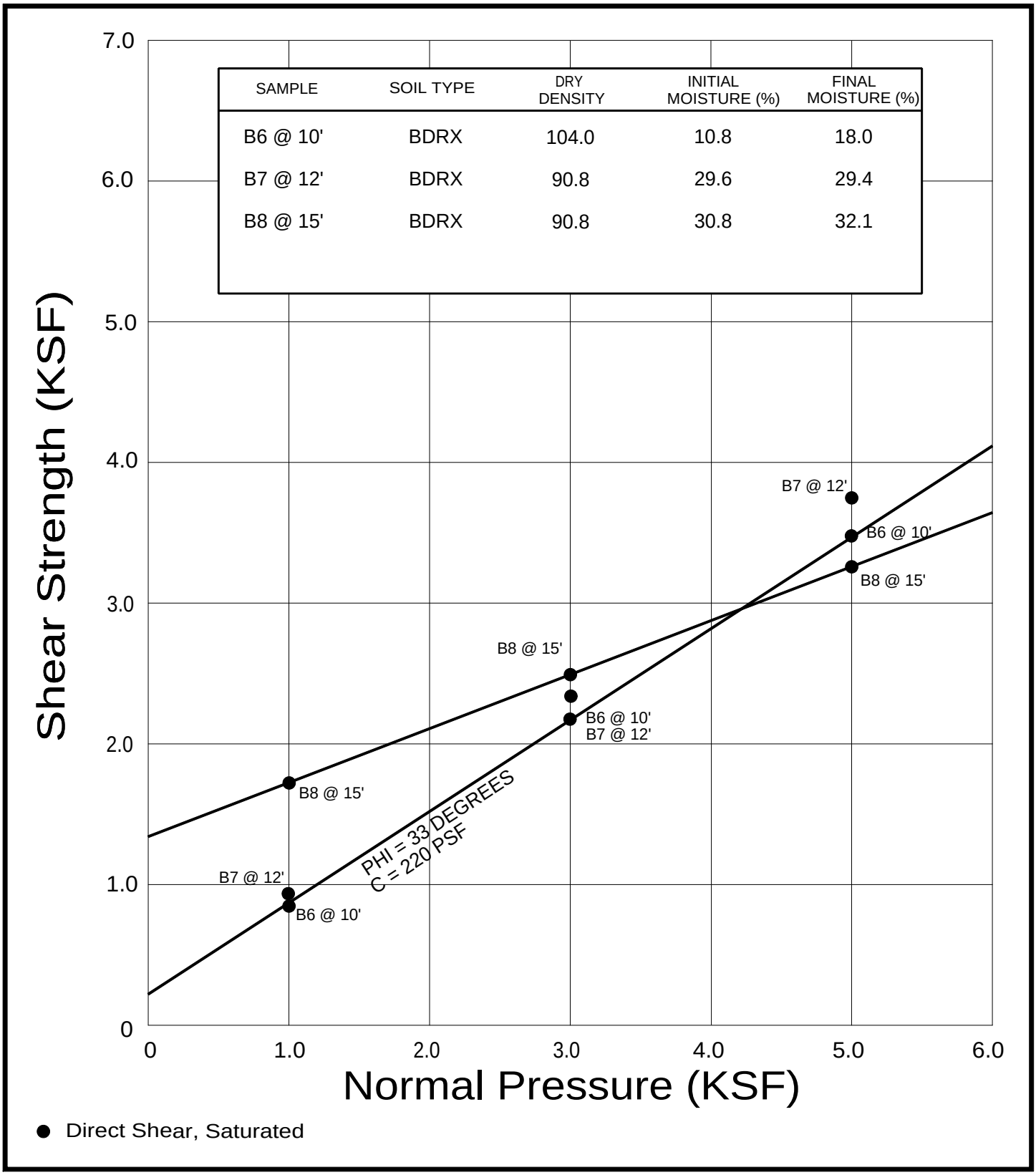
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DIRECT SHEAR TEST RESULTS

VERMONT TOD

AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. B1



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PHONE (818) 841-8388 - FAX (818) 841-1704

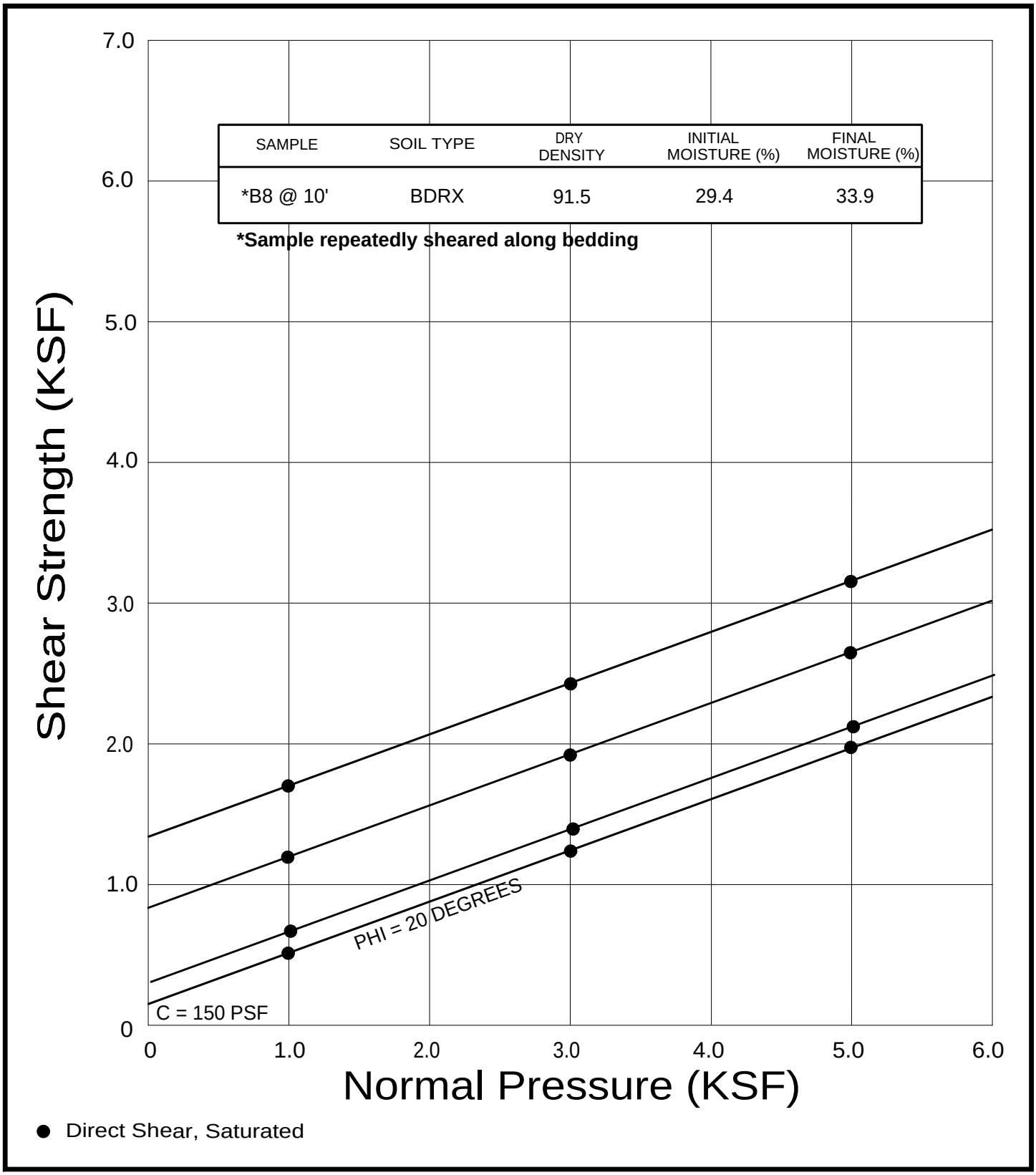
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DIRECT SHEAR TEST RESULTS

VERMONT TOD

AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. B2



SAMPLE	SOIL TYPE	DRY DENSITY	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
*B8 @ 10'	BDRX	91.5	29.4	33.9

***Sample repeatedly sheared along bedding**

● Direct Shear, Saturated

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W E S T, I N C.

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PHONE (818) 841-8388 - FAX (818) 841-1704

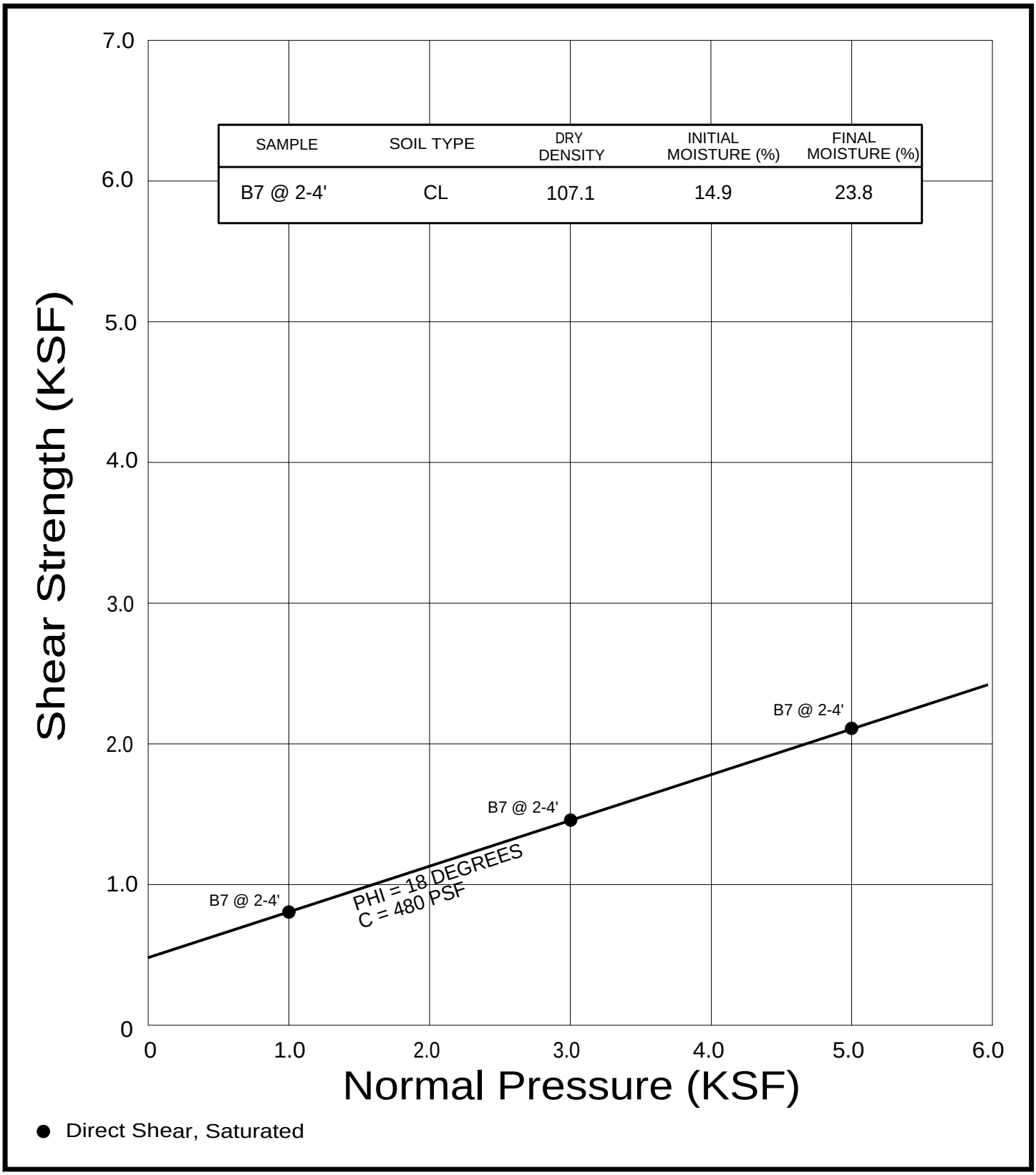
PZ		9000

DIRECT SHEAR TEST RESULTS

VERMONT TOD

AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. B3



GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

PZ		9000

DIRECT SHEAR TEST RESULTS

VERMONT TOD

AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. B4

SUMMARY OF LABORATORY EXPANSION INDEX TEST RESULTS
ASTM D 4829-11

Sample No.	Moisture Content (%)		Dry Density (pcf)	Expansion Index	*UBC Classification	**CBC Classification
	Before	After				
B7 @ 10-13'	14.2	37.9	96.2	101	High	Expansive

* Reference: 1997 Uniform Building Code, Table 18-I-B.

** Reference: 2013 California Building Code, Section 1803.5.3

SUMMARY OF LABORATORY MAXIMUM DENSITY AND AND OPTIMUM MOISTURE CONTENT TEST RESULTS
ASTM D 1557-12

Sample No.	Soil Description	Maximum Dry Density (pcf)	Optimum Moisture (%)
B7 @ 2-4'	Clay with Sand	119.5	14.0

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PHONE (818) 841-8388 - FAX (818) 841-1704

PZ | | 9000

LABORATORY TEST RESULTS

VERMONT TOD
AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014 | PROJECT NO. A9063-06-01 | FIG. B5

SUMMARY OF LABORATORY POTENTIAL OF HYDROGEN (pH) AND RESISTIVITY TEST RESULTS CALIFORNIA TEST NO. 643

Sample No.	pH	Resistivity (ohm centimeters)
B7 @ 10-13'	7.63	650 (Severely Corrosive)

SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS EPA NO. 325.3

Sample No.	Chloride Ion Content (%)
B7 @ 10-13'	0.009

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS CALIFORNIA TEST NO. 417

Sample No.	Water Soluble Sulfate (% SO_4)	Sulfate Exposure*
B7 @ 10-13'	0.046	Negligible

* Reference: 2013 California Building Code, Section 1904.3 and ACI 318-11 Section 4.3.

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ENVIRONMENTAL GEOTECHNICAL MATERIALS
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PHONE (818) 841-8388 - FAX (818) 841-1704

PZ		9000

CORROSIVITY TEST RESULTS

VERMONT TOD
AMCAL ENTERPRISES, INC.
211-241 N VERMONT AVENUE
LOS ANGELES, CALIFORNIA

FEB. 28, 2014	PROJECT NO. A9063-06-01	FIG. B6

SOIL AND SOIL VAPOR INVESTIGATION REPORT
215-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90004

Prepared for:

AMCAL Multi-Housing, Inc.

Attention: Mr. Jay Ross
30141 Agoura Road, Suite 100
Agoura Hills, California 91301-4337
(310) 494-1115

Prepared by:

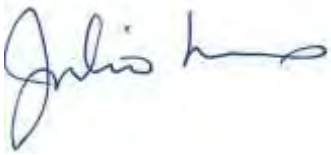
SCS ENGINEERS
3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816
(562) 426-9544

April 11, 2014
File No. 01205501.27

This Soil and Soil Vapor Investigation Report dated April 11, 2014 for the property located at 215-235 North Vermont Avenue, Los Angeles, California was prepared and reviewed by the following:



Justin Rauzon
Project Manager
SCS ENGINEERS



Julio Nuno
Project Director
SCS ENGINEERS



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3 Soil Boring Locations Showing Total Petroleum Hydrocarbon Detections

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2 Summary of Analytical Results for Total Petroleum Hydrocarbons in Soil Samples
3 Summary of Analytical Results for Metals in Soil Samples

Appendices

A H&P Laboratory Report and Chain-of-Custody Documentation
B AETL Laboratory Report and Chain-of-Custody Documentation
C Soil Boring Logs

DISCLAIMER

This report has been prepared specifically for AMCAL Multi-Housing, Inc. with specific application to an investigation of soil and soil vapor at the 215-235 North Vermont Avenue, Los Angeles, California. The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented herein. No other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content or information embedded therein. Third parties use this report at their own risk.

Changes in site use and conditions may occur due to variation in rainfall, temperature, water usage, or other factors. Additional information that was not available to the consultant at the time of this investigation or changes that may occur on the site or in the surrounding area may result in modification to the site that would impact the summary and recommendations presented herein. This report is not a legal opinion.

1 INTRODUCTION

SCS Engineers (SCS) was retained by AMCAL Multi-Housing, Inc. (AMCAL) to conduct a soil and soil vapor investigation (Phase II Investigation) at 215-235 North Vermont Avenue, Los Angeles, California (the "Property"). Investigation activities were conducted in accordance with SCS's proposal dated March 28, 2014 (Proposal No. 0100362214). A location map for the Property is presented as **Figure 1**.

2 GENERAL BACKGROUND

Andersen Environmental (Anderson) conducted a Phase I Environmental Site Assessment (Andersen Project No. 1307-1138) at the Property in August 2013 on AMCAL's behalf. The Property covers approximately one acre and is located on the western side of North Vermont Avenue, approximately 175 feet south of Beverly Boulevard. It is currently developed with one commercial building occupied by Teletron, a home furnishings retail store. Asphalt-paved parking areas are located to the north and south of the approximately 10,000-square foot Teletron building.

According to the Andersen report, the following potential environmental issues were identified at the Property:

- Historical information indicates that the Property was previously occupied by printing companies. Printing operations are of concern due to the potential use of volatile organic compounds (VOCs). Andersen also indicated that an auto garage was historically located in the south portion of the Property. No further details about the auto garage operations were provided in the report.

- As part of a vapor encroachment screen, Andersen determined that, although a vapor intrusion condition appears to be unlikely, it cannot be ruled out.

- The Property is located within one of the Methane Gas Zones identified by the City of Los Angeles. There is a reasonable potential for a methane gas hazard to exist at the Property, therefore, a methane gas assessment in accordance with the City's requirements will need to be conducted prior to development.

Based on the findings of the Andersen report and discussions with AMCAL, SCS recommended a Phase II Investigation to assess the identified concerns. This report presents the findings of the soil and soil vapor investigations. A separate report prepared by SCS provides the findings of the methane investigation.

3 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

PHYSIOGRAPHIC SETTING

According to the U.S. Geological Survey (USGS), Hollywood, California 7.5-minute topographic map (1966, photorevised 1994), the Property is located at an elevation of approximately 290 feet above mean sea level in the northeastern part of the Los Angeles Basin. The Property is located approximately 2.4 miles south of the east end of the Santa Monica Mountains, and 2.75 miles west-northwest of downtown Los Angeles. The natural topography in the area of the Property slopes to the southwest.

GEOLOGY AND SOILS

Surface soils in the Property area have been mapped as Tertiary unnamed shale (Tush) consisting of gray to light brown thin beds of silty clay shale and fine grained sandstone (Dibblee 2001). Geocon West, Inc. (Geocon) conducted a geotechnical investigation at the Property in February 2014 and reported that on-site soils consist of "previously certified engineered fill and colluvium underlaid by sedimentary bedrock units of the Miocene Age Puente Formation." The artificial fill was encountered in the upper 6.5 feet and consisted of sandy clay and sandy silt. Geocon described the underlying colluvium (to a maximum depth of 8 feet) as sandy clay and clay with sand and the bedrock as slight to highly fractured interbedded sandstone and siltstone. During soil boring activities at the Property, SCS observed subsurface soils consistent with those reported by Geocon.

HYDROGEOLOGY

The Property is located in the northern portion of the Central Groundwater Basin, in an area with limited groundwater data. According to information available on the State Water Resources Control Board (SWRCB) GeoTracker website, groundwater beneath the former 76 Station leaking underground storage tank (LUST) site located approximately 250 feet to the north of the Property was reported between 27 and 37 feet below ground surface (bgs) at four monitoring wells installed in November 2008. Geocon noted that historical high groundwater elevations in the area occur between 10 and 20 feet bgs. While drilling with a bucket auger at the Property, Geocon reported groundwater seepage at depths of 17.9 and 18.3 feet bgs in two borings. Geocon stated that it was their opinion this did not represent static groundwater level, but rather a zone of perched water "within granular materials underlain by relatively impermeable bedrock units" or local flows through the fractured bedrock. Groundwater was not encountered in borings to 15 feet bgs during this investigation on April 1, 2014, nor in soil gas borings to 20 feet bgs during the methane gas survey conducted on April 3, 2014.

4 SITE INVESTIGATION AND ANALYTICAL RESULTS

The Phase II Investigation consisted of soil and soil vapor sampling. Investigation activities were conducted April 1, 2014. As required by law, SCS pre-marked the proposed sampling points and

notified Underground Service Alert (USA) (DigAlert Ticket No. B40860190). Goldak, Inc. of Sylmar, California was also contracted to conduct a geophysical survey to clear boring locations and avoid any subsurface utilities prior to drilling. An aerial image showing soil vapor boring locations is included as **Figure 2**. **Figure 3** shows the locations of the soil borings.

SOIL VAPOR SAMPLING AND ANALYSIS

Under the direction of SCS, H&P Mobile Geochemistry Inc. (H&P) of Carlsbad, California installed soil vapor probes at 12 boring locations (SV1 through SV12). At each location, temporary soil vapor probes were installed at 5 feet below ground surface (bgs).

Soil vapor probes were installed using a direct-push drill rig. Stainless steel rods were advanced to the target depth. The steel rods were retracted from each boring and new (clean) 1/8-inch diameter Nylaflow tubing, with a polypropylene filter placed on the bottom end, was inserted to the desired depth. Clean #2/12 Monterey sand was placed in a 6-inch vertical interval around each filter. A bentonite seal was placed above the sand pack for each probe. The remaining annular space was then backfilled with bentonite and hydrated.

Soil vapor sampling was conducted in general accordance with the *Advisory – Active Soil Gas Investigations*, published by the Regional Water Quality Control Board and Department of Toxic Substance Control in April 2012 (the "Guidance"). Following a minimum of 30 minutes after being set, the probes were purged to remove ambient air from the sampling system and ensure that the collected soil vapor sample was representative of soil conditions. Based on the purge volume test conducted at location SV1, a purge of three volumes of the system was used. Prior to collecting samples into glass syringes, a leak-check compound (1,1-difluoroethane [1,1-DFA]) was exposed at the surface.

A total of 17 soil vapor samples (includes purge volume, a replicate samples, and one resample) were collected and analyzed for VOCs using EPA Method 8260B in an on-site mobile laboratory provided by H&P. H&P is certified by the California Department of Health Services to conduct the specified analysis. Chain-of-custody documentation was completed in order to accurately track the samples from the point of collection through analysis.

During the course of the field investigation, leak-check compound (1,1-DFA) was detected in five soil vapor samples. The Guidance requires that the laboratory report all detections of leak-check compound equal to, or greater than, the reporting limit for the target analytes. Although minimum reporting limits for different VOCs can vary, the reporting limit for 1,1-DFA (0.10 micrograms per liter [µg/L]) matches that of the majority of the target VOCs. The Guidance only requires corrective action, however, if the concentration of the leak-check compound is "greater than or equal to 10 times the reporting limit for the target analyte." In four of the five cases where 1,1-DFA was detected, the reported concentrations (ranging from 0.17 to 0.34 µg/L) was below the 10x-threshold (10 times 0.10 µg/L, or 1.0 µg/L), so the sample analyses were compliant with the Guidance and no additional action was taken.

In the fifth of the five cases where 1,1-DFA was detected (SV10), the reported concentration was 1.9 µg/L, which does exceed the 10x-threshold. In this instance, the probe was resampled using another leak detection compound (isopropyl alcohol [IPA]). One of the reasons for resampling using a different leak detection compound was to evaluate whether the 1,1-DFA concentration was a result of its presence as a possible contaminant in the subsurface soil vapor, as opposed to being evidence of a leak in the system. No 1,1-DFA was detected in the SV10 resample, but IPA was detected at a concentration of 6.0 µg/L. Because no other VOCs were detected in the original SV10 analysis, and the IPA concentration did not exceed 10 times its corresponding practical reporting limit (2.0 µg/L), the resample was considered compliant with the Guidance and no further action was taken.

After all samples had been collected and the soil vapor analysis completed, the probes were removed and the surface was patched with asphalt to match the surrounding surface material. No soil cuttings or water requiring disposal were generated during the soil vapor assessment activities.

Soil Vapor Analytical Results

The H&P laboratory report, chain-of-custody documentation and quality assurance/control (QA/QC) data are included as **Appendix A**.

A summary of the analytical results for soil vapor samples is provided **Table 1**. In addition to the leak-check compound detections discussed above, benzene was detected in four samples (SV5, SV9, SV10 resample, and SV11) at trace concentrations ranging from 0.02 to 0.07 µg/L. The benzene concentrations are shown on **Figure 2**. Besides benzene, no other VOCs were detected in the soil vapor samples.

SOIL SAMPLING AND ANALYSIS

Under the direction of SCS, H&P conducted continuous core soil sampling using a truck-mounted direct-push drill rig. Soil samples were collected at eight boring locations (B1 through B4, B6, B7, B11, and B12). Soil samples were collected 1, 5, 10, and 15 feet bgs at each boring. Samples were recovered from the subsurface in new acetate sample sleeves that had been placed within the direct-push sampling rod.

The 1-foot soil samples from all locations were selected to be analyzed for California regulated heavy metals (Title 22 metals) using EPA Methods 6010B/7471A. The 5-, 10-, and 15-foot soil samples were selectively analyzed for total petroleum hydrocarbons-hydrocarbon chain (TPH-cc) using modified EPA Method 8015M and VOCs by EPA Methods 8260B. Samples selected for possible VOC analysis were prepared in the field using EPA Method 5035, which includes the collection of four 5-gram aliquots of soil from each soil sample using a plunger/sub-sampler provided by the laboratory. The four aliquots of soil were immediately placed in 40 milliliter VOA (volatile organic analysis) vials as follows – two aliquots in VOAs with a sodium bisulfate preservative, one in a methanol preservative, and one in a blank (empty) VOA. The samples

were placed in a chilled ice-chest for transport to American Environmental Testing Laboratory, Inc. (AETL) of Burbank, California.

AETL is a certified by the California Department of Health Services to conduct the specified analyses. Samples were tracked from the point of collection through the laboratory using proper chain-of-custody protocol.

The continuous core sample sleeves were observed for soil classification and to screen samples for indications of potential contamination, such as discoloration and odor. Boring logs recording the lithology observed are provided in **Appendix C**. With the exception of a small amount of asphalt and red brick material observed in soils collected at B2, none of the soil samples collected showed any signs of contamination in the field. After soil sample collection the soil borings were backfilled with hydrated bentonite to a depth of 5-feet bgs, at which point the soil vapor probes discussed above were constructed.

Soil Analytical Results

The AETL laboratory report, chain-of-custody documentation, and quality assurance/quality control (QA/QC) data are included as **Appendix B**.

No VOCs were detected in the soil samples at concentrations equal to or above the laboratory reporting limits. A summary of the laboratory results for TPH-cc is included as **Table 2**. As shown, no gasoline range hydrocarbons were detected. Diesel range hydrocarbons were reported in two samples from two soil borings (ranging from 15.9-29.1 milligrams per kilogram [mg/kg]) and heavy range hydrocarbons were reported in samples from three soil borings (ranging from 20.7 to 596 mg/kg). Analytical results for metals are summarized in **Table 3**.

5 DISCUSSION OF ANALYTICAL RESULTS AND REGULATORY LIMITS

VOCS IN SOIL VAPOR

The California EPA Office of Environmental Health Hazard Assessment (OEHHA) has published the *Use of California Human Health Screening levels (CHSSLs) in Evaluation of Contaminated Properties*, dated January 2005 (the "OEHHA Guidance"). Within this document, CHHSLs were developed for VOCs in soil vapor for residential and industrial/commercial land use scenarios. The CHHSLs are based on general assumptions regarding soils and buildings at VOC-impacted sites, the chemical characteristics of various VOCs, and potential health risks. CHHSLs have only been developed for samples collected at five feet or less below a building foundation or the ground surface.

The OEHHA Guidance states that CHHSLs are not intended to establish policy or regulation nor are they to serve as a stand-alone decision making tool. CHHSLs are “useful to get a general understanding of potential problems with a site, but cannot be used to assess actual health risks.” In addition, the OEHHA Guidance notes, "the presence of a chemical at concentrations in excess

of a CHHSL does not indicate that adverse impacts to human health are occurring or will occur but suggests that further evaluation …is warranted." Further, OEHHA has stated that CHHSLs have "no regulatory effect, and have been published solely as a reference value that may be used by citizen groups, community organizations, property owners, developers, and local government officials to estimate the degree of effort that may be necessary to remediate a property."

The soil vapor results from this investigation are compared to the residential and commercial/industrial CHHSLs in **Table 1**. As shown, benzene was the only VOCs detected for which a CHHSL has been developed. CHHSLs have not been established for the leak-check compounds 1,1-DFA or IPA.

Benzene was detected in four soil vapor samples at trace concentrations ranging from 0.02 to 0.07 µg/L. All of these detections were below the commercial/industrial CHHSL (0.122 µg/L), but three of them slightly exceeded the residential CHHSL (0.0362 µg/L). In two locations, SV5 and SV10 resample, leak-check compound (either 1,1-DFA or IPA) was detected at an acceptable level. Given the very low reporting limit for benzene, it cannot be ruled out that the benzene trace concentrations were the result of a minor intrusion of air from the surface. In general, however, the benzene concentrations are very low and not indicative of a significant past release on the Property. Given the available information, these concentrations would not be a concern to a regulatory agency. Since future construction plans reportedly call for excavating soil to construct an underground garage, which will include a membrane barrier for methane protection, the trace benzene concentrations do not represent a concern.

VOCS IN SOIL

As previously indicated, no reportable concentrations of VOCs were detected in the soil samples.

METALS IN SOIL

Regulatory guidance for metals in soil is based on an evaluation of both background and risk-based concentrations. The Kearney Foundation of Soil Science Special Report, Division of Agriculture and Natural Resources, University of California has published *Background Concentrations of Trace and Major Elements in California Soils* (Bradford, et al). The California EPA Office of Environmental Health Hazard Assessment (OEHHA) has published the *Use of California Human Health Screening levels (CHSSLs) in Evaluation of Contaminated Properties*, dated January 2005 (the "OEHHA Guidance"). The OEHHA Guidance includes CHHSLs for metals in soil for residential and industrial/commercial land use scenarios.

Table 3 provides a summary of the analytical results for metals, typical background levels, and CHHSLs. All soil samples analyzed contained concentrations of metals below or within the typical background range for California soils. The lead concentrations in samples collected at B11 (55.0 mg/kg) and B12 (54.5 mg/kg) on the north side of the Property were in the mid to high part of the typical background range for California soils. Since future construction plans call for excavating and removing soil from the Property, additional consideration of the handling and disposal of soils from this area may be warranted and could result in extra soil disposal costs.

Waste Disposal Restrictions for Metals-Impacted Soils

Title 22 of the California Code of Regulations defines both a total threshold limit concentration (TTLC), as well as a soluble threshold limit concentration (STLC), for each metal. The TTLC limits are based on the total concentration of a contaminant within the solid soil sample. The STLC limits are based on a solvent extract of the soluble fraction of the contaminant from a solid soil sample. Soils with metals concentrations at or above the STLC or TTLC limits would be considered hazardous for the purposes of disposal. However, if soil is left on a site, regulations regarding waste disposal are not applicable.

The TTLC for lead is 1,000 mg/kg. The total lead concentrations in all samples were well below the TTLC.

The STLC for lead, which only considers the soluble portion in soil, is 5 mg/kg. A concentration of 10 times the STLC is used as a trigger to conduct further analysis (i.e., the soluble analysis) of a sample to determine disposal requirements. The total lead concentrations observed at B11 and B12 were slightly higher than 10 times the STLC (the 10x threshold would be 50 mg/kg). In practice, it is unlikely that the soluble fraction of lead observed very close to the 10-times-the STLC level, as is the case with B11 and B12, would exceed the STLC because a significant portion of the lead is likely to be bound in the soil matrix.

In addition to state regulations discussed above, waste characterization under the Code of Federal Regulations may also be applicable. Wastes with soluble metal concentrations above their respective Toxicity Characteristic Leaching Procedure (TCLP) concentrations, in micrograms per liter (mg/L), would also be considered hazardous for the purposes of disposal under federal regulations. Based on the federal analytical methodology, the soluble fraction using the TCLP cannot exceed 20 times of the total concentration. The TCLP for lead is also 5 mg/kg. The concentrations observed at B11 and B12 are well below the 20-times-the-TCLP level (100 mg/kg) and would not be considered a hazardous waste under federal regulations.

Note that soluble lead testing, for comparison to the STLC or TCLP concentrations, was not conducted during this investigation. The TTLC, STLC, and TCLP values are shown on **Table 3**.

Depending on the off-site destination of all excavated soils, sampling to characterize them for disposal should be considered, particularly those from the shallow soil on the northern portion of the Property.

TPH IN SOIL

There are no universal cleanup guidelines for TPH-contaminated soils in California. Cleanup levels can vary based on a number of factors including the nature of the contamination, depth to groundwater, the beneficial uses of groundwater, soil type, human health risks (i.e., land use, residential vs. commercial/industrial scenarios), and regulatory oversight agency requirements. Actual cleanup goals are site-specific and based on applicable regulatory guidelines. Generally,

regulatory guidelines that apply to the cleanup of specific chemical constituents in soil are related to one or more of the following issues:

- Potential impacts to groundwater
- Human health risks
- Waste disposal restrictions.

Based on available information regarding the Property, and with the understanding that the proposed future development of the Property may be residential, the following guidelines may be applicable to the remediation and cleanup of impacted soils.

Potential Impacts to Groundwater

The Los Angeles Regional Water Quality Control Board (RWQCB) has established cleanup guidelines, also known as soil screening levels (SSLs), for hydrocarbon-impacted soils based on the potential for groundwater contamination (RWQCB, 1996). Where impacted soils are anticipated less than 20 feet above groundwater (perched groundwater is at 17-18 feet bgs at the Property), the SSLs for petroleum hydrocarbons are:

- TPH-g or gasoline-range hydrocarbons (C_4-C_{12}) – 100 mg/kg
- TPH-d or diesel-range hydrocarbons (C_{13}-C_{22}) – 100 mg/kg
- Oil or heavy-range hydrocarbons (C_{23}-C_{40}) – 1,000 mg/kg.

These SSLs are provided in **Table 2**, along with the summary of analytical results for TPH in soils. As shown in the table, diesel range hydrocarbons were reported in two soil samples (ranging from 15.9-29.1 mg/kg) and heavy range hydrocarbons were reported in three samples (ranging from 20.7 to 596 mg/kg). The detections at B2 and B7 were both in the 5-foot sample and no TPH was reported in either the 10-foot or 15-foot samples from these borings. At B3, no hydrocarbons were reported in the 5- or 10-foot samples, but a low concentration was reported in the 15-foot sample. The TPH concentrations detected do not exceed the corresponding SSLs, even for a depth of groundwater of less than 20 feet, and are not indicative of a potential risk to groundwater. Based on the distribution of the detected petroleum hydrocarbons and low concentrations, the presence of these compounds does not appear to represent a significant release on the Property, but may impact the cost of export of the soil to create the below grade parking, as discussed below.

Human Health Risks

In general, there is no indication of a significant hydrocarbon release on the Property and the concentrations of hydrocarbon-impacted soils observed at the Property were very low and the detections do not warrant further investigation. Given that no VOCs were detected in any of the soil samples analyzed, the hydrocarbon concentrations observed would not likely represent a risk to human health. It should be noted that no sampling was done beneath the floor of the existing building. If soils with hydrocarbon odors or visible staining are encountered during future excavation and building operations, these soils should be segregated and handled separately.

Waste Disposal Restrictions for Hydrocarbon-Impacted Soils

There are a number of state and federal regulations that relate to the disposal of contaminated soils. For the purposes of disposal, waste streams can either be:

- Defined as hazardous in the regulations (e.g., soils containing spent solvents or above the specified limits for specific chemicals),
- Classified as hazardous on the basis of testing results for physical or chemical characteristics (i.e., toxicity, flammability, reactivity and corrosivity),
- Or, classified as a "waste" pursuant to Title 14 and 23 of the California Code of Regulations.

Soils containing petroleum hydrocarbons are not defined as "hazardous" under state and federal regulations. However, petroleum hydrocarbon contaminated soils may exhibit the "hazardous characteristics" of toxicity and/or flammability. In reality, upon excavation and testing, unless the concentrations are unusually high, most soils containing petroleum hydrocarbons do not meet the thresholds for toxicity or flammability, and would therefore be classified as "non-hazardous."

Nevertheless, the state of California has established regulations (Title 14 CCR, Division 7, Chapter 3, Article 5.6) that set minimum standards for the handling, treatment and/or disposal of nonhazardous petroleum hydrocarbon contaminated soil. Under these regulations, contaminated soil that is excavated, and then either removed from or placed back on the Property, may be subject to the requirements of the RWQCB or a Local Enforcement Agency.

As discussed above, any soils with visible staining or odors encountered during future construction activities should be segregated and properly characterized for disposal. Depending on the off-site destination of all excavated soils, sampling to characterize them for disposal may be necessary.

6 CONCLUSIONS AND RECOMMENDATIONS

SCS conducted a soil and soil vapor investigation at the Property on April 1, 2014. The objective of the assessment was to assess the concerns identified in the Andersen Phase I report. Based on the results of this investigation, SCS has concluded the following:

- Benzene was detected in four soil vapor samples at trace concentrations ranging from 0.02 to 0.07 µg/L. All of these detections were below the commercial/industrial CHHSL (0.122 µg/L), but three of them slightly exceeded the residential CHHSL (0.0362 µg/L). These benzene concentrations are very low and not indicative of a significant past release on the Property. Given the available information, these concentrations would not be a concern to a regulatory agency. Since future construction plans reportedly call for excavating soil to construct an underground garage and constructing a membrane barrier

for methane, the trace benzene concentrations do not represent a concern. Further soil vapor investigation at the Property is not recommended.

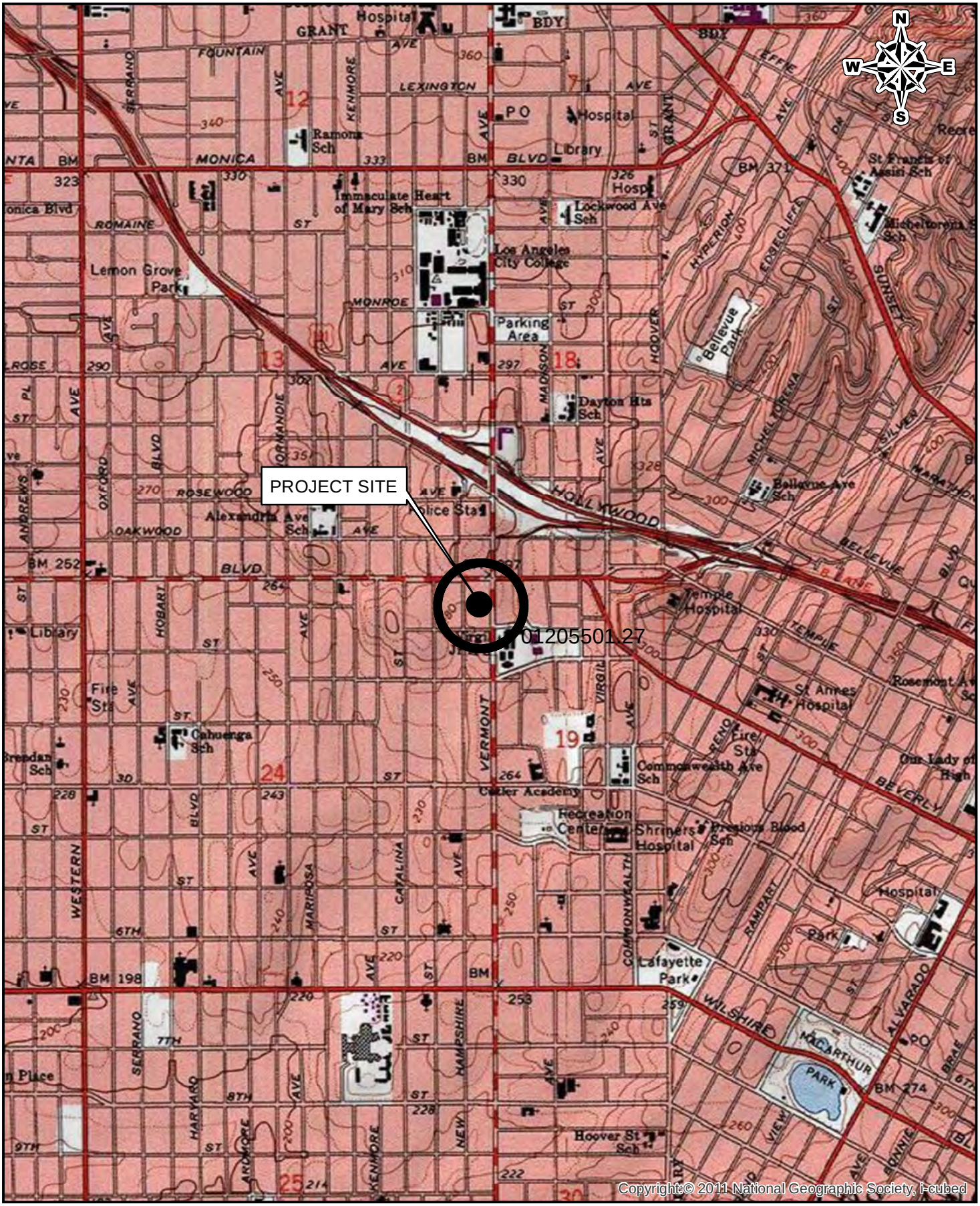
- No VOCs were detected at, or above, the laboratory reporting limits in soils at the Property. This information indicates there has been no impact to the Property by VOCs. Further soil investigation for VOCs is not recommended.

- Metals concentrations in shallow soils were below or within the typical background range for California soils. Lead concentrations at the northern part of the Property were in the mid to high part of the typical background range for California soils. SCS understands that future construction plans call for excavating and removing soil from the Property. While further investigation of metals at the Property is not recommended, additional sampling to characterize soils from this area should be considered at the time of off-site disposal.

- Low concentrations of diesel and/or heavy range hydrocarbons were reported in soil samples from three of eight boring locations. These hydrocarbon concentrations are not indicative of a significant release on the Property, do not represent a risk to groundwater, and do not warrant further investigation. If, during future excavation activities, soils with hydrocarbon odors or visible staining are encountered, SCS recommends that they be segregated and handled separately. Depending on the off-site destination of all excavated soils, sampling to characterize them for disposal purposes may be appropriate.

In summary, based on the results of this investigation, further soil vapor investigation or investigation for TPH, metals and VOCs in soils is not recommended. However, based on future development plans, it may be prudent to discuss the findings of this investigation with contractors that will be doing future excavation/grading activities on the Property.

FIGURES 1 THROUGH 3



SCS ENGINEERS 3900 KILROY AIRPORT WAY, STE 100 LONG BEACH, CALIFORNIA 90806-6816	SITE: 233 North Vermont Avenue Los Angeles, California 90004	Job No.: 01205501.27 Title: SITE LOCATION MAP	FIGURE 1



LEGEND

- PROPERTY BOUNDARY
- SOIL VAPOR BORING LOCATION

SV9-5′ (**0.07**) - SOIL VAPOR ID NUMBER (BENZENE CONCENTRATION IN MICROGRAMS PER LITER)

N

0 20 40

Feet

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ENVIRONMENTAL CONSULTANTS
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LONG BEACH, CA 90806
PH. (562) 426-9544 FAX. (562) 427-0805

PROJ. NO.: PROPOSAL

DWN. BY: J. RAUZON

APP. BY: J. NUNO

CLIENT:
AMCAL MULTI-HOUSING, INC.
30141 AGOURA RD., STE. #100
AGOURA HILLS, CA 91301-4332

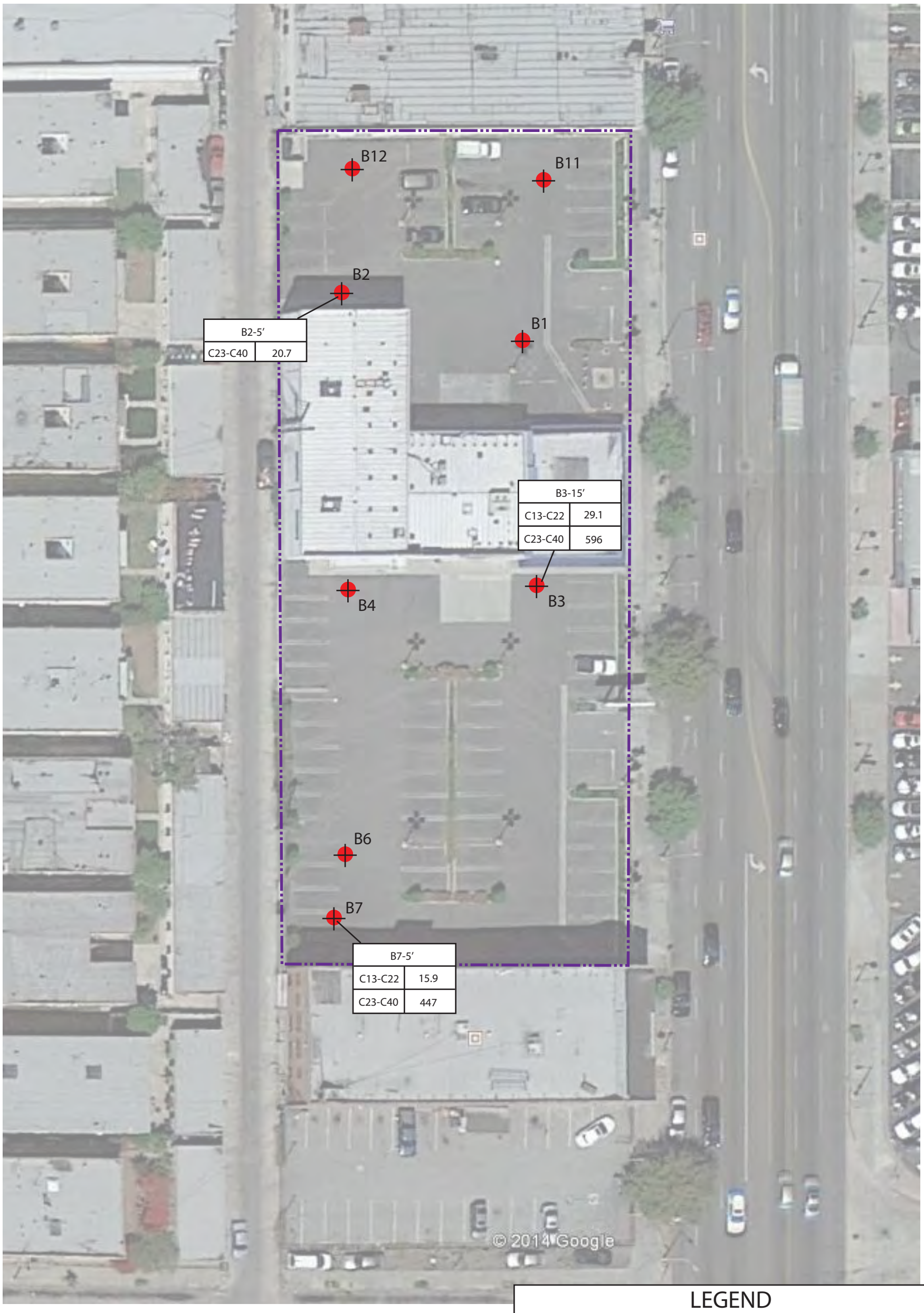
SHEET TITLE:
SOIL VAPOR BORING LOCATIONS
SHOWING BENZENE CONCENTRATIONS

PROJECT TITLE:
215-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA
(APN: 5518-033-032)

DATE: April 10, 2014

SCALE: 1″ = 40′

FIGURE NO.: 2



LEGEND

- PROPERTY BOUNDARY
- SOIL BORING LOCATION

B2-5′ - BORING ID NUMBER AND SAMPLE DEPTH

C13-C22 - DIESEL RANGE HYDROCARBONS (MILLIGRAMS/KILOGRAM)

C23-C40 - HEAVY RANGE HYDROCARBONS (MILLIGRAMS/KILOGRAM)

N

0 20 40

Feet

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SHEET TITLE:
SOIL BORING LOCATIONS SHOWING
TOTAL PETROLEUM HYDROCARBON DETECTIONS

PROJECT TITLE:
215-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA
(APN: 5518-033-032)

DATE: April 10, 2014

SCALE: 1″ = 40′

FIGURE NO.: 3

TABLES 1 THROUGH 3

TABLE 1
SUMMARY OF ANALYTICAL RESULTS FOR SOIL VAPOR SURVEY
215-235 NORTH VERMONT AVENUE, LOS ANGELES, CALIFORNIA

Sample Number (or Boring ID)	Sample Depth (feet bgs)	Sampling Date	VOLATILE ORGANIC COMPOUNDS (VOCs) (By GC/MS Using EPA Method 8260B)		
			Benzene	1,1-Difluoroethane*	Isopropyl Alcohol*
			micrograms per liter (µg/L)		
SV1	5	April 1, 2014	<0.02	<0.10	--
SV2	5		<0.02	**0.20**	--
SV3	5		<0.02	<0.10	--
SV4	5		<0.02	**0.19**	--
SV4 (replicate)	5		<0.02	**0.17**	--
SV5	5		**0.06**	**0.34**	--
SV6	5		<0.02	<0.10	--
SV7	5		<0.02	<0.10	--
SV8	5		<0.02	<0.10	--
SV9	5		**0.07**	<0.10	--
SV10	5		<0.02	**1.9**	--
SV10 (resample)	5		**0.04**	<0.10	**6.0**
SV11	5		**0.02**	<0.10	--
SV12	5		<0.02	<0.10	--
Residential CHHSL with engineered fill - 5-foot soil vapor samples			**0.0362**	--	--
Industrial CHHSL with engineered fill - 5-foot soil vapor samples			**0.122**	--	--

Notes:

1) bgs = below ground surface

2) Residential CHHSL = California Human Health Screening Level for residential land use as published by the California Environmental Protection Agency

3) Industrial CHHSL = California Human Health Screening Level for commercial/industrial land use as published by the California Environmental Protection Agency

4) The purge volume test (1, 3, and 10 purge volumes) was conducted at location SV1, the first sampling point. Three purge volumes were used for all sampling points.

5) -- = not available or not applicable

6) * - 1,1-Difluoroethane (1,1-DFA) was the leak detection compound used during the soil vapor survey.

TABLE 2

SUMMARY OF ANALYTICAL RESULTS FOR TOTAL PETROLEUM HYDROCARBONS IN SOIL
215-235 NORTH VERMONT AVENUE, LOS ANGELES, CALIFORNIA

Boring ID	Sample Depth (feet bgs)	Sampling Date	Total Petroleum Hydrocarbons [EPA Method 8015B(M)]		
			Gasoline Range (C_4-C_{12})	Diesel Range (C_{13}-C_{22})	Heavy Hydocarbon Range (C_{23}-C_{40})
			milligrams per kilogram (mg/kg), equivalent to parts per million		
B1	10	April 1, 2014	<0.100	<1.0	<1.0
	15		<0.100	<1.0	<1.0
B2	5		<0.100	<1.0	**20.7**
	10		<0.100	<1.0	<1.0
	15		<0.100	<1.0	<1.0
B3	5		<0.100	<1.0	<1.0
	10		<0.100	<1.0	<1.0
	15		<0.100	**29.1**	**596**
B4	10		<0.100	<1.0	<1.0
	15		<0.100	<1.0	<1.0
B6	5		<0.100	<1.0	<1.0
	10		<0.100	<1.0	<1.0
	15		<0.100	<1.0	<1.0
B7	5		<0.100	**15.9**	**447**
	10		<0.100	<1.0	<1.0
	15		<0.100	<1.0	<1.0
B11	5		<0.100	<1.0	<1.0
	10		<0.100	<1.0	<1.0
	15		<0.100	<1.0	<1.0
B12	10		<0.100	<1.0	<1.0
RWQCB SSLs (<20 feet above groundwater)			100	100	1,000
RWQCB SSLs (20-150 feet above groundwater)			500	1,000	10,000
RWQCB SSLs (>150 feet above groundwater)			1,000	10,000	50,000

Notes:

1) bgs = below ground surface

2) RWQCB SSLs = Los Angeles Regional Water Quality Control Board Soil Screening Levels

TABLE 3

SUMMARY OF ANALYTICAL RESULTS FOR METALS IN SOIL

215-235 NORTH VERMONT AVENUE, LOS ANGELES, CALIFORNIA

Boring ID	Sample Depth (feet bgs)	Sampling Date	Title 22 Metals (EPA Method 6010B, except Mercury by EPA Method 7471A)															
			Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
			milligrams per kilogram (mg/kg), equivalent to parts per million																
B1	1	April 1, 2014	<1.0	<1.0	**131**	<1.3	<1.3	**16.3**	**6.00**	**11.8**	**8.73**	<0.1	<2.5	**13.4**	<1.0	<2.5	<1.0	**33.1**	**86.0**
B2	1		<1.0	<1.0	**101**	<1.3	<1.3	**15.0**	**5.10**	**13.0**	**11.4**	<0.1	<2.5	**12.7**	<1.0	<2.5	<1.0	**26.2**	**45.1**
B3	1		<1.0	<1.0	**127**	<1.3	<1.3	**15.5**	**6.22**	**14.4**	**9.12**	<0.1	<2.5	**14.9**	<1.0	<2.5	<1.0	**26.5**	**49.5**
B4	1		<1.0	<1.0	**222**	<1.3	<1.3	**17.2**	**8.28**	**17.1**	**13.8**	<0.1	<2.5	**17.9**	<1.0	<2.5	<1.0	**35.5**	**72.4**
B6	1		<1.0	<1.0	**124**	<1.3	<1.3	**10.9**	**4.17J**	**11.6**	**3.91J**	<0.1	<2.5	**12.6**	<1.0	<2.5	<1.0	**21.5**	**31.6**
B7	1		<1.0	<1.0	**139**	<1.3	<1.3	**12.0**	**5.58**	**12.6**	**20.0**	<0.1	<2.5	**11.5**	<1.0	<2.5	<1.0	**24.4**	**57.1**
B11	1		<1.0	<1.0	**147**	<1.3	<1.3	**14.5**	**6.54**	**18.8**	**55.0**	<0.1	<2.5	**14.3**	<1.0	<2.5	<1.0	**28.2**	**123**
B12	1		<1.0	<1.0	**157**	<1.3	<1.3	**16.7**	**7.87**	**20.3**	**54.5**	<0.1	<2.5	**17.0**	<1.0	<2.5	<1.0	**33.2**	**87.1**
Typical Range for CA Soils*			0.15-1.95	0.6-11	133-1,400	0.25-2.7	0.05-1.7	23-1579	2.7-46.9	9.1-96.4	12.4-97.1	0.1-0.9	0.1-9.6	9-509	0.015-0.430	0.1-8.3	0.17-1.1	39-288	88-236
Residential RSL			31	0.61	15,000	160	70	120,000/0.29±	23	3,100	400	23	390	1,500	390	390	0.78	390	23,000
Industrial RSL			410	2.4	190,000	2,000	800	1,500,000/5.6±	300	41,000	800	310	5,100	20,000	5,100	5,100	10	5,100	310,000
Residential CHHSL			30	0.070	5,200	150	1.7	100,000/17±	660	3,000	80	18	380	1,600	380	380	5.0	530	23,000
Industrial CHHSL			380	0.24	63,000	1,700	7.5	100,000/37±	3,200	38,000	320	180	4,800	16,000	4,800	4,800	63	6,700	100,000
TTLC			500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
STLC**			15	5	100	0.75	1	5	80	25	5	0.2	350	20	1	5	7	24	250
TCLP**			NA	5	100	NA	1	5	NA	NA	5	0.2	NA	NA	1.0	5	NA	NA	NA

Notes:

1) bgs = below ground surface

2) * Bradford, G.R., Chang, A.C., Page, A.L., Bakhtar, D., Fampton, J.A., and Wright, H., 1996, *Background Concentrations of Trace and Major Elements in California Soils,* Kearney Foundation of Soil Science Special Report, Division of Agriculture and Natural Resources, University of California.

3) ** - Values in milligrams per liter (mg/L)

4) ± Value for Chromium (III) / Value for Chromium (IV)

5) Residential RSL = US EPA Region 9 Regional Screening Levels for Residential Soils, November 2013 (http://www.epa.gov/reg3hwmd/risk/human/rb-concentration_table/Generic_Tables/docs/master_sl_table_run_NOV2013.pdf).

6) Industrial RSL = US EPA Region 9 Regional Screening Levels for Industrial Soils, November 2013 (http://www.epa.gov/reg3hwmd/risk/human/rb-concentration_table/Generic_Tables/docs/master_sl_table_run_NOV2013.pdf).

7) Residential CHHSL = California Human Health Screening Level for residential land use as published by the California Environmental Protection Agency, June 2005. The CHHSL for lead was revised in September 2009.

8) Industrial CHHSL = California Human Health Screening Level for commercial/industrial land use as published by the California Environmental Protection Agency, June 2005. The CHHSL for lead was revised in September 2009.

9) TTLC = Total Threshold Limit Concentration as identified in Title 22 of the California Code of Regulations. Wastes with concentrations above this value are considered hazardous for the purposes of disposal under California regulations.

10) STLC = Soluble Threshold Limit Concentration, in mg/L, as identified in Title 22 of the California Code of Regulations. A concentration of ten times the STLC is sometimes used as a trigger to conduct further analysis (i.e., the soluble analysis) of a sample to determine disposal requirements. Wastes with soluble concentrations above this value are considered hazardous for the purposes of disposal under California regulations.

11) TCLP = Toxicity Characteristic Leaching Procedure concentration, in mg/L, as identified in the Code of Federal Regulations. Wastes with soluble concentrations above this value are considered hazardous for the purposes of disposal under federal regulations.

12) "J" Indicates analyte was detected. However, analyte concentration is an estimated value which is between the method detection limit (MDL) and the practical quantitation limit (PQL).

13) NA = Not Applicable

APPENDIX A

H&P LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION

H&P Mobile Geochemistry Inc.

07 April 2014

Mr. Julio Nuno
SCS Engineers - Long Beach
3900 Kilroy Airport Way, Suite 100
Long Beach, CA 90806-6816

H&P Project: SCS040114-SB2
Client Project: 01205501.27 / N. Vermont Ave

Dear Mr. Julio Nuno:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 01-Apr-14 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal

Janis Villarreal
Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV-1-5' 1PVT, P358cc	E404001-01	Vapor	01-Apr-14	01-Apr-14
SV-1-5' 3PVT, P1075cc	E404001-02	Vapor	01-Apr-14	01-Apr-14
SV-1-5' 10PVT, P3584cc	E404001-03	Vapor	01-Apr-14	01-Apr-14
SV-2-5', P1075cc	E404001-04	Vapor	01-Apr-14	01-Apr-14
SV-3-5', P1075cc	E404001-05	Vapor	01-Apr-14	01-Apr-14
SV-4-5', P1075cc	E404001-06	Vapor	01-Apr-14	01-Apr-14
SV-4-5' REP, P1175cc	E404001-07	Vapor	01-Apr-14	01-Apr-14
SV-5-5', P489cc	E404001-08	Vapor	01-Apr-14	01-Apr-14
SV-6-5', P1075cc	E404001-09	Vapor	01-Apr-14	01-Apr-14
SV-7-5', P1075cc	E404001-10	Vapor	01-Apr-14	01-Apr-14
SV-8-5', P489cc	E404001-11	Vapor	01-Apr-14	01-Apr-14
SV-9-5', P489cc	E404001-12	Vapor	01-Apr-14	01-Apr-14
SV-10-5', P589cc	E404001-13	Vapor	01-Apr-14	01-Apr-14
SV-11-5', P1075cc	E404001-14	Vapor	01-Apr-14	01-Apr-14
SV-12-5', P1075cc	E404001-15	Vapor	01-Apr-14	01-Apr-14

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DETECTIONS SUMMARY

Sample ID: **SV-1-5' 1PVT, P358cc** Laboratory ID: **E404001-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-1-5' 3PVT, P1075cc** Laboratory ID: **E404001-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-1-5' 10PVT, P3584cc** Laboratory ID: **E404001-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
1,1-Difluoroethane (LCC)	**0.39**	0.10	ug/l	H&P 8260 SV	

Sample ID: **SV-2-5', P1075cc** Laboratory ID: **E404001-04**

Analyte	Result	Reporting Limit	Units	Method	Notes
1,1-Difluoroethane (LCC)	**0.20**	0.10	ug/l	H&P 8260 SV	

Sample ID: **SV-3-5', P1075cc** Laboratory ID: **E404001-05**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-4-5', P1075cc** Laboratory ID: **E404001-06**

Analyte	Result	Reporting Limit	Units	Method	Notes
1,1-Difluoroethane (LCC)	**0.19**	0.10	ug/l	H&P 8260 SV	

Sample ID: **SV-4-5' REP, P1175cc** Laboratory ID: **E404001-07**

Analyte	Result	Reporting Limit	Units	Method	Notes
1,1-Difluoroethane (LCC)	**0.17**	0.10	ug/l	H&P 8260 SV	

Sample ID: **SV-5-5', P489cc** Laboratory ID: **E404001-08**

Analyte	Result	Reporting Limit	Units	Method	Notes
1,1-Difluoroethane (LCC)	**0.34**	0.10	ug/l	H&P 8260 SV	
Benzene	**0.06**	0.02	ug/l	H&P 8260 SV	

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Sample ID: **SV-6-5', P1075cc** Laboratory ID: **E404001-09**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-7-5', P1075cc** Laboratory ID: **E404001-10**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-8-5', P489cc** Laboratory ID: **E404001-11**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

Sample ID: **SV-9-5', P489cc** Laboratory ID: **E404001-12**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	**0.07**	0.02	ug/l	H&P 8260 SV	

Sample ID: **SV-10-5', P589cc** Laboratory ID: **E404001-13**

Analyte	Result	Reporting Limit	Units	Method	Notes
1,1-Difluoroethane (LCC)	**1.9**	0.10	ug/l	H&P 8260 SV	

Sample ID: **SV-10-5', P589cc** Laboratory ID: **E404001-13RE1**

Analyte	Result	Reporting Limit	Units	Method	Notes
Isopropyl alcohol (LCC)	**6.0**	2.0	ug/l	H&P 8260 SV	
Benzene	**0.04**	0.02	ug/l	H&P 8260 SV	

Sample ID: **SV-11-5', P1075cc** Laboratory ID: **E404001-14**

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	**0.02**	0.02	ug/l	H&P 8260 SV	

Sample ID: **SV-12-5', P1075cc** Laboratory ID: **E404001-15**

Analyte	Result	Reporting Limit	Units	Method	Notes
No Detections Reported					

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Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1-5' 1PVT, P358cc (E404001-01) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1-5' 1PVT, P358cc (E404001-01) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
p-Isopropyltoluene	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*90.6 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*96.7 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*94.7 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.2 %*		*75-125*	"	"	"	"	
SV-1-5' 3PVT, P1075cc (E404001-02) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1-5' 3PVT, P1075cc (E404001-02) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1,2-Trichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*97.0 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*95.6 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*96.5 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*		*75-125*	"	"	"	"	
SV-1-5' 10PVT, P3584cc (E404001-03) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	**0.39**	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-1-5' 10PVT, P3584cc (E404001-03) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Dichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*96.1 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*101 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*97.7 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*102 %*		*75-125*	"	"	"	"	

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Geochemistry Inc.

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Carlsbad, CA 92010
760-804-9678 Phone
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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2-5', P1075cc (E404001-04) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	**0.20**	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-2-5', P1075cc (E404001-04) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
p-Isopropyltoluene	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*95.5 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*101 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*97.3 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.3 %*		*75-125*	"	"	"	"	
SV-3-5', P1075cc (E404001-05) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	

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Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-3-5', P1075cc (E404001-05) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1,2-Trichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*91.1 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*97.7 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*97.7 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*95.4 %*		*75-125*	"	"	"	"	
SV-4-5', P1075cc (E404001-06) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	**0.19**	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4-5', P1075cc (E404001-06) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Dichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*93.4 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*95.1 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*97.5 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.9 %*		*75-125*	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4-5' REP, P1175cc (E404001-07) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	**0.17**	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	

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Volatile Organic Compounds by 8260SV

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-4-5' REP, P1175cc (E404001-07) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
p-Isopropyltoluene	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*93.1 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*88.6 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*96.0 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.2 %*		*75-125*	"	"	"	"	
SV-5-5', P489cc (E404001-08) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	**0.34**	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	**0.06**	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-5-5', P489cc (E404001-08) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1,2-Trichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*102 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*90.1 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*99.0 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*		*75-125*	"	"	"	"	
SV-6-5', P1075cc (E404001-09) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	

H&P Mobile
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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-6-5', P1075cc (E404001-09) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Dichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*93.6 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*97.6 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*92.1 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*94.9 %*		*75-125*	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7-5', P1075cc (E404001-10) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-7-5', P1075cc (E404001-10) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
p-Isopropyltoluene	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*92.4 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*93.5 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*92.6 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.2 %*		*75-125*	"	"	"	"	
SV-8-5', P489cc (E404001-11) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-8-5', P489cc (E404001-11) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1,2-Trichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*93.7 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*91.5 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*96.9 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.6 %*		*75-125*	"	"	"	"	
SV-9-5', P489cc (E404001-12) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	

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3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-9-5', P489cc (E404001-12) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Dichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	**0.07**	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*90.6 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*92.2 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*94.6 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*93.0 %*		*75-125*	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-10-5', P589cc (E404001-13) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	**1.9**	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-10-5', P589cc (E404001-13) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
p-Isopropyltoluene	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*94.7 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*94.5 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*96.9 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*94.0 %*		*75-125*	"	"	"	"	
SV-10-5', P589cc (E404001-13RE1) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
Isopropyl alcohol (LCC)	**6.0**	2.0	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	**0.04**	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-10-5', P589cc (E404001-13RE1) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1,2-Trichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*88.3 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*93.0 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*92.9 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*95.6 %*		*75-125*	"	"	"	"	
SV-11-5', P1075cc (E404001-14) Vapor Sampled: 01-Apr-14 Received: 01-Apr-14									
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	

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3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-11-5', P1075cc (E404001-14) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Dichloroethane	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	**0.02**	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.10	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*98.1 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*94.0 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*95.2 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*93.9 %*		*75-125*	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-12-5', P1075cc (E404001-15) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
1,1-Difluoroethane (LCC)	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
Dichlorodifluoromethane (F12)	ND	0.10	"	"	"	"	"	"	
Vinyl chloride	ND	0.01	"	"	"	"	"	"	
Bromomethane	ND	0.10	"	"	"	"	"	"	
Chloroethane	ND	0.10	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	0.10	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.10	"	"	"	"	"	"	
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	0.10	"	"	"	"	"	"	
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Diisopropyl ether (DIPE)	ND	0.20	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.10	"	"	"	"	"	"	
Ethyl tert-butyl ether (ETBE)	ND	0.20	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.10	"	"	"	"	"	"	
Chloroform	ND	0.02	"	"	"	"	"	"	
Bromochloromethane	ND	0.10	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.02	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	0.02	"	"	"	"	"	"	
Tertiary-amyl methyl ether (TAME)	ND	0.20	"	"	"	"	"	"	
Benzene	ND	0.02	"	"	"	"	"	"	
Trichloroethene	ND	0.02	"	"	"	"	"	"	
Bromodichloromethane	ND	0.10	"	"	"	"	"	"	
Toluene	ND	0.20	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.10	"	"	"	"	"	"	
Tetrachloroethene	ND	0.02	"	"	"	"	"	"	
Ethylbenzene	ND	0.10	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
m,p-Xylene	ND	0.10	"	"	"	"	"	"	
o-Xylene	ND	0.10	"	"	"	"	"	"	
Isopropylbenzene (Cumene)	ND	0.10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.10	"	"	"	"	"	"	
n-Propylbenzene	ND	0.10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.10	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.10	"	"	"	"	"	"	

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Volatile Organic Compounds by 8260SV

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SV-12-5', P1075cc (E404001-15) Vapor	**Sampled: 01-Apr-14**	**Received: 01-Apr-14**							
p-Isopropyltoluene	ND	0.10	ug/l	0.01	ED40101	01-Apr-14	01-Apr-14	H&P 8260 SV	
1,4-Dichlorobenzene	ND	0.10	"	"	"	"	"	"	
n-Butylbenzene	ND	0.10	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.10	"	"	"	"	"	"	
Naphthalene	ND	0.02	"	"	"	"	"	"	
Tertiary-butyl alcohol (TBA)	ND	1.0	"	"	"	"	"	"	
Isopropyl alcohol	ND	10	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*87.8 %*		*75-125*	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*92.6 %*		*75-125*	"	"	"	"	
Surrogate: Toluene-d8		*94.0 %*		*75-125*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*92.2 %*		*75-125*	"	"	"	"	

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
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Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED40101 - EPA 5030										
Blank (ED40101-BLK1)				Prepared & Analyzed: 01-Apr-14						
1,1-Difluoroethane (LCC)	ND	0.10	ug/l							
Isopropyl alcohol (LCC)	ND	2.0	"							
Dichlorodifluoromethane (F12)	ND	0.10	"							
Vinyl chloride	ND	0.01	"							
Bromomethane	ND	0.10	"							
Chloroethane	ND	0.10	"							
Trichlorofluoromethane (F11)	ND	0.10	"							
1,1-Dichloroethene	ND	0.10	"							
1,1,2 Trichlorotrifluoroethane (F113)	ND	0.10	"							
Methylene chloride (Dichloromethane)	ND	0.10	"							
Methyl tertiary-butyl ether (MTBE)	ND	0.10	"							
trans-1,2-Dichloroethene	ND	0.10	"							
Diisopropyl ether (DIPE)	ND	0.20	"							
1,1-Dichloroethane	ND	0.10	"							
Ethyl tert-butyl ether (ETBE)	ND	0.20	"							
cis-1,2-Dichloroethene	ND	0.10	"							
Chloroform	ND	0.02	"							
Bromochloromethane	ND	0.10	"							
1,1,1-Trichloroethane	ND	0.10	"							
Carbon tetrachloride	ND	0.02	"							
1,2-Dichloroethane (EDC)	ND	0.02	"							
Tertiary-amyl methyl ether (TAME)	ND	0.20	"							
Benzene	ND	0.02	"							
Trichloroethene	ND	0.02	"							
Bromodichloromethane	ND	0.10	"							
Toluene	ND	0.20	"							
1,1,2-Trichloroethane	ND	0.10	"							
Tetrachloroethene	ND	0.02	"							
Ethylbenzene	ND	0.10	"							
1,1,1,2-Tetrachloroethane	ND	0.10	"							
m,p-Xylene	ND	0.10	"							
o-Xylene	ND	0.10	"							
Isopropylbenzene (Cumene)	ND	0.10	"							
1,1,2,2-Tetrachloroethane	ND	0.10	"							

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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED40101 - EPA 5030										
Blank (ED40101-BLK1)				Prepared & Analyzed: 01-Apr-14						
n-Propylbenzene	ND	0.10	ug/l							
1,3,5-Trimethylbenzene	ND	0.10	"							
tert-Butylbenzene	ND	0.10	"							
1,2,4-Trimethylbenzene	ND	0.10	"							
sec-Butylbenzene	ND	0.10	"							
p-Isopropyltoluene	ND	0.10	"							
1,4-Dichlorobenzene	ND	0.10	"							
n-Butylbenzene	ND	0.10	"							
1,2,4-Trichlorobenzene	ND	0.10	"							
Naphthalene	ND	0.02	"							
Tertiary-butyl alcohol (TBA)	ND	1.0	"							
Surrogate: Dibromofluoromethane	*2.45*		*"*	*2.50*		*97.9*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.39*		*"*	*2.50*		*95.7*	*75-125*			
Surrogate: Toluene-d8	*2.43*		*"*	*2.50*		*97.0*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.45*		*"*	*2.50*		*97.8*	*75-125*			
LCS (ED40101-BS1)				Prepared & Analyzed: 01-Apr-14						
Dichlorodifluoromethane (F12)	3.88	0.50	ug/l	5.00		77.6	70-130			
Vinyl chloride	5.04	0.05	"	5.00		101	70-130			
Chloroethane	5.16	0.50	"	5.00		103	70-130			
Trichlorofluoromethane (F11)	5.57	0.50	"	5.00		111	70-130			
1,1-Dichloroethene	6.50	0.50	"	5.00		130	70-130			
1,1,2 Trichlorotrifluoroethane (F113)	6.31	0.50	"	5.00		126	70-130			
Methylene chloride (Dichloromethane)	5.09	0.50	"	5.00		102	70-130			
trans-1,2-Dichloroethene	5.58	0.50	"	5.00		112	70-130			
1,1-Dichloroethane	5.98	0.50	"	5.00		120	70-130			
cis-1,2-Dichloroethene	5.80	0.50	"	5.00		116	70-130			
Chloroform	5.72	0.10	"	5.00		114	70-130			
1,1,1-Trichloroethane	5.52	0.50	"	5.00		110	70-130			
Carbon tetrachloride	5.81	0.10	"	5.00		116	70-130			
1,2-Dichloroethane (EDC)	5.49	0.10	"	5.00		110	70-130			
Benzene	5.50	0.10	"	5.00		110	70-130			
Trichloroethene	5.40	0.10	"	5.00		108	70-130			

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Volatile Organic Compounds by 8260SV - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch ED40101 - EPA 5030										
LCS (ED40101-BS1)				Prepared & Analyzed: 01-Apr-14						
Toluene	5.08	1.0	ug/l	5.00		102	70-130			
1,1,2-Trichloroethane	4.25	0.50	"	5.00		85.1	70-130			
Tetrachloroethene	5.71	0.10	"	5.00		114	70-130			
Ethylbenzene	5.48	0.50	"	5.00		110	70-130			
1,1,1,2-Tetrachloroethane	5.38	0.50	"	5.00		108	70-130			
m,p-Xylene	11.4	0.50	"	10.0		114	70-130			
o-Xylene	5.67	0.50	"	5.00		113	70-130			
1,1,2,2-Tetrachloroethane	4.87	0.50	"	5.00		97.4	70-130			
Surrogate: Dibromofluoromethane	*2.18*		*"*	*2.50*		*87.2*	*75-125*			
Surrogate: 1,2-Dichloroethane-d4	*2.25*		*"*	*2.50*		*90.2*	*75-125*			
Surrogate: Toluene-d8	*2.34*		*"*	*2.50*		*93.5*	*75-125*			
Surrogate: 4-Bromofluorobenzene	*2.55*		*"*	*2.50*		*102*	*75-125*			

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
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SCS Engineers - Long Beach	Project: SCS040114-SB2	
3900 Kilroy Airport Way, Suite 100	Project Number: 01205501.27 / N. Vermont Ave	Reported:
Long Beach, CA 90806-6816	Project Manager: Mr. Julio Nuno	07-Apr-14 09:50

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory (Certification # L11-175) in accordance with the DoD-ELAP program. H&P is approved by the State of Arizona under Certification Numbers AZM758 and AZ0779. H&P is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS
Certificate# 2742, 2745, & 2741 approved for LUFT
Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

Hexachlorobutadiene by EPA TO-15 & TO-14A
1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A
1,2-Dichlorobenzene by EPA TO-15 & TO-14A
Dichlorotetrafluoroethane by EPA TO-14A
1,4-Dichlorobenzene by EPA TO-15 & TO-14A
Benzene by EPA TO-15 & TO-14A
Chlorobenzene by EPA TO-15 & TO-14A
Ethyl benzene by EPA TO-15 & TO-14A
Styrene by EPA TO-15 & TO-14A
Toluene by EPA TO-15 & TO-14A
Total Xylenes by EPA TO-15
1,1,1-Trichloroethane by EPA TO-15 & TO-14A
1,1,2,2-Tetrachloroethane by EPA TO-15 & TO-14A
1,1,2-Trichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethane by EPA TO-15 & TO-14A
1,1-Dichloroethene by EPA TO-15 & TO-14A
1,2-Dichloroethane by EPA TO-15 & TO-14A
1,2-Dichloropropane by EPA TO-15 & TO-14A
Benzyl Chloride by EPA TO-15 & TO-14A
Bromoform by EPA TO-15
Bromomethane by EPA TO-15 & TO-14A
Carbon tetrachloride by EPA TO-15 & TO-14A
Chloroethane by EPA TO-15 & TO-14A
Chloroform by EPA TO-15 & TO-14A
Chloromethane by EPA TO-15 & TO-14A
cis-1,2-Dichloroethene by EPA TO-15 & TO-14A
cis-1,3-Dichloropropene by EPA TO-15 & TO-14A
Methylene chloride by EPA TO -15 & TO-14A
Tetrachloroethane by EPA TO-15 & TO-14A
trans-1,2-Dichloroethene by EPA TO-15
trans-1,3-Dichloropropene by EPA TO-15 & TO-14A
Trichloroethene by EPA TO-15 & TO-14A
Vinyl chloride by EPA TO -15
2-Butanone by EPA TO-15
4-Methyl-2-Pentanone by EPA TO-15
Hexane by EPA TO-15
Methyl tert-butyl ether by EPA TO-15
Vinyl acetate by EPA TO-15

1,3-Dichlorobenzene by EPA TO-15 & TO-14A
Trichlorofluoromethane by EPA TO-14A
Naphthalene by H&P SOP TO-15/GC-MS
1,2-Dibromoethane (EDB) by EPA TO-15 & TO-14A
1,2-Dibromo-3-chloropropane by EPA TO-15
1,3-Butadiene by EPA TO-15
1,1,2-Trichlorotrifluoroethane by EPA TO-14A
Carbon disulfide by EPA TO-15
1,4-Dioxane by EPA TO-15

This certification applies to samples analyzed in summa canisters.

H&P Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com
P 760.804.9678 F 760.804.9159

VAPOR / AIR Chain of Custody

DATE: 4/1/14
Page 1 of 2

Lab Client and Project Information

Lab Client/Consultant: SCS Engineers	Project Name / #: 215-235 N Vermont
Lab Client Project Manager: Julio Nuno	Project Location: 215-235 N Vermont LA
Lab Client Address: 3900 Kilroy Airport Way Suite 100	Report E-Mail(s): Jnuno, JRamzon @ scsengineers.com
Lab Client City, State, Zip: Long Beach, CA 90806-6816	
Phone Number: 562-426-9544	

Reporting Requirements	Turnaround Time	Sampler Information
[X] Standard Report [ ] Level III [ ] Level IV	[ ] 5-7 day Stnd [ ] 24-Hr Rush	Sampler(s): D. Do
[ ] Excel EDD [ ] Other EDD:	[ ] 3-day Rush [X] Mobile Lab	Signature: dmydo
[ ] CA Geotracker Global ID:	[ ] 48-Hr Rush [ ] Other:	Date: 4/01/14

Sample Receipt (Lab Use Only)

Date Rec'd:	Control #:
H&P Project # SCS040114-SB2	
Lab Work Order # EH04001/ED40101	
Sample Intact: [X] Yes [ ] No [ ] See Notes Below	
Receipt Gauge ID:	Temp: 20°C
Outside Lab:	
Receipt Notes/Tracking #:	
	Lab PM Initials:

Additional Instructions to Laboratory:

[ ] Check if Project Analyte List is Attached

project # 01205501.27

** Preferred VOC units (please choose one):*

[X] µg/L [ ] µg/m³ [ ] ppbv [ ] ppmv

	SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa or Tedlar or Tube	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List [X] TO-15 [ ] 8260SV	VOCs Short List / Project List [ ] 8260SV [ ] TO-15	Oxygenates [X] 8260SV [ ] TO-15	Naphthalene [ ] 8260SV [ ] TO-15 [ ] TO-17m	TPHv as Gas [ ] 8260SVm [ ] TO-15m	TPHv as Diesel (sorbent tube) [ ] TO-17m	Aromatic/Aliphatic Fractions [X] 8260SVm [ ] TO-15m	Leak Check Compound [X] DFA [ ] IPA [ ] He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 [ ] CO2 [ ] O2 [ ] N2			
1	SV-1-5' 1PVT	P358cc	4/1/14	0815	Vapor	glass syringe	81		N=@		+				+	+					
2	SV-1-5' 3PVT	P1075cc		0838			134				x				x	x					
3	SV-1-5' 10PVT	P3584cc		0904			81				x				x	x					
4	SV B-2-5'	P1075cc		0940			134				x				x	x					
5	SV-3-5'	P1075cc		1004			81				x				x	x					
6	SV-4-5'	P1075cc		1040			134				x				x	x					
7	SV-4-5' REP	P1175cc		1100			81				x				x	x					
8	SV-5-5'	P459cc		1124			134				x				x	x					
9	SV-5-6-5'	P1075cc		1145			81				x				x	x					
10	SV-7-5'	P1075cc		1213			134				x				x	x					

Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
JRamzon	SCS Engineers	4/1/14	14:45	dmydo	H&P Mobile	4/1/14	14:45
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

H&P Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com
P 760.804.9678 F 760.804.9159

VAPOR / AIR Chain of Custody

DATE: 4/1/14
Page 2 of 2

Lab Client and Project Information

Lab Client/Consultant: SCS Engineers	Project Name / #: 215-235 N Vermont
Lab Client Project Manager: Juho Nunno	Project Location: 215-235 N Vermont Ave. LA
Lab Client Address: 3900 Kilroy Airport Way Suite 140	Report E-Mail(s): jnunno, jranzon@scsengineers.com.
Lab Client City, State, Zip: Long Beach, CA 90806-6816	
Phone Number: 562-426-9544	

Sample Receipt (Lab Use Only)

Date Rec'd:	Control #:
H&P Project # SCS040114-582	
Lab Work Order # E404001 / ED40101	
Sample Intact: [X] Yes [ ] No [ ] See Notes Below	
Receipt Gauge ID:	Temp: 20°C
Outside Lab:	
Receipt Notes/Tracking #:	Lab PM Initials: HALD

Reporting Requirements

[X] Standard Report [ ] Level III [ ] Level IV
[ ] Excel EDD [ ] Other EDD: _____
[ ] CA Geotracker Global ID: _____

Turnaround Time

[ ] 5-7 day Stnd [ ] 24-Hr Rush
[ ] 3-day Rush [X] Mobile Lab
[ ] 48-Hr Rush [ ] Other: ____

Sampler Information

Sampler(s): D. Do
Signature: Dungdo
Date: 4/1/14

Additional Instructions to Laboratory:

project # 01205501.27

[ ] Check if Project Analyte List is Attached

** Preferred VOC units (please choose one):*

[X] µg/L [ ] µg/m³ [ ] ppbv [ ] ppmv

	SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa or Tedlar or Tube	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List [ ] 8260SV [ ] TO-15	VOCs Short List / Project List [ ] 8260SV [ ] TO-15	Oxygenates [X] 8260SV [ ] TO-15	Naphthalene [ ] 8260SV [ ] TO-15 [ ] TO-17m	TPHv as Gas [ ] 8260SVm [ ] TO-15m	TPHv as Diesel (sorbent tube) [ ] TO-17m 8260SV ADD	Aromatic/Aliphatic Fractions [X] 8260SVm [ ] TO-15m	Leak Check Compound [X] DFA [ ] IPA [ ] He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 [ ] CO2 [ ] O2 [ ] N2			
11	SV-8-5'	P4589cc	4/1/14	1237	vapor	3Loss Syringe	81				X				X	X					
12	SV-9-5'	P4589cc		1256			134				X				X	X					
13	SV-10-5'	P4589cc		1403			81				X				X	X					
14	SV-11-5'	P1075cc		1342			134				X				X	X					
15	SV-12-5'	P1075cc		1425			81				X				X	X					

Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
[signature]	SCS Engineers	4/1/14	14:45	Dungdo	H&P Mobile	4/1/14	14:45
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

*Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

Vapor Sampling with Mobile Lab (Syringe*)

H&P Mobile Geochemistry Inc.

H&P Project #: **SCS040114-SB2**
Site Address: **215-235 N. Vermont Ave. LA**
Consultant: **SCS Engineers**
Field Rep(s): Justin Rauzon
H&P Rep(s): Dung Do

Date: 4/1/2014
Arrival Time: 6:45
Departure Time: 15:15
Overtime: 0
Approved By: MA

Office Use Only:
Reviewed: DB
Scanned:

	Sampling Information				Probe Specs							Collection Data				
	Point ID	Syringe ID	Date	Sample Time	Probe Depth (ft)	Tubing Length (ft)	Tubing Dia (in.)	Sand Pack Dia (in.)	Sand Pack Ht (in.)	Dry Bent. Dia (in.)	Dry Bent. Ht (in.)	Purge Vol. (cc)	Shut-in Test (✓=Pass)	Flow Rate (mL/min)	Probe Pressure ("Hg)	Field Notes:
1	SV-1-5' 1PVT	81	4/1/14	0815	5	7	1/8	2.25	6	2.25	6	358	✓	<200	0	
2	SV-1-5' 3PVT	134		0838	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
3	SV-1-5' 10PVT	81		0904	5	7	1/8	2.25	6	2.75	6	3584	✓	<200	0	
4	SV-2-5'	134		0940	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
5	SV-3-5'	81		1004	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
6	SV-4-5'	134		1040	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
7	SV-4-5' RED	81		1100	5	7	1/8	2.25	6	2.25	6	1175	✓	<200	0	
8	SV-5-5'	134		1124	5	7	1/8	1.5	6	1.5	6	489	✓	<200	4	
9	SV-6-5'	81		1145	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
10	SV-7-5'	134		1213	5	7	1/8	2.75	6	2.25	6	1075	✓	<200	0	
11	SV-8-5'	81		1237	5	7	1/8	1.5	6	1.5	6	489	✓	<200	2	
12	SV-9-5'	134	↓	1256	5	7	1/8	1.5	6	1.5	6	489	✓	<200	0	

Purge Volume Calculation

Probe ID for PVT, if applicable:	SV-1-5'					
Tubing:	Length:	7	Diameter	1/8	1 Volume:	7
Sand Pack (if included in purge volume calculation):	Height:	6	Diameter	2.75	1 Volume:	156
Dry Bentonite (if included in purge volume calculation):	Height:	6	Diameter	2.75	1 Volume:	195
PVT Increments:	1PV =	358	3PV =	1075	10PV =	3584
PV Amount Selected:	3PV		*Selected by:*	Justin		

Leak Check Information

Leak Check Compound: ☒1,1-DFA ☐1,1,1,2-TFA ☐IPA ☐Other

Procedure: Cloth saturated with LCC is placed around probe tubing at groundlevel.

Other Notes: * 50cc vapor collected unless otherwise specified.

Vapor Sampling with Mobile Lab (Syringe*)

H&P Mobile Geochemistry Inc.

H&P Project #: **SCS040114-SB2**
Site Address: **215-235 N. Vermont Ave. LA**
Consultant: **SCS Engineers**
Field Rep(s): Justin Rauzon
H&P Rep(s): Dung Do

Date: 4/1/2014
Arrival Time: 6:45
Departure Time: 15:15
Overtime: 0
Approved By: MA

Office Use Only:
Reviewed: DB
Scanned:

	Sampling Information				Probe Specs							Collection Data					
	Point ID	Syringe ID	Date	Sample Time	Probe Depth (ft)	Tubing Length (ft)	Tubing Dia (in.)	Sand Pack Dia (in.)	Sand Pack Ht (in.)	Dry Bent. Dia (in.)	Dry Bent. Ht (in.)	Purge Vol. (cc)	Shut-in Test (✓=Pass)	Flow Rate (mL/min)	Probe Pressure ("Hg)	Field Notes:
1	SV-10-5'	81	4/1/14	1316	5	7	1/8	1.5	6	1.5	6	1189 ✓	✓	<200	0	"Leak"
2	SV-11-5'	134		1342	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
3	SV-10-5'	81		1403	5	7	1/8	1.5	6	1.5	6	589	✓	<200	0	Re Sample IPA
4	SV-12-5'	134	↓	1425	5	7	1/8	2.25	6	2.25	6	1075	✓	<200	0	
5																
6																
7																
8																
9																
10																
11																
12																

Purge Volume Calculation

Probe ID for PVT, if applicable:			
Tubing:	Length:	Diameter:	1 Volume:
Sand Pack (if included in purge volume calculation):	Height:	Diameter:	1 Volume:
Dry Bentonite (if included in purge volume calculation):	Height:	Diameter:	1 Volume:
PVT Increments:	1PV =	3PV =	10PV =
PV Amount Selected:		*Selected by:*	

Leak Check Information

Leak Check Compound: ☒1,1-DFA ☐1,1,1,2-TFA ☒IPA ☐Other

Procedure: Cloth saturated with LCC is placed around probe tubing at groundlevel.

Other Notes: * 50cc vapor collected unless otherwise specified.
SV-10-5 Leak, re collected sample with IPA leak check.

APPENDIX B

AETL LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

Ordered By

SCS Engineers
3900 Kilroy Airport Way Suite 100
Long Beach, CA 90806-6816

Telephone: (562)426-9544
Attention: Justin Rauzon

Number of Pages	**44**
Date Received	**04/01/2014**
Date Reported	**04/02/2014**

Job Number	Order Date	Client
72702	04/01/2014	SCS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue
Site: 233 North Vermont Avenue
Los Angeles, CA 90004

Enclosed please find results of analyses of 28 soil samples which were analyzed as specified on the attached chain of custody. If there are any questions, please do not hesitate to call.

Checked By: _____ Approved By: C. Razmara

Cyrus Razmara, Ph.D.
Laboratory Director

American Environmental Testing Laboratory Inc.

2834 & 2908 North Naomi Street, Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

CHAIN OF CUSTODY RECORD

№ 87043

AETL JOB No. 72702

COMPANY	SCS Engineers
PROJECT MANAGER	Justin Rauzon
COMPANY ADDRESS	3900 Kilroy Airport Way Ste 100, Long Beach, CA
PHONE	562-533-4337
FAX	562-427-0805
PROJECT NAME	233 North Vermont Avenue,
PROJECT #	~~01205551.27~~
SITE NAME AND ADDRESS	233 North Vermont Avenue, Los Angeles, CA
PO #	01205501.27 (CA)

	SAMPLE ID	LAB ID	DATE	TIME	MATRIX	CONTAINER NUMBER/SIZE	PRES.	Title 22 Metals	TPH - CC (8015 m)	VOCs - 8260B/5035	TEST INSTRUCTIONS & COMMENTS
1	B1 - 1'	72702.01	4/1/14	7:23	Soil	Acetate sleeve		X			
2	B1 - 10'	72702.02		7:36		" /5035			X	X	
3	B1 - 15'	72702.03		7:41		" /5035			X	X	
4	B2 - 1'	72702.04		7:59		"		X			
5	B2 - 5'	72702.05		9:03		"			X	~~X~~ NO	
6	B2 - 10'	72702.06		8:09		" /5035			X	X	
7	B2 - 15'	72702.07		8:16		" /5035			X	X	
8	B3 - 1'	72702.08		8:38		"		X			
9	B3 - 5'	72702.09		8:42		"			X	~~X~~ NO	
10	B3 - 10'	72702.10		8:47		" /5035			X	X	
11	B3 - 15'	72702.11		9:08		" /5035			X	X	
12	B4 - 1'	72702.12		9:30		"		X			
13	B4 - 10'	72702.13		9:53		" /5035			X	X	
14	B4 - 15'	72702.14		10:02		" /5035			X	X	
15	B6 - 1'	72702.15		10:26		"		X			

SAMPLE RECEIPT - TO BE FILLED BY LABORATORY

TOTAL NUMBER OF CONTAINERS	51	PROPERLY COOLED Y / N / NA	
CUSTODY SEALS Y / N / NA		SAMPLES INTACT Y / N / NA	
RECEIVED IN GOOD COND. Y / N		SAMPLES ACCEPTED Y / N	

TURN AROUND TIME

☐ NORMAL ☑ RUSH ☐ SAME DAY ☒ NEXT DAY ☐ 2 DAYS ☐ 3 DAYS

DATA DELIVERABLE REQUIRED

☐ HARD COPY ☐ PDF ☐ GEOTRACKER (GLOBAL ID) _____ ☐ OTHER (PLEASE SPECIFY) _____

RELINQUISHED BY SAMPLER: 1.	RELINQUISHED BY: 2.	RELINQUISHED BY: 3.
Signature:	Signature:	Signature:
Printed Name: Justin Rauzon	Printed Name:	Printed Name:
Date: 4-1-14 Time: 1452	Date: Time:	Date: 4/1/14 Time: 1557
RECEIVED BY: 1.	**RECEIVED BY: 2.**	**RECEIVED BY LABORATORY: 3.** AETL
Signature:	Signature:	Signature:
Printed Name:	Printed Name:	Printed Name:
Date: 4/1/14 Time: 1452	Date: Time:	Date: 04/1/14 Time: 1557

DISTRIBUTION: WHITE - Laboratory, CANARY - Laboratory, PINK - Project/Account Manager, YELLOW - Sampler/Originator

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CHAIN OF CUSTODY RECORD

Nº 87038

AETL JOB No. 72702

COMPANY	SCS Engineers
PROJECT MANAGER	Justin Rauzon
COMPANY ADDRESS	3900 Kilroy Airport Way, Ste 100, Long Beach, CA
PHONE	562-533-4337
FAX	562-427-0805
PROJECT NAME	233 North Vermont Avenue
PROJECT #	01205551.27
SITE NAME AND ADDRESS	233 North Vermont Avenue, Los Angeles, CA
PO #	

	SAMPLE ID	LAB ID	DATE	TIME	MATRIX	CONTAINER NUMBER/SIZE	PRES.	Title 22 Metals	TPH-ll (8015m)	VOCs (8260B/5035)	TEST INSTRUCTIONS & COMMENTS
1	B6-5'	72702.16	4/1/14	10:29	Soil	Acetate Sleeve			X		
2	B6-10'	72702.17		10:35		" /5035			X	X	
3	B6-15'	72702.18		10:38		" /5035			X	X	
4	B7-1'	72702.19		10:51		"		X			
5	B7-5'	72702.20		10:54		"			X		
6	B7-10'	72702.21		10:58		" /5035			X	X	
7	B7-15'	72702.22		11:09		" /5035			X	X	
8	B11-1'	72702.23		12:46		"		X			
9	B11-5'	72702.24		12:50		"			X		
10	B11-10'	72702.25		12:56		" /5035			X	X	
11	B11-15'	72702.26		13:01		" /5035			X	X	
12	B12-1'	72702.27		13:19		"		X			
13	B12-10'	~~72702.28~~		13:27		" /5035			X	X	
14											
15											

ANALYSIS REQUESTED

SAMPLE RECEIPT - TO BE FILLED BY LABORATORY

TOTAL NUMBER OF CONTAINERS	41	PROPERLY COOLED Y / N / NA	
CUSTODY SEALS Y / N / NA		SAMPLES INTACT Y / N / NA	
RECEIVED IN GOOD COND. Y / N		SAMPLES ACCEPTED Y / N	

TURN AROUND TIME

☐ NORMAL ☒ RUSH ☐ SAME DAY ☒ NEXT DAY ☐ 2 DAYS ☐ 3 DAYS

DATA DELIVERABLE REQUIRED

☐ HARD COPY
☐ PDF
☐ GEOTRACKER (GLOBAL ID) _____
☐ OTHER (PLEASE SPECIFY) _____

	1.	2.	3.
RELINQUISHED BY:	SAMPLER:		
Signature:			
Printed Name:	Justin Rauzon		
Date:	4-1-14		4/1/14
Time:	1452		1557
RECEIVED BY:	1.	2.	3.
Signature:			
Printed Name:	CARLTON PAGNILDO		
Date:	4/1/14		04/01/14
Time:	1452		1557

RECEIVED BY LABORATORY: AETL

DISTRIBUTION: WHITE - Laboratory, CANARY - Laboratory, PINK - Project/Account Manager, YELLOW - Sampler/Originator

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Ordered By

SCS Engineers
3900 Kilroy Airport Way Suite 100
Long Beach, CA 90806-6816

Telephone: (562)426-9544
Attention: Justin Rauzon

Project ID: 01205501.27
Date Received 04/01/2014
Date Reported 04/03/2014

Job Number	Order Date	Client
72702	04/01/2014	SCS

CERTIFICATE OF ANALYSIS
CASE NARRATIVE

AETL received 28 samples with the following specification on 04/01/2014.

Lab ID	Sample ID	Sample Date	Matrix	Quantity Of Containers
72702.01	B1-1'	04/01/2014	Soil	1
72702.04	B2-1'	04/01/2014	Soil	1
72702.08	B3-1'	04/01/2014	Soil	1
72702.12	B4-1'	04/01/2014	Soil	1
72702.15	B6-1'	04/01/2014	Soil	1
72702.19	B7-1'	04/01/2014	Soil	1
72702.23	B11-1'	04/01/2014	Soil	1
72702.27	B12-1'	04/01/2014	Soil	1

Method ^ Submethod	Req Date	Priority	TAT	Units
(6010B/7000CAM)	04/02/2014	2	Rush	mg/Kg

72702.02	B1-10'	04/01/2014	Soil	5
72702.03	B1-15'	04/01/2014	Soil	5
72702.06	B2-10'	04/01/2014	Soil	5
72702.07	B2-15'	04/01/2014	Soil	5
72702.10	B3-10'	04/01/2014	Soil	5
72702.11	B3-15'	04/01/2014	Soil	5

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ANALYTICAL RESULTS

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Site

233 North Vermont Avenue
Los Angeles, CA 90004

Page: **2**

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (6010B/7000CAM), CAM Title 22 Metals (SW-846)

QC Batch No: 0402142C1

Our Lab I.D.			Method Blank	72702.01	72702.04	72702.08	72702.12
Client Sample I.D.				B1-1'	B2-1'	B3-1'	B4-1'
Date Sampled				04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Preparation Method			3050B	3050B	3050B	3050B	3050B
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Antimony	1.0	5.0	ND	ND	ND	ND	ND
Arsenic	1.0	5.0	ND	ND	ND	ND	ND
Barium	2.5	5.0	ND	131	101	127	222
Beryllium	1.3	2.5	ND	ND	ND	ND	ND
Cadmium	1.3	2.5	ND	ND	ND	ND	ND
Chromium	2.5	5.0	ND	16.3	15.0	15.5	17.2
Cobalt	2.5	5.0	ND	6.00	5.10	6.22	8.28
Copper	2.5	5.0	ND	11.8	13.0	14.4	17.1
Lead	2.5	5.0	ND	8.73	11.4	9.12	13.8
Mercury (By EPA 7471)	0.1	0.2	ND	ND	ND	ND	ND
Molybdenum	2.5	5.0	ND	ND	ND	ND	ND
Nickel	2.5	5.0	ND	13.4	12.7	14.9	17.9
Selenium	1.0	5.0	ND	ND	ND	ND	ND
Silver	2.5	5.0	ND	ND	ND	ND	ND
Thallium	1.0	5.0	ND	ND	ND	ND	ND
Vanadium	2.5	5.0	ND	33.1	26.2	26.5	35.5
Zinc	2.5	5.0	ND	86.0	45.1	49.5	72.4

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ANALYTICAL RESULTS

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Attn: Justin Rauzon
Page: **3**

Site

233 North Vermont Avenue
Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (6010B/7000CAM), CAM Title 22 Metals (SW-846)

QC Batch No: 0402142C1

Our Lab I.D.			72702.15	72702.19	72702.23	72702.27	
Client Sample I.D.			B6-1'	B7-1'	B11-1'	B12-1'	
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	
Date Prepared			04/02/2014	04/02/2014	04/02/2014	04/02/2014	
Preparation Method			3050B	3050B	3050B	3050B	
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	
Matrix			Soil	Soil	Soil	Soil	
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	
Dilution Factor			1	1	1	1	
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	
Antimony	1.0	5.0	ND	ND	ND	ND	
Arsenic	1.0	5.0	ND	ND	ND	ND	
Barium	2.5	5.0	124	139	147	157	
Beryllium	1.3	2.5	ND	ND	ND	ND	
Cadmium	1.3	2.5	ND	ND	ND	ND	
Chromium	2.5	5.0	10.9	12.0	14.5	16.7	
Cobalt	2.5	5.0	4.17J	5.58	6.54	7.87	
Copper	2.5	5.0	11.6	12.6	18.8	20.3	
Lead	2.5	5.0	3.91J	20.0	55.0	54.5	
Mercury (By EPA 7471)	0.1	0.2	ND	ND	ND	ND	
Molybdenum	2.5	5.0	ND	ND	ND	ND	
Nickel	2.5	5.0	12.6	11.5	14.3	17.0	
Selenium	1.0	5.0	ND	ND	ND	ND	
Silver	2.5	5.0	ND	ND	ND	ND	
Thallium	1.0	5.0	ND	ND	ND	ND	
Vanadium	2.5	5.0	21.5	24.4	28.2	33.2	
Zinc	2.5	5.0	31.6	57.1	123	87.1	

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ANALYTICAL RESULTS

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Site

233 North Vermont Avenue
Los Angeles, CA 90004

Page: **4**

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			Method Blank	72702.02	72702.03		
Client Sample I.D.				B1-10'	B1-15'		
Date Sampled				04/01/2014	04/01/2014		
Date Prepared			04/01/2014	04/01/2014	04/01/2014		
Preparation Method			5030	5035A	5035A		
Date Analyzed			04/01/2014	04/01/2014	04/01/2014		
Matrix			Soil	Soil	Soil		
Units			ug/Kg	ug/Kg	ug/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Acetone	25	50	ND	ND	ND		
Benzene	1.0	10.0	ND	ND	ND		
Bromobenzene (Phenyl bromide)	5.0	10.0	ND	ND	ND		
Bromochloromethane	5.0	10.0	ND	ND	ND		
Bromodichloromethane	5.0	10.0	ND	ND	ND		
Bromoform (Tribromomethane)	25	50	ND	ND	ND		
Bromomethane (Methyl bromide)	15	30	ND	ND	ND		
2-Butanone (MEK)	25	50	ND	ND	ND		
n-Butylbenzene	5.0	10.0	ND	ND	ND		
sec-Butylbenzene	5.0	10.0	ND	ND	ND		
tert-Butylbenzene	5.0	10.0	ND	ND	ND		
Carbon Disulfide	25	50	ND	ND	ND		
Carbon tetrachloride	5.0	10.0	ND	ND	ND		
Chlorobenzene	5.0	10.0	ND	ND	ND		
Chloroethane	15	30	ND	ND	ND		
2-Chloroethyl vinyl ether	50	50	ND	ND	ND		
Chloroform (Trichloromethane)	5.0	10.0	ND	ND	ND		
Chloromethane (Methyl chloride)	15	30	ND	ND	ND		
2-Chlorotoluene	5.0	10.0	ND	ND	ND		
4-Chlorotoluene	5.0	10.0	ND	ND	ND		
1,2-Dibromo-3-chloropropane (DBCP)	25	50	ND	ND	ND		
Dibromochloromethane	5.0	10.0	ND	ND	ND		
1,2-Dibromoethane (EDB)	5.0	10.0	ND	ND	ND		
Dibromomethane	5.0	10.0	ND	ND	ND		
1,2-Dichlorobenzene	5.0	10.0	ND	ND	ND		
1,3-Dichlorobenzene	5.0	10.0	ND	ND	ND		
1,4-Dichlorobenzene	5.0	10.0	ND	ND	ND		

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			Method Blank	72702.02	72702.03		
Client Sample I.D.				B1-10'	B1-15'		
Date Sampled				04/01/2014	04/01/2014		
Date Prepared			04/01/2014	04/01/2014	04/01/2014		
Preparation Method			5030	5035A	5035A		
Date Analyzed			04/01/2014	04/01/2014	04/01/2014		
Matrix			Soil	Soil	Soil		
Units			ug/Kg	ug/Kg	ug/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Dichlorodifluoromethane	15	30	ND	ND	ND		
1,1-Dichloroethane	5.0	10.0	ND	ND	ND		
1,2-Dichloroethane (EDC)	5.0	10.0	ND	ND	ND		
1,1-Dichloroethene	5.0	10.0	ND	ND	ND		
cis-1,2-Dichloroethene	5.0	10.0	ND	ND	ND		
trans-1,2-Dichloroethene	5.0	10.0	ND	ND	ND		
1,2-Dichloropropane	5.0	10.0	ND	ND	ND		
1,3-Dichloropropane	5.0	10.0	ND	ND	ND		
2,2-Dichloropropane	5.0	10.0	ND	ND	ND		
1,1-Dichloropropene	5.0	10.0	ND	ND	ND		
cis-1,3-Dichloropropene	5.0	10.0	ND	ND	ND		
trans-1,3-Dichloropropene	5.0	10.0	ND	ND	ND		
Ethylbenzene	1.0	10.0	ND	ND	ND		
Hexachlorobutadiene	15	30	ND	ND	ND		
2-Hexanone	25	50	ND	ND	ND		
Iodomethane	5.0	10.0	ND	ND	ND		
Isopropylbenzene	5.0	10.0	ND	ND	ND		
p-Isopropyltoluene	5.0	10.0	ND	ND	ND		
4-Methyl-2-pentanone (MIBK)	25	50	ND	ND	ND		
Methyl-tert-butyl ether (MTBE)	2.0	10.0	ND	ND	ND		
Methylene chloride (DCM)	25	50	ND	ND	ND		
Naphthalene	5.0	10.0	ND	ND	ND		
n-Propylbenzene	5.0	10.0	ND	ND	ND		
Styrene	5.0	10.0	ND	ND	ND		
1,1,1,2-Tetrachloroethane	5.0	10.0	ND	ND	ND		
1,1,2,2-Tetrachloroethane	5.0	10.0	ND	ND	ND		
Tetrachloroethene	5.0	10.0	ND	ND	ND		
Toluene (Methyl benzene)	1.0	10.0	ND	ND	ND		
1,2,3-Trichlorobenzene	5.0	10.0	ND	ND	ND		
1,2,4-Trichlorobenzene	5.0	10.0	ND	ND	ND		
1,1,1-Trichloroethane	5.0	10.0	ND	ND	ND		
1,1,2-Trichloroethane	5.0	10.0	ND	ND	ND		
Trichloroethene	5.0	10.0	ND	ND	ND		
Trichlorofluoromethane	5.0	10.0	ND	ND	ND		

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			Method Blank	**72702.02**	**72702.03**		
Client Sample I.D.				B1-10'	B1-15'		
Date Sampled				**04/01/2014**	**04/01/2014**		
Date Prepared			**04/01/2014**	**04/01/2014**	**04/01/2014**		
Preparation Method			**5030**	**5035A**	**5035A**		
Date Analyzed			**04/01/2014**	**04/01/2014**	**04/01/2014**		
Matrix			Soil	Soil	Soil		
Units			ug/Kg	ug/Kg	ug/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
1,2,3-Trichloropropane	**5.0**	**10.0**	**ND**	**ND**	**ND**		
1,2,4-Trimethylbenzene	**5.0**	**10.0**	**ND**	**ND**	**ND**		
1,3,5-Trimethylbenzene	**5.0**	**10.0**	**ND**	**ND**	**ND**		
Vinyl Acetate	**25**	**50**	**ND**	**ND**	**ND**		
Vinyl chloride (Chloroethene)	**5.0**	**10.0**	**ND**	**ND**	**ND**		
o-Xylene	**1.0**	**10.0**	**ND**	**ND**	**ND**		
m,p-Xylenes	**1.0**	**20.0**	**ND**	**ND**	**ND**		
Our Lab I.D.			Method Blank	72702.02	72702.03		
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
Bromofluorobenzene	**75-125**		**101**	**100**	**100**		
Dibromofluoromethane	**75-125**		**102**	**106**	**99.8**		
Toluene-d8	**75-125**		**102**	**100**	**101**		

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ANALYTICAL RESULTS

Ordered By

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Page: **7**

Site

233 North Vermont Avenue
Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			**72702.06**				
Client Sample I.D.			B2-10'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5035A**				
Date Analyzed			**04/01/2014**				
Matrix			Soil				
Units			ug/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Acetone	**25**	**50**	**ND**				
Benzene	**1.0**	**10.0**	**ND**				
Bromobenzene (Phenyl bromide)	**5.0**	**10.0**	**ND**				
Bromochloromethane	**5.0**	**10.0**	**ND**				
Bromodichloromethane	**5.0**	**10.0**	**ND**				
Bromoform (Tribromomethane)	**25**	**50**	**ND**				
Bromomethane (Methyl bromide)	**15**	**30**	**ND**				
2-Butanone (MEK)	**25**	**50**	**ND**				
n-Butylbenzene	**5.0**	**10.0**	**ND**				
sec-Butylbenzene	**5.0**	**10.0**	**ND**				
tert-Butylbenzene	**5.0**	**10.0**	**ND**				
Carbon Disulfide	**25**	**50**	**ND**				
Carbon tetrachloride	**5.0**	**10.0**	**ND**				
Chlorobenzene	**5.0**	**10.0**	**ND**				
Chloroethane	**15**	**30**	**ND**				
2-Chloroethyl vinyl ether	**50**	**50**	**ND**				
Chloroform (Trichloromethane)	**5.0**	**10.0**	**ND**				
Chloromethane (Methyl chloride)	**15**	**30**	**ND**				
2-Chlorotoluene	**5.0**	**10.0**	**ND**				
4-Chlorotoluene	**5.0**	**10.0**	**ND**				
1,2-Dibromo-3-chloropropane (DBCP)	**25**	**50**	**ND**				
Dibromochloromethane	**5.0**	**10.0**	**ND**				
1,2-Dibromoethane (EDB)	**5.0**	**10.0**	**ND**				
Dibromomethane	**5.0**	**10.0**	**ND**				
1,2-Dichlorobenzene	**5.0**	**10.0**	**ND**				
1,3-Dichlorobenzene	**5.0**	**10.0**	**ND**				
1,4-Dichlorobenzene	**5.0**	**10.0**	**ND**				

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			72702.06				
Client Sample I.D.			B2-10'				
Date Sampled			04/01/2014				
Date Prepared			04/01/2014				
Preparation Method			5035A				
Date Analyzed			04/01/2014				
Matrix			Soil				
Units			ug/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Dichlorodifluoromethane	15	30	ND				
1,1-Dichloroethane	5.0	10.0	ND				
1,2-Dichloroethane (EDC)	5.0	10.0	ND				
1,1-Dichloroethene	5.0	10.0	ND				
cis-1,2-Dichloroethene	5.0	10.0	ND				
trans-1,2-Dichloroethene	5.0	10.0	ND				
1,2-Dichloropropane	5.0	10.0	ND				
1,3-Dichloropropane	5.0	10.0	ND				
2,2-Dichloropropane	5.0	10.0	ND				
1,1-Dichloropropene	5.0	10.0	ND				
cis-1,3-Dichloropropene	5.0	10.0	ND				
trans-1,3-Dichloropropene	5.0	10.0	ND				
Ethylbenzene	1.0	10.0	ND				
Hexachlorobutadiene	15	30	ND				
2-Hexanone	25	50	ND				
Iodomethane	5.0	10.0	ND				
Isopropylbenzene	5.0	10.0	ND				
p-Isopropyltoluene	5.0	10.0	ND				
4-Methyl-2-pentanone (MIBK)	25	50	ND				
Methyl-tert-butyl ether (MTBE)	2.0	10.0	ND				
Methylene chloride (DCM)	25	50	ND				
Naphthalene	5.0	10.0	ND				
n-Propylbenzene	5.0	10.0	ND				
Styrene	5.0	10.0	ND				
1,1,1,2-Tetrachloroethane	5.0	10.0	ND				
1,1,2,2-Tetrachloroethane	5.0	10.0	ND				
Tetrachloroethene	5.0	10.0	ND				
Toluene (Methyl benzene)	1.0	10.0	ND				
1,2,3-Trichlorobenzene	5.0	10.0	ND				
1,2,4-Trichlorobenzene	5.0	10.0	ND				
1,1,1-Trichloroethane	5.0	10.0	ND				
1,1,2-Trichloroethane	5.0	10.0	ND				
Trichloroethene	5.0	10.0	ND				
Trichlorofluoromethane	5.0	10.0	ND				

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			**72702.06**				
Client Sample I.D.			B2-10'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5035A**				
Date Analyzed			**04/01/2014**				
Matrix			Soil				
Units			ug/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
1,2,3-Trichloropropane	**5.0**	**10.0**	**ND**				
1,2,4-Trimethylbenzene	**5.0**	**10.0**	**ND**				
1,3,5-Trimethylbenzene	**5.0**	**10.0**	**ND**				
Vinyl Acetate	**25**	**50**	**ND**				
Vinyl chloride (Chloroethene)	**5.0**	**10.0**	**ND**				
o-Xylene	**1.0**	**10.0**	**ND**				
m,p-Xylenes	**1.0**	**20.0**	**ND**				
Our Lab I.D.			**72702.06**				
Surrogates	**%Rec.Limit**		**% Rec.**				
Bromofluorobenzene	**75-125**		**105**				
Dibromofluoromethane	**75-125**		**103**				
Toluene-d8	**75-125**		**103**				

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Site

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			72702.07	72702.10			
Client Sample I.D.			B2-15'	B3-10'			
Date Sampled			04/01/2014	04/01/2014			
Date Prepared			04/01/2014	04/01/2014			
Preparation Method			5035A	5035A			
Date Analyzed			04/01/2014	04/01/2014			
Matrix			Soil	Soil			
Units			ug/Kg	ug/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Acetone	25	50	ND	ND			
Benzene	1.0	10.0	ND	ND			
Bromobenzene (Phenyl bromide)	5.0	10.0	ND	ND			
Bromochloromethane	5.0	10.0	ND	ND			
Bromodichloromethane	5.0	10.0	ND	ND			
Bromoform (Tribromomethane)	25	50	ND	ND			
Bromomethane (Methyl bromide)	15	30	ND	ND			
2-Butanone (MEK)	25	50	ND	ND			
n-Butylbenzene	5.0	10.0	ND	ND			
sec-Butylbenzene	5.0	10.0	ND	ND			
tert-Butylbenzene	5.0	10.0	ND	ND			
Carbon Disulfide	25	50	ND	ND			
Carbon tetrachloride	5.0	10.0	ND	ND			
Chlorobenzene	5.0	10.0	ND	ND			
Chloroethane	15	30	ND	ND			
2-Chloroethyl vinyl ether	50	50	ND	ND			
Chloroform (Trichloromethane)	5.0	10.0	ND	ND			
Chloromethane (Methyl chloride)	15	30	ND	ND			
2-Chlorotoluene	5.0	10.0	ND	ND			
4-Chlorotoluene	5.0	10.0	ND	ND			
1,2-Dibromo-3-chloropropane (DBCP)	25	50	ND	ND			
Dibromochloromethane	5.0	10.0	ND	ND			
1,2-Dibromoethane (EDB)	5.0	10.0	ND	ND			
Dibromomethane	5.0	10.0	ND	ND			
1,2-Dichlorobenzene	5.0	10.0	ND	ND			
1,3-Dichlorobenzene	5.0	10.0	ND	ND			
1,4-Dichlorobenzene	5.0	10.0	ND	ND			

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			72702.07	72702.10			
Client Sample I.D.			B2-15'	B3-10'			
Date Sampled			04/01/2014	04/01/2014			
Date Prepared			04/01/2014	04/01/2014			
Preparation Method			5035A	5035A			
Date Analyzed			04/01/2014	04/01/2014			
Matrix			Soil	Soil			
Units			ug/Kg	ug/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
Dichlorodifluoromethane	15	30	ND	ND			
1,1-Dichloroethane	5.0	10.0	ND	ND			
1,2-Dichloroethane (EDC)	5.0	10.0	ND	ND			
1,1-Dichloroethene	5.0	10.0	ND	ND			
cis-1,2-Dichloroethene	5.0	10.0	ND	ND			
trans-1,2-Dichloroethene	5.0	10.0	ND	ND			
1,2-Dichloropropane	5.0	10.0	ND	ND			
1,3-Dichloropropane	5.0	10.0	ND	ND			
2,2-Dichloropropane	5.0	10.0	ND	ND			
1,1-Dichloropropene	5.0	10.0	ND	ND			
cis-1,3-Dichloropropene	5.0	10.0	ND	ND			
trans-1,3-Dichloropropene	5.0	10.0	ND	ND			
Ethylbenzene	1.0	10.0	ND	ND			
Hexachlorobutadiene	15	30	ND	ND			
2-Hexanone	25	50	ND	ND			
Iodomethane	5.0	10.0	ND	ND			
Isopropylbenzene	5.0	10.0	ND	ND			
p-Isopropyltoluene	5.0	10.0	ND	ND			
4-Methyl-2-pentanone (MIBK)	25	50	ND	ND			
Methyl-tert-butyl ether (MTBE)	2.0	10.0	ND	ND			
Methylene chloride (DCM)	25	50	ND	ND			
Naphthalene	5.0	10.0	ND	ND			
n-Propylbenzene	5.0	10.0	ND	ND			
Styrene	5.0	10.0	ND	ND			
1,1,1,2-Tetrachloroethane	5.0	10.0	ND	ND			
1,1,2,2-Tetrachloroethane	5.0	10.0	ND	ND			
Tetrachloroethene	5.0	10.0	ND	ND			
Toluene (Methyl benzene)	1.0	10.0	ND	ND			
1,2,3-Trichlorobenzene	5.0	10.0	ND	ND			
1,2,4-Trichlorobenzene	5.0	10.0	ND	ND			
1,1,1-Trichloroethane	5.0	10.0	ND	ND			
1,1,2-Trichloroethane	5.0	10.0	ND	ND			
Trichloroethene	5.0	10.0	ND	ND			
Trichlorofluoromethane	5.0	10.0	ND	ND			

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1

Our Lab I.D.			**72702.07**	**72702.10**			
Client Sample I.D.			B2-15'	B3-10'			
Date Sampled			**04/01/2014**	**04/01/2014**			
Date Prepared			**04/01/2014**	**04/01/2014**			
Preparation Method			**5035A**	**5035A**			
Date Analyzed			**04/01/2014**	**04/01/2014**			
Matrix			Soil	Soil			
Units			ug/Kg	ug/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
1,2,3-Trichloropropane	**5.0**	**10.0**	**ND**	**ND**			
1,2,4-Trimethylbenzene	**5.0**	**10.0**	**ND**	**ND**			
1,3,5-Trimethylbenzene	**5.0**	**10.0**	**ND**	**ND**			
Vinyl Acetate	**25**	**50**	**ND**	**ND**			
Vinyl chloride (Chloroethene)	**5.0**	**10.0**	**ND**	**ND**			
o-Xylene	**1.0**	**10.0**	**ND**	**ND**			
m,p-Xylenes	**1.0**	**20.0**	**ND**	**ND**			
Our Lab I.D.			72702.07	72702.10			
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**			
Bromofluorobenzene	**75-125**		**102**	**105**			
Dibromofluoromethane	**75-125**		**109**	**108**			
Toluene-d8	**75-125**		**101**	**106**			

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ANALYTICAL RESULTS

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Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			Method Blank	72702.11	72702.13	72702.14	72702.17
Client Sample I.D.				B3-15'	B4-10'	B4-15'	B6-10'
Date Sampled				04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Preparation Method			5030	5035A	5035A	5035A	5035A
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Acetone	25	50	ND	ND	ND	ND	ND
Benzene	1.0	10.0	ND	ND	ND	ND	ND
Bromobenzene (Phenyl bromide)	5.0	10.0	ND	ND	ND	ND	ND
Bromochloromethane	5.0	10.0	ND	ND	ND	ND	ND
Bromodichloromethane	5.0	10.0	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	25	50	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	15	30	ND	ND	ND	ND	ND
2-Butanone (MEK)	25	50	ND	ND	ND	ND	ND
n-Butylbenzene	5.0	10.0	ND	ND	ND	ND	ND
sec-Butylbenzene	5.0	10.0	ND	ND	ND	ND	ND
tert-Butylbenzene	5.0	10.0	ND	ND	ND	ND	ND
Carbon Disulfide	25	50	ND	ND	ND	ND	ND
Carbon tetrachloride	5.0	10.0	ND	ND	ND	ND	ND
Chlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
Chloroethane	15	30	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50	50	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	5.0	10.0	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	15	30	ND	ND	ND	ND	ND
2-Chlorotoluene	5.0	10.0	ND	ND	ND	ND	ND
4-Chlorotoluene	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	25	50	ND	ND	ND	ND	ND
Dibromochloromethane	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB)	5.0	10.0	ND	ND	ND	ND	ND
Dibromomethane	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			Method Blank	72702.11	72702.13	72702.14	72702.17
Client Sample I.D.				B3-15'	B4-10'	B4-15'	B6-10'
Date Sampled				04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Preparation Method			5030	5035A	5035A	5035A	5035A
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Dichlorodifluoromethane	15	30	ND	ND	ND	ND	ND
1,1-Dichloroethane	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dichloroethane (EDC)	5.0	10.0	ND	ND	ND	ND	ND
1,1-Dichloroethene	5.0	10.0	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5.0	10.0	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dichloropropane	5.0	10.0	ND	ND	ND	ND	ND
1,3-Dichloropropane	5.0	10.0	ND	ND	ND	ND	ND
2,2-Dichloropropane	5.0	10.0	ND	ND	ND	ND	ND
1,1-Dichloropropene	5.0	10.0	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5.0	10.0	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	5.0	10.0	ND	ND	ND	ND	ND
Ethylbenzene	1.0	10.0	ND	ND	ND	ND	ND
Hexachlorobutadiene	15	30	ND	ND	ND	ND	ND
2-Hexanone	25	50	ND	ND	ND	ND	ND
Iodomethane	5.0	10.0	ND	ND	ND	ND	ND
Isopropylbenzene	5.0	10.0	ND	ND	ND	ND	ND
p-Isopropyltoluene	5.0	10.0	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	25	50	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	2.0	10.0	ND	ND	ND	ND	ND
Methylene chloride (DCM)	25	50	ND	ND	ND	ND	ND
Naphthalene	5.0	10.0	ND	ND	ND	ND	ND
n-Propylbenzene	5.0	10.0	ND	ND	ND	ND	ND
Styrene	5.0	10.0	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5.0	10.0	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5.0	10.0	ND	ND	ND	ND	ND
Tetrachloroethene	5.0	10.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	1.0	10.0	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5.0	10.0	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5.0	10.0	ND	ND	ND	ND	ND
Trichloroethene	5.0	10.0	ND	ND	ND	ND	ND
Trichlorofluoromethane	5.0	10.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			Method Blank	**72702.11**	**72702.13**	**72702.14**	**72702.17**
Client Sample I.D.				B3-15'	B4-10'	B4-15'	B6-10'
Date Sampled				**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**
Date Prepared			**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**
Preparation Method			**5030**	**5035A**	**5035A**	**5035A**	**5035A**
Date Analyzed			**04/02/2014**	**04/02/2014**	**04/02/2014**	**04/02/2014**	**04/02/2014**
Matrix			Soil	Soil	Soil	Soil	Soil
Units			ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2,3-Trichloropropane	**5.0**	**10.0**	**ND**	**ND**	**ND**	**ND**	**ND**
1,2,4-Trimethylbenzene	**5.0**	**10.0**	**ND**	**ND**	**ND**	**ND**	**ND**
1,3,5-Trimethylbenzene	**5.0**	**10.0**	**ND**	**ND**	**ND**	**ND**	**ND**
Vinyl Acetate	**25**	**50**	**ND**	**ND**	**ND**	**ND**	**ND**
Vinyl chloride (Chloroethene)	**5.0**	**10.0**	**ND**	**ND**	**ND**	**ND**	**ND**
o-Xylene	**1.0**	**10.0**	**ND**	**ND**	**ND**	**ND**	**ND**
m,p-Xylenes	**1.0**	**20.0**	**ND**	**ND**	**ND**	**ND**	**ND**
Our Lab I.D.			Method Blank	72702.11	72702.13	72702.14	72702.17
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	**75-125**		**99.6**	**102**	**99.3**	**103**	**101**
Dibromofluoromethane	**75-125**		**101**	**103**	**105**	**105**	**101**
Toluene-d8	**75-125**		**99.4**	**101**	**99.8**	**101**	**101**

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			72702.18	72702.21	72702.22	72702.25	72702.26
Client Sample I.D.			B6-15'	B7-10'	B7-15'	B11-10'	B11-15'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Preparation Method			5035A	5035A	5035A	5035A	5035A
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Acetone	25	50	ND	ND	ND	ND	ND
Benzene	1.0	10.0	ND	ND	ND	ND	ND
Bromobenzene (Phenyl bromide)	5.0	10.0	ND	ND	ND	ND	ND
Bromochloromethane	5.0	10.0	ND	ND	ND	ND	ND
Bromodichloromethane	5.0	10.0	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	25	50	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	15	30	ND	ND	ND	ND	ND
2-Butanone (MEK)	25	50	ND	ND	ND	ND	ND
n-Butylbenzene	5.0	10.0	ND	ND	ND	ND	ND
sec-Butylbenzene	5.0	10.0	ND	ND	ND	ND	ND
tert-Butylbenzene	5.0	10.0	ND	ND	ND	ND	ND
Carbon Disulfide	25	50	ND	ND	ND	ND	ND
Carbon tetrachloride	5.0	10.0	ND	ND	ND	ND	ND
Chlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
Chloroethane	15	30	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50	50	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	5.0	10.0	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	15	30	ND	ND	ND	ND	ND
2-Chlorotoluene	5.0	10.0	ND	ND	ND	ND	ND
4-Chlorotoluene	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	25	50	ND	ND	ND	ND	ND
Dibromochloromethane	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB)	5.0	10.0	ND	ND	ND	ND	ND
Dibromomethane	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			72702.18	72702.21	72702.22	72702.25	72702.26
Client Sample I.D.			B6-15'	B7-10'	B7-15'	B11-10'	B11-15'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Preparation Method			5035A	5035A	5035A	5035A	5035A
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Dichlorodifluoromethane	15	30	ND	ND	ND	ND	ND
1,1-Dichloroethane	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dichloroethane (EDC)	5.0	10.0	ND	ND	ND	ND	ND
1,1-Dichloroethene	5.0	10.0	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5.0	10.0	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5.0	10.0	ND	ND	ND	ND	ND
1,2-Dichloropropane	5.0	10.0	ND	ND	ND	ND	ND
1,3-Dichloropropane	5.0	10.0	ND	ND	ND	ND	ND
2,2-Dichloropropane	5.0	10.0	ND	ND	ND	ND	ND
1,1-Dichloropropene	5.0	10.0	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5.0	10.0	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	5.0	10.0	ND	ND	ND	ND	ND
Ethylbenzene	1.0	10.0	ND	ND	ND	ND	ND
Hexachlorobutadiene	15	30	ND	ND	ND	ND	ND
2-Hexanone	25	50	ND	ND	ND	ND	ND
Iodomethane	5.0	10.0	ND	ND	ND	ND	ND
Isopropylbenzene	5.0	10.0	ND	ND	ND	ND	ND
p-Isopropyltoluene	5.0	10.0	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	25	50	ND	ND	ND	ND	ND
Methyl-tert-butyl ether (MTBE)	2.0	10.0	ND	ND	ND	ND	ND
Methylene chloride (DCM)	25	50	ND	ND	ND	ND	ND
Naphthalene	5.0	10.0	ND	ND	ND	ND	ND
n-Propylbenzene	5.0	10.0	ND	ND	ND	ND	ND
Styrene	5.0	10.0	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5.0	10.0	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5.0	10.0	ND	ND	ND	ND	ND
Tetrachloroethene	5.0	10.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	1.0	10.0	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5.0	10.0	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5.0	10.0	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5.0	10.0	ND	ND	ND	ND	ND
Trichloroethene	5.0	10.0	ND	ND	ND	ND	ND
Trichlorofluoromethane	5.0	10.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			72702.18	72702.21	72702.22	72702.25	72702.26
Client Sample I.D.			B6-15'	B7-10'	B7-15'	B11-10'	B11-15'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Preparation Method			5035A	5035A	5035A	5035A	5035A
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2,3-Trichloropropane	5.0	10.0	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5.0	10.0	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5.0	10.0	ND	ND	ND	ND	ND
Vinyl Acetate	25	50	ND	ND	ND	ND	ND
Vinyl chloride (Chloroethene)	5.0	10.0	ND	ND	ND	ND	ND
o-Xylene	1.0	10.0	ND	ND	ND	ND	ND
m,p-Xylenes	1.0	20.0	ND	ND	ND	ND	ND
Our Lab I.D.			72702.18	72702.21	72702.22	72702.25	72702.26
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	75-125		98.0	103	103	100	98.3
Dibromofluoromethane	75-125		101	102	105	99.3	104
Toluene-d8	75-125		100	102	102	101	99.3

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			**72702.28**				
Client Sample I.D.			B12-10'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5035A**				
Date Analyzed			**04/02/2014**				
Matrix			Soil				
Units			ug/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Acetone	**25**	**50**	**ND**				
Benzene	**1.0**	**10.0**	**ND**				
Bromobenzene (Phenyl bromide)	**5.0**	**10.0**	**ND**				
Bromochloromethane	**5.0**	**10.0**	**ND**				
Bromodichloromethane	**5.0**	**10.0**	**ND**				
Bromoform (Tribromomethane)	**25**	**50**	**ND**				
Bromomethane (Methyl bromide)	**15**	**30**	**ND**				
2-Butanone (MEK)	**25**	**50**	**ND**				
n-Butylbenzene	**5.0**	**10.0**	**ND**				
sec-Butylbenzene	**5.0**	**10.0**	**ND**				
tert-Butylbenzene	**5.0**	**10.0**	**ND**				
Carbon Disulfide	**25**	**50**	**ND**				
Carbon tetrachloride	**5.0**	**10.0**	**ND**				
Chlorobenzene	**5.0**	**10.0**	**ND**				
Chloroethane	**15**	**30**	**ND**				
2-Chloroethyl vinyl ether	**50**	**50**	**ND**				
Chloroform (Trichloromethane)	**5.0**	**10.0**	**ND**				
Chloromethane (Methyl chloride)	**15**	**30**	**ND**				
2-Chlorotoluene	**5.0**	**10.0**	**ND**				
4-Chlorotoluene	**5.0**	**10.0**	**ND**				
1,2-Dibromo-3-chloropropane (DBCP)	**25**	**50**	**ND**				
Dibromochloromethane	**5.0**	**10.0**	**ND**				
1,2-Dibromoethane (EDB)	**5.0**	**10.0**	**ND**				
Dibromomethane	**5.0**	**10.0**	**ND**				
1,2-Dichlorobenzene	**5.0**	**10.0**	**ND**				
1,3-Dichlorobenzene	**5.0**	**10.0**	**ND**				
1,4-Dichlorobenzene	**5.0**	**10.0**	**ND**				

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			**72702.28**				
Client Sample I.D.			B12-10'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5035A**				
Date Analyzed			**04/02/2014**				
Matrix			Soil				
Units			ug/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
Dichlorodifluoromethane	**15**	**30**	**ND**				
1,1-Dichloroethane	**5.0**	**10.0**	**ND**				
1,2-Dichloroethane (EDC)	**5.0**	**10.0**	**ND**				
1,1-Dichloroethene	**5.0**	**10.0**	**ND**				
cis-1,2-Dichloroethene	**5.0**	**10.0**	**ND**				
trans-1,2-Dichloroethene	**5.0**	**10.0**	**ND**				
1,2-Dichloropropane	**5.0**	**10.0**	**ND**				
1,3-Dichloropropane	**5.0**	**10.0**	**ND**				
2,2-Dichloropropane	**5.0**	**10.0**	**ND**				
1,1-Dichloropropene	**5.0**	**10.0**	**ND**				
cis-1,3-Dichloropropene	**5.0**	**10.0**	**ND**				
trans-1,3-Dichloropropene	**5.0**	**10.0**	**ND**				
Ethylbenzene	**1.0**	**10.0**	**ND**				
Hexachlorobutadiene	**15**	**30**	**ND**				
2-Hexanone	**25**	**50**	**ND**				
Iodomethane	**5.0**	**10.0**	**ND**				
Isopropylbenzene	**5.0**	**10.0**	**ND**				
p-Isopropyltoluene	**5.0**	**10.0**	**ND**				
4-Methyl-2-pentanone (MIBK)	**25**	**50**	**ND**				
Methyl-tert-butyl ether (MTBE)	**2.0**	**10.0**	**ND**				
Methylene chloride (DCM)	**25**	**50**	**ND**				
Naphthalene	**5.0**	**10.0**	**ND**				
n-Propylbenzene	**5.0**	**10.0**	**ND**				
Styrene	**5.0**	**10.0**	**ND**				
1,1,1,2-Tetrachloroethane	**5.0**	**10.0**	**ND**				
1,1,2,2-Tetrachloroethane	**5.0**	**10.0**	**ND**				
Tetrachloroethene	**5.0**	**10.0**	**ND**				
Toluene (Methyl benzene)	**1.0**	**10.0**	**ND**				
1,2,3-Trichlorobenzene	**5.0**	**10.0**	**ND**				
1,2,4-Trichlorobenzene	**5.0**	**10.0**	**ND**				
1,1,1-Trichloroethane	**5.0**	**10.0**	**ND**				
1,1,2-Trichloroethane	**5.0**	**10.0**	**ND**				
Trichloroethene	**5.0**	**10.0**	**ND**				
Trichlorofluoromethane	**5.0**	**10.0**	**ND**				

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ANALYTICAL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2

Our Lab I.D.			**72702.28**				
Client Sample I.D.			B12-10'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5035A**				
Date Analyzed			**04/02/2014**				
Matrix			Soil				
Units			ug/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
1,2,3-Trichloropropane	**5.0**	**10.0**	**ND**				
1,2,4-Trimethylbenzene	**5.0**	**10.0**	**ND**				
1,3,5-Trimethylbenzene	**5.0**	**10.0**	**ND**				
Vinyl Acetate	**25**	**50**	**ND**				
Vinyl chloride (Chloroethene)	**5.0**	**10.0**	**ND**				
o-Xylene	**1.0**	**10.0**	**ND**				
m,p-Xylenes	**1.0**	**20.0**	**ND**				
Our Lab I.D.			72702.28				
Surrogates	**%Rec.Limit**		**% Rec.**				
Bromofluorobenzene	**75-125**		**100**				
Dibromofluoromethane	**75-125**		**104**				
Toluene-d8	**75-125**		**100**				

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Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB1

Our Lab I.D.			Method Blank	**72702.02**	**72702.03**	**72702.05**	**72702.06**
Client Sample I.D.				B1-10'	B1-15'	B2-5'	B2-10'
Date Sampled				**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**
Date Prepared			**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**
Preparation Method			**5030**	**5035A**	**5035A**	**5030**	**5035A**
Date Analyzed			**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**	**04/01/2014**
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**	**ND**	**ND**	**ND**	**ND**
Our Lab I.D.			Method Blank	**72702.02**	**72702.03**	**72702.05**	**72702.06**
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Bromofluorobenzene	**75-125**		**100**	**107**	**93.6**	**76.6**	**85.4**

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ANALYTICAL RESULTS

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB1

Our Lab I.D.			72702.07	72702.09	72702.10	72702.11	72702.13
Client Sample I.D.			B2-15'	B3-5'	B3-10'	B3-15'	B4-10'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Preparation Method			5035A	5035A	5030	5035A	5035A
Date Analyzed			04/01/2014	04/01/2014	04/01/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	MDL	PQL	Results	Results	Results	Results	Results
TPH as Gasoline and Light HC. (C4-C12)	0.100	1.000	ND	ND	ND	ND	ND
Our Lab I.D.			72702.07	72702.09	72702.10	72702.11	72702.13
Surrogates	%Rec.Limit		% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Bromofluorobenzene	75-125		87.8	86.0	90.2	99.4	92.8

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB2

Our Lab I.D.			Method Blank	**72702.14**			
Client Sample I.D.				B4-15'			
Date Sampled				**04/01/2014**			
Date Prepared			**04/01/2014**	**04/01/2014**			
Preparation Method			**5030**	**5035A**			
Date Analyzed			**04/02/2014**	**04/02/2014**			
Matrix			Soil	Soil			
Units			mg/Kg	mg/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**	**ND**			
Our Lab I.D.			Method Blank	**72702.14**			
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**			
Bromofluorobenzene	**75-125**		**91.4**	**91.8**			

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233 North Vermont Avenue
Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB1

Our Lab I.D.			**72702.16**				
Client Sample I.D.			B6-5'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5030**				
Date Analyzed			**04/01/2014**				
Matrix			Soil				
Units			mg/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**				
Our Lab I.D.			**72702.16**				
Surrogates	**%Rec.Limit**		**% Rec.**				
Bromofluorobenzene	**75-125**		**94.0**				

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB2

Our Lab I.D.			**72702.17**	**72702.18**			
Client Sample I.D.			B6-10'	B6-15'			
Date Sampled			**04/01/2014**	**04/01/2014**			
Date Prepared			**04/01/2014**	**04/01/2014**			
Preparation Method			**5035A**	**5035A**			
Date Analyzed			**04/02/2014**	**04/02/2014**			
Matrix			Soil	Soil			
Units			mg/Kg	mg/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**	**ND**			
Our Lab I.D.			**72702.17**	**72702.18**			
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**			
Bromofluorobenzene	**75-125**		**90.0**	**87.4**			

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233 North Vermont Avenue
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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB1

Our Lab I.D.			**72702.20**				
Client Sample I.D.			B7-5'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5030**				
Date Analyzed			**04/01/2014**				
Matrix			Soil				
Units			mg/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**				
Our Lab I.D.			**72702.20**				
Surrogates	**%Rec.Limit**		**% Rec.**				
Bromofluorobenzene	**75-125**		**89.2**				

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB2

Our Lab I.D.			**72702.21**	**72702.22**			
Client Sample I.D.			B7-10'	B7-15'			
Date Sampled			**04/01/2014**	**04/01/2014**			
Date Prepared			**04/01/2014**	**04/01/2014**			
Preparation Method			**5035A**	**5035A**			
Date Analyzed			**04/02/2014**	**04/02/2014**			
Matrix			Soil	Soil			
Units			mg/Kg	mg/Kg			
Dilution Factor			1	1			
Analytes	**MDL**	**PQL**	**Results**	**Results**			
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**	**ND**			
Our Lab I.D.			**72702.21**	**72702.22**			
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**			
Bromofluorobenzene	**75-125**		**97.4**	**90.8**			

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233 North Vermont Avenue
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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB1

Our Lab I.D.			**72702.24**				
Client Sample I.D.			B11-5'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/01/2014**				
Preparation Method			**5030**				
Date Analyzed			**04/01/2014**				
Matrix			Soil				
Units			mg/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
TPH as Gasoline and Light HC. (C4-C12)	**0.100**	**1.000**	**ND**				
Our Lab I.D.			**72702.24**				
Surrogates	**%Rec.Limit**		**% Rec.**				
Bromofluorobenzene	**75-125**		**93.2**				

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB2

Our Lab I.D.			72702.25	72702.26	72702.28		
Client Sample I.D.			B11-10'	B11-15'	B12-10'		
Date Sampled			04/01/2014	04/01/2014	04/01/2014		
Date Prepared			04/01/2014	04/01/2014	04/01/2014		
Preparation Method			5035A	5035A	5035A		
Date Analyzed			04/02/2014	04/02/2014	04/02/2014		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	MDL	PQL	**Results**	**Results**	**Results**		
TPH as Gasoline and Light HC. (C4-C12)	0.100	1.000	ND	ND	ND		
Our Lab I.D.			72702.25	72702.26	72702.28		
Surrogates	%Rec.Limit		% Rec.	% Rec.	% Rec.		
Bromofluorobenzene	75-125		94.8	91.6	105		

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 040214DB1

Our Lab I.D.			Method Blank	72702.02	72702.03	72702.05	72702.06
Client Sample I.D.				B1-10'	B1-15'	B2-5'	B2-10'
Date Sampled				04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Preparation Method			3550B	3550B	3550B	3550B	3550B
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Diesel (C13-C22)	1.0	5.0	ND	ND	ND	ND	ND
TPH as Heavy Hydrocarbons (C23-C40)	1.0	5.0	ND	ND	ND	20.7	ND
TPH Total as Diesel and Heavy HC.C13-C40	1.0	5.0	ND	ND	ND	20.7	ND
Our Lab I.D.			Method Blank	72702.02	72702.03	72702.05	72702.06
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Chlorobenzene	75-125		91.2	95.0	94.7	94.7	95.2

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 040214DB1

Our Lab I.D.			72702.07	72702.09	72702.10	72702.11	72702.13
Client Sample I.D.			B2-15'	B3-5'	B3-10'	B3-15'	B4-10'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Preparation Method			3550B	3550B	3550B	3550B	3550B
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Diesel (C13-C22)	1.0	5.0	ND	ND	ND	29.1	ND
TPH as Heavy Hydrocarbons (C23-C40)	1.0	5.0	ND	ND	ND	596	ND
TPH Total as Diesel and Heavy HC.C13-C40	1.0	5.0	ND	ND	ND	625	ND
Our Lab I.D.			72702.07	72702.09	72702.10	72702.11	72702.13
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Chlorobenzene	75-125		94.1	92.4	94.1	94.6	94.0

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Site

233 North Vermont Avenue
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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 040214DB1

Our Lab I.D.			72702.14	72702.16	72702.17	72702.18	72702.20
Client Sample I.D.			B4-15'	B6-5'	B6-10'	B6-15'	B7-5'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Preparation Method			3550B	3550B	3550B	3550B	3550B
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Diesel (C13-C22)	1.0	5.0	ND	ND	ND	ND	15.9
TPH as Heavy Hydrocarbons (C23-C40)	1.0	5.0	ND	ND	ND	ND	447
TPH Total as Diesel and Heavy HC.C13-C40	1.0	5.0	ND	ND	ND	ND	463
Our Lab I.D.			72702.14	72702.16	72702.17	72702.18	72702.20
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Chlorobenzene	75-125		94.0	100	101	102	103

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233 North Vermont Avenue
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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 040214DB1

Our Lab I.D.			72702.21	72702.22	72702.24	72702.25	72702.26
Client Sample I.D.			B7-10'	B7-15'	B11-5'	B11-10'	B11-15'
Date Sampled			04/01/2014	04/01/2014	04/01/2014	04/01/2014	04/01/2014
Date Prepared			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Preparation Method			3550B	3550B	3550B	3550B	3550B
Date Analyzed			04/02/2014	04/02/2014	04/02/2014	04/02/2014	04/02/2014
Matrix			Soil	Soil	Soil	Soil	Soil
Units			mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor			1	1	1	1	1
Analytes	MDL	PQL	Results	Results	Results	Results	Results
TPH as Diesel (C13-C22)	1.0	5.0	ND	ND	ND	ND	ND
TPH as Heavy Hydrocarbons (C23-C40)	1.0	5.0	ND	ND	ND	ND	ND
TPH Total as Diesel and Heavy HC.C13-C40	1.0	5.0	ND	ND	ND	ND	ND
Our Lab I.D.			72702.21	72702.22	72702.24	72702.25	72702.26
Surrogates	%Rec.Limit		% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Chlorobenzene	75-125		101	101	101	99.6	101

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 040214DB1

Our Lab I.D.			**72702.28**				
Client Sample I.D.			B12-10'				
Date Sampled			**04/01/2014**				
Date Prepared			**04/02/2014**				
Preparation Method			**3550B**				
Date Analyzed			**04/02/2014**				
Matrix			Soil				
Units			mg/Kg				
Dilution Factor			1				
Analytes	**MDL**	**PQL**	**Results**				
TPH as Diesel (C13-C22)	**1.0**	**5.0**	**ND**				
TPH as Heavy Hydrocarbons (C23-C40)	**1.0**	**5.0**	**ND**				
TPH Total as Diesel and Heavy HC.C13-C40	**1.0**	**5.0**	**ND**				
Our Lab I.D.			**72702.28**				
Surrogates	**%Rec.Limit**		**% Rec.**				
Chlorobenzene	**75-125**		**97.8**				

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QUALITY CONTROL RESULTS

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Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (6010B/7000CAM), CAM Title 22 Metals (SW-846)

QC Batch No: 0402142C1; Dup or Spiked Sample: 72702.01; LCS: Clean Sand; QC Prepared: 04/02/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Antimony	0.00	50.0	47.4	94.8	50.0	47.7	95.4	<1	75-125	<15
Arsenic	0.00	50.0	47.4	94.8	50.0	47.2	94.4	<1	75-125	<15
Barium	131	50.0	158 M	54.0	50.0	157 M	52.0	3.77	75-125	<15
Beryllium	0.00	50.0	51.4	103	50.0	51.4	103	<1	75-125	<15
Cadmium	0.00	50.0	46.6	93.2	50.0	46.4	92.8	<1	75-125	<15
Chromium	16.3	50.0	61.0	89.4	50.0	60.7	88.8	<1	75-125	<15
Cobalt	6.00	50.0	50.9	89.8	50.0	50.7	89.4	<1	75-125	<15
Copper	11.8	50.0	59.2	94.8	50.0	59.1	94.6	<1	75-125	<15
Lead	8.73	50.0	52.9	88.3	50.0	52.5	87.5	<1	75-125	<15
Mercury (By EPA 7471)	0.00	0.500	0.478	95.6	0.500	0.490	98.0	2.5	75-125	<15
Molybdenum	0.00	50.0	48.3	96.6	50.0	48.0	96.0	<1	75-125	<15
Nickel	13.4	50.0	57.0	87.2	50.0	56.7	86.6	<1	75-125	<15
Selenium	0.00	50.0	48.5	97.0	50.0	47.4	94.8	2.29	75-125	<15
Silver	0.00	50.0	46.6	93.2	50.0	46.5	93.0	<1	75-125	<15
Thallium	0.00	50.0	42.6	85.2	50.0	42.3	84.6	<1	75-125	<15
Vanadium	33.1	50.0	76.2	86.2	50.0	75.9	85.6	<1	75-125	<15
Zinc	86.0	50.0	88.2 M	4.4	50.0	85.4 M	-1.1	333.3	75-125	<15

QC Batch No: 0402142C1; Dup or Spiked Sample: 72702.01; LCS: Clean Sand; QC Prepared: 04/02/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Antimony	50.0	51.4	103	50.0	51.2	102	<1	75-125	<15	
Arsenic	50.0	50.9	102	50.0	50.2	100	1.98	75-125	<15	
Barium	50.0	53.1	106	50.0	53.1	106	<1	75-125	<15	
Beryllium	50.0	55.6	111	50.0	55.5	111	<1	75-125	<15	
Cadmium	50.0	51.2	102	50.0	51.1	102	<1	75-125	<15	
Chromium	50.0	53.3	107	50.0	53.2	106	<1	75-125	<15	
Cobalt	50.0	53.7	107	50.0	53.6	107	<1	75-125	<15	
Copper	50.0	54.6	109	50.0	54.6	109	<1	75-125	<15	

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QUALITY CONTROL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (6010B/7000CAM), CAM Title 22 Metals (SW-846)

QC Batch No: 0402142C1; Dup or Spiked Sample: 72702.01; LCS: Clean Sand; QC Prepared: 04/02/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Lead	**50.0**	**52.8**	**106**	**50.0**	**52.6**	**105**	**<1**	**75-125**	**<15**	
Mercury (By EPA 7471)	**0.500**	**0.510**	**102**	**0.500**	**0.515**	**103**	**<1**	**75-125**	**<15**	
Molybdenum	**50.0**	**53.5**	**107**	**50.0**	**53.3**	**107**	**<1**	**75-125**	**<15**	
Nickel	**50.0**	**53.0**	**106**	**50.0**	**53.0**	**106**	**<1**	**75-125**	**<15**	
Selenium	**50.0**	**50.6**	**101**	**50.0**	**49.9**	**99.8**	**1.20**	**75-125**	**<15**	
Silver	**50.0**	**51.6**	**103**	**50.0**	**51.5**	**103**	**<1**	**75-125**	**<15**	
Thallium	**50.0**	**54.4**	**109**	**50.0**	**53.8**	**108**	**<1**	**75-125**	**<15**	
Vanadium	**50.0**	**53.2**	**106**	**50.0**	**53.1**	**106**	**<1**	**75-125**	**<15**	
Zinc	**50.0**	**59.2**	**118**	**50.0**	**56.1**	**112**	**5.22**	**75-125**	**<15**	

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QUALITY CONTROL RESULTS

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Attn: Justin Rauzon

Site

233 North Vermont Avenue
Los Angeles, CA 90004

Page: **38**

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1; Dup or Spiked Sample: 72702.02; LCS: Clean Sand; QC Prepared: 04/01/2014; QC Analyzed: 04/01/2014; Units: ug/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	0.00	50.0	52.0	104	50.0	47.7	95.4	8.63	75-125	<20
Chlorobenzene	0.00	50.0	45.0	90.0	50.0	41.0	82.0	9.30	75-125	<20
1,1-Dichloroethene	0.00	50.0	52.5	105	50.0	47.2	94.4	10.6	75-125	<20
Methyl-tert-butyl ether (MTBE)	0.00	50.0	44.4	88.8	50.0	39.5	79.0	11.7	75-125	<20
Toluene (Methyl benzene)	0.00	50.0	52.0	104	50.0	47.2	94.4	9.68	75-125	<20
Trichloroethene	0.00	50.0	52.5	105	50.0	48.2	96.4	8.54	75-125	<20
Surrogates										
Bromofluorobenzene	0.00	50.0	49.0	98.0	50.0	49.5	98.9	<1	75-125	<20
Dibromofluoromethane	0.00	50.0	46.8	93.6	50.0	47.1	94.1	<1	75-125	<20
Toluene-d8	0.00	50.0	49.9	99.7	50.0	49.8	99.5	<1	75-125	<20

QC Batch No: 0401142A1; Dup or Spiked Sample: 72702.02; LCS: Clean Sand; QC Prepared: 04/01/2014; QC Analyzed: 04/01/2014; Units: ug/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Benzene	50.0	51.9	104	50.0	50.8	102	1.94	75-125	<20	
Chlorobenzene	50.0	45.6	91.2	50.0	45.1	90.0	1.32	75-125	<20	
1,1-Dichloroethene	50.0	46.5	93.0	50.0	46.0	92.0	1.08	75-125	<20	
Methyl-tert-butyl ether (MTBE)	50.0	47.2	94.4	50.0	46.8	94.0	<1	75-125	<20	
Toluene (Methyl benzene)	50.0	51.1	102	50.0	50.0	100	1.98	75-125	<20	
Trichloroethene	50.0	50.2	100	50.0	49.4	99.0	1.01	75-125	<20	
LCS										
Chloroform (Trichloromethane)	50.0	45.8	91.6	50.0	44.9	90.0	1.76	75-125	<20	
Ethylbenzene	50.0	48.8	97.6	50.0	47.9	96.0	1.65	75-125	<20	
1,1,1-Trichloroethane	50.0	47.9	95.8	50.0	47.4	95.0	<1	75-125	<20	
o-Xylene	50.0	48.0	96.0	50.0	46.4	93.0	3.17	75-125	<20	
m,p-Xylenes	100	91.8	91.8	100	89.5	89.5	2.54	75-125	<20	
Surrogates										
Bromofluorobenzene	50.0	49.0	97.9	50.0	48.1	96.2	1.74	75-125	<20	
Dibromofluoromethane	50.0	45.5	91.1	50.0	44.3	88.7	2.63	75-125	<20	

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QUALITY CONTROL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A1; Dup or Spiked Sample: 72702.02; LCS: Clean Sand; QC Prepared: 04/01/2014; QC Analyzed: 04/01/2014; Units: ug/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Toluene-d8	**50.0**	**49.1**	**98.2**	**50.0**	**48.3**	**96.5**	**1.73**	**75-125**	**<20**	

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Site

233 North Vermont Avenue
Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2; Dup or Spiked Sample: 72702.28; LCS: Clean Sand; QC Prepared: 04/01/2014;MS Analyzed: 04/02/2014; LCS Analyzed: 04/01/2014; Units: ug/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	0.00	50.0	16.7 M	33.3	50.0	40.9	81.7	84.2	75-125	<20
Chlorobenzene	0.00	50.0	13.6 M	27.2	50.0	33.0 M	66.0	83.3	75-125	<20
1,1-Dichloroethene	0.00	50.0	16.6 M	33.2	50.0	42.1	84.2	86.9	75-125	<20
Methyl-tert-butyl ether (MTBE)	0.00	50.0	14.2 M	28.4	50.0	32.5 M	65.0	78.4	75-125	<20
Toluene (Methyl benzene)	0.00	50.0	14.8 M	29.6	50.0	38.5	77.0	88.9	75-125	<20
Trichloroethene	0.00	50.0	16.6 M	33.2	50.0	40.8	81.6	84.3	75-125	<20
Surrogates										
Bromofluorobenzene	0.00	50.0	49.2	98.3	50.0	48.1	96.1	2.24	75-125	<20
Dibromofluoromethane	0.00	50.0	49.2	98.4	50.0	46.8	93.5	4.98	75-125	<20
Toluene-d8	0.00	50.0	48.3	96.6	50.0	49.2	98.4	1.86	75-125	<20

QC Batch No: 0401142A2; Dup or Spiked Sample: 72702.28; LCS: Clean Sand; QC Prepared: 04/01/2014;MS Analyzed: 04/02/2014; LCS Analyzed: 04/01/2014; Units: ug/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Benzene	50.0	50.0	100	50.0	50.6	101	<1	75-125	<20	
Chlorobenzene	50.0	44.5	89.0	50.0	44.3	89.0	<1	75-125	<20	
1,1-Dichloroethene	50.0	44.3	88.6	50.0	45.1	90.0	1.57	75-125	<20	
Methyl-tert-butyl ether (MTBE)	50.0	47.1	94.2	50.0	47.1	94.0	<1	75-125	<20	
Toluene (Methyl benzene)	50.0	49.5	99.0	50.0	48.5	97.0	2.04	75-125	<20	
Trichloroethene	50.0	48.3	96.6	50.0	49.1	98.0	1.44	75-125	<20	
LCS										
Chloroform (Trichloromethane)	50.0	45.4	90.8	50.0	45.3	91.0	<1	75-125	<20	
Ethylbenzene	50.0	47.3	94.6	50.0	46.9	94.0	<1	75-125	<20	
1,1,1-Trichloroethane	50.0	46.8	93.6	50.0	47.3	95.0	1.48	75-125	<20	
o-Xylene	50.0	46.7	93.4	50.0	47.5	95.0	1.70	75-125	<20	
m,p-Xylenes	100	88.8	88.8	100	88.1	88.1	<1	75-125	<20	
Surrogates										
Bromofluorobenzene	50.0	49.3	98.7	50.0	47.0	94.0	4.76	75-125	<20	
Dibromofluoromethane	50.0	46.6	93.2	50.0	45.8	91.6	1.72	75-125	<20	

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QUALITY CONTROL RESULTS

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 0401142A2; Dup or Spiked Sample: 72702.28; LCS: Clean Sand; QC Prepared: 04/01/2014;MS Analyzed: 04/02/2014; LCS Analyzed: 04/01/2014; Units: ug/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Toluene-d8	**50.0**	**49.1**	**98.3**	**50.0**	**48.1**	**96.1**	**2.24**	**75-125**	**<20**	

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QUALITY CONTROL RESULTS

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Site

233 North Vermont Avenue
Los Angeles, CA 90004

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 040214DB1; Dup or Spiked Sample: 72702.02; LCS: Clean Sand; QC Prepared: 04/02/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Diesel (C13-C22)	0.00	500	497	99.4	500	494	98.8	<1	75-125	<20
Surrogates										
Chlorobenzene	0.00	100	93.8	93.8	100	93.1	93.1	<1	75-125	<20

QC Batch No: 040214DB1; Dup or Spiked Sample: 72702.02; LCS: Clean Sand; QC Prepared: 04/02/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
TPH as Diesel (C13-C22)	500	497	99.4	500	505	101	1.6	75-125	<20	
Surrogates										
Chlorobenzene	100	93.8	93.8	100	94.8	94.8	1.1	75-125	<20	

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233 North Vermont Avenue
Los Angeles, CA 90004

Page: **43**

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB1; Dup or Spiked Sample: 72702.09AGA; LCS: Clean Sand; QC Prepared: 04/01/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Gasoline and Light HC. (C4-C12)	0.00	1.00	0.820	81.6	1.00	0.850	85.4	4.55	75-125	<20
Surrogates										
Bromofluorobenzene	0.00	0.0500	0.0541	108	0.0500	0.0558	112	3.70	75-125	<20

QC Batch No: 040114NB1; Dup or Spiked Sample: 72702.09AGA; LCS: Clean Sand; QC Prepared: 04/01/2014; QC Analyzed: 04/02/2014; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
TPH as Gasoline and Light HC. (C4-C12)	1.00	0.910	90.7	1.00	0.890	89.4	1.44	75-125	<20	
Surrogates										
Bromofluorobenzene	0.0500	0.0505	101	0.0500	0.0486	97.2	3.76	75-125	<20	

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233 North Vermont Avenue
Los Angeles, CA 90004

Page: **44**

Project ID: 01205501.27
Project Name: 233 North Vermont Avenue

AETL Job Number	Submitted	Client
72702	04/01/2014	SCS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 040114NB2; LCS: Clean Sand; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Gasoline and Light HC. (C4-C12)	**0.00**	**1.00**	**0.874**	**87.4**	**1.00**	**0.916**	**91.6**	**4.7**	**75-125**	**<20**
Surrogates										
Bromofluorobenzene	**0.00**	**0.0500**	**0.0575**	**115**	**0.0500**	**0.0510**	**102**	**12.0**	**75-125**	**<20**

QC Batch No: 040114NB2; LCS: Clean Sand; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
TPH as Gasoline and Light HC. (C4-C12)	**1.00**	**0.917**	**91.7**	**1.00**	**0.892**	**89.2**	**2.8**	**75-125**	**<20**	
Surrogates										
Bromofluorobenzene	**0.0500**	**0.0510**	**102**	**0.0500**	**0.0505**	**101**	**<1**	**75-125**	**<20**	

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Data Qualifiers and Descriptors

Data Qualifier:

#:	Recovery is not within acceptable control limits.
*:	In the QC section, sample results have been taken directly from the ICP reading. No preparation factor has been applied.
B:	Analyte was present in the Method Blank.
D:	Result is from a diluted analysis.
E:	Result is beyond calibration limits and is estimated.
H:	Analysis was performed over the allowed holding time due to circumstances which were beyond laboratory control.
J:	Analyte was detected . However, the analyte concentration is an estimated value, which is between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).
M:	Matrix spike recovery is outside control limits due to matrix interference. Laboratory Control Sample recovery was acceptable.
MCL:	Maximum Contaminant Level
NS:	No Standard Available
S6:	Surrogate recovery is outside control limits due to matrix interference.
S8:	The analysis of the sample required a dilution such that the surrogate concentration was diluted below the method acceptance criteria.
X:	Results represent LCS and LCSD data.

Definition:

%Limi:	Percent acceptable limits.
%REC:	Percent recovery.
Con.L:	Acceptable Control Limits
Conce:	Added concentration to the sample.
LCS:	Laboratory Control Sample
MDL:	Method Detection Limit is a statistically derived number which is specific for each instrument, each method, and each compound. It indicates a distinctively detectable quantity with 99% probability.

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Data Qualifiers and Descriptors

MS:	Matrix Spike
MS DU:	Matrix Spike Duplicate
ND:	Analyte was not detected in the sample at or above MDL.
PQL:	Practical Quantitation Limit or ML (Minimum Level as per RWQCB) is the minimum concentration that can be quantified with more than 99% confidence. Taking into account all aspects of the entire analytical instrumentation and practice.
Recov:	Recovered concentration in the sample.
RPD:	Relative Percent Difference

APPENDIX C

SOIL BORING LOGS

SCS ENGINEERS

BORING LOG

3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B1

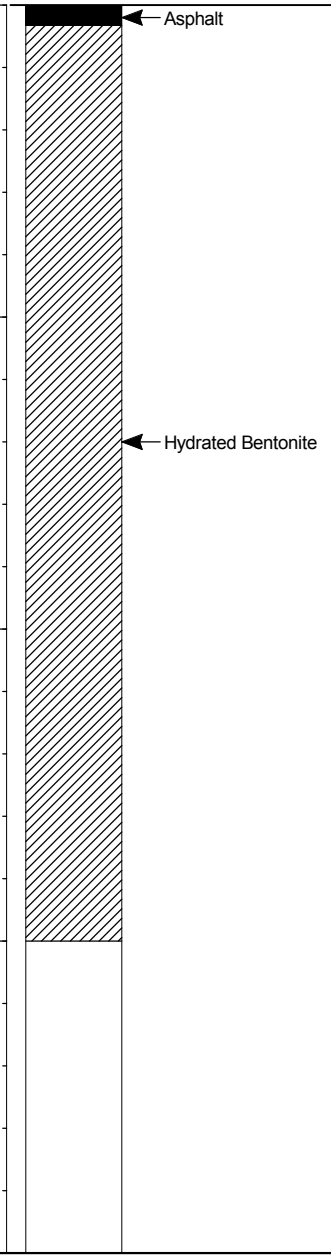
Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:

Depth (meters)	Depth (feet)	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.	Graphic Log	Description
0	0							Asphalt
	1		B1-1'					
	2							
	3							
1	4					CL		Medium Brown, Clay with Trace Sand, Stiff to Very Stiff
	5		B1-5'					
	6							
2	7							
	8					CL		Light Brown to Yellowish Orange, Clay, Stiff
	9							
3	10		B1-10'					
	11					SC		Light Brown to Yellowish Orange, Fine to Medium Sand with Some Clay
	12							
4	13					CL		Light Brown to Yellowish Orange, Clay, Stiff
	14							
	15		B1-15'			SP		Light Brown to Yellowish Orange, Fine to Medium Sand
5	16							
	17							
	18							
	19							
6	20							

Completion Detail



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

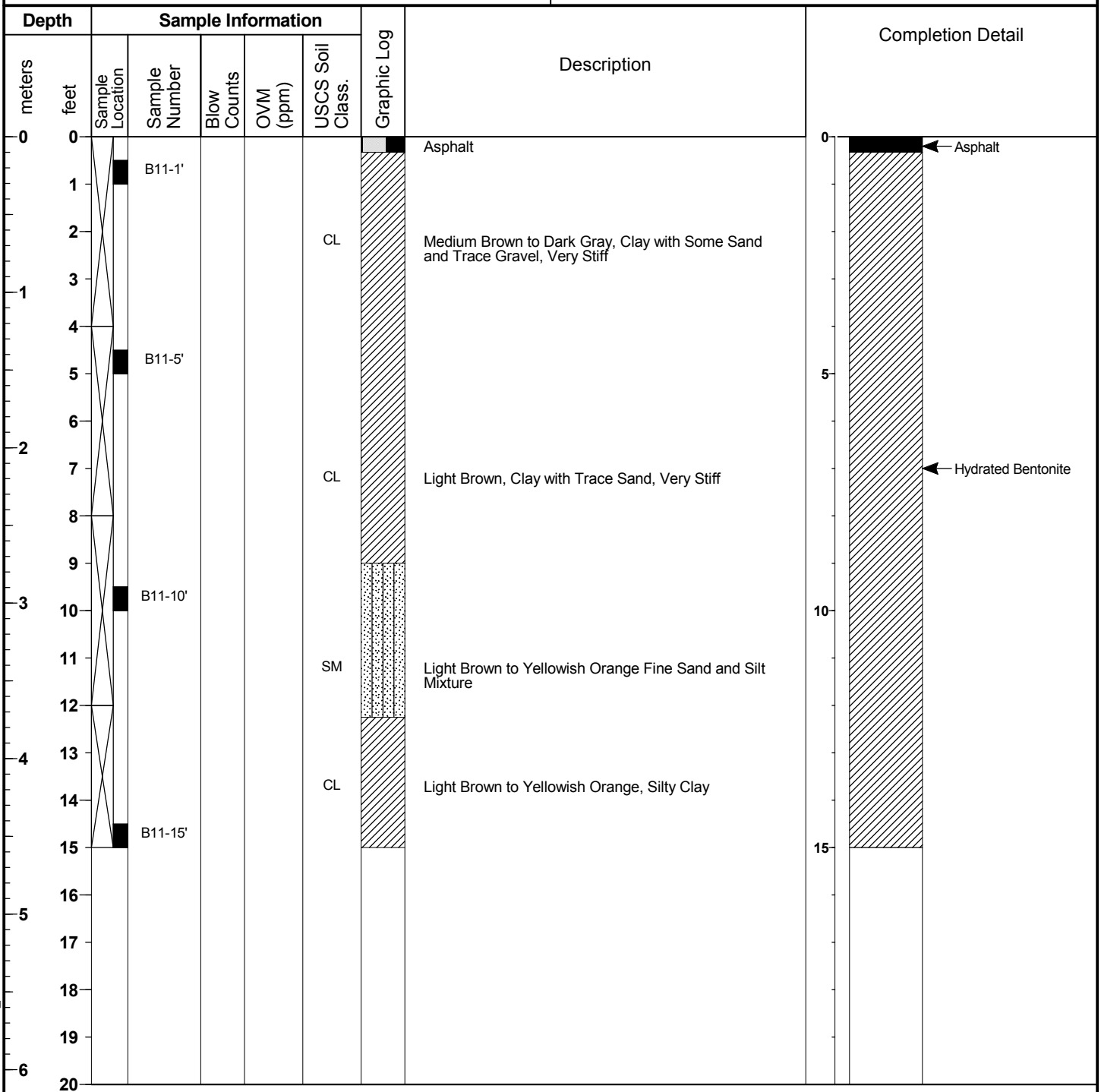
3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B11

Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

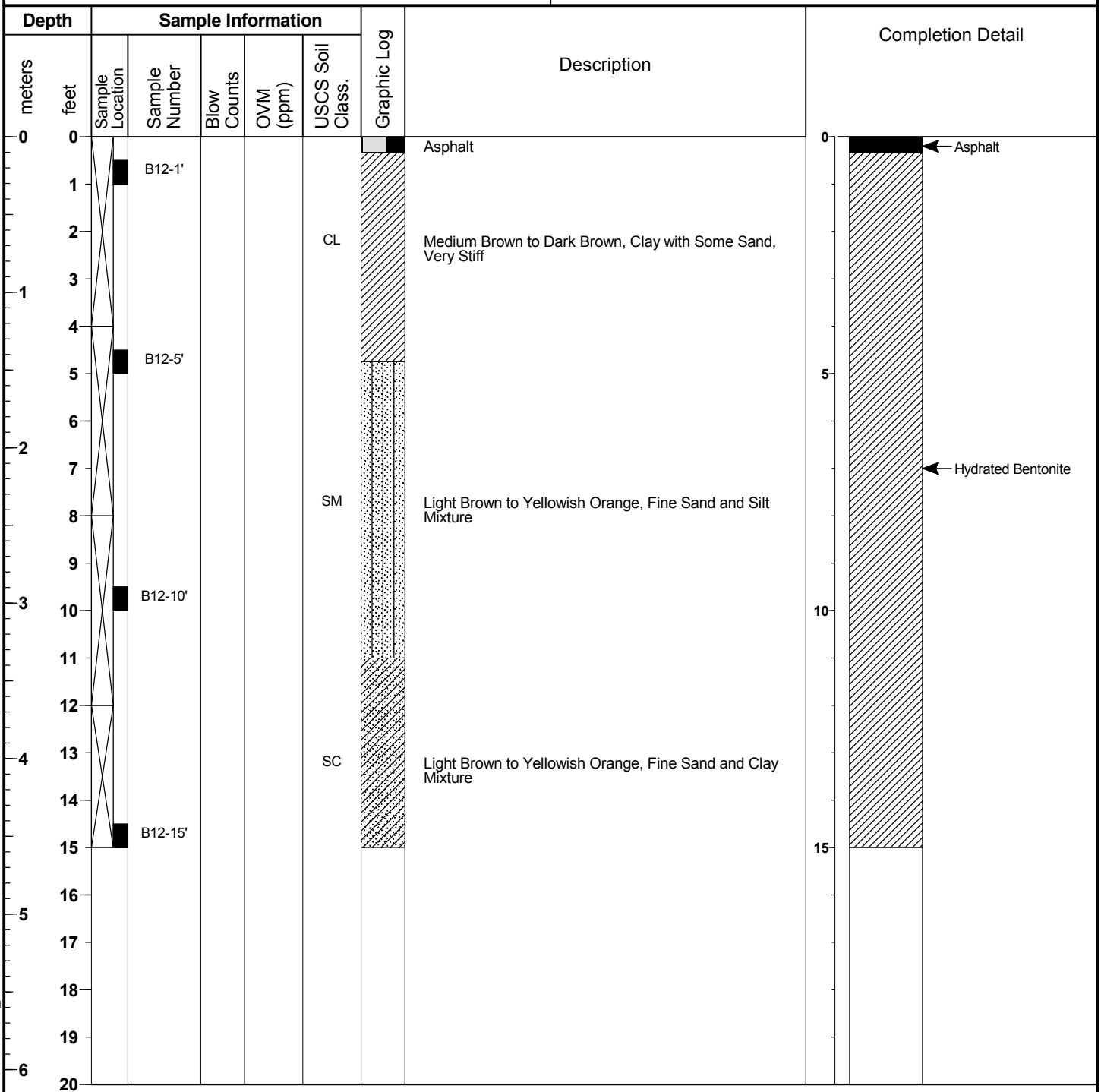
3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B12

Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B2

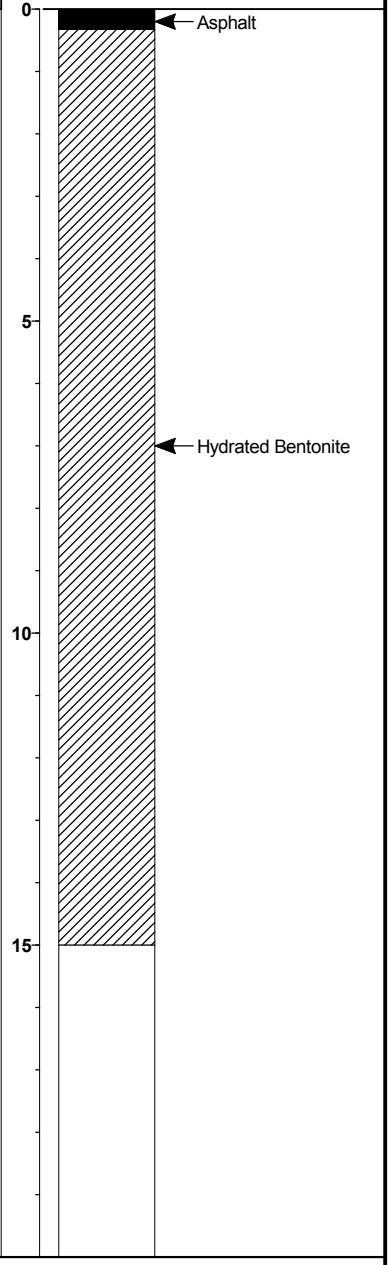
Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:

Depth (meters)	Depth (feet)	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.	Graphic Log	Description
0	0							Asphalt
	1		B2-1'					
	2							
	3							
1	4					CL		Medium to Dark Brown, Clay with Trace Sand, Very Stiff small amount of asphalt material observed
	5		B2-5'					
	6							
2	7							
	8							
	9					CL		Light to Medium Brown, Clay with Trace Sand, Very Stiff
3	10		B2-10'					
	11							
	12							
4	13					ML		Light Brown to Yellowish Orange, Silt
	14							
	15		B2-15'			CL		Light Brown to Yellowish Orange, Clay, Stiff
5	16							
	17							
	18							
	19							
6	20							

Completion Detail



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

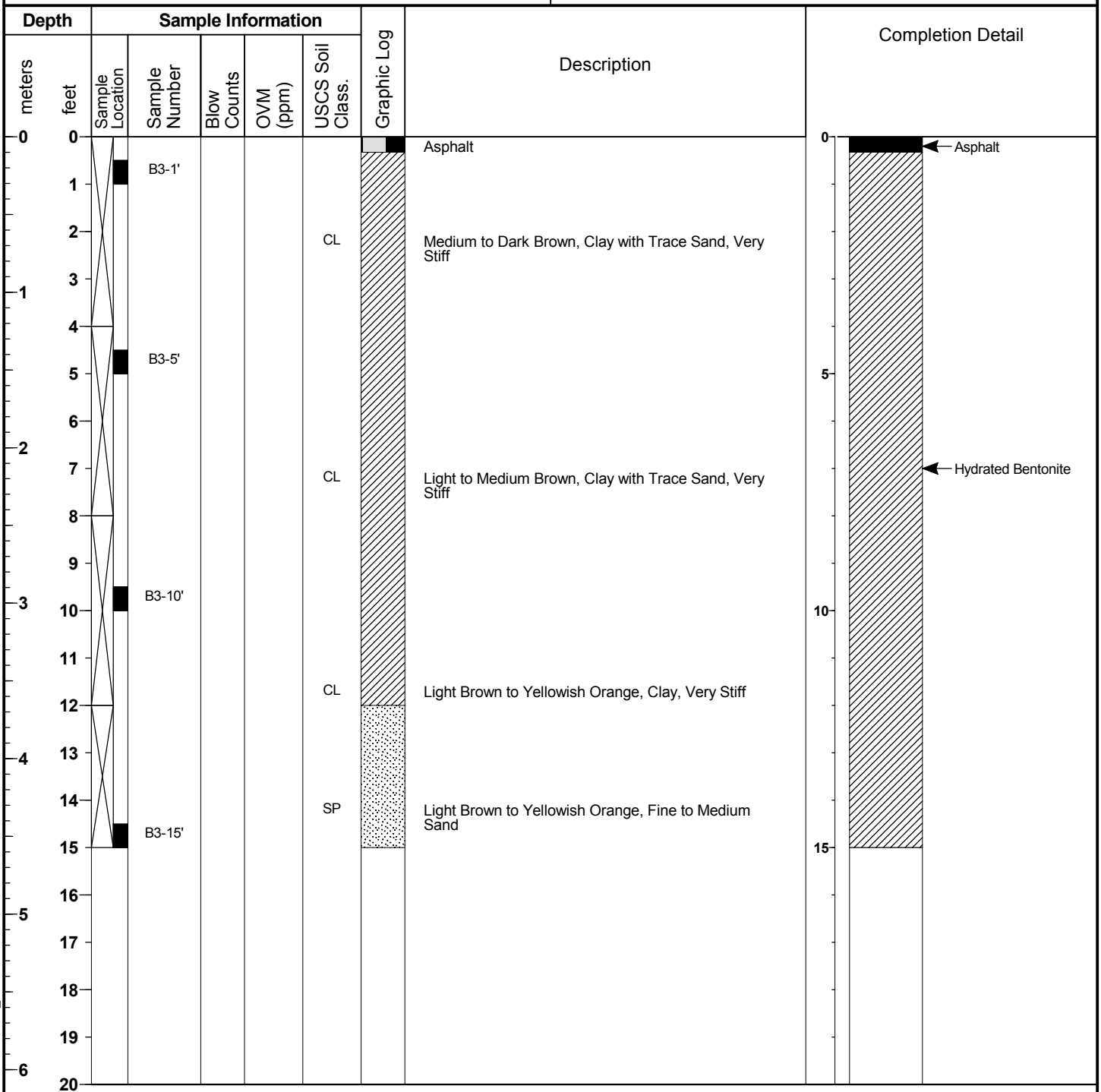
3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B3

Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B4

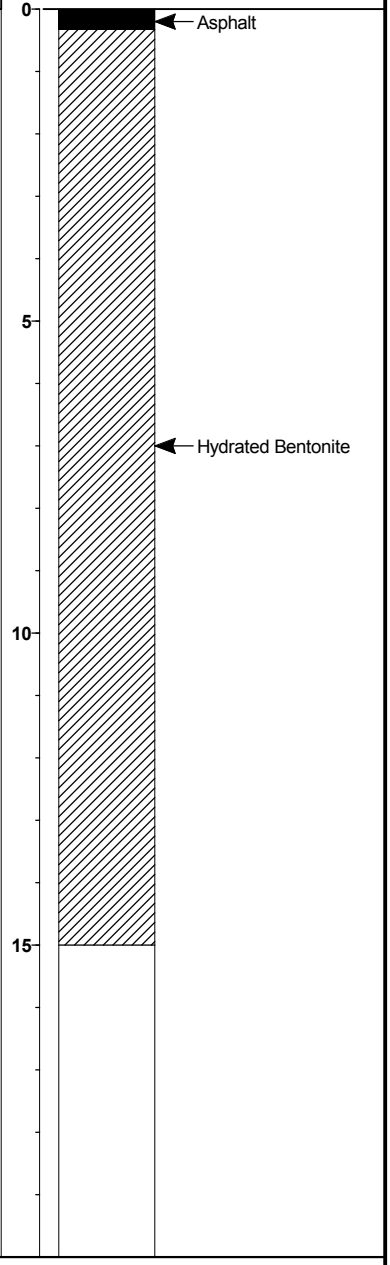
Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:

Depth (meters)	Depth (feet)	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.	Graphic Log	Description
0	0							Asphalt
	1		B4-1'					
	2					CL		Medium Brown, Clay with Fine to Coarse Sand, Stiff to Very Stiff
1	3							
	4							
	5		B4-5'					
	6							
2	7							
	8					CL		Light to Medium Brown, Clay with Trace Sand, Very Stiff
	9							
3	10		B4-10'					
	11							
	12							
4	13							
	14					SP		Light Brown to Yellowish Orange, Fine Sand
	15		B4-15'					
	16							
5	17							
	18							
	19							
6	20							

Completion Detail



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

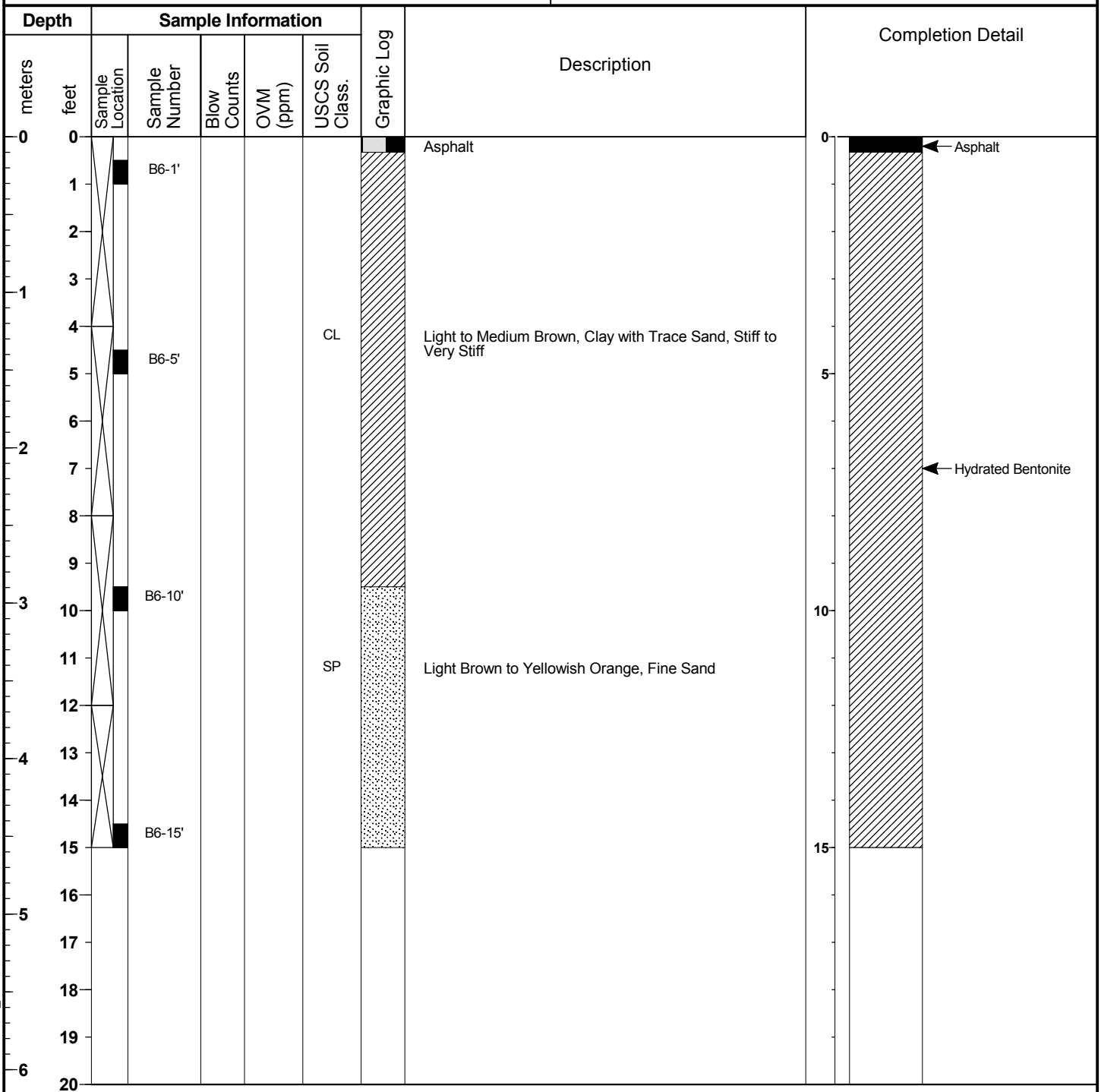
3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B6

Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

SCS ENGINEERS

BORING LOG

3900 Kilroy Airport Way, Suite 100
Long Beach, California 90806-6816

BORING NUMBER: B7

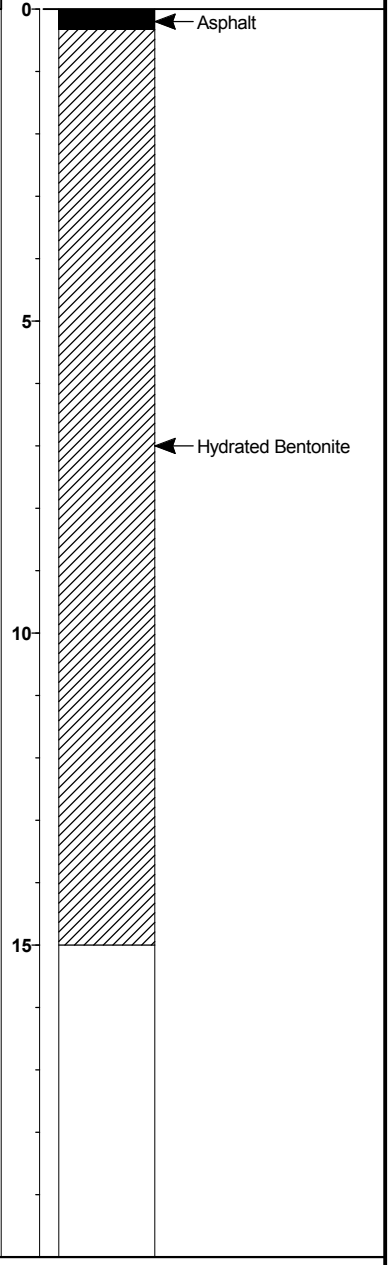
Vermont Phase II
233 North Vermont Avenue
Los Angeles, CA

JOB NUMBER: 01205501.27

REMARKS:

Depth (meters)	Depth (feet)	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.	Graphic Log	Description
0	0							Asphalt
	1		B7-1'					
	2					CL		Light to Medium Brown, Clay with Trace Sand, Stiff to Very Stiff
1	3							
	4							
	5		B7-5'					
	6							
2	7							
	8							
	9					SP		Light Brown to Yellowish Orange, Fine Sand with Trace Medium to Coarse Sand
3	10		B7-10'					
	11							
	12							
4	13							
	14							
	15		B7-15'					
	16							
5	17							
	18							
	19							
6	20							

Completion Detail



Drilling Company: **H&P Mobile Geochemistry**
Drilling Method: **Direct Push**
Logged By: **J. Rauzon**
Sampling Method: **Macrocore/Continuious Core**

Date Started: **4/1/14**
Date Ended: **4/1/14**
Total Depth: **15.0 ft.**
Boring Diameter: **2"**

STANDARD_LOG 01205501.27.GPJ STD_LOG.GDT 4/7/14

ANDERSEN ENVIRONMENTAL

PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT

Performed at:

231-235 North Vermont Avenue
Los Angeles, California 90004
Assessor's Parcel Number: 5518-033-032

Prepared for:

AMCAL Multi-Housing, Inc.
30141 Agoura Road, Suite 100
Agoura Hills, California 91301

Andersen Environmental Project No.:

1403-540

Date:

April 16, 2014

5261 West Imperial Highway, Los Angeles, California 90045
Toll Free: 888-705-6300 Phone: 310-854-6300 Fax: 310-854-0199 Web: www.AndersenEnviro.com

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Figure 4: Site Photographs
Figure 5: Sanborn Fire Insurance Maps

APPENDIX II - RADIUS MAP REPORT

APPENDIX III - SUPPORTING DOCUMENTATION

EXECUTIVE SUMMARY

FINDINGS

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for AMCAL Multi-Housing, Inc. (Client) for a commercial property located at 231-235 North Vermont Avenue, in Los Angeles County and the City of Los Angeles, California, Assessor's Parcel Number: 5518-033-032. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

Site Description

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 209, 211, 221, 223, 225, 233, 237, 239, and 241 North Vermont Avenue, Los Angeles, California. The subject property is located on the west side of North Vermont Avenue, approximately 115 feet north of Council Street, in the City of Los Angeles, California. The subject property is approximately 1 acre in total size and contains a two-story commercial structure which is approximately 10,000 square feet in size. The structure is currently occupied by Teletron for the retail sale of televisions, refrigerators, massage equipment and furniture. The remaining portions of the subject property consist of asphalt paved parking lots to the north and south of the structure. The surrounding area is mostly used for commercial and residential purposes. Groundwater is estimated to be approximately 15-feet below ground surface in the area of the site.

- Andersen Environmental observed surficial staining and cracking throughout the concrete surfaces of a small warehouse area within the structure. Cuttings in some areas of the concrete appeared to be indicative of the presence of former machinery or lifts. Historical research and these observations indicate that this area may have been utilized by previous auto sales occupants for minor auto repair and by previous printing occupants. For more information please refer to the Historical Land Use section below.

No significant hazardous material storage was observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to Andersen Environmental's interpretation of the historical research data, the subject property was undeveloped land in 1921. In 1925, the north portion of the subject property was developed with a two-story commercial structure consisting of a theater, store, and office. By 1927, a single-story sandwich store and a two-story commercial and residential structure were erected. By 1950, the subject property was developed with two commercial retail structures in the north portion, an office building and vacant land in the central portion, and a restaurant and auto garage in the south portion. The subject property remained in this configuration until sometime prior to 1961, by which point the subject property had been improved with another small retail structure in the south portion. The subject property remained in this configuration until at least 1976. Sometime before 1989, the southernmost commercial structure in the north portion was demolished. In 1989, the subject property was improved with the existing structure in the central portion. In 2002, all the structures except for the existing commercial structure were demolished and paved as parking lots. The subject property remains in this configuration to the present day. Historical occupants have included: Chotiner's Ravenna Theatre (1925-1933), Underground Construction Company (1929), McFarland Dressmaking School (1933), Ravenna Theatres (1929-1933), Pacific wall Paper and Paint Company (1933-1942), Café Bar BQ (1957), Kaiser Foundation Health Plan (1957-1960), Permanent Medical Group (1958), Richard's Good Food (1959), Paul Briggeman Clinical Psychologist (1962), TPC

Camera Supply (1965), Underwood Enterprises (1965-1967), Co-Op Finances (1967), TPC Film Club (1965-1970), Lillian's Food (1968), Furniture Center (1969), Shaw's Discount Warehouse TV and Appliances (1971-1981), Andre's Used Cards (1977), Hill A Osborne Printing Company (1981-1990), Domenico's Italian Restaurant (1986), Korean Directory of Southern California (1986-1990), Lao Fashion (1986-1990), Keys Ad & Printing Company (1990), The Korean Times Los Angeles Inc. (1987-2003), VT Chevrolet (2006), Hyundai (2008), and Teletron (2013-present).

- Historical research indicates that the subject property was historically occupied by printing companies, including Hill A Osborne Printing Company at 239 North Vermont Avenue (1981-1986) and Keys Ad & Printing Company (1990), Korean Directory of Southern California (1986-1990), and Korean Times of Los Angeles (1986-2003) at 233 North Vermont Avenue. For more information please refer to the discussion of South Coast Air Quality Management District (SCAQMD) files in the Environmental Data Search section below.
- Historical research indicates that a portion of the subject property was utilized for the manufacture of Venetian blinds from at least 1950 through 1968. However, based on the small-scale nature of this onside manufacturing operations and the subsequent redevelopment of the subject property, this former use of the subject property is not expected to represent a significant environmental concern.
- Historical research indicates that 233 North Vermont Avenue was occupied by VT Chevrolet in 2006 and Hyundai in 2008. For more information refer to the Environmental Data Search section below.
- No significant data gaps were identified in the research.

Environmental Data Search

- **Korea Times/Los Angeles (233 North Vermont Street) –** The subject property is listed on the Facilities and Manifest (HAZNET) database. According to the listings, the site generated 0.29 tons of unspecified solvent mixture disposed of via transfer station in 1997; 1.6 tons of unspecified organic liquid mixture disposed of via treatment tank in 2000; and 3.19 unspecified organic liquid mixture disposed of via treatment tank in 2001. For more information, refer to the discussion of SCAQMD files below.
- **LA City Hyundai (233 North Vermont Street) –** The subject property is listed on the Facility Index/Facility Registry System (FINDS) database. According to the information provided, this facility operated used oil recycling system for used oil and used oil filters. LA City Hyundai and VT Chevrolet occupied the subject property for auto sales operations in 2008 and 2006, respectively. The used oil and used oil filters likely pertain to minor auto operations during the occupancy of former auto sales occupants at the subject property. There is no evidence of a release and no history of violations. Based on the forgoing and the short duration of occupancy for auto sales operations (maximum 8 years, 2004-2012), this listing is not expected to represent a significant environmental concern to the subject property.
- In our opinion, none of the other sites listed on the regulatory database report 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 groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.
- The Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances (DTSC), South Coast Air Quality Management District (SCAQMD), Los Angeles County Department of Health Services Public Health Investigations (LACDHS PHI), Los Angeles Fire Department Underground Storage Tank Division (LAFD UST), LAFD Hazardous Materials Division

(LAFD Hazmat), LAFD Central Industrial Unit (LAFD CIU), and City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding permits and site investigation files and hazardous materials, underground storage tank, industrial wastewater, and air emissions equipment files for the subject property. According to responses to our requests, there are no files for the subject property, with the exception of the following:

SCAQMD provided records for Keys Ad and Printing (223 North Vermont Avenue) and The Korea Times Los Angeles Inc. (233 North Vermont Avenue). No equipment or violations are listed for Keys Ad and Printing. Equipment operated by The Korea Times Los Angeles Inc. (233 North Vermont Avenue) included three printing presses. Permits were issued in 1992 and 2000, respectively. The Korea Times Los Angeles Inc. (233 North Vermont Avenue) issued the following violations: a violation filed on February 4, 2000 for failure to comply with permit condition by exceeding the daily limit of pounds of volatile organic compounds which was closed on December 26, 2000; and a violation filed on May 14, 1991 for failure to obtain a permit to construct and operate two printing presses. Historical research indicates that the subject property was operated for printing purposes from at least 1981. Such printing operations are a potential concern due to the potential use of volatile organic compounds (VOCs) and the generation of waste in and ink sledges that may contain solvents. In addition, solvents may be used for cleaning equipment. Based on the potential use of solvents for approximately 22 years (1981 to 2003), the former printing operations performed at the subject property are considered a *recognized environmental condition* with respect to the subject property.

- At the time this report was issued, no response has been received from LAFD CIU. Should relevant information be obtained from this agency subsequent to issuing this report, an addendum will be prepared and provided to the Client.
- An Environmental Lien Search, performed by Nationwide Environmental Title Research, LLC (NETR) dated March 22, 2014, performed on the subject property found no Environmental Liens related to the property. A copy of the Environmental Lien Report is included in the appendices of this report.

Additional Issues

- Based on the age of the onsite structure, the potential for lead based paint and asbestos containing building materials at the site is considered to be low.
- According to our research, radon potential at the subject property is considered low.
- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage.
- The City of Los Angeles Methane Zone map was reviewed to determine if the subject property is located in a methane or methane buffer zone. According to the map reviewed, the subject property is located within a methane buffer zone. Due to the potential environmental risk associated with construction in Methane Zones, the property owner may be required to conduct a methane assessment prior to the redevelopment of the subject property and methane mitigation systems may be required (Division 71 of the Los Angeles Building Code).

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, at 231-235 North Vermont Avenue, 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 subject property except for the following:

Recognized Environmental Conditions (REC)
In our opinion, the historical use of the subject property for printing operations from1981 to 2003 is considered a REC.

Historic Recognized Environmental Condition (HREC)
In our opinion, no HRECs were revealed during the course of our assessment.

Controlled Recognized Environmental Condition (CREC)
In our opinion, no CRECs were revealed during the course of our assessment.

RECOMMENDATIONS

Based on the forgoing a Phase II Environmental Site Assessment is recommended.

1.0 INTRODUCTION

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for the property located at 231-235 North Vermont Avenue, in Los Angeles County and the City of Los Angeles, California (Subject Property). This report has been prepared for the sole use of AMCAL Multi-Housing, Inc. (Client).

The research conducted for this study and the report prepared are in general conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-13 "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, 2013) An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the user also 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, 2013) Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

The goal of this process is to identify any (1) recognized environmental conditions (RECs), (2) historic recognized environmental conditions (HRECs), and/or (3) controlled recognized environmental conditions (CRECs) associated with the subject property.

1. A **recognized environmental condition** is defined as "…the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." This definition does not include *de minimis* conditions defined as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies" (ASTM, 2013).

2. A **historical recognized environmental condition** is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)." (ASTM, 2013). The HREC designation requires the comparison of residual contamination concentrations, if any, to currently regulatory standards.

3. A **controlled recognized environmental condition** is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)" (ASTM, 2013).

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 an environmental records search with regard to the subject property, adjoining and immediately surrounding properties, and the surrounding area. In addition, Andersen Environmental provides an opinion regarding the potential for asbestos containing materials, lead-based paints, mold, radon, oil and gas exploration, and methane as they relate to the subject property. Reviewing those documents that are publicly available, reasonably ascertainable, and practically reviewable controls the completeness of this assessment. The inability to review documents which do not exist or are not publicly available, reasonably ascertainable, or practically reviewable may result in a data gap.

1.1 SIGNIFICANT ASSUMPTIONS

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.2 LIMITATIONS AND EXCEPTIONS

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-2013, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of Andersen Environmental. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.3 RELIANCE

This report has been prepared for the sole use of the AMCAL Multi-Housing, Inc. The contents should not be relied upon by any other parties without the express written consent of the AMCAL Multi-Housing, Inc. and Andersen Environmental.

1.4 USER RESPONSIBILITIES

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM E 1527-13 Phase I Standards require that the user conduct independent research and consider certain information before purchasing a property:

- Obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations (AULs) with regard to the subject property. If environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property are identified, the user should provide that information to the Environmental Professional (Andersen Environmental). If the

user has actual knowledge of environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property, the user should provide that information to the Environmental Professional (Andersen Environmental).

- The user should provide the Environmental Professional (Andersen Environmental) with any specialized knowledge the user has with regard to recognized environmental conditions in connection with the property.
- If the user is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the user should provide the information to the Environmental Professional (Andersen Environmental).
- If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the user to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the user should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

2.0 SITE DESCRIPTION

Andersen Environmental has performed a Phase I for a commercial property located at 231-235 North Vermont Avenue, in Los Angeles County and the City of Los Angeles, California. The subject property is located on the west side of North Vermont Avenue, approximately 115 feet north of Council Street, in the City of Los Angeles, California. The subject property is approximately 1 acre in total size and contains a two-story commercial structure which is approximately 10,000 square feet in size. The structure is currently occupied by Teletron for the retail sale of televisions, refrigerators, massage equipment and furniture. The remaining portions of the subject property consist of asphalt paved parking lots to the north and south of the structure. The surrounding area is mostly used for commercial and residential purposes.

Natural gas is provided to the subject property by Southern California Gas Company. Electrical services, potable water and sewer services are provided by the City of Los Angeles Department of Water and Power (LADWP).

2.1 CURRENT AND HISTORICAL ADDRESSES

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 209, 211, 221, 223, 225, 233, 237, 239, and 241 North Vermont Avenue, Los Angeles, California

2.2 LEGAL DESCRIPTION

According to the Los Angeles County Assessor's Office, the subject property is located in the City of Los Angeles, and is described by the Assessor's Parcel Number: 5518-033-032.

2.3 PHYSICAL SETTING

The elevation of the subject property is approximately 292 feet above sea level (USGS Hollywood 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-year FEMA Flood Zone. No wetlands were identified at the property or adjoining/immediately surrounding properties. Based on our review of groundwater data presented in the State Water Resources Control Board (SWRCB) Geotracker website, groundwater was detected at a leaking underground storage tank site (304 North Vermont Avenue) approximately 0.05 north-northeast of the subject property between 15 and 20 feet below ground surface. Based on regional groundwater data, regional groundwater flow direction is estimated to be to the east-southeast; however local groundwater flow direction may vary.

3.0 SITE RECONNAISSANCE / INTERVIEWS

3.1 SITE RECONNAISSANCE

On March 26, 2014, Mr. Gareth Howell of Andersen Environmental conducted a site reconnaissance of the subject property. The site inspection was conducted to attempt to identify current site use(s), current hazardous materials storage, and evidence of past site uses and hazardous material storage and to identify evidence of other recognized environmental conditions. The following table summarizes our Site Reconnaissance observations:

Yes	No	Observed Feature(s)
☐	☒	Hazardous Substances and Petroleum Products Containers
☐	☒	Underground and/or Aboveground Storage Tanks
☐	☒	Drains/Sumps/Clarifiers/Sewer Interceptors/Septic Systems
☐	☒	Stained or Corroded Surfaces/Stained Soil or Stressed Vegetation
☐	☒	Pits/Ponds/Lagoons/Wetlands
☐	☒	Electrical Equipment with the Potential to contain Fluids
☐	☒	Production or Monitoring Wells
☐	☒	Evidence of Solid Waste Disposal/Dumping/Fill Areas

3.1.1 EXTERIOR OBSERVATIONS

The exterior portions of the subject property consist of asphalt paved parking and landscaped areas to the north and south, on either side of a two-story commercial structure located in the central portion. The asphalt appeared to be in good condition with no signs of staining or cracks, with the exception of ten backfilled soil borings advanced during recent geotechnical investigations performed by the prospective purchasers. Andersen Environmental observed one trash collection bin in the northwest corner of the property. No evidence of the disposal or use of hazardous materials was observed within the vicinity of the trash bin. In the southeast corner of the north parking lot, Andersen Environmental observed four storm drains and evidence of a below-grade transformer. Another storm drain was observed in the southeast corner of the south parking lot. There was no evidence of a staining in the vicinity of the transformer or drains.

No recognized environmental conditions were observed in this portion of the site.

3.1.2 INTERIOR OBSERVATIONS

The subject property contains a two-story commercial structure of wood frame and concrete masonry construction on concrete slab foundation. Building materials observed included linoleum tile, concrete,

carpet, hardwood flooring, drywall partitions and drop-tile ceilings. The structure is currently occupied by Teletron, for the retail sale of televisions, refrigerators, massage equipment and furniture items. The structure contains a large retail space and small warehouse on the first floor, and an office and showroom on the second floor. Two floor drains were observed in the first floor restrooms. No significant staining or evidence of hazardous materials use was observed within the vicinity of the floor drains.

Building materials observed in the small warehouse area were concrete floors and drywall partitions. Andersen Environmental observed surficial staining and cracking throughout the concrete surfaces and cuttings in some areas of the concrete that appeared to be indicative of the presence of former machinery or lifts. Historical research and these observations indicate that this area may have been utilized by previous auto sales occupants for minor auto repair and by previous printing occupants. For more information please refer to Section 4.5.

3.1.3 RECONNAISSANCE LIMITATIONS

No significant limitations were encountered during our reconnaissance of the subject property.

3.2 ADJOINING AND IMMEDIATELY SURROUNDING PROPERTIES

The adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) were visually and physically observed from public right-of ways and the subject property in an attempt to identify recognized environmental conditions. Our observations are summarized in the following table:

Location	Address(es)	Uses/Observations
North	245 North Vermont Avenue 249 North Vermont Avenue	$2.99 and Up – commercial retail store Vacant retail store
Northwest	3818 Beverly Boulevard	Auto body shop
South	207 North Vermont Avenue	Ace Martial Arts – commercial retail store
East	200 North Vermont Avenue	Automobile sale, parts and service – 101 Vermont Hyundai
West	210-240 New Hampshire Avenue	Multi-family residential

The adjoining/immediately surrounding properties are listed on the regulatory database report and are further discussed in Section 5.2 below.

3.3 SURROUNDING AREA OBSERVATIONS

3.3.1 SURROUNDING PROPERTY USES

The surrounding area is developed for commercial purposes to the west and along North Vermont Avenue, and residential purposes to the west. The Frank Del Olmo Elementary, Virgil Middle School and Central City Value High School are located to the south and east of the subject property. Gas stations were observed at the intersection of Beverly Boulevard and North Vermont Avenue to the north of the subject property.

3.3.2 SURROUNDING GEOGRAPHY

The surrounding area is mostly flat with a slight topographic slope to the south and east. No nearby hills or bedrock outcroppings were observed in the area of the site. No lakes, ponds, rivers or streams were observed in the surrounding area.

3.4 INTERVIEWS

3.4.1 Property Owner – An environmental questionnaire was provided to the owner of the property on April 14, 2014. As of this writing, a completed questionnaire has not been returned to Andersen Environmental. Based on the quality of information obtained from other sources, this limitation is not expected to significant alter the findings of this investigation.

3.4.2 Key Site Manager – The owner of the property is the key site manager and was interviewed as the owner.

3.4.3 Property Occupants – No occupants were available for interview during the completion of this report.

3.4.4 Past Owners, Operators and Occupants – Past owners, operators and occupants were not able to be identified for an interview for this report.

3.4.5 Prospective Purchaser – An environmental questionnaire was provided to the prospective purchaser of the property on April 14, 2014. As of this writing, a completed questionnaire has not been returned to Andersen Environmental. Based on the quality of information obtained from other sources, this limitation is not expected to significant alter the findings of this investigation. However, Mr. Darin Hansen, the Vice President of AMCAL Housing, Inc. completed a prospective purchaser questionnaire during the completion of a previous Phase I Environmental Site Assessment performed by Andersen Environmental in August 2013. At that time, Mr. Hansen was not aware of any recognized environmental conditions with respect to the subject property.

3.5 USER PROVIDED INFORMATION

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM 1527-13 Phase I Standards require that the Report User conduct independent research and consider certain information before purchasing a property. Andersen Environmental recommends that the User documents completion of the following items:

3.5.1 LIEN SEARCH

The User is required to obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations with regard to the subject property. If environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (Andersen Environmental). If the User has actual knowledge of environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (Andersen Environmental).

- An Environmental Lien Search, performed by Nationwide Environmental Title Research, LLC (NETR) dated March 22, 2014, performed on the subject property found no Environmental Liens related to the property. A copy of the Environmental Lien Report is included in the appendices of this report.

3.5.2 SPECIALIZED KNOWLEDGE

The User should provide the Environmental Professional (Andersen Environmental) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.

- The User has no specialized knowledge with respect to recognized environmental conditions in connection with the property.

3.5.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (Andersen Environmental).

- The User is not aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions.

3.5.4 PROPERTY VALUATION

If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

- According to the User, the purchase price generally reflects the fair market value of the property.

3.5.5 PURPOSE OF PERFORMING PHASE I ESA

- According to the User, the user is a prospective purchaser of the subject property and the Phase I is being performed to qualify for landowner liability protections under CERCLA as well as identify business risks related to the property associated with environmental conditions.

3.6 USER PROVIDED DOCUMENTS

- The User did not provide any documents.

4.0 HISTORICAL LAND USE

A review of historical data derived from standard historical resources is provided in this section. The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. During our historical review, acute attention is paid to the subject property. Data relating to the adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) and the surrounding area is reviewed to the extent that it is revealed in the course of researching the property itself.

4.1 AERIAL PHOTOGRAPHY 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, et cetera.

Aerial Photograph Coverage was available from Environmental Data Resources (EDR) for the years: 1938, 1947, 1952, 1960, 1968, 1976, 1989, 1994, 2005, 2009, 2010, and 2012. A summary of our observations is presented in the following table.

1938, 1947, and 1952			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property appears to be occupied by two commercial structures in the north portion, a commercial structure in the center, and vacant land (parking lot by 1952) in the south portion.	North	Commercial	The surrounding area appears to be primarily residential development with some commercial structures.
	South	Commercial	
	East	Commercial (across North Vermont Avenue)	
	West	Residential (across alley)	
1960, 1968 and 1976			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property appears to be two commercial structures and a parking lot in the north portion, and a commercial structure with a parking lot on the north and the south side in the south portion.	North	Commercial	The surrounding area appears to be primarily residential development with some commercial structures along Vermont Avenue.
	South	Commercial	
	East	Commercial (across North Vermont Avenue)	
	West	Residential (across alley)	

1989 and 1994			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property appears to be two commercial structures and a parking lot in the north portion (new configuration), a commercial structure with a parking lot in the center, and a commercial structure in the south portion.	North	Commercial	The surrounding area appears to be primarily residential development with some commercial structures along Vermont Avenue.
	South	Commercial	
	East	Commercial (across North Vermont Avenue)	
	West	Residential (across alley)	
2005, 2009, 2010, and 2012			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property appears to be developed with the existing commercial structure the center portion, and parking lot to the north and south.	North	Commercial	The surrounding area appears to be developed for residential purposes with some commercial development along Vermont Avenue.
	South	Commercial	
	East	Commercial (across North Vermont Avenue)	
	West	Residential (across alley)	

4.2 BUILDING DEPARTMENT RECORDS REVIEW

The addresses identified as current and historical addresses for the subject property 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. The following table summarizes relevant building permits obtained and reviewed:

211 North Vermont Avenue

Date	Owner/Occupant	Purpose
06/20/1930	L.A. Latterner	Permit to erect a one story structure to be used for toilets
11/16/1931	L.A. Latterner	Alteration to a lunch room
06/12/1941	Rosina and Elizabeth Latterner	Repairs to a private garage
10/05/1956	Amelia O. Ricci	Permit to erect a structure to be used as a restaurant
01/09/1957	Retail Clerks Union Local	Demolish rear storage
01/24/1957	Café Bar BQ	Sign permit
03/20/1957	Not listed	Certificate of occupancy for a one story restaurant
04/09/1959	Richard's Good Food	Sign permit
04/07/1977	Andre's Used Cards	Sign permit
08/09/1985	Domenicol Cocco	Certificate of occupancy for a one story structure with a storage addition, creating an irregular building

211 ½ North Vermont Avenue

Date	Owner/Occupant	Purpose
01/03/1958	A. Ricci	½ Alteration to an auxiliary kitchen
09/01/1959	Not listed	Certificate of occupancy for a restaurant auxiliary kitchen
11/20/1961	Lillian & Russell Ford	½ Connection hood and exhaust ducts in a restaurant

211 or 213 North Vermont Avenue

Date	Owner/Occupant	Purpose
02/23/1927	C.J. Koerner	Permit to erect a one story structure to be used as a sandwich store

221 North Vermont Avenue

Date	Owner/Occupant	Purpose
05/24/1988	Le Noury Image	Change of use to a beauty salon
09/12/2002	JKM Properties	Demolish commercial building

221-223-225 North Vermont Avenue

Date	Owner/Occupant	Purpose
03/09/1927	Elizabeth L. Kenney	Permit to erect a two story structure to be used as stores and a lodge

223 North Vermont Avenue

Date	Owner/Occupant	Purpose
04/13/1965	TPC Camera Supply	Sign permit
04/26/1965	Underwood Enterprises	Alteration to an office building
08/29/1985	Kwang Jae Kim	Earthquake compliance for a printing shop

223-225 North Vermont Avenue

Date	Owner/Occupant	Purpose
12/31/1958	Permanent Medical Group	Alterations to a store
10/25/1984	Jung Kim	Earthquake compliance for a commercial structure

225 North Vermont Avenue

Date	Owner/Occupant	Purpose
10/05/1944	Elizabeth L. Kenney	Alteration to a store and loft
No date	Retail Clerks Union Local 770	Alteration to an office an lodge hall

231 North Vermont Avenue

Date	Owner/Occupant	Purpose
06/10/1929	Chaotiners Theatre Inc	Alteration to a theatre
10/06/1929	Chotiner's Ravena Theatre	Sign permit to a structure used for a theatre and stores
07/08/2004	JKM Properties	Certificate of occupancy for a display area for auto sales
06/20/2008	Dai R Lee and Debbi K	Sign permits for a Hyundai business

231-233 North Vermont Avenue

Date	Owner/Occupant	Purpose
07/20/1988	The Korea Times, Inc	Alteration to a vacant building to be used as a newspaper press/office
02/08/1989	The Korea Times, Inc	Revise foundation plan
02/26/2003	The Korea Times, Inc	Certificate of occupancy for a two story newspaper press and office building

233 North Vermont Avenue

Date	Owner/Occupant	Purpose
09/11/1953	Operative Plastering & Cement Masons Union Local	Inside alteration to a vacant theatre and offices
01/14/1954	Plasters Union	Alteration to Union Hall
12/23/1954	Operative Plasters & Cement	Certificate of occupancy for a two story theatre and office building
07/18/1984	Korean Presbyterian Church	Addition of a class room
01/20/1987	Korea Times LA Inc	Demolish a theatre
11/15/2010	Dai R Lee and Debbi K	Permit for a fence in front of a commercial building

237-241 North Vermont Street

Date	Owner/Occupant	Purpose
04/27/1987	Sarah Herman and Muary Herman	Compliance with code in a restaurant/manufacturing structure
09/12/2002	JKM Properties LLC	Permit to demolish a commercial building

239 North Vermont Avenue

Date	Owner/Occupant	Purpose
02/09/1925	Chotiners Theatre Inc	Permit to erect a two story structure to be used as a theatre, store, and office building
05/06/1925	Chotiners Ravenna Theatre	Sign permit for a theatre
08/30/1943	Marian Harman	Alteration to a gift shop
08/30/1946	Barnett & Kaufman	Remodel of a confectionery
11/29/1946	Marion Herman	Certificate of occupancy for a one story structure with a soda fountain
07/09/1987	Maury Herman	Change of use from stores to a restaurant

239-241-243 North Vermont Avenue

Date	Owner/Occupant	Purpose
04/06/1931	Mrs. MJ Harman	Permit to erect a one story structure to be used as a store

241 North Vermont Avenue

Date	Owner/Occupant	Purpose
12/01/1936	Douglas Richardson	Sign permit for a store
07/29/1969	Furniture Center	Sign permit

- Building permits indicate that the subject property was occupied by LA Korea Times, a newspaper press company at 231-233 North Vermont Avenue at least from 1987 to 2003, and auto sales at 231 North Vermont Avenue at least from 2004 to 2008. For more information, refer to Section 4.5.1.
- Building permits indicate that the subject property was occupied by Hyundai in 2008. For more information refer to Section 5.1.

4.3 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. Historical City Directories provided by EDR and reviewed by Andersen Environmental are listed below.

211 North Vermont Avenue

Date	Listing
1920-1985	No listings
1986	Domenicos Italian Restaurant

215 North Vermont Avenue

Date	Listing
1920-1956	No listings
1957-1985	Residential

223 North Vermont Avenue

Date	Listing
1920-1932	No listings
1933, 1937, 1942	Pacific Wall Paper & Paint Company
1957, 1958, 1960	Kaiser Foundation Health Plan Administrative Office
1962	Paul Briggeman Clinical Psychologist
1967	Co-Op Finance, Underwood Enterprises Inc
1967, 1970	TPC Film Club
1971, 1976, 1981	Shaws Discount Warehouse TV & Appliance
1986, 1990	Korean Directory of Southern California
1990	Keys Ad & Printing Company

231 North Vermont Avenue

Date	Listing
1920-1932	No listings
1933	Restaurant

233 North Vermont Avenue

Date	Listing
1920-1928	No listings
1929	Underground Construction Company
1933	McFarland Dressmaking School
1933	Ravenna Theatre
1940, 1942, 1951	Office occupants
1957, 1960, 1966	Harry L George
1985	Ellis John
2006	VT Chevrolet

235 North Vermont Avenue

Date	Listing
1920-1932	No listings
1933	Ravenna Theatres

239 North Vermont Avenue

Date	Listing
1920-1980	No listings
1981, 1986	Hill A Osborne Printing Company

241 North Vermont Avenue

Date	Listing
1920-1985	No listings
1986, 1990	Lao Fashion

- City directories indicate that subject property was historically occupied by printing companies, including Hill A Osborne Printing Company at 239 North Vermont Avenue (1981-1986) and Keys Ad & Printing Company (1990)/Korean Directory of Southern California (1986-1990) at 233 North Vermont. For more information, refer to Section 4.5.

4.4 SANBORN MAP REVIEW

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 from EDR for the years: 1919, 1921, 1950, 1954, 1955, 1956, 1957, 1960, 1961, 1966, 1968, 1969, and 1970. A summary of our observations is presented in the following table.

1921			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property is depicted as undeveloped land.	All	Vacant	The surrounding area is depicted as undeveloped land and some residential development.

1950, 1954, and 1955			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property is depicted as developed with two commercial structures in the north portion (Venetian Blind manufacturer in 1954), an office building and vacant land in the center, and a restaurant and garage in the south portion.	North	Commercial	The surrounding area is depicted as residential and commercial.
	South	Commercial	
	East	Commercial and residential (across North Vermont Avenue)	
	West	Residential (across alley)	
1961, 1968 and 1970			
Subject Property	**Adjoining and Notable Immediately Surrounding Property Observations**		**Notable Observations of the Surrounding Area**
	Direction	**Observation**	
The subject property is depicted with two commercial structures in the north portion, a commercial building with a parking lot in the center, and two commercial structures in the south portion.	North	Commercial	The surrounding area is depicted as commercial and residential development.
	South	Commercial	
	East	Commercial and residential (across North Vermont Avenue)	
	West	Residential (across alley)	

- Sanborn maps indicated the following historical street addresses associated with the subject property: 209, 211, 221, 223, 225, 233, 237, 239, and 241 North Vermont Avenue. These addresses were researched during the completion of this report.
- The subject property is not depicted in the 1919, 1956, 1957, 1959, 1960, and 1969 Sanborn maps.
- Sanborn Maps indicate that a portion of the subject property was utilized for the manufacture of Venetian blinds from at least 1950 through 1968. For more information refer to Section 4.5.1.

4.5 HISTORICAL SUMMARY

4.5.1 SUBJECT PROPERTY

According to Andersen Environmental's interpretation of the historical research data, the subject property was undeveloped land in 1921. In 1925, the north portion of the subject property was developed with a two-story commercial structure consisting of a theater, store, and office. By 1927, a single-story sandwich store and a two-story commercial and residential structure were erected. By 1950, the subject property was developed with two commercial retail structures in the north portion, an office building and vacant land in the central portion, and a restaurant and auto garage in the south portion. The subject property remained in this configuration until sometime prior to 1961, by which point the subject property had been improved with another small retail structure in the south portion. The subject property remained in this configuration until at least 1976. Sometime before 1989, the southernmost commercial structure in the north portion was demolished. In 1989, the subject property was improved with the existing structure in the central portion. In 2002, all the structures except for the existing commercial structure were demolished and paved as parking lots. The subject property remains in this configuration to the present day. Historical occupants

have included: Chotiner's Ravenna Theatre (1925-1933), Underground Construction Company (1929), McFarland Dressmaking School (1933), Ravenna Theatres (1929-1933), Pacific wall Paper and Paint Company (1933-1942), Café Bar BQ (1957), Kaiser Foundation Health Plan (1957-1960), Permanent Medical Group (1958), Richard's Good Food (1959), Paul Briggeman Clinical Psychologist (1962), TPC Camera Supply (1965), Underwood Enterprises (1965-1967), Co-Op Finances (1967), TPC Film Club (1965-1970), Lillian's Food (1968), Furniture Center (1969), Shaw's Discount Warehouse TV and Appliances (1971-1981), Andre's Used Cards (1977), Hill A Osborne Printing Company (1981-1990), Domenico's Italian Restaurant (1986), Korean Directory of Southern California (1986-1990), Lao Fashion (1986-1990), Keys Ad & Printing Company (1990), The Korean Times Los Angeles Inc. (1987-2003), VT Chevrolet (2006), Hyundai (2008), and Teletron (2013-present).

- Historical research indicates that the subject property was historically occupied by printing companies, including Hill A Osborne Printing Company at 239 North Vermont Avenue (1981-1986) and Keys Ad & Printing Company (1990), Korean Directory of Southern California (1986-1990), and Korean Times of Los Angeles (1986-2003) at 233 North Vermont Avenue. For more information refer to Section 6.1.
- Historical research indicates that a portion of the subject property was utilized for the manufacture of Venetian blinds from at least 1950 through 1968. However, based on the small-scale nature of this onside manufacturing operations and the subsequent redevelopment of the subject property, this former use of the subject property is not expected to represent a significant environmental concern.
- Historical research indicates that VT Chevrolet (2006) and Hyundai (2008). For more information refer to Section 5.1.

4.5.2 ADJOINING AND IMMEDIATELY SURROUNDING PROPERTIES

According to Andersen Environmental's interpretation of the historical research data, the adjoining and immediately surrounding properties were undeveloped land in 1921. By 1938, the north, south, and east adjoining properties were developed for commercial purposes, while the west was developed for residential use. Commercial and residential development progressed over time.

4.5.3 SURROUNDING AREA

According to Andersen Environmental's interpretation of the historical research data, the surrounding area was undeveloped land with some residential development in 1921. By 1938, the surrounding area was developed for residential and commercial purposes. By 1950, the surrounding area was primarily occupied by progressive residential development with commercial development along Vermont Avenue. Commercial and residential development progressed over time.

4.6 HISTORICAL DATA GAPS

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

5.0 REGULATORY DATABASE REPORT

A radial database search was conducted in accordance with the specifications defined in ASTM E 1527-13 which sets the radial search distances for each regulatory database. The radial database search was conducted by EDR on March 21, 2014. A copy of the database report is presented in Appendix II of this report. The following table summarizes required databases reviewed, the approximate search distances, and indicates if the subject site, adjoining/immediately surrounding properties or surrounding sites are listed on the respective database.

Following the table are summaries of the information found in the relevant database listings and our opinion regarding the potential for the subject property to be impacted. Our opinion is based on the information found in the database listings, through other historical and regulatory resources, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E2600-10), and assumed groundwater flow direction. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the east-southeast.

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Total Sites (#)
Federal National Priorities List (NPL)	1.0	NO	NO	0
Federal De-listed NPL	1.0	NO	NO	0
Federal CERCLIS	0.5	NO	NO	0
Federal CERCLIS NFRAP	0.5	NO	NO	2
Federal RCRA CORRACTS	1.0	NO	NO	0
Federal RCRA non-CORRACTS TSD	0.5	NO	NO	0
Federal RCRA Generators	0.25	NO	NO	17
Federal Institutional/Engineering Controls	0.5	NO	NO	0
Federal ERNS	Property	NO	NO	0
State/Tribal Equivalent NPL	1.0	NO	NO	0
State/Tribal Equivalent CERCLIS	0.5	NO	NO	23
State/Tribal Landfill	0.5	NO	NO	2
State/Tribal Underground Storage Tank (UST)	0.25	NO	**YES**	48
State/Tribal Leaking Underground Storage Tank (LUST/SLIC)	0.5	NO	**YES**	38
State/Tribal Institutional/Engineering Controls	0.5	NO	NO	0
State/Tribal Voluntary Clean-up Sites	0.5	NO	NO	1
State/Tribal Brownfield Sites	0.5	NO	NO	0

5.1 SUBJECT PROPERTY

Korea Times/Los Angeles (233 North Vermont Street) – The subject property is listed on the Facilities and Manifest (HAZNET) database. According to the listings, the site generated 0.29 tons of unspecified solvent mixture disposed of via transfer station in 1997; 1.6 tons of unspecified organic liquid mixture disposed of via treatment tank in 2000; and 3.19 unspecified organic liquid mixture disposed of via treatment tank in 2001. For more information, refer to the review of South Coast Air Quality Management District (SCAQMD) files in Section 6.1.

LA City Hyundai (233 North Vermont Street) – The subject property is listed on the Facility Index/Facility Registry System (FINDS) database. According to the information provided, this facility operated an used oil recycling system for used oil and used oil filters. LA City Hyundai and VT Chevrolet

occupied the subject property for auto sales operations in 2008 and 2006, respectively. The used oil and used oil filters likely pertain to minor auto operations during the occupancy of former auto sales occupants at the subject property. There is no evidence of a release and no history of violations. Based on the forgoing and the short duration of occupancy for auto sales operations (maximum 8 years, 2004-2012), this listing is not expected to represent a significant environmental concern to the subject property.

5.2 ADJOINING AND IMMEDIATELY SURROUNDING PROPERTIES

Chang Y Lee (Sanders (BEO)) / Townsend S E / Bennett C E / Beverly Vermont Auto Repair Shop / Pro Auto Body / High Tech Auto Body Repair (3818 Beverly Boulevard) – The adjoining property to the northwest (hydrologically up-gradient) is listed on the Facility Inventory underground storage tanks (CA FID UST), Statewide Environmental Evaluation and Planning System underground storage tanks (SWEEPS UST), and EDR US Historical Auto Station (EDR US Hist Auto Stat) databases. According to the information provided, this facility is inactive and no tanks are listed. This facility was listed as a gasoline and oil service station in 1933 and 1937. In 1999, the facility was converted into an auto repair shop and performed auto repair through 2012. The presence of a former gasoline service station with potential USTs within 100 feet of the subject property is considered a potential Vapor Encroachment Condition (pVEC) with respect to the subject property. However, based on the lack of evidence of a release and the distance of the site from the subject property structure (excess of 100 feet), the former use of the property is not expected to represent a significant environmental concern for the subject property.

Midway Body Shop / Midway Ford / Francis Hankey Body Shop (200 North Vermont Avenue) – The east adjoining property (hydrologically down-gradient), approximately 100 feet across Vermont Avenue, is listed on the RCRA- Small Quantity Generators (RCRA-SQG), FINDS, HAZNET, Hazardous Waste & Substance Site List (HIST CORTESE), Leaking Underground Storage Tank (LUST), Facility Inventory Underground Storage Tank (CA FID UST), Statewide Environmental Evaluation and Planning System Underground Storage Tank (SWEEPS UST), Emissions Inventory Data (EMI), and EDR US Historical Auto Station databases. According to the listings, the site was operated as Francis Hankey Body Shop (2003), Midway Ford Body Shop (2004-2006), and Ford Authorized Body Repairing (2007-2009). Furthermore, the site is small-quantity generator of hazardous waste including: 10.4 tons of oil/water separation sludge in 2009, 0.072 tons of unspecified solvent mixture in 2008, 0.48 tons of hydrocarbon solvents in 2007, 0.08 tons of hydrocarbon solvents in 2006, 2.91 tons of oil/water separation sludge and 2.5 tons of aqueous solution with total organic residues less than 10 percent in 2005, 2.58 tons of oil/water separation sludge in 2004, 3.83 tons of waste oil and mixed oil and 3.62 tons of aqueous solution with total organic residues less than 10 percent in 2001, 1.5 tons of paint sludge in 1997, and 1.3 tons of paint sludge in 1993. Currently the site operates as the 101 Vermont Hyundai car dealership including a parts and service center. According to the EMI listing, the site was issued permits by the SCAQMD to operate a spray booth paint and solvent in 1996. There are no violations listed on the database. According to the LUST listing, an unauthorized release of fuel impacting groundwater was discovered at the site in 1996. The case is listed as open and inactive as of May 2008. According to the State Water Resources Control Board (SWRCB) GeoTracker website, CET Environmental Services, Inc. (CET) advanced six groundwater monitoring wells (MW-1 through MW-6) and eighteen soil borings (HA-1 through HA-12 and B-1 through B-6) in the area of a former pump island (approx. 115 feet east-southeast from the subject property), hydraulic lift area (350 feet east-southeast), and repair shop (320 feet east). Information pertaining to the results of these investigations was not available on GeoTracker. Andersen Environmental submitted a public records request to the Los Angeles Regional Water Quality Control Board (LARWQCB) for this property. As of this writing, no response has been received from LARWQCB. However, during a previous assessment of the property a response received from LARWQCB for the address on August 19, 2013 indicated that there are no records for the address 200 North Vermont Avenue. GeoTracker documentation does include a well abandonment report, which indicates that groundwater monitoring has ceased at the

property. The known release at a site within 100 feet of the subject property is considered a pVEC with respect to the subject property. However, based on the distance of the pump islands, hydraulic lift area and repair shop (excess of 100 feet) and the down-gradient location of the site, a potential Vapor Intrusion Condition can be ruled out with respect to the subject property. Based on the forgoing and the regulatory oversight by the LARWQCB, the release at the adjoining property is not expected to represent a significant environmental concern to the subject property.

Fletcher Harry (220 North Vermont Avenue) – An address historically associated with the east adjoining property (hyrdologically down-gradient), approximately 100 feet across North Vermont Avenue, is listed on the EDR Proprietary Historic Gas Stations (EDR US Hist Auto Stat) database. According to the listing, Fletcher Harry operated an automobile repairing facility at the site in 1937. No other information is provided. Based on the lack of evidence of a release, relative distance, and down-gradient positioning of this site, this listing is not expected to represent a significant environmental concern to the subject property.

Martin J E (210 North Vermont Avenue) – An address historically associated with the east adjoining property (hydrologically down-gradient), approximately 100 feet across North Vermont Avenue, is listed on the EDR US Hist Auto Stat database. According to the listing, Martin J E operated a gasoline and oil service station in 1933 and 1937. According to our review of Sanborn maps, the adjacent site operated an auto service and gas station across North Vermont Avenue and to the southeast of the site. Therefore, the distance between the subject property and any potential underground storage tanks (USTs) associated with the former gasoline station is approximately 300 feet. Based on the down-gradient location, relative distance, and lack of evidence indicating a release from the former gasoline service station, this listing is not expected to represent a significant environmental concern to the subject property.

No other adjoining/immediately surrounding properties (within 100-feet) were listed on any of the regulatory databases researched or the listings were not associated with the storage or disposal of hazardous wastes including aboveground or underground storage tanks, did not indicate a known chemical release, and did not indicate a property use where the use of hazardous chemicals would be expected.

5.3 SURROUNDING AREA

Belmont New Elementary/ Frank Del Omo Elementary (North Vermont Avenue/ Council Street) – The property located approximately 150 feet to the south (hyrologically cross-gradient) is listed on the ENVIROSTOR database. According to the listing, the site underwent an environmental assessment as part of the environmental oversight agreement between the California DTSC and the Los Angeles Unified School District (LAUSD). During the investigations, an unauthorized release of unspecified contaminants, impacting soil and soil vapor, was discovered at the site in relation to the removal of former underground storage tanks (USTs) in June 2002. The California DTSC and Los Angeles Fire Department (LAFD) oversaw the UST removal and proceeding site investigations. In concurrence with the LAFD, the California DTSC issued closure to the case in March 2007. Based on the regulatory closure granted by California DTSC and LAFD, the media impacted (soil only), and the cross-gradient location, this site is not expected to represent a significant environmental concern for the property.

76 Station #2705706 (304 North Vermont Avenue) – The property located approximately 280 feet to the north-northeast (hydrologically cross-gradient) of the subject property is listed on the LUST database. According to the database, an unauthorized release of gasoline impacting soil and groundwater was discovered at the site in June 1995 related to gasoline service station operations. Groundwater monitoring has been performed at the site since October 2008. The closest monitoring well to the subject property, MW-11, is approximately 280 feet to the north-northeast of the subject property. According to the latest groundwater monitoring report (July 2013), analytical results indicate non-detect levels of dissolved-phase total petroleum hydrocarbons as gasoline (TPHg), benzene, and methyl tert-butyl ether (MTBE) at MW-11. Isoconcentration plume maps for these constituents indicate that the plume is concentrated in the location of

former USTs in the central portion of the site. However, analytical results indicated 31,000 micrograms per liter (µg/L) of TBA at MW-11. Furthermore, the TBA isoconcentration map indicates the plume is extending to the east-southeast, away from the subject property. Based on the foregoing, this site is not expected to represent a significant environmental concern to the subject property.

Mary Carroll Trust (218 Juanita Avenue) – The property located approximately 410 feet to the east-southeast (hydrologically down-gradient) of the subject property is listed on the HIST CORTESE and LUST databases. According to the listing and GeoTracker, an unauthorized release of gasoline impacting groundwater was discovered at the site in June 1993. The case was granted closure by the LARWQCB and LAFD in December 1996. No other information is provided. Based on the regulatory closure granted by the LARWQCB and LAFD, and the down-gradient location, this site is not expected to represent a significant environmental concern to the subject property.

Shell (341 Vermont Avenue) – The property located approximately 410 feet to the east-southeast (hydrologically down-gradient) of the subject property is listed on the LUST database. According to the listing and GeoTracker, an unauthorized release of other solvent or non-petroleum hydrocarbons impacting groundwater was discovered at the site in October 2002 related to operations as a gasoline service station. Groundwater monitoring and remediation activities, including soil excavation, soil vapor extraction (SVE), and groundwater extraction, have been performed at the site since January 2006 under the regulatory oversight of the LARWQCB. Since 2007, offsite groundwater monitoring wells have been initiated to determine the extent of the groundwater plume. The closest monitoring well to the subject property, MW-6, is approximately 460 feet to the north. According to the latest groundwater monitoring report (July 2013), analytical results indicate non-detect levels of total petroleum hydrocarbons as gasoline (TPHg), benzene, MTBE, and tert-butyl alcohol (TBA) at MW-6. Furthermore, isoconcentration maps indicate that the plume is extending to the southeast of the site (away from the subject property) and is concentrated at the site and immediately adjoining properties. The case was granted closure by the LARWQCB on January 29, 2014. Due to the closure letter issued by the LARWQCB, the relative distance, and the down-gradient position of this site, this listing is not expected to represent a significant environmental concern to the subject property.

ARCO – Former (3737 Beverly Boulevard) – The property located approximately 530 feet to the northeast (hydrologically cross-gradient) of the subject property is listed on the LUST database. According to GeoTracker, an unauthorized release of volatile organic compounds (VOCs) was discovered at the site in 1989. In 1994, three 12,000-gallon USTs, associated piping and dispenser islands, a 550-gallon waste oil UST and a three-stage clarifier associated with former onsite gasoline service station operations were removed. Groundwater monitoring has been performed at the site since February 1994. In 2004, offsite monitoring wells were installed to determine the extent of the groundwater plume. At this time MW-16, the closest monitoring well to the subject property, was installed approximately 450 feet east-northeast of the subject property. Remediation activities, including soil excavation and groundwater pumping and treatment began in 2008. According to the latest groundwater monitoring report (January 2013), analytical results at MW-16 have been non-detect for all analyzed VOCs since 2007 and isoconcentration maps indicate that the remaining residual contamination at the site is concentrated in the location of the former USTs and extends to the southeast, away from the subject property. Furthermore, the case was granted closure by the LARWQCB on December 11, 2013. Based on the closure granted by the LARWQCB, non-detect levels at the nearest monitoring well to the subject property, the relative distance from the subject property, and cross-gradient positioning, this site is not expected to represent a significant environmental concern to the subject property.

Pacific Bell (316 North Juanita Avenue) – The property located approximately 590 feet to the northeast (hydrologically cross-gradient) of the subject property is listed on the LUST database. According to GeoTracker, an unauthorized release of TPHg, MTBE, benzene, toluene, ethylbenzene, xylene-volatile aromatic compounds (BTEX), tert-amyl methyl ether (TAME), and TBA impacting soil and groundwater

was discovered at the site during the removal of a 12,000-gallon UST in November 2004. According to a Phase II Environmental Site Assessment (ESA) submitted for the site in December 2007 by RMT, Inc. (RMT), five groundwater monitoring wells were advanced at the property in October 2007. The closest groundwater monitoring well to the subject property, MW-4, was located approximately 750 feet to the northeast of the subject property. Analytical results from the Phase II ESA for MW-4 indicated levels of less than 500 µg/L of TPH-ORO and TPH-DRO, less than 50 µg/L of TPH-GRO, less than 2 µg/L of MTBE, xylenes, ETBE, DIPE, and TAME, less than 1 µg/L of benzene, toluene, and ethylbenzene, less than 10 µg/L TBA, and less than 500 µg/L of ethanol. Correspondence from the LARWQCB provided a directive for the property owners to assess the extent of down-gradient contamination. Accordingly, an addendum to the Phase II ESA was submitted in November 2008, providing groundwater monitoring results which indicated that residual contamination was concentrated in the location of the former USTs. The LARWQCB issued a no further action letter in April 2009. Based on the regulatory oversight and closure granted by the LARWQCB, low concentrations of contaminants in the well closest to the subject property (MW-4), and the cross-gradient location of the site, this site is not expected to represent a significant environmental concern to the subject property.

Beverly Catalina Car Wash / Robert Weltmer (4000 Beverly Boulevard) – The property located approximately 1000 feet to the west-northwest (hydrologically up-gradient) of the subject property is listed on the HIST CORTESE, LUST, CA FID UST, and SWEEPS UST databases. According to GeoTracker, an unauthorized release of gasoline affecting an aquifer used for drinking water supply occurred in January 1990 during the removal of three underground storage tanks. Regulatory oversight was provided by the LARWQCB and nine groundwater monitoring wells (MW-1 through MW-9) were installed. The closest monitoring well to the subject property, MW-1, is located approximately 1,050 feet to the west-northwest of the subject property. According to the most recent groundwater monitoring report (January 2014), analytical results indicate that all constituents are non-detect or below laboratory reporting limits. Remediation activities have included the operation of a groundwater pump-and-treat system and an air sparging system. As of January 2014, the case remains unclosed. However, based on the ongoing regulatory oversight provided by the LARWQCB, the low levels of contaminants, and the relative distance from the subject property, this release is not expected to represent a significant environmental concern to the subject property.

In our opinion, none of the other sites listed on the regulatory database report 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 groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

5.4 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. 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 groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

6.0 AGENCY FILE REVIEWS

6.1 STATE AGENCIES

The regional offices of the Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances (DTSC), South Coast Air Quality Management District (SCAQMD) were contacted regarding permits and site investigation files for the subject property. Additionally, the State Water Resources Control Board (SWRCB) GeoTracker (GeoTracker), SCAQMD Facility Information Detail (FIND), and DTSC EnviroStor databases were reviewed for information pertaining to the subject property.

- SCAQMD provided records for Keys Ad and Printing (223 North Vermont Avenue) and The Korea Times Los Angeles Inc. (233 North Vermont Avenue). No equipment or violations are listed for Keys Ad and Printing. Equipment operated by The Korea Times Los Angeles Inc. (233 North Vermont Avenue) included three printing presses. Permits were issued in 1992 and 2000, respectively. The Korea Times Los Angeles Inc. (233 North Vermont Avenue) issued the following violations: a violation filed on February 4, 2000 for failure to comply with permit condition by exceeding the daily limit of pounds of volatile organic compounds which was closed on December 26, 2000; and a violation filed on May 14, 1991 for failure to obtain a permit to construct and operate two printing presses. Historical research indicates that the subject property was operated for printing purposes from at least 1981. Such printing operations are a potential concern due to the potential use of volatile organic compounds (VOCs) and the generation of waste in and ink sledges that may contain solvents. In addition, solvents may be used for cleaning equipment. Based on the potential use of solvents for approximately 22 years (1981 to 2003), the former printing operations performed at the subject property are considered a *recognized environmental condition* with respect to the subject property.

The Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property.

- No oil wells were identified within 500 feet of the subject property.

6.2 CITY/COUNTY AGENCIES

The Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI), Los Angeles Fire Department (LAFD) Underground Storage Tank Division (LAFD UST), LAFD Hazardous Materials Division (LAFD Hazmat), LAFD Central Industrial Unit (LAFD CIU), and City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding hazardous materials, underground storage tank, and industrial waste discharge records for the subject property.

- According to responses to our requests, there are no files for the subject property.

6.3 AGENCY FILE REVIEW LIMITATIONS

- At the time this report was issued, no response has been received from LAFD CIU. Should relevant information be obtained from this agency subsequent to issuing this report, an addendum will be prepared and provided to the Client.
- According to Ms. Katie Ramirez of LAFD UST, the address 221 North Vermont Avenue is listed in the LAFD UST database. However, Ms. Ramirez could not locate the hard file for the address. According to a review of substructure maps available on the City of Los Angeles NavigateLA website and all historical research reviewed for the purposes of this report, there is no record of underground storage tanks (USTs) being installed at the subject property. Should relevant information be obtained from this agency subsequent to issuing this report, an addendum will be prepared and provided to the client.

7.0 NON-SCOPE ENVIRONMENTAL RISKS

ASTM Standard E1527-13 identifies additional conditions which, should they exist at the subject property, may create a human health risk to the occupants of the site. These risks may also create additional costs to the property owner in the form of identification, operations & maintenance, and cleanup or remediation.

7.1 ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos is 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 on-site structure (1989), the potential for asbestos containing building materials is considered to be low. However, individual suspect materials would need to be tested in order to confirm the presence or non-presence of asbestos.

7.2 LEAD-BASED PAINT

Although lead-based paint has been taken off the market, it is approximated that 80 percent of buildings built prior to 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 under 6 years old being most at 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), California Department of Public Health (CDPH), 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 structure (1989), the potential for lead based paint at the site is considered to be low.

7.3 RADON

Radon is a radioactive gas that has been found in structures all over the United States. Radon is produced from the natural breakdown of uranium in soil, rock, and water. 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 on-site concentration. Various types of sampling methods exist to determine the concentration. On-site radon sampling was not performed during the completion of this assessment.

- 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. However, site specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the subject property radon levels.

7.4 WETLANDS

According to the Clean Water Act, a wetland is "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetland areas have been identified as ecologically diverse and sensitive areas and are generally subject to more stringent development, re-development, and building regulations.

- The U.S. Fish and Wildlife Service National Wetlands Inventory was reviewed to determine if the subject property is situated within an identified wetland. According to the USFWS, the subject property is not located within a wetland area.

7.5 MOLD

Mold and mildew are simple, microscopic organisms that can grow virtually anywhere if they have adequate moisture, nutrients and appropriate temperatures. Depending on the particular mold or fungus (mildew), growing colonies can be almost any color from white to black. Most household molds and fungi (mildews) are black, grey, or charcoal colored. Spores of dozens of kinds of mold and fungus (mildew) are present at all times in indoor and outdoor air. These spores can settle, germinate and grow wherever good growth conditions are found. They can grow on soil, plants, dead plant materials, foods, fabrics, paper, wood and many other materials. Most molds are not harmful. In fact, molds have important roles in the environment and in living systems. In soil molds play a crucial part in decomposition of organic matter and in making nutrients available to plants.

Molds and fungi (mildews) however, can be very destructive to materials on which they grow, and are usually unwelcome and unhelpful in homes. They cause staining, decomposition (rotting of materials) and objectionable, musty odors. Where colonies are extensive they can also produce enough spores, and by-

products to be harmful to health. Many of the by-products of mold and fungus (mildew) are irritating to skin, eyes and respiratory tracts. Some molds produce true allergic sensitization and allergic reactions in susceptible people. Some molds produce toxic by-products that could be harmful to skin, and poisonous if ingested or inhaled in quantity. Persons with compromised immune systems may even experience systemic fungal infections of the respiratory tract.

Andersen Environmental observed a limited amount of interior areas of the subject building(s) in order to identify the significant, visible presence of mold. This activity was not intended to discover all areas which may be affected by mold growth at the subject property. Potential areas of mold not observed as part of this limited assessment, include but are not limited to, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the subject property. A complete mold assessment, which may include various types of sampling, would be required to determine if mold levels within the subject building(s) are at levels acceptable by industry standards.

- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

7.6 METHANE GAS

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, certain municipalities have established methane requirements for structures based on the proximity to oil wells and landfills. If a subject property is located in the proximity of active or abandoned oil wells or landfills, methane mitigation devices installed prior to construction activities at a subject property may be necessary.

- The City of Los Angeles Methane Zone map was reviewed to determine if the subject property is located in a methane or methane buffer zone. According to the map reviewed, the subject property is located within a methane buffer zone. Due to the potential environmental risk associated with construction in Methane Zones, the property owner may be required to conduct a methane assessment prior to the redevelopment of the subject property and methane mitigation systems may be required (Division 71 of the Los Angeles Building Code).

8.0 FINDINGS

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for AMCAL Multi-Housing, Inc. (Client) for a commercial property located at 231-235 North Vermont Avenue, in Los Angeles County and the City of Los Angeles, California, Assessor's Parcel Number: 5518-033-032. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

Site Description

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 209, 211, 221, 223, 225, 233, 237, 239, and 241 North Vermont Avenue, Los Angeles, California. The subject property is located on the west side of North Vermont Avenue, approximately 115 feet north of Council Street, in the City of Los Angeles, California. The subject property is approximately 1 acre in total size and contains a two-story commercial structure which is approximately 10,000 square feet in size. The structure is currently occupied by Teletron for the retail sale of televisions, refrigerators, massage equipment and furniture. The remaining portions of the subject property consist of asphalt paved parking lots to the north and south of the structure. The surrounding area is mostly used for commercial and residential purposes. Groundwater is estimated to be approximately 15-feet below ground surface in the area of the site.

- Andersen Environmental observed surficial staining and cracking throughout the concrete surfaces of a small warehouse area within the structure. Cuttings in some areas of the concrete appeared to be indicative of the presence of former machinery or lifts. Historical research and these observations indicate that this area may have been utilized by previous auto sales occupants for minor auto repair and by previous printing occupants. For more information please refer to the Historical Land Use section below.

No significant hazardous material storage was observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to Andersen Environmental's interpretation of the historical research data, the subject property was undeveloped land in 1921. In 1925, the north portion of the subject property was developed with a two-story commercial structure consisting of a theater, store, and office. By 1927, a single-story sandwich store and a two-story commercial and residential structure were erected. By 1950, the subject property was developed with two commercial retail structures in the north portion, an office building and vacant land in the central portion, and a restaurant and auto garage in the south portion. The subject property remained in this configuration until sometime prior to 1961, by which point the subject property had been improved with another small retail structure in the south portion. The subject property remained in this configuration until at least 1976. Sometime before 1989, the southernmost commercial structure in the north portion was demolished. In 1989, the subject property was improved with the existing structure in the central portion. In 2002, all the structures except for the existing commercial structure were demolished and paved as parking lots. The subject property remains in this configuration to the present day. Historical occupants have included: Chotiner's Ravenna Theatre (1925-1933), Underground Construction Company (1929), McFarland Dressmaking School (1933), Ravenna Theatres (1929-1933), Pacific wall Paper and Paint Company (1933-1942), Café Bar BQ (1957), Kaiser Foundation Health Plan (1957-1960), Permanent Medical Group (1958), Richard's Good Food (1959), Paul Briggeman Clinical Psychologist (1962), TPC Camera Supply (1965), Underwood Enterprises (1965-1967), Co-Op Finances (1967), TPC Film Club (1965-1970), Lillian's Food (1968), Furniture Center (1969), Shaw's Discount Warehouse TV and

Appliances (1971-1981), Andre's Used Cards (1977), Hill A Osborne Printing Company (1981-1990), Domenico's Italian Restaurant (1986), Korean Directory of Southern California (1986-1990), Lao Fashion (1986-1990), Keys Ad & Printing Company (1990), The Korean Times Los Angeles Inc. (1987-2003), VT Chevrolet (2006), Hyundai (2008), and Teletron (2013-present).

- Historical research indicates that the subject property was historically occupied by printing companies, including Hill A Osborne Printing Company at 239 North Vermont Avenue (1981-1986) and Keys Ad & Printing Company (1990), Korean Directory of Southern California (1986-1990), and Korean Times of Los Angeles (1986-2003) at 233 North Vermont Avenue. For more information please refer to the discussion of South Coast Air Quality Management District (SCAQMD) files in the Environmental Data Search section below.
- Historical research indicates that a portion of the subject property was utilized for the manufacture of Venetian blinds from at least 1950 through 1968. However, based on the small-scale nature of this onside manufacturing operations and the subsequent redevelopment of the subject property, this former use of the subject property is not expected to represent a significant environmental concern.
- Historical research indicates that 233 North Vermont Avenue was occupied by VT Chevrolet in 2006 and Hyundai in 2008. For more information refer to the Environmental Data Search section below.
- No significant data gaps were identified in the research.

Environmental Data Search

- **Korea Times/Los Angeles (233 North Vermont Street) –** The subject property is listed on the Facilities and Manifest (HAZNET) database. According to the listings, the site generated 0.29 tons of unspecified solvent mixture disposed of via transfer station in 1997; 1.6 tons of unspecified organic liquid mixture disposed of via treatment tank in 2000; and 3.19 unspecified organic liquid mixture disposed of via treatment tank in 2001. For more information, refer to the discussion of SCAQMD files below.
- **LA City Hyundai (233 North Vermont Street) –** The subject property is listed on the Facility Index/Facility Registry System (FINDS) database. According to the information provided, this facility operated used oil recycling system for used oil and used oil filters. LA City Hyundai and VT Chevrolet occupied the subject property for auto sales operations in 2008 and 2006, respectively. The used oil and used oil filters likely pertain to minor auto operations during the occupancy of former auto sales occupants at the subject property. There is no evidence of a release and no history of violations. Based on the forgoing and the short duration of occupancy for auto sales operations (maximum 8 years, 2004-2012), this listing is not expected to represent a significant environmental concern to the subject property.
- In our opinion, none of the other sites listed on the regulatory database report 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 groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.
- The Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances (DTSC), South Coast Air Quality Management District (SCAQMD), Los Angeles County Department of Health Services Public Health Investigations (LACDHS PHI), Los Angeles Fire Department Underground Storage Tank Division (LAFD UST), LAFD Hazardous Materials Division (LAFD Hazmat), LAFD Central Industrial Unit (LAFD CIU), and City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding permits and site investigation files and hazardous

materials, underground storage tank, industrial wastewater, and air emissions equipment files for the subject property. According to responses to our requests, there are no files for the subject property, with the exception of the following:

SCAQMD provided records for Keys Ad and Printing (223 North Vermont Avenue) and The Korea Times Los Angeles Inc. (233 North Vermont Avenue). No equipment or violations are listed for Keys Ad and Printing. Equipment operated by The Korea Times Los Angeles Inc. (233 North Vermont Avenue) included three printing presses. Permits were issued in 1992 and 2000, respectively. The Korea Times Los Angeles Inc. (233 North Vermont Avenue) issued the following violations: a violation filed on February 4, 2000 for failure to comply with permit condition by exceeding the daily limit of pounds of volatile organic compounds which was closed on December 26, 2000; and a violation filed on May 14, 1991 for failure to obtain a permit to construct and operate two printing presses. Historical research indicates that the subject property was operated for printing purposes from at least 1981. Such printing operations are a potential concern due to the potential use of volatile organic compounds (VOCs) and the generation of waste in and ink sledges that may contain solvents. In addition, solvents may be used for cleaning equipment. Based on the potential use of solvents for approximately 22 years (1981 to 2003), the former printing operations performed at the subject property are considered a *recognized environmental condition* with respect to the subject property.

- At the time this report was issued, no response has been received from LAFD CIU. Should relevant information be obtained from this agency subsequent to issuing this report, an addendum will be prepared and provided to the Client.
- An Environmental Lien Search, performed by Nationwide Environmental Title Research, LLC (NETR) dated March 22, 2014, performed on the subject property found no Environmental Liens related to the property. A copy of the Environmental Lien Report is included in the appendices of this report.

Additional Issues

- Based on the age of the onsite structure, the potential for lead based paint and asbestos containing building materials at the site is considered to be low.
- According to our research, radon potential at the subject property is considered low.
- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage.
- The City of Los Angeles Methane Zone map was reviewed to determine if the subject property is located in a methane or methane buffer zone. According to the map reviewed, the subject property is located within a methane buffer zone. Due to the potential environmental risk associated with construction in Methane Zones, the property owner may be required to conduct a methane assessment prior to the redevelopment of the subject property and methane mitigation systems may be required (Division 71 of the Los Angeles Building Code).

8.1 CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, at 231-235 North Vermont Avenue, 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 subject property except for the following:

Recognized Environmental Conditions (REC)

In our opinion, the historical use of the subject property for printing operations from 1981 to 2003 is considered a REC.

Historic Recognized Environmental Condition (HREC)
In our opinion, no HRECs were revealed during the course of our assessment.

Controlled Recognized Environmental Condition (CREC)
In our opinion, no CRECs were revealed during the course of our assessment.

8.2 RECOMMENDATIONS

Based on the forgoing a Phase II Environmental Site Assessment 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: April 16, 2014



Gareth Howell
Project Manager

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 16, 2014



Nicole J. Rivera
Senior Project Manager

REFERENCES

ASTM, 2013. Subcommittee E50.2 Commercial Real Estate Transactions, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13, West Conshohocken, PA 35pp.

ASTM, 2010. Subcommittee E50.2 on Real Estate Assessment and Management, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions", Designation E2600-10, West Conshohocken, PA 33pp.

Environmental Data Resources, Inc., 2014. The EDR – Radius Map with GeoCheck®, Inquiry No. 3887306.2s, Shelton CT, 391 pp.

Environmental Data Resources, Inc., 2013. The EDR – City Directory Abstract, Inquiry No. 3665600.6, Milford CT, 30 pp.

Environmental Data Resources, Inc., 2013. Sanborn® Map Report, Inquiry No. 3665600.3, Milford CT 20 pp.

Environmental Data Resources, Inc., 2013. The EDR – Aerial Photography Print Service, Inquiry No. 3665600.5 Milford CT, 15 pp.

Environmental Data Resources, Inc. 2013. The EDR –Historical Topographic Map Report (USGS Santa Monica, CA 7.5 minute), Inquiry No. 3665600.4, Milford CT, 14 pp.

California Department of Conservation, Division of Mines and Geology - http://gmw.consrv.ca.gov

California Department of Conservation, California Geologic Survey - http://www.consrv.ca.gov/CGS

California Department of Water Resources, Individual Basin Descriptions - http://www.groundwater.water.ca.gov/bulletin118

Google Earth - http://earth.google.com/

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

RealQuest- http://www.realquest.com/jsp/rq.jsp?action=switch&page=main

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

GeoTracker - http://geotracker.waterboards.ca.gov/

APPENDIX I

ILLUSTRATIONS

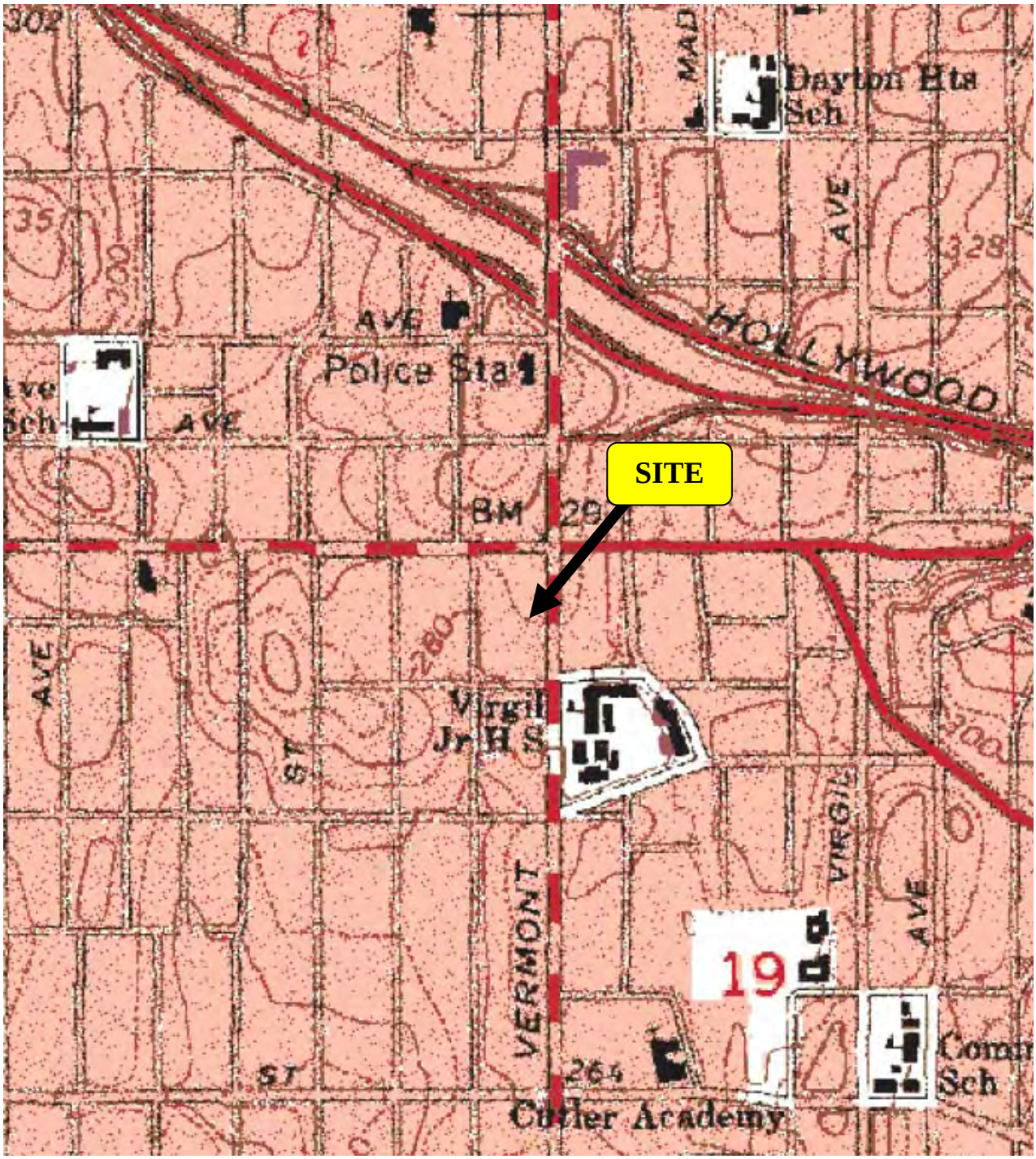
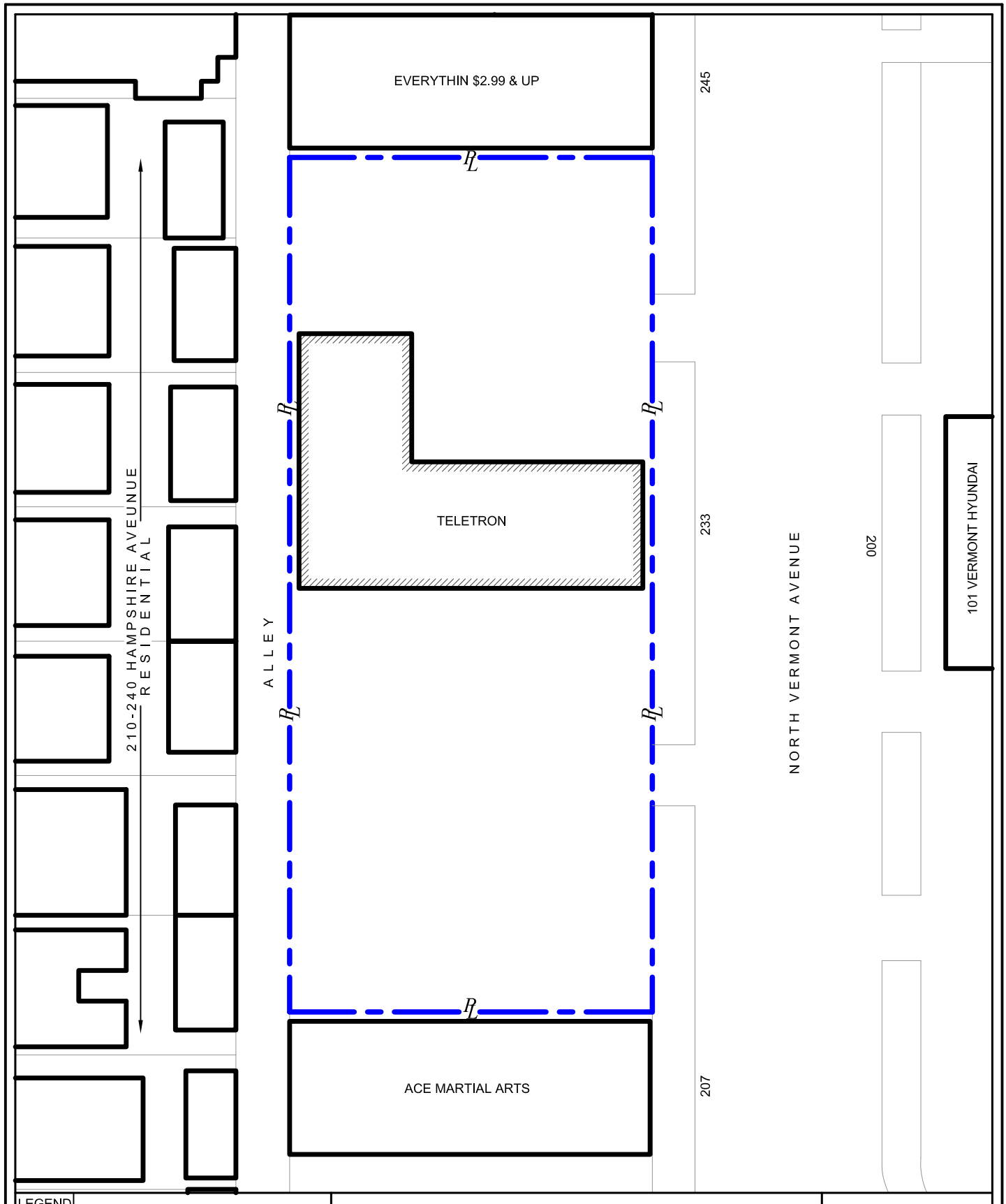


Figure 1: TOPOGRAPHIC MAP	Source: USGS Santa Monica, CA 7.5 minute Quadrangle Map



Figure 2: Site Location Map	Source: Google Maps ©



LEGEND

- SUBJECT PROPERTY
- SITE STRUCTURE

SITE PLAN

FIGURE 3

ADDRESS:
231-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90004

SOURCE: ANDERSEN ENVIRONMENTAL
PROJECT NO.: 1403-540
DRAWN BY: JOHN ESCALONA
CHECKED BY: GARETH HOWELL
DATE: 04/15/2014

ANDERSEN ENVIRONMENTAL

APPROX. SCALE: 1"=50'

0' 25' 50'

Figure 4: SITE PHOTOGRAPHS



Photo 1: View of subject property from North Vermont Avenue



Photo 2: View of north adjoining property

Figure 4: SITE PHOTOGRAPHS

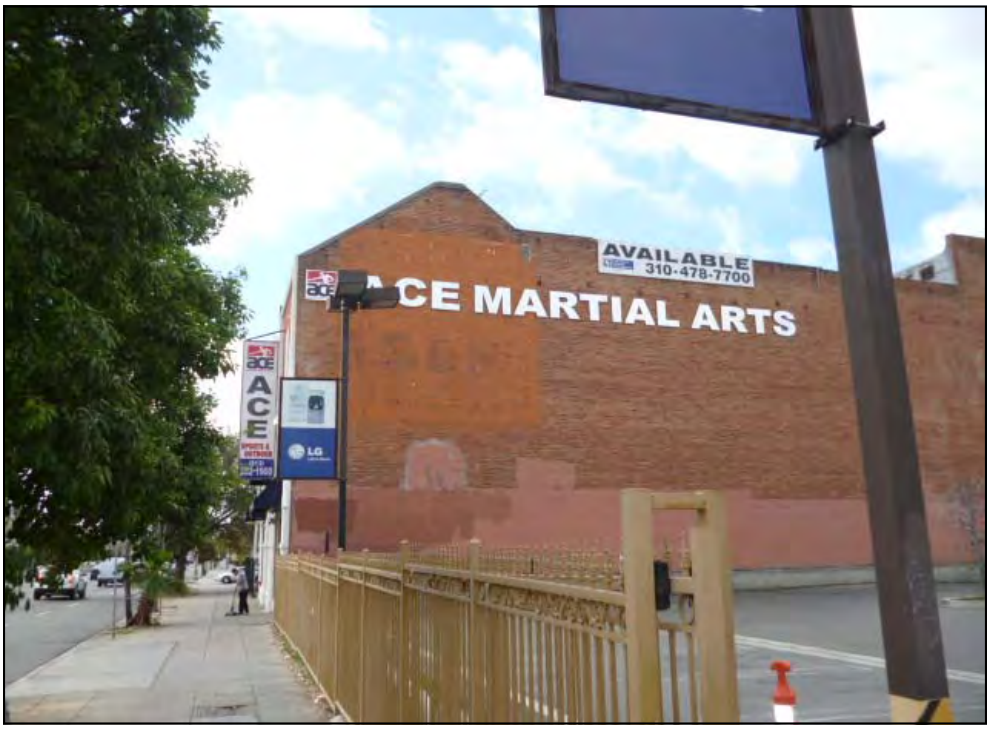


Photo 3: View of south adjoining property



Photo 4: Representative view of east adjoining property (across North Vermont Avenue)

Figure 4: SITE PHOTOGRAPHS



Photo 5: View of north parking area



Photo 6: View of trash enclosure within north parking area

Figure 4: SITE PHOTOGRAPHS



Photo 7: View of storm drains and below grade transformer in north parking area



Photo 8: View of south parking area

Figure 4: SITE PHOTOGRAPHS



Photo 9: Representative view of geotechnical borings

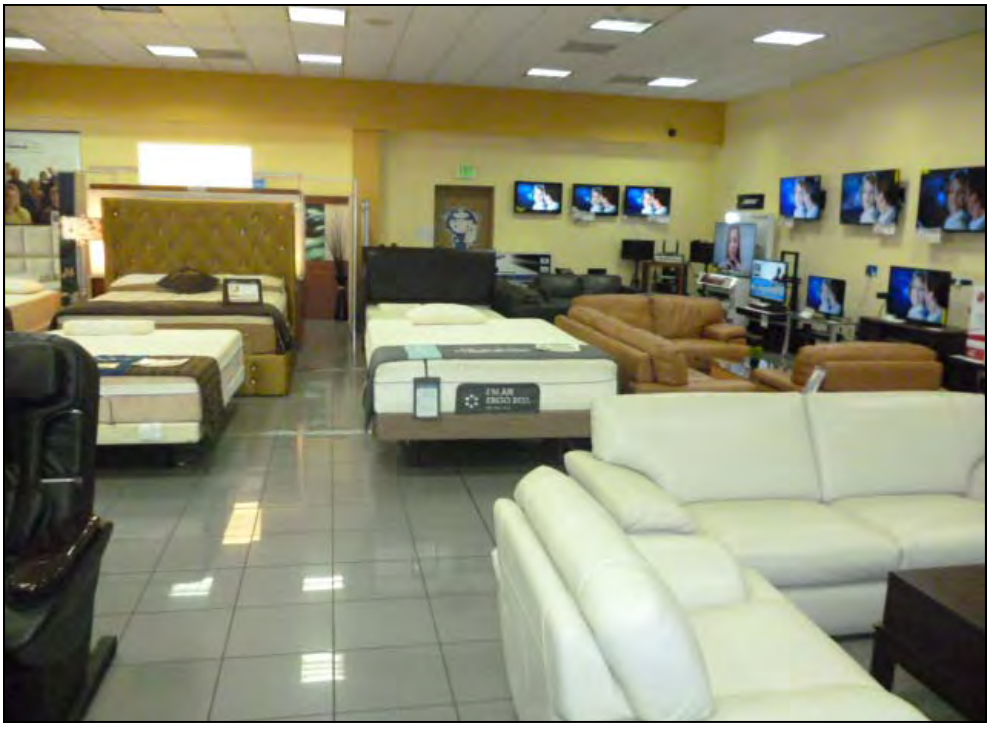


Photo 10: Representative view of interior retail space on first floor

Figure 4: SITE PHOTOGRAPHS

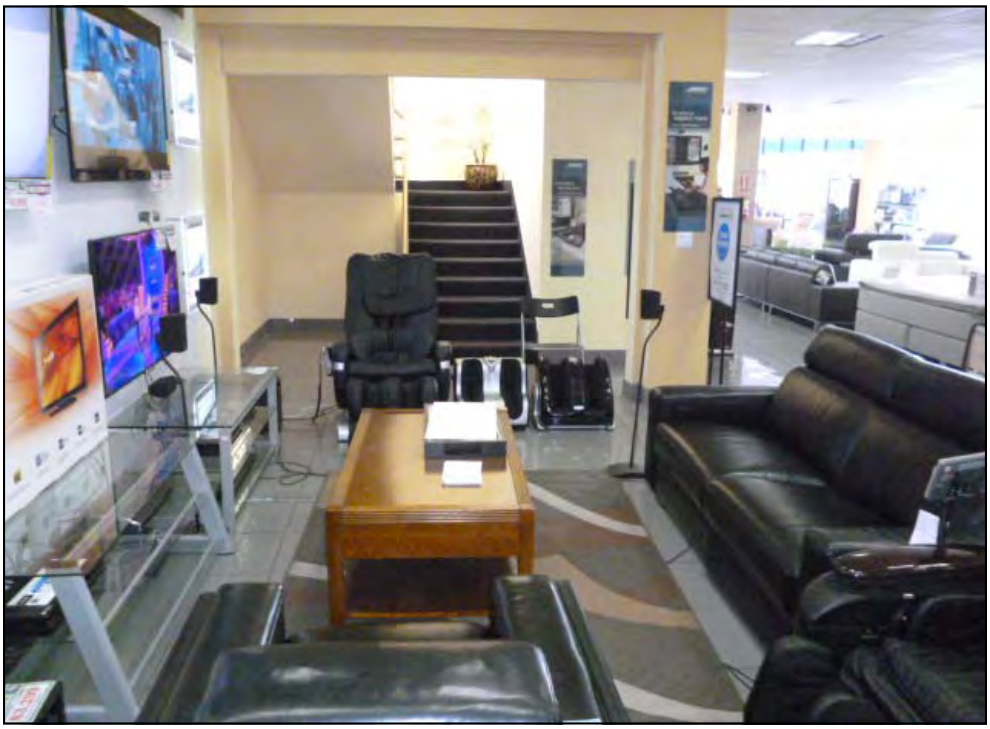


Photo 11: Representative view of interior retail space on first floor



Photo 12: Representative view of interior retail space on second floor

Figure 4: SITE PHOTOGRAPHS

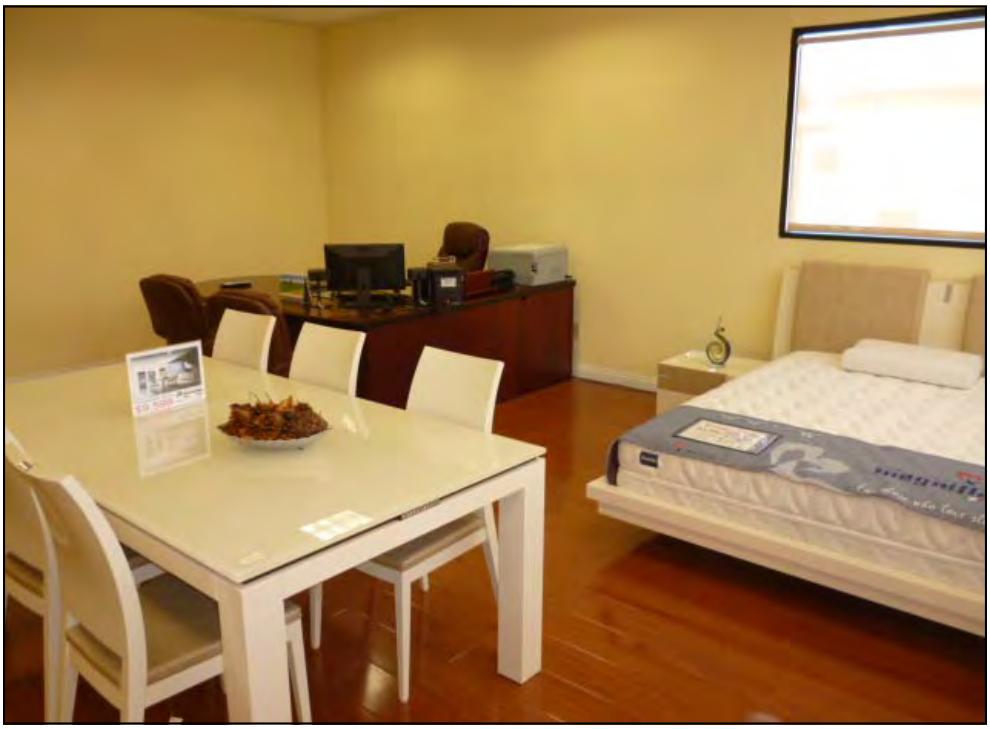


Photo 13: Representative view of interior office space on second floor



Photo 14: Representative view of floor condition in warehouse area

Figure 4: SITE PHOTOGRAPHS



Photo 15: Representative view of floor condition in warehouse area



Photo 16: Representative view of warehouse area

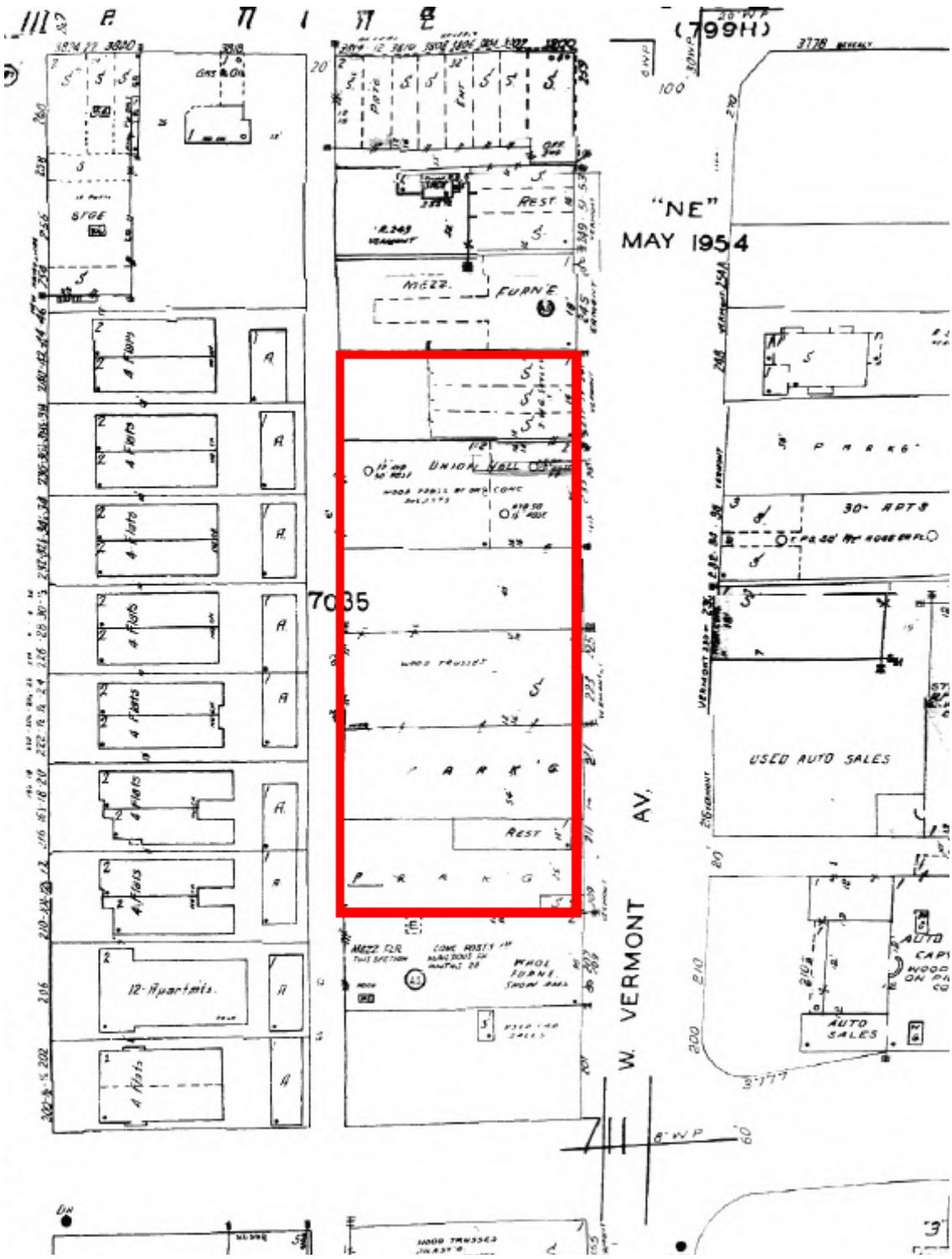


Figure 5A: 1970 SANBORN MAP	Source: EDR

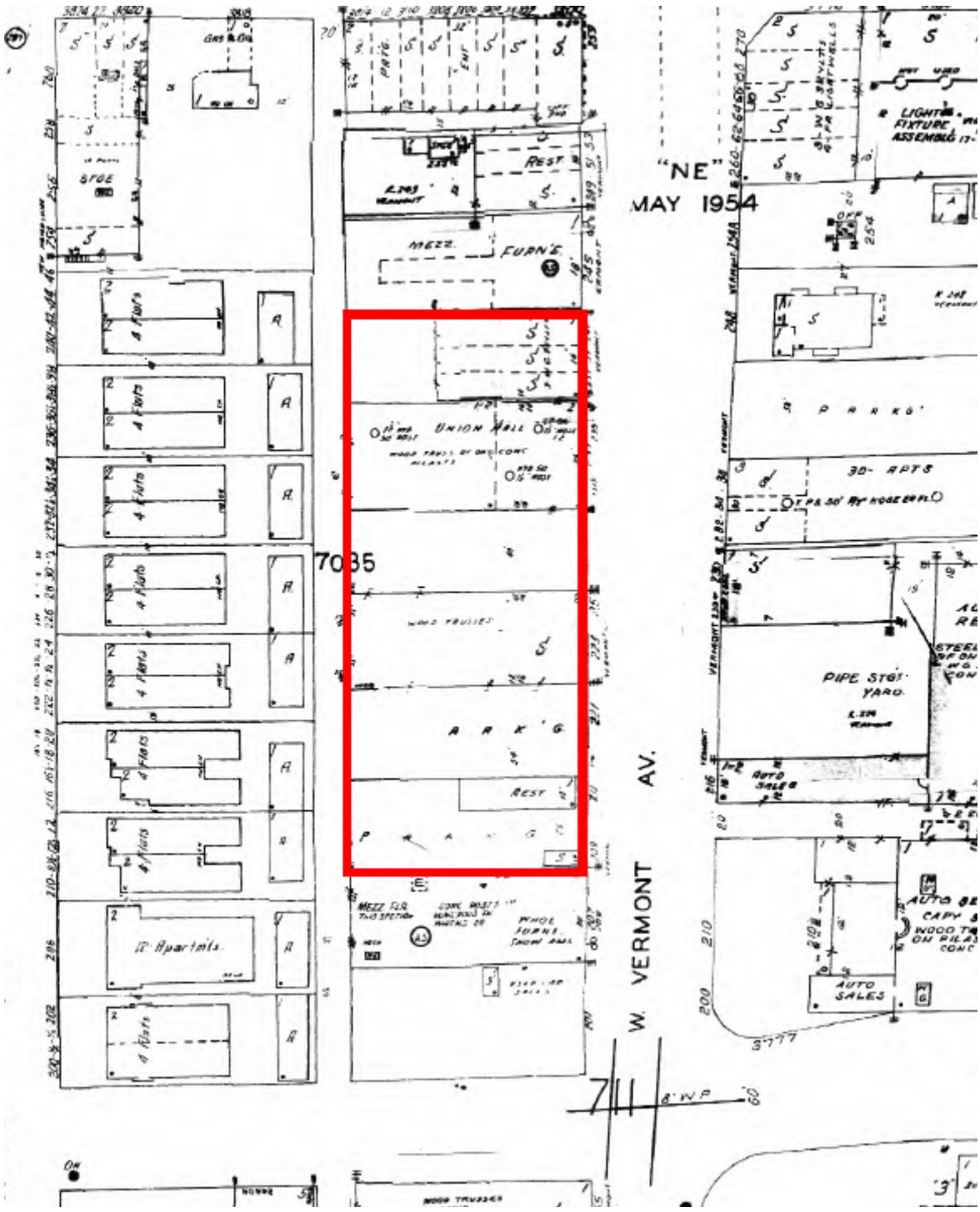


Figure 5B: 1968 SANBORN MAP	Source: EDR

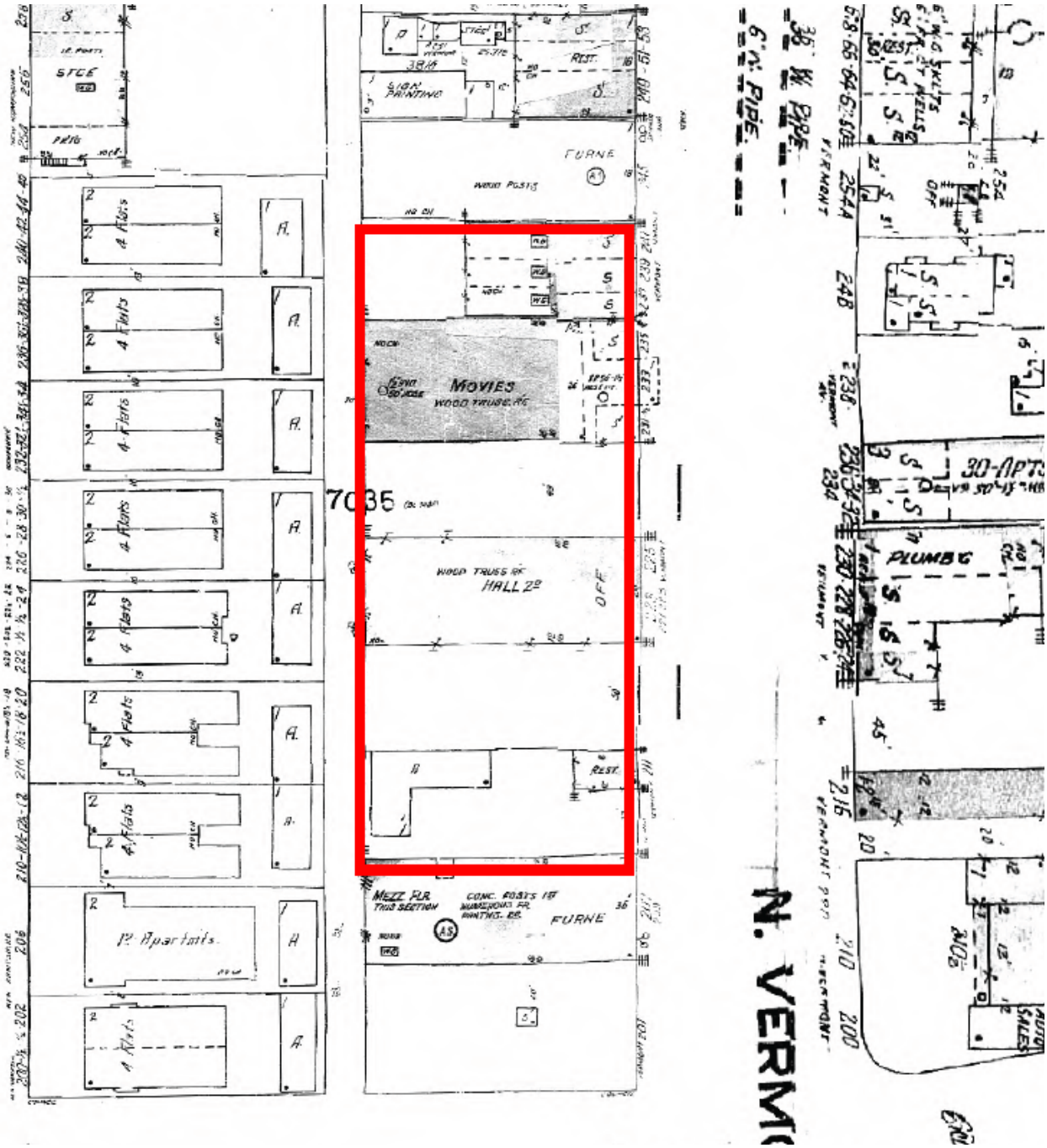


Figure 5C: 1950 SANBORN MAP	Source: EDR

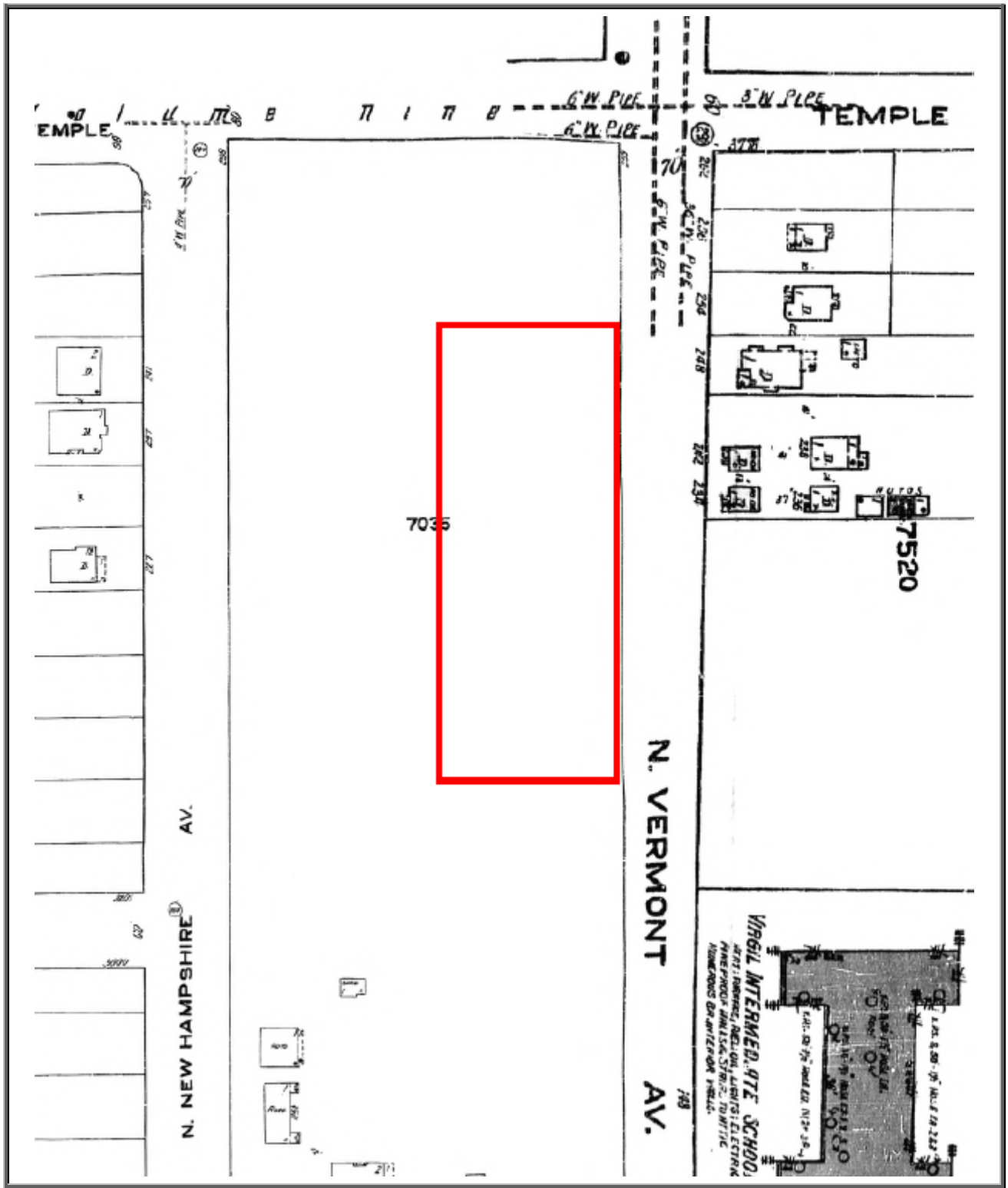


Figure 5D: 1921 SANBORN MAP	Source: EDR

APPENDIX II

RADIUS MAP REPORT

APPENDIX III

SUPPORTING DOCUMENTATION

The NETR Environmental Lien Search Report

215-235 NORTH VERMONT AVENUE
215-235 NORTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA

Saturday, March 22, 2014

Project Number: L14-00598

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

215-235 North Vermont Avenue
215-235 North Vermont Avenue
Los Angeles, California

RESEARCH SOURCE

Source: Los Angeles County Assessor
Los Angeles County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: Dai R. Lee and Debbie K. Lee, Trustees, or their successors in Trust, under the Dai and Debbie Lee Living Trust

Grantee: DL233, LLC, a California limited liability company

Deed Dated: 11/04/2011
Deed Recorded: 12/02/2011
Instrument: 2011-1630572

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 14 West of the San Bernardino Principal Meridian, Los Angeles County, State of California

Assessor's Parcel Number(s): 5518-033-032

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

This page is part of your document - DO NOT DISCARD



20111630572

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/02/11 AT 08:00AM

Pages:
0005

FEES:	38.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR

LEADSHEET

201112020110011

00005029598

003652218

SEQ:
08

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T79

E348071

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

DL233, LLC
2560 W. OLYMPIC BLVD. #203
LOS ANGELES, CA 90006

THIS SPACE FOR RECORDER'S USE ONLY:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is not of public record
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of LOS ANGELES **AND**

TRANSFER TAX NOT A PUBLIC RECORD

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DAI R. LEE AND DEBBIE K. LEE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAI AND DEBBIE LEE LIVING TRUST, DATED JANUARY 16, 2007, AND ANY AMENDMENTS THERETO

hereby GRANT(s) to:

DL233, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the real property in the City or Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

also known as: 215 N. VERMONT AVENUE, LOS ANGELES, CA 90004
A.P.N. 5518-033-032

DATED November 4, 2011
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 11/29/2011
before me, Helen H. Yi
A Notary Public in and for said State personally appeared
Dai R. Lee and Debbie K. Lee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

DAI R. LEE AND DEBBIE K. LEE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAI AND DEBBIE LEE LIVING TRUST, DATED JANUARY 16, 2007, AND ANY AMENDMENTS THERETO

By: DAI R. LEE, TRUSTEE

By: DEBBIE K. LEE, TRUSTEE

HELEN H. YI
Commission # 1817294
Notary Public - California
Los Angeles County
My Comm. Expires Oct 12, 2012

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

3

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF VERMONT AVENUE, AS ESTABLISHED ON AUGUST 1, 1919, DISTANT NORTH THEREON 743 FEET FROM THE PRESENT NORTH LINE OF FIRST STREET, THENCE PARALLEL WITH SAID NORTH LINE, 165 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF VERMONT AVENUE, 53 FEET, THENCE EASE PARALLEL WITH THE NORTH LINE OF FIRST STREET; 165 FEET TO SAID WEST LINE OF VERMONT AVENUE, THENCE SOUTH ALONG SAID WEST LINE 53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION TAKEN FOR WIDENING VERMONT AVENUE, AS CONDEMNED BY DECREE OF THE SUPERIOR COURT OF SAID COUNTY, DATED DECEMBER 13, 1922, IN CASE NO. B-76339, A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN BOOK 1600 PAGE 328, OFFICIAL RECORDS

ALSO EXCEPT THEREFROM ANY PORTION TAKEN FOR WIDENING VERMONT AVENUE, AS CONDEMNED BY DECREE OF THE SUPERIOR COURT OF SAID COUNTY, DATED JULY 21, 1928, IN CASE NO 171601. A CERTIFIED COPY OF SAID DECREE IS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 7109 PAGE 364, OFFICIAL RECORDS.

PARCEL 2

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE WEST LINE OF VERMONT AVENUE, AS ESTABLISHED ON AUGUST 1, 1919, DISTANT NORTH THEREON 796 FEET FROM THE PRESENT NORTH LINE OF FIRST STREET; THENCE WEST PARALLEL WITH SAID NORTH LINE, 165 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF VERMONT AVENUE, 53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF TAKEN FOR WIDENING VERMONT AVENUE, AS CONDEMNED BY DECREE OF SUPERIOR COURT OF SAID COUNTY, DATED DECEMBER 13, 1922 IN CASE NO B-76339. A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN BOOK 1600 PAGE 328, OFFICIAL RECORDS

PARCEL 3

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF

LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE WEST LINE OF VERMONT AVENUE, AS ESTABLISHED AUGUST 1, 1919, DISTANT NORTH THEREON 849 FEET FROM THE PRESENT NORTH LINE OF FIRST STREET; THENCE WEST PARALLEL WITH SAID NORTH LINE, 165 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF VERMONT AVENUE, 53 FEET TO SAID WEST LINE OF VERMONT AVENUE, THENCE SOUTH ALONG SAID WEST LINE 53 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF INCLUDED WITHIN THE LINE OF VERMONT AVENUE, 100 FEET WIDE, AS CONDEMNED BY DECREE ENTERED IN CASE NOS. B-76339 AND 171601, SUPERIOR COURT.

ALSO EXCEPT THE NORTH 3 FEET THEREOF

ALSO EXCEPT THE WESTERLY 10 FEET THEREOF, AS GRANTED TO THE CITY OF LOS ANGELES FOR ALLEY

PARCEL 4·

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE WEST LINE OF VERMONT AVENUE, AS ESTABLISHED ON AUGUST 1, 1919, DISTANT NORTH THEREON 899 FEET FROM THE PRESENT NORTH LINE OF FIRST STREET; THENCE WEST PARALLEL WITH SAID NORTH LINE, 165 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF VERMONT AVENUE 49 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF FIRST STREET, 165 FEET TO SAID WEST LINE OF VERMONT AVENUE, THENCE SOUTH ALONG SAID WEST LINE 49 FEET TO THE POINT OF BEGINNING

EXCEPT THE EASTERLY 10 FEET THEREOF TAKEN FOR THE WIDENING OF VERMONT AVENUE AS CONDEMNED BY DECREE OF SUPERIOR COURT OF SAID COUNTY, DATED DECEMBER 13, 1922 IN CASE NO. "B" 76339, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 1600 PAGE 328, OF OFFICIAL RECORDS, IN SAID COUNTY RECORDER'S OFFICE

PARCEL 4A

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS·

BEGINNING AT A POINT IN THE WEST LINE OF VERMONT AVENUE, AS ESTABLISHED ON AUGUST 1, 1919, DISTANT NORTH THEREON 948 FEET FROM THE PRESENT NORTH LINE OF FIRST STREET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE 165 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF VERMONT AVENUE, 60 FEET TO SAID WEST LINE OF VERMONT AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE, 60 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 10 FEET THEREOF TAKEN FOR THE WIDENING OF VERMONT AVENUE AS CONDEMNED BY DECREE OF SUPERIOR COURT OF SAID COUNTY, DATED DECEMBER 13, 1922 IN CASE NO "B" 76339, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 1600 PAGE 328, OF OFFICIAL RECORDS, IN SAID COUNTY RECORDER'S OFFICE

PARCEL 5.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 1 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT IN THE WEST LINE OF VERMONT AVENUE AS ESTABLISHED AUGUST 1, 1919 DISTANT NORTH THEREON 1008 FEET FROM THE PRESENT NORTH LINE OF FIRST STREET, THENCE WEST PARALLEL WITH THE SAID NORTH LINE, 165 FEET; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF VERMONT AVENUE, 53 FEET; THENCE EAST OF VERMONT AVENUE, THENCE SOUTH ALONG SAID WEST LINE, 53 FEET TO THE POINT OF BEGINNING.

EXCEPT A PORTION THEREOF INCLUDED WITHIN LIMITS OF VERMONT AVENUE, AS NOW ESTABLISHED.

231-235 North Vermont Avenue
215 North Vermont Avenue
Los Angeles, CA 90004

Inquiry Number: 3665600.3
July 15, 2013

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

7/15/13

Site Name:
231-235 North Vermont Avenue
215 North Vermont Avenue
Los Angeles, CA 90004

Client Name:
Andersen Environmental
5261 West Imperial Highway
Los Angeles, CA 90045

EDR Inquiry # 3665600.3

Contact: Gareth Howell

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Andersen Environmental were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 231-235 North Vermont Avenue
Address: 215 North Vermont Avenue
City, State, Zip: Los Angeles, CA 90004
Cross Street:
P.O. # NA
Project: GH 7/15/13
Certification # 9089-4A94-AC8E

Maps Provided:

1970	1959	1921
1969	1957	1919
1968	1956	
1966	1955	
1961	1954	
1960	1950	

Sanborn® Library search results
Certification # 9089-4A94-AC8E

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

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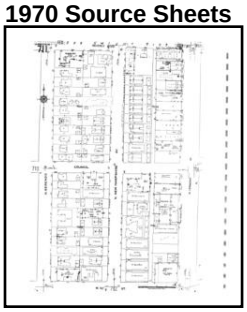
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Sanborn Sheet Thumbnails

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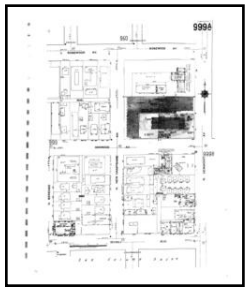
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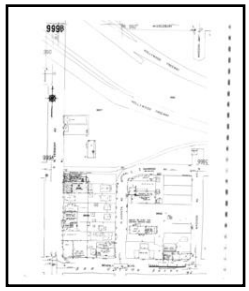
Volume 7, Sheet 711



Volume 7, Sheet 791

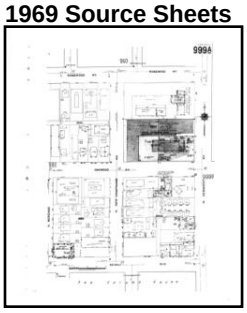


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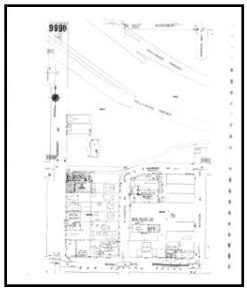


Volume 9, Sheet 999b

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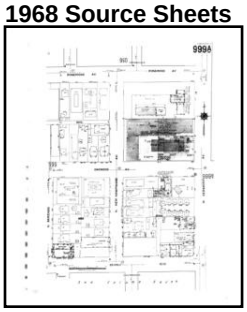


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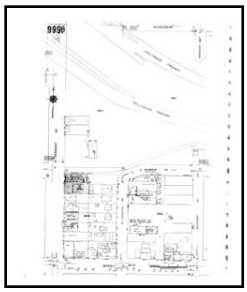


Volume 9, Sheet 999b

1968 Source Sheets



Volume 9, Sheet 999a



Volume 9, Sheet 999b

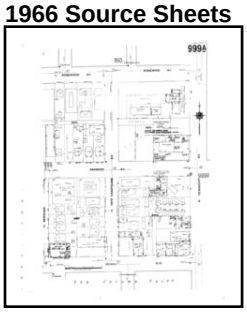


Volume 7, Sheet 711



Volume 7, Sheet 791

1966 Source Sheets



Volume 9, Sheet 999a

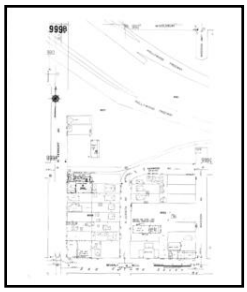


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1961 Source Sheets



Volume 9, Sheet 999a



Volume 9, Sheet 999b



Volume 7, Sheet 711

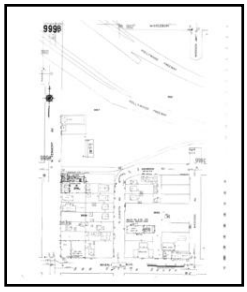


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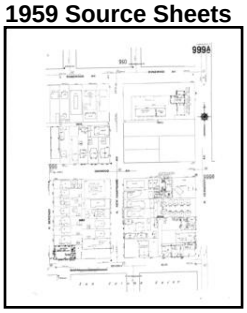


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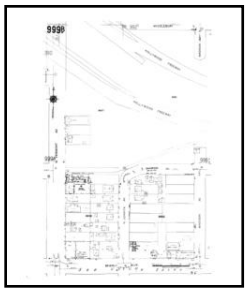


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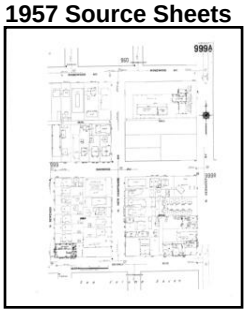


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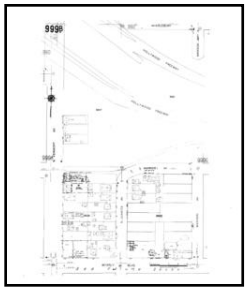


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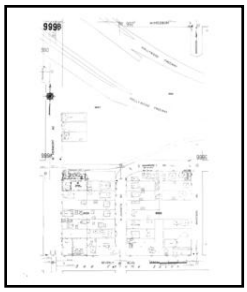


Volume 9, Sheet 999b

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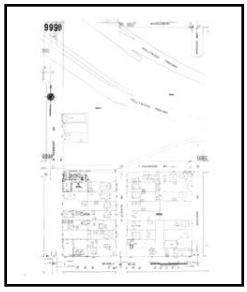


Volume 9, Sheet 999b

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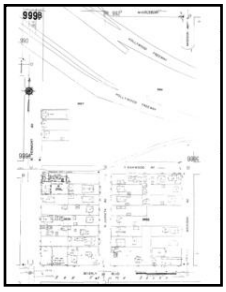
Volume 9, Sheet 999a



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Volume 9, Sheet 999a



Volume 9, Sheet 999b

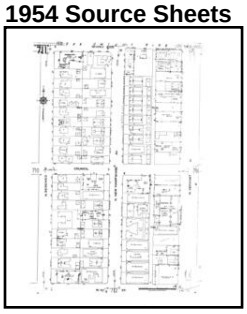


Volume 7, Sheet 791



Volume 7, Sheet 711

1954 Source Sheets



Volume 7, Sheet 711



Volume 7, Sheet 791

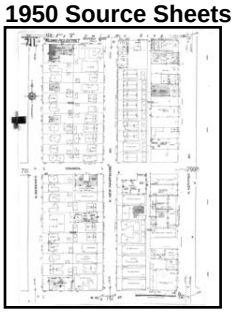


Volume 7, Sheet 711



Volume 7, Sheet 791

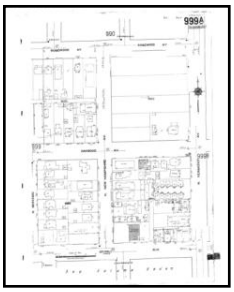
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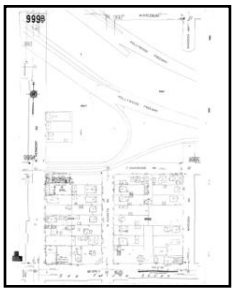
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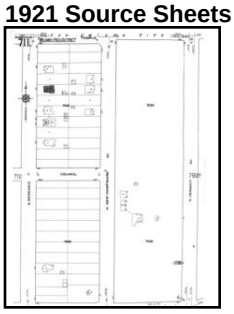


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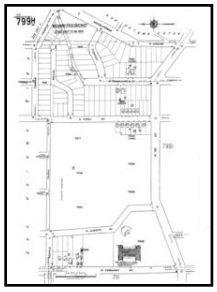


Volume 9, Sheet 999b

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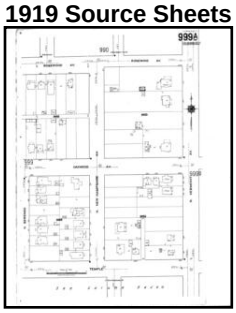


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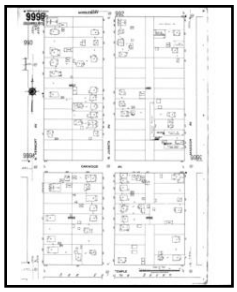


Volume 7, Sheet 799h

1919 Source Sheets



Volume 9, Sheet 999a



Volume 9, Sheet 999b

1970 Certified Sanborn Map



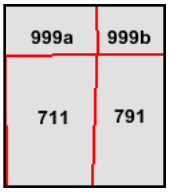
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City, ST, ZIP:	Los Angeles CA 90004
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Copyright:	1970

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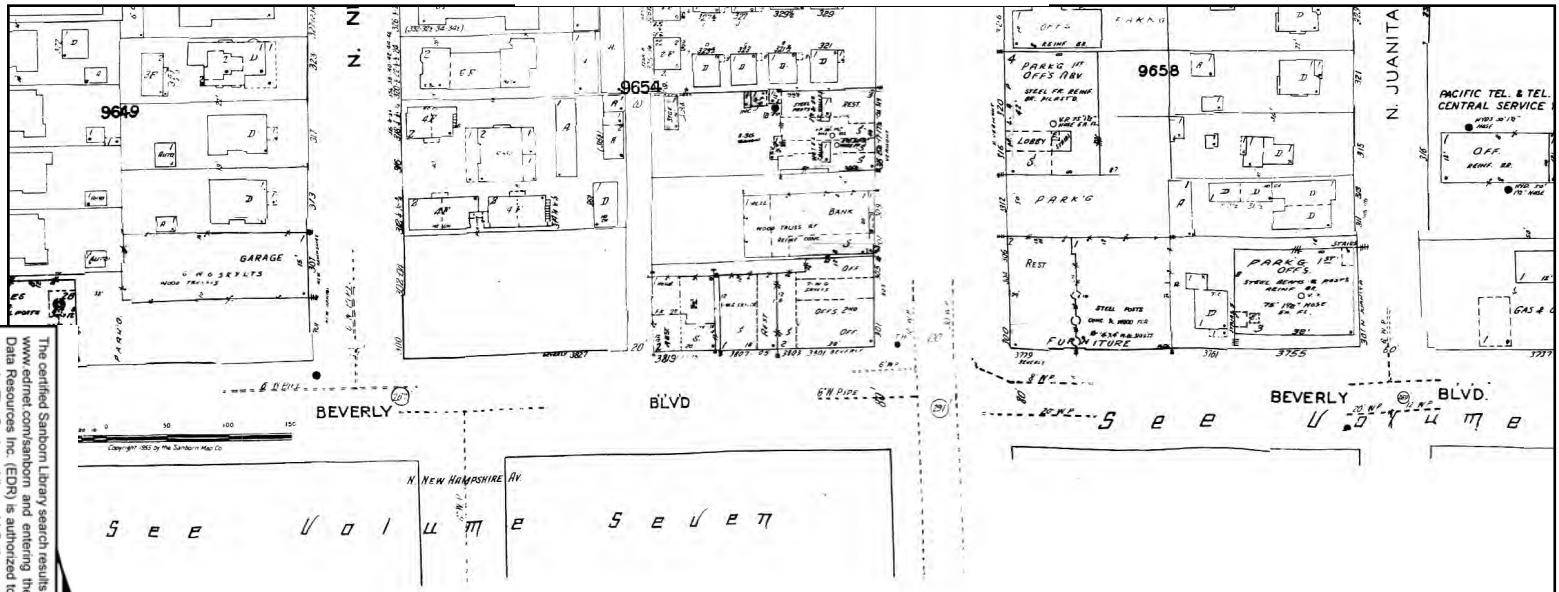




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Volume 7, Sheet 791
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Volume 9, Sheet 999b

N

1969 Certified Sanborn Map



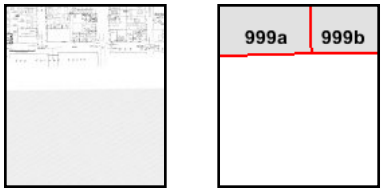
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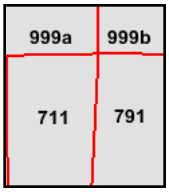
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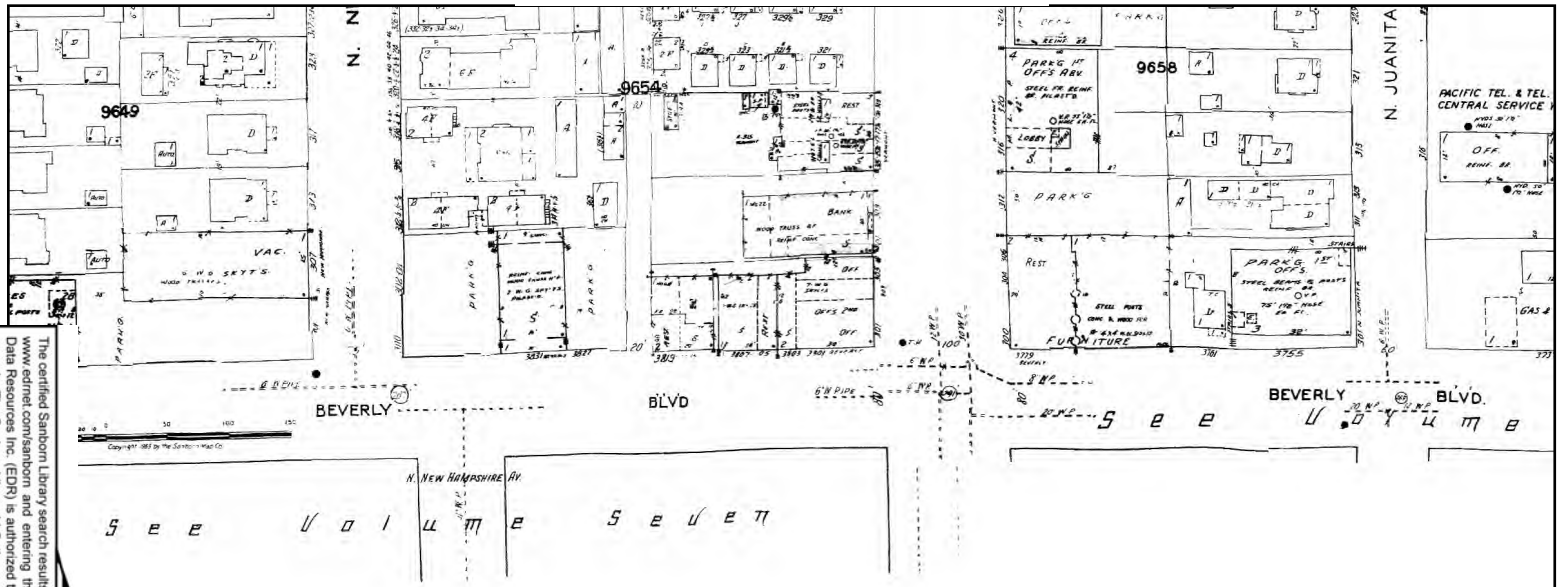




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N

1966 Certified Sanborn Map



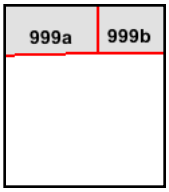
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Site Name: 231-235 North Vermont Avenue
Address: 215 North Vermont Avenue
City, ST, ZIP: Los Angeles CA 90004
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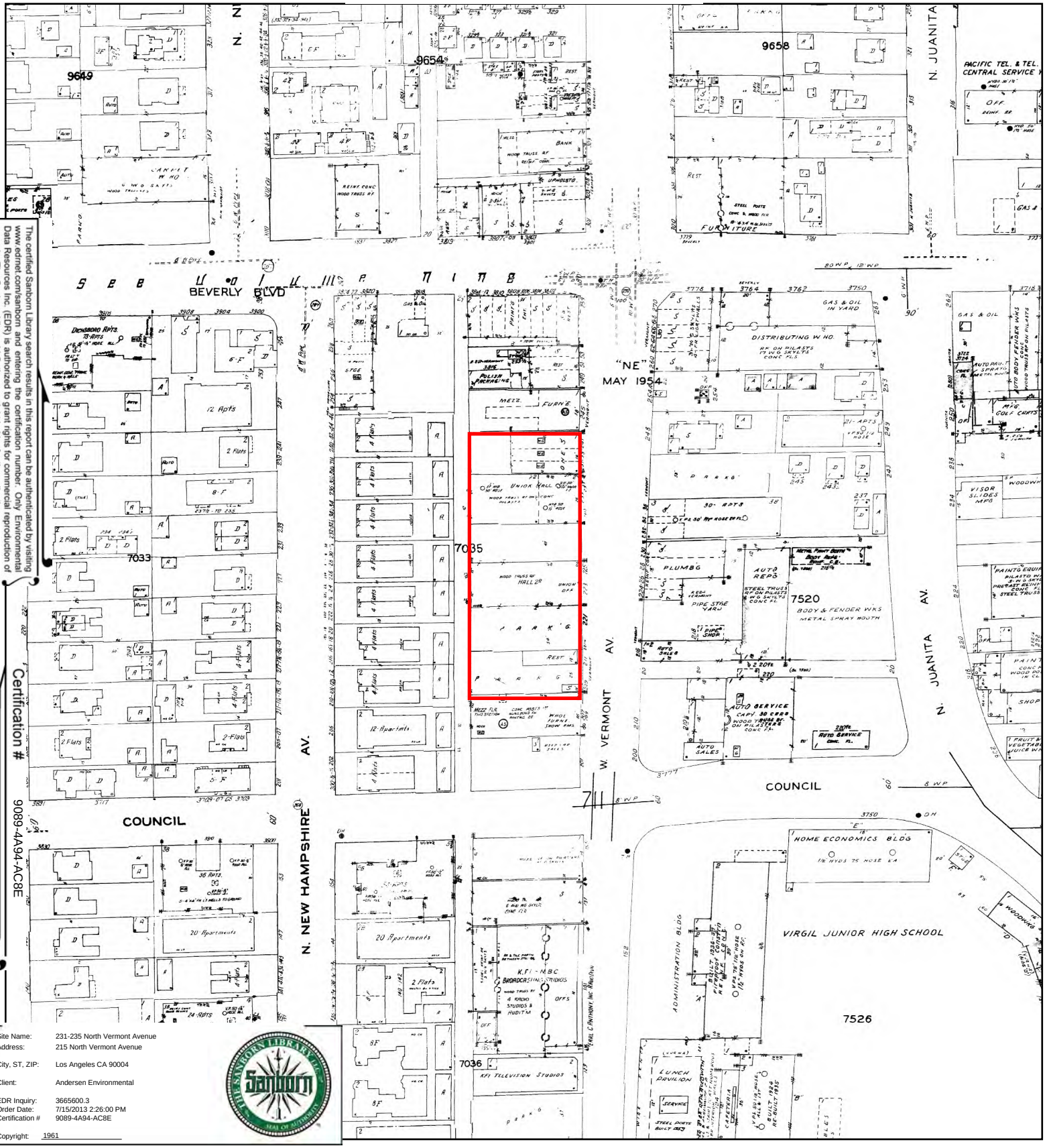


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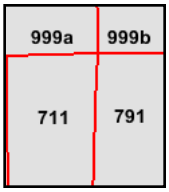
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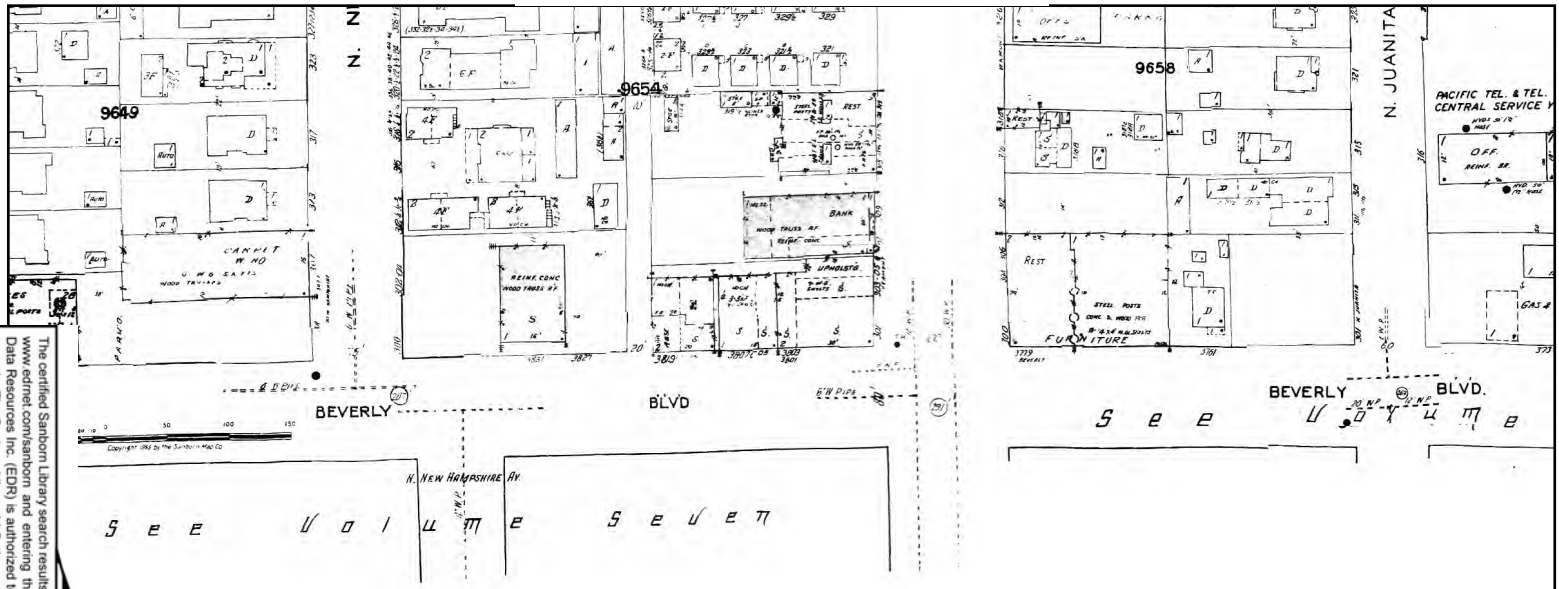




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Volume 7, Sheet 791

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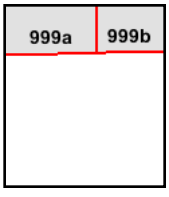
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City, ST, ZIP: Los Angeles CA 90004
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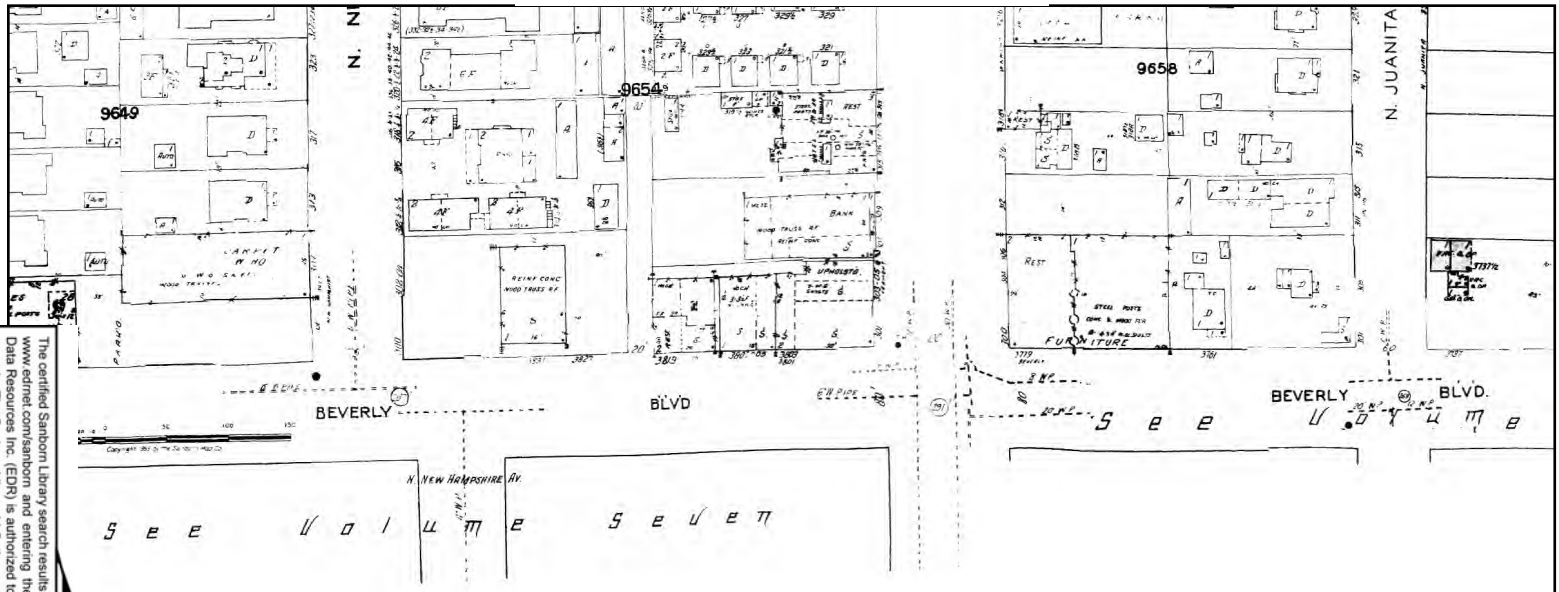




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1959 Certified Sanborn Map

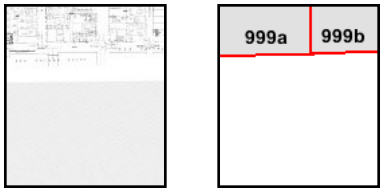


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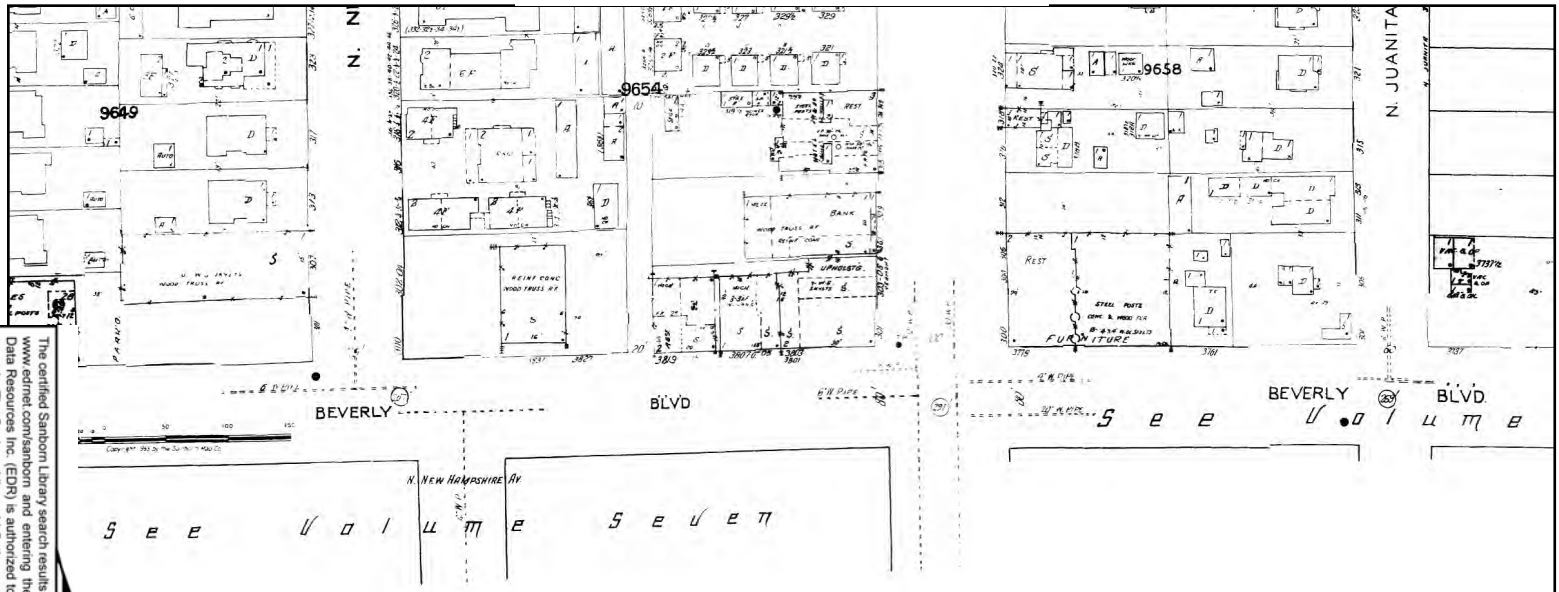


Volume 9, Sheet 999a
Volume 9, Sheet 999b

0 Feet 150 300 600

N

1957 Certified Sanborn Map



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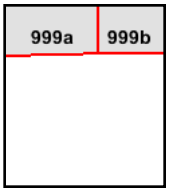
Certification # 9089-4A94-AC8E

Site Name: 231-235 North Vermont Avenue
Address: 215 North Vermont Avenue
City, ST, ZIP: Los Angeles CA 90004
Client: Andersen Environmental
EDR Inquiry: 3665600.3
Order Date: 7/15/2013 2:26:00 PM
Certification # 9089-4A94-AC8E
Copyright: 1957

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

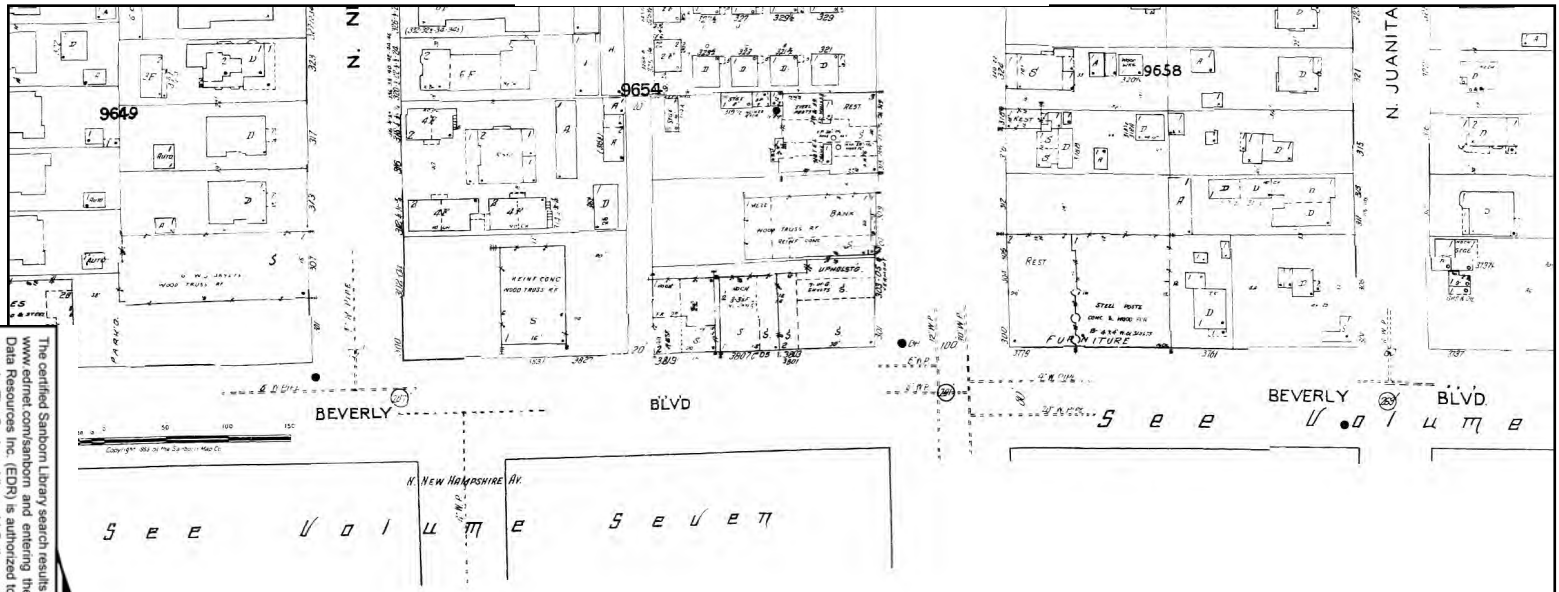




Volume 9, Sheet 999a
Volume 9, Sheet 999b

N

1956 Certified Sanborn Map



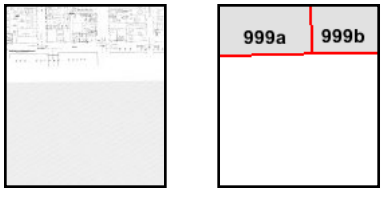
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Certification # 9089-4A94-AC8E

Site Name: 231-235 North Vermont Avenue
Address: 215 North Vermont Avenue
City, ST, ZIP: Los Angeles CA 90004
Client: Andersen Environmental
EDR Inquiry: 3665600.3
Order Date: 7/15/2013 2:26:00 PM
Certification # 9089-4A94-AC8E
Copyright: 1956

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0 Feet 150 300 600



Volume 9, Sheet 999a
Volume 9, Sheet 999b

N

1955 Certified Sanborn Map



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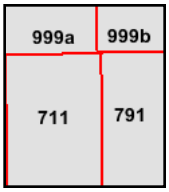
Certification # 9089-4A94-AC8E

Site Name:	231-235 North Vermont Avenue
Address:	215 North Vermont Avenue
City, ST, ZIP:	Los Angeles CA 90004
Client:	Andersen Environmental
EDR Inquiry:	3665600.3
Order Date:	7/15/2013 2:26:00 PM
Certification #	9089-4A94-AC8E
Copyright:	1955

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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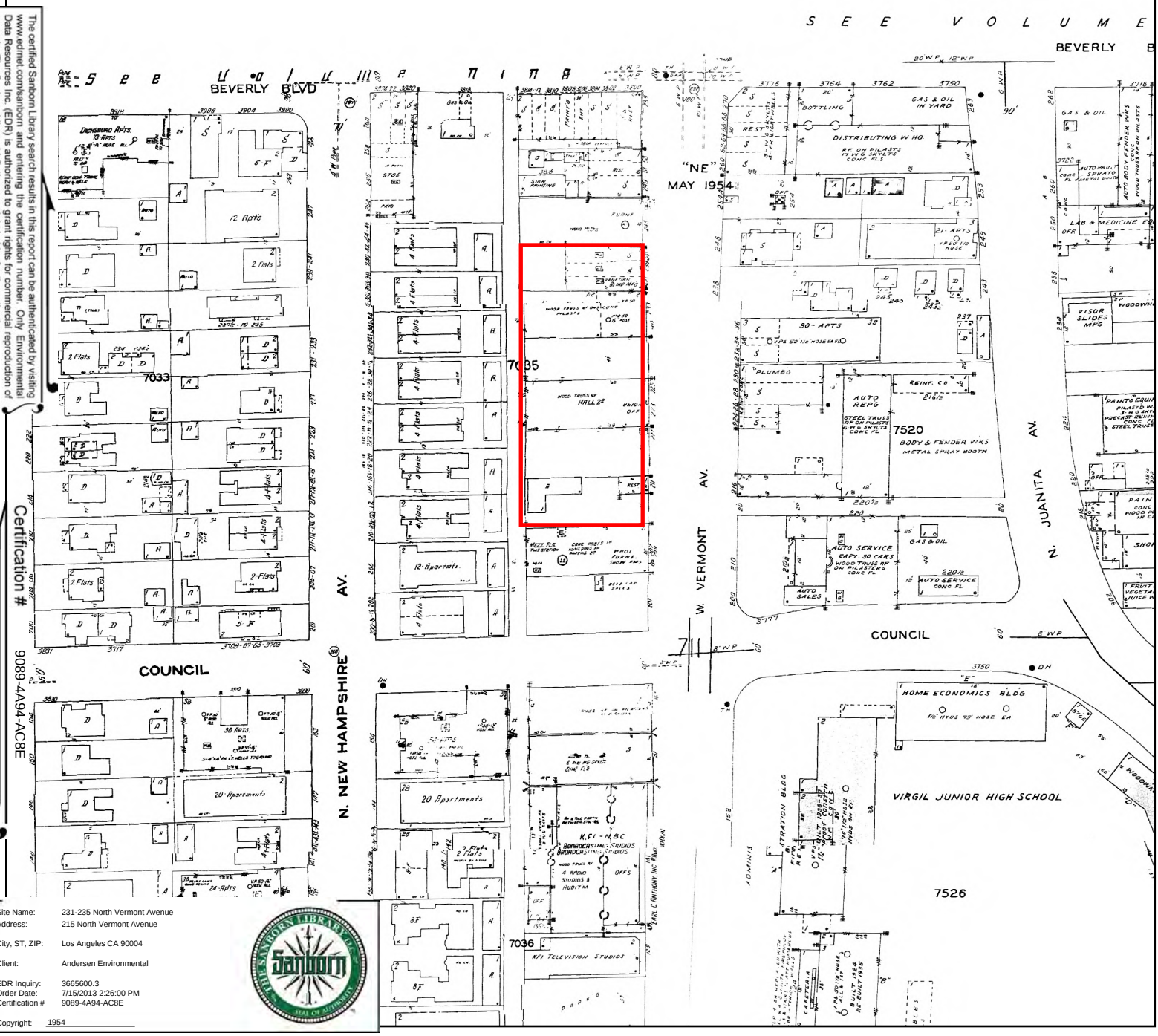
Volume 9, Sheet 999a
Volume 9, Sheet 999b
Volume 9, Sheet 999a
Volume 9, Sheet 999b
Volume 7, Sheet 791
Volume 7, Sheet 711

N

1954 Certified Sanborn Map

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Certification # 9089-4A94-AC8E

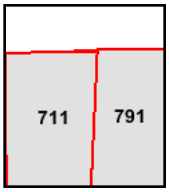


Site Name:	231-235 North Vermont Avenue
Address:	215 North Vermont Avenue
City, ST, ZIP:	Los Angeles CA 90004
Client:	Andersen Environmental
EDR Inquiry:	3665600.3
Order Date:	7/15/2013 2:26:00 PM
Certification #	9089-4A94-AC8E
Copyright:	1954

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600





Volume 7, Sheet 711
Volume 7, Sheet 791
Volume 7, Sheet 711
Volume 7, Sheet 791

N

1950 Certified Sanborn Map



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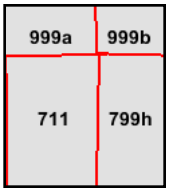
Certification # 9089-4A94-AC8E

Site Name:	231-235 North Vermont Avenue
Address:	215 North Vermont Avenue
City, ST, ZIP:	Los Angeles CA 90004
Client:	Andersen Environmental
EDR Inquiry:	3665600.3
Order Date:	7/15/2013 2:26:00 PM
Certification #	9089-4A94-AC8E
Copyright:	1950

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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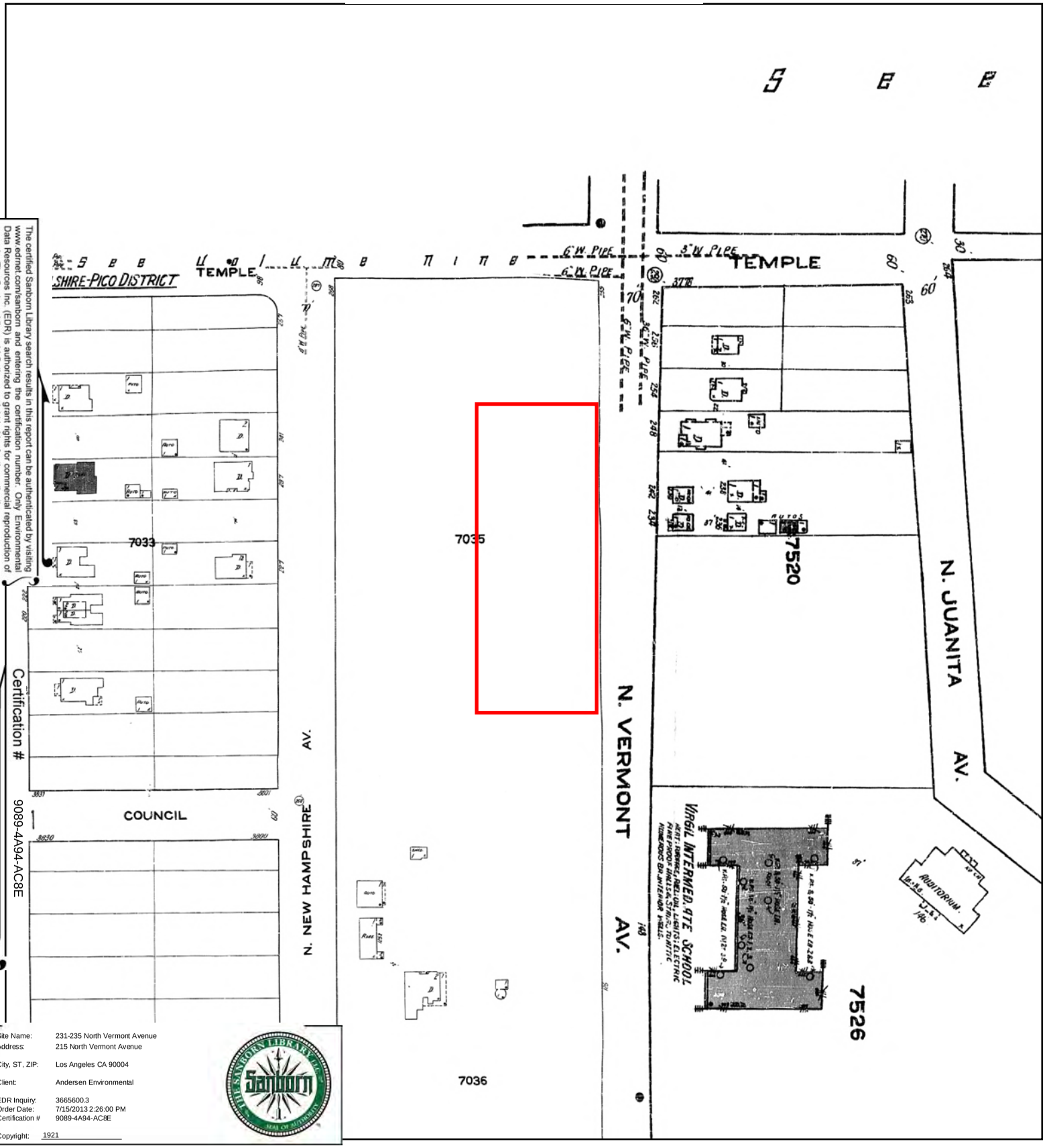




Volume 7, Sheet 711
Volume 7, Sheet 799h
Volume 9, Sheet 999a
Volume 9, Sheet 999b

N

1921 Certified Sanborn Map



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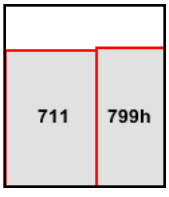
Certification # 9089-4A94-AC8E

Site Name: 231-235 North Vermont Avenue
Address: 215 North Vermont Avenue
City, ST, ZIP: Los Angeles CA 90004
Client: Andersen Environmental
EDR Inquiry: 3665600.3
Order Date: 7/15/2013 2:26:00 PM
Certification # 9089-4A94-AC8E
Copyright: 1921

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

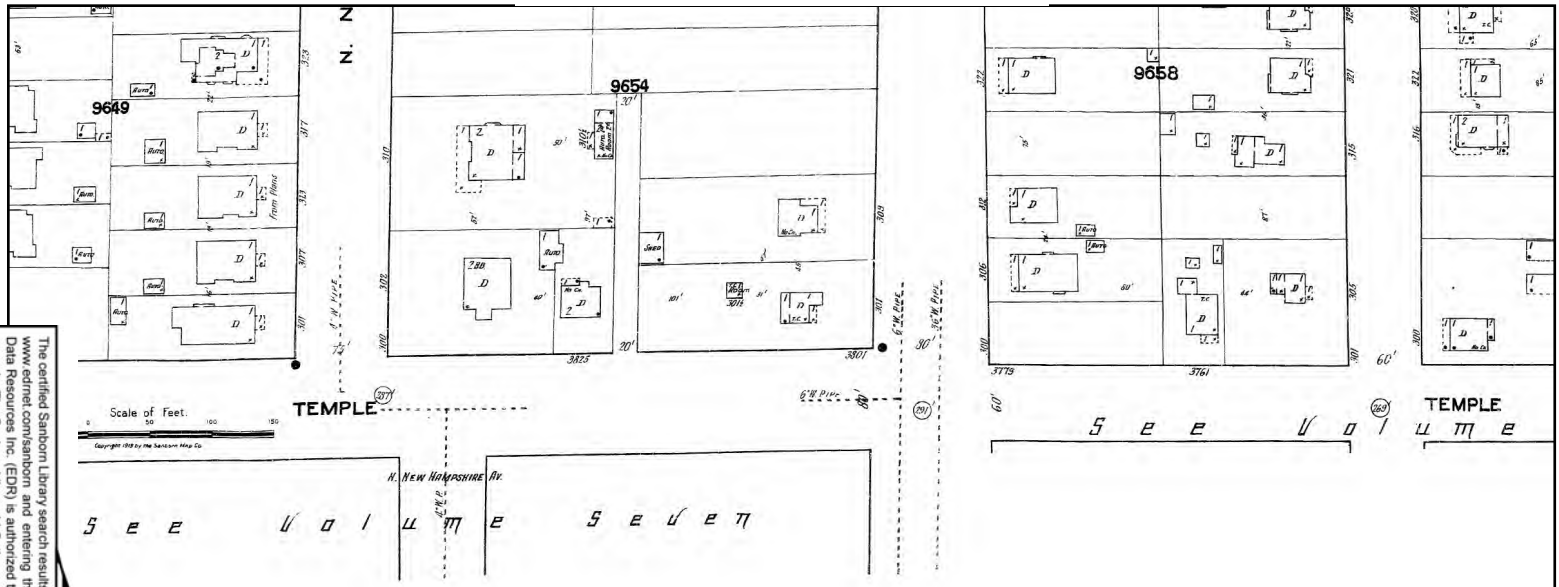




Volume 7, Sheet 711
Volume 7, Sheet 799h

N

1919 Certified Sanborn Map



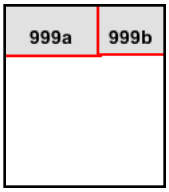
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Certification # 9089-4A94-AC8E

Site Name: 231-235 North Vermont Avenue
Address: 215 North Vermont Avenue
City, ST, ZIP: Los Angeles CA 90004
Client: Andersen Environmental
EDR Inquiry: 3665600.3
Order Date: 7/15/2013 2:26:00 PM
Certification # 9089-4A94-AC8E
Copyright: 1919

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.





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Volume 9, Sheet 999b

0 Feet 150 300 600

N

231-235 North Vermont Avenue
215 North Vermont Avenue
Los Angeles, CA 90004

Inquiry Number: 3665600.5
July 18, 2013

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography July 18, 2013

Target Property:

215 North Vermont Avenue

Los Angeles, CA 90004

Year	***Scale***	***Details***	***Source***
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	Laval
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	Fairchild
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	Pacific Air
1960	Aerial Photograph. Scale: 1"=500'	Flight Year: 1960	Fairchild
1968	Aerial Photograph. Scale: 1"=500'	Flight Year: 1968	Teledyne
1976	Aerial Photograph. Scale: 1"=500'	Flight Year: 1976	Teledyne
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1994	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR



INQUIRY #: 3665600.5

YEAR: 1938

= 500'

N



INQUIRY #: 3665600.5

YEAR: 1947

= 500'

N


INQUIRY #: 3665600.5
YEAR: 1952
= 500'
N

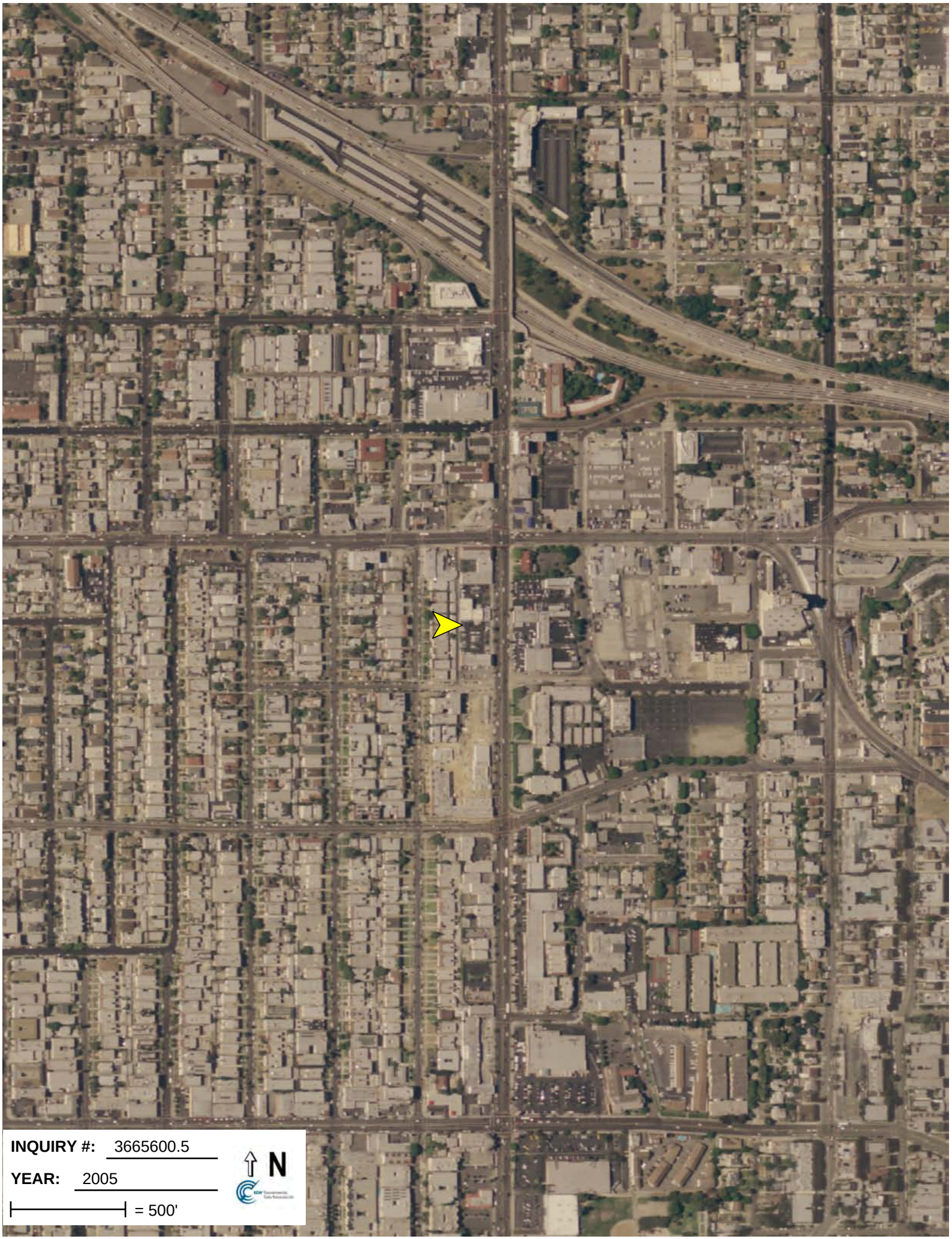

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YEAR: 1960
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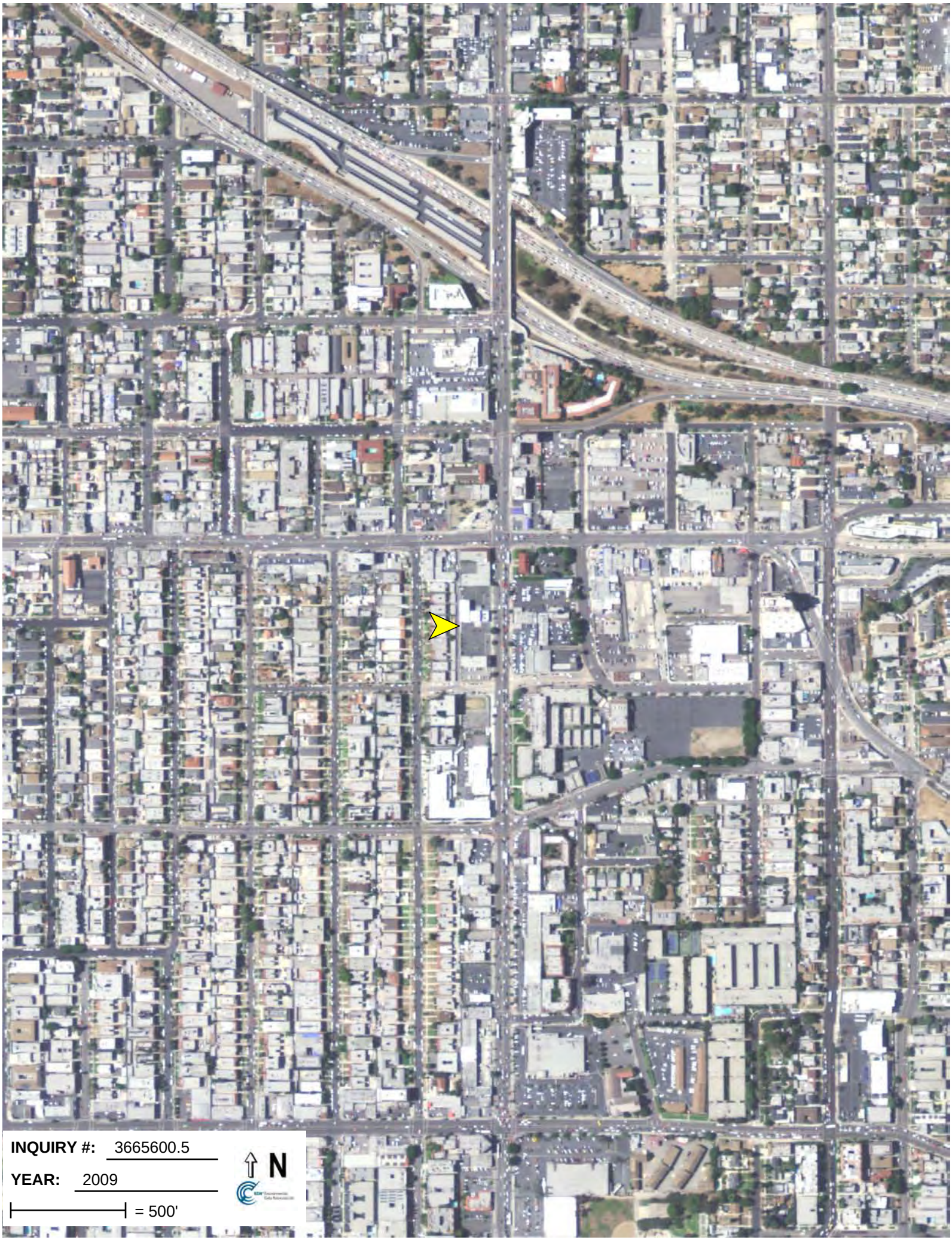

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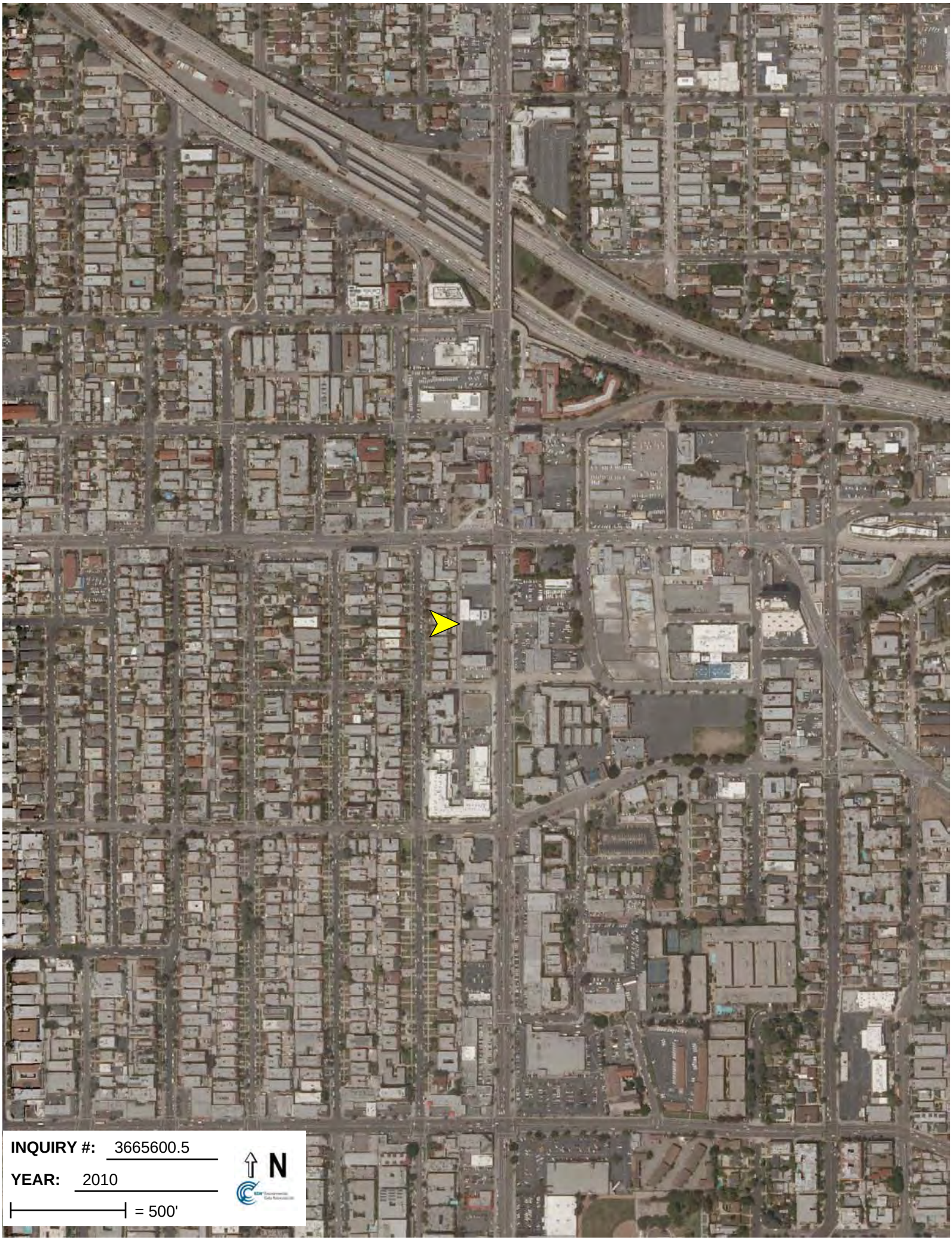

INQUIRY #: 3665600.5
YEAR: 1976
= 500'
N


INQUIRY #: 3665600.5
YEAR: 1989
= 500'
N


INQUIRY #: 3665600.5
YEAR: 1994
= 500'
N


INQUIRY #: 3665600.5
YEAR: 2005
= 500'
N


INQUIRY #: 3665600.5
YEAR: 2009
= 500'
N


INQUIRY #: 3665600.5
YEAR: 2010
= 500'
N


INQUIRY #: 3665600.5
YEAR: 2012
= 500'
N

231-235 North Vermont Avenue
215 North Vermont Avenue
Los Angeles, CA 90004

Inquiry Number: 3665600.6
July 15, 2013

The EDR-City Directory Abstract

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

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

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2012. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 332 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2012	Cole Information Services	-	-	X	-
	Cole Information Services	-	X	X	-
2007	Cole Information Services	-	-	X	-
	Cole Information Services	-	X	X	-
2006	Haines Company	X	-	X	-
	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	X	-
2003	Haines & Company	X	-	X	-
2001	Haines & Company, Inc.	-	-	X	-
2000	Haines & Company	X	-	X	-
	Haines & Company	X	X	X	-
1999	Haines Company	-	-	X	-
1996	GTE	-	-	X	-
1995	Pacific Bell	-	-	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	X	-
1991	Pacific Bell	-	-	X	-
1990	Pacific Bell	-	-	X	-
	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	-	X	-
	Pacific Bell	-	X	X	-
1985	Pacific Bell	X	-	X	-
1981	Pacific Telephone	-	-	X	-
	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	-	X	-
1976	Pacific Telephone	-	X	X	-
	R. L. Polk & Co.	-	-	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1975	Pacific Telephone	-	-	X	-
1972	R. L. Polk & Co.	-	-	X	-
1971	Pacific Telephone	-	X	X	-
	R. L. Polk & Co.	-	-	X	-
1970	Pacific Telephone	-	X	X	-
	R. L. Polk & Co.	-	-	X	-
1969	Pacific Telephone	-	-	X	-
1967	Pacific Telephone	-	-	X	-
	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	X	-	X	-
1965	R. L. Polk & Co.	-	-	X	-
1964	Pacific Telephone	-	-	X	-
1963	Pacific Telephone	-	-	X	-
1962	Pacific Telephone	-	-	X	-
	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	X	-
1960	Pacific Telephone	X	X	X	-
	R. L. Polk & Co.	X	-	X	-
1958	Pacific Telephone	-	-	X	-
	Pacific Telephone	-	X	X	-
1957	Pacific Telephone	X	-	X	-
	Pacific Telephone	X	X	X	-
1956	R. L. Polk & Co.	-	-	X	-
1955	R. L. Polk & Co.	-	-	X	-
1954	R. L. Polk & Co.	-	-	X	-
1952	Los Angeles Directory Co.	-	-	X	-
1951	Pacific Telephone & Telegraph Co.	X	X	X	-
1950	Pacific Telephone	-	-	X	-
1949	Los Angeles Directory Co.	-	-	X	-
1948	Los Angeles Directory Co.	-	-	X	-
1947	Los Angeles Directory Co.	-	-	X	-
1946	Los Angeles Directory Co.	-	-	X	-
1945	R. L. Polk & Co.	-	-	X	-
1944	R. L. Polk & Co.	-	-	X	-
1942	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	X	-	X	-
1939	Los Angeles Directory Co.	-	-	X	-
1938	Los Angeles Directory Co.	-	-	X	-
1937	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	X	-
1935	Los Angeles Directory Co.	-	-	X	-
	Los Angeles Directory Company Publisher	-	X	X	-
1934	Los Angeles Directory Co.	-	-	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1933	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	X	-
1931	Los Angeles Directory Co.	-	-	X	-
	Los Angeles Directory Company Publisher	-	X	X	-
1930	Los Angeles Directory Co.	-	-	X	-
1929	Los Angeles Directory Co.	X	X	X	-
1928	Los Angeles Directory Co.	-	-	X	-
1927	Kaasen Directory Company Publishers	-	X	X	-
	Los Angeles Directory Co.	-	-	X	-
1926	Los Angeles Directory Co.	-	-	X	-
1925	Los Angeles Directory Co.	-	-	X	-
1924	Los Angeles Directory Co.	-	-	X	-
	Los Angeles Directory Co.	-	X	X	-
1923	Los Angeles Directory Co.	-	-	X	-
1921	Los Angeles Directory Co.	-	-	X	-
1920	Los Angeles Directory Co.	-	-	X	-

EXECUTIVE SUMMARY

MAP INFORMATION

The Overview Map provides information on nearby property parcel boundaries. Properties on this map that were selected for research are listed below the map.



SELECTED ADDRESSES

The following addresses were selected by the client. Detailed findings are contained in the findings section. An "X" indicates where information was identified.

Address	***Type***	***Findings***
240 N NEW HAMPSHIRE AVE	Map ID: 10	X
226 N NEW HAMPSHIRE AVE	Map ID: 2	X
222 N NEW HAMPSHIRE AVE	Map ID: 3	X
232 N NEW HAMPSHIRE AVE	Map ID: 4	X
245 N VERMONT AVE	Map ID: 5	X
207 N VERMONT AVE	Map ID: 6	X
216 N NEW HAMPSHIRE AVE	Map ID: 7	X

EXECUTIVE SUMMARY

Address	***Type***	***Findings***
236 N NEW HAMPSHIRE AVE	Map ID: 8	X
210 N NEW HAMPSHIRE AVE	Map ID: 9	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

215 North Vermont Avenue
Los Angeles, CA 90004

FINDINGS DETAIL

Target Property research detail.

N Vermont Ave

215 N Vermont Ave

Year	Uses	Source
2003	XXXX	Haines & Company
1985	ELLIS JOHN	Pacific Bell
1966	GEORGE HARRY L	Pacific Telephone
1960	GEORGE HARRY L	Pacific Telephone
1957	GEORGE HARRY L	Pacific Telephone

231 N Vermont Ave

Year	Uses	Source
1933	Mc FARLAND Letha wid I J dressmaking sch	Los Angeles Directory Co.

N VERMONT AVE

233 N VERMONT AVE

Year	Uses	Source
2006	VT CHEVROLET	Haines Company, Inc.
2003	XXXX	Haines & Company
1985	ELLIS JOHN	Pacific Bell
1966	GEORGE HARRY L	Pacific Telephone
1960	GEORGE HARRY L	Pacific Telephone
1957	GEORGE HARRY L	Pacific Telephone
1951	N Vermnt Schull Murl M r	Pacific Telephone & Telegraph Co.
1942	Sutro Adolph N real est	Los Angeles Directory Co.
1940	PLANTAGE JOHN (JOHANNA) LAB H CLEARWATER	Los Angeles Directory Co.
1937	Boswell Clara Mrs massage	Los Angeles Directory Co.
1933	Mc FARLAND Letha wid I J dressmaking sch	Los Angeles Directory Co.
	Ravenna Theatre Chotner Theatres mot pict	Los Angeles Directory Co.
	Sobel Henry Minnie confr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1933	TATEM Herbt M Armina osteo	Los Angeles Directory Co.
1929	COCHRANE Clara Mrs phone opr Underground Constr Co	Los Angeles Directory Co.

N Vermont Avenue

235 N Vermont Avenue

Year	Uses	Source
1933	Ravenna Theatre Chotner Theatres mot pict	Los Angeles Directory Co.
	Sobel Henry Minnie confr	Los Angeles Directory Co.

VERMONT AVE N

233 VERMONT AVE N

Year	Uses	Source
2000	XXXX	Haines & Company
1951	N Vermnt Schull Murl M r	Pacific Telephone & Telegraph Co.
1942	Sutro Adolph N real est	Los Angeles Directory Co.
1940	PLANTAGE JOHN (JOHANNA) LAB H CLEARWATER	Los Angeles Directory Co.
1937	Boswell Clara Mrs massage	Los Angeles Directory Co.
1933	Mc FARLAND Letha wid I J dressmaking sch	Los Angeles Directory Co.
	TATEM Herbt M Armina osteo	Los Angeles Directory Co.
1929	COCHRANE Clara Mrs phone opr Underground Constr Co	Los Angeles Directory Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

N NEW HAMPSHIRE AVE

210 N NEW HAMPSHIRE AVE

Map ID: 9

Year	*Uses*	*Source*
2000	GUTIERREZ Gonzalo	Haines & Company
1990	AVAKIAN POGOS	Pacific Bell
1986	AVAKIAN POGOS	Pacific Bell
1981	LIMA CESAR AUGUSTO	Pacific Telephone
1976	Lee Sing W	Pacific Telephone
1971	Rollosson Ruth E Mrs	Pacific Telephone
	Wedaa Anna O	Pacific Telephone
1967	Wedaa Anna O	Pacific Telephone
	Rollosson Ruth E Mrs	Pacific Telephone
1962	Rollosson Frederick A	Pacific Telephone
1958	Guerra Alfred	Pacific Telephone
1951	S New Hamp Ostrander D W r	Pacific Telephone & Telegraph Co.
	N New Hamp Blanck Irene Mrs r	Pacific Telephone & Telegraph Co.
	N New Hampshr Av Brough D C r	Pacific Telephone & Telegraph Co.
1942	Riner Laura wid Theo	Los Angeles Directory Co.
	DEUTSCH Sarah wid Chas	Los Angeles Directory Co.
	ASH Gibbons eng	Los Angeles Directory Co.
	BLANCK Irene J Mrs	Los Angeles Directory Co.
1937	Swoboda Bess	Los Angeles Directory Co.
	Jackson A B Mrs	Los Angeles Directory Co.
	Karras Nick Mabel candies	Los Angeles Directory Co.
	Harper Dorothy M Mrs mgr Berkley Terrace Apts	Los Angeles Directory Co.
	HAWKINS Theo	Los Angeles Directory Co.
	Schall Ralph R Charlotte	Los Angeles Directory Co.
	Bemis Geo W research asst County Charities	Los Angeles Directory Co.
	Bemis Mabel C tchr City Sch	Los Angeles Directory Co.
	SCHULZE Virginia Mrs casewkr County Charities	Los Angeles Directory Co.
	Stronnach S T	Los Angeles Directory Co.
	Constant M	Los Angeles Directory Co.
	Galfond Morris acct	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	HOLMAN Bernice Mrs slswn	Los Angeles Directory Co.
	NICHOLS J Chas Edna bus driver	Los Angeles Directory Co.
	Deutsch Sarah	Los Angeles Directory Co.
	GILLESPIE Wm	Los Angeles Directory Co.
1935	rear Stager E H Mrs	Los Angeles Directory Company Publisher
	Gates Geo	Los Angeles Directory Company Publisher
1933	Kissam Wm A Anita	Los Angeles Directory Co.
	Bosworth Ellen A	Los Angeles Directory Co.
	Deutch Sarah	Los Angeles Directory Co.
1931	Gates Geo	Los Angeles Directory Company Publisher
	Stager Eliz Mrs	Los Angeles Directory Company Publisher
1929	Deutsch Sarah Mrs	Los Angeles Directory Co.
	HYLAND Edwin F Louise oil opr	Los Angeles Directory Co.
	Kissam Wm A Anita slsmn	Los Angeles Directory Co.
1927	Gates Geo Pricilla lab	Kaasen Directory Company Publishers
1924	BROWER JAS A Pres Vernon Oil Refining Co h	Los Angeles Directory Co.
	Armer Jos D treas Arthur Asher Co Inc h	Los Angeles Directory Co.
	MYERS Boris h	Los Angeles Directory Co.

216 N NEW HAMPSHIRE AVE

Map ID: 7

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	FUECONCILLO Celso	Haines & Company
	AYVAZIAN John	Haines & Company
1990	CARROLL RALPH E	Pacific Bell
1986	CARROLL WM	Pacific Bell
1981	CARROLL WM	Pacific Telephone
1976	Carroll Wm	Pacific Telephone
	Chandra M	Pacific Telephone
	Rios Gerardo	Pacific Telephone
1971	Carroll Wm	Pacific Telephone
	Chandra M	Pacific Telephone
1967	Carroll Wm	Pacific Telephone
	Chandra M	Pacific Telephone
1962	Chandra M	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Neri Leonor F	Pacific Telephone
	Moline C E	Pacific Telephone
1951	S New Hamp Foster F r	Pacific Telephone & Telegraph Co.
	N New Hamp Chandra Mahesh r	Pacific Telephone & Telegraph Co.
	N New Hamp Nazarian Henry P r	Pacific Telephone & Telegraph Co.
1942	Rabinovitz Saml Emma variety store	Los Angeles Directory Co.
	Rabo Wm	Los Angeles Directory Co.
	Gifford O Bailey Alice clk	Los Angeles Directory Co.
	Gifford Oscar B investigator Genl Hosp	Los Angeles Directory Co.
	Waldstein Minnie wid H E	Los Angeles Directory Co.
	Garey John R clk	Los Angeles Directory Co.
	CAREY Geo W	Los Angeles Directory Co.
	CAREY John R clk	Los Angeles Directory Co.
	CAREY Kath wid H G	Los Angeles Directory Co.
1937	FLEMING Betty J slwn	Los Angeles Directory Co.
	WILSON Kathryn H Mrs c lk	Los Angeles Directory Co.
	CRANE Winthrop M lawyer	Los Angeles Directory Co.
	WILCOX Philo Jenny B	Los Angeles Directory Co.
1933	WILSON Cath wid D	Los Angeles Directory Co.
	WILSON Velma A sten	Los Angeles Directory Co.
	Wilson Grant	Los Angeles Directory Co.
	CUMMINS Una L Mrs	Los Angeles Directory Co.
	WILCOX Hazel L	Los Angeles Directory Co.
	CUMMINGS Hazel L sten	Los Angeles Directory Co.
	ANDREWS Geo clk	Los Angeles Directory Co.
	Korngut Louis slsmn Siegel Abeles Co	Los Angeles Directory Co.
	Schneberg Bess sten	Los Angeles Directory Co.
1929	Adams John E	Los Angeles Directory Co.
	KOHAN Merril M Leona mgr Colo Iron & Metal Co	Los Angeles Directory Co.
	Homman Suda wid S G	Los Angeles Directory Co.
	WOLFF Edna M sten	Los Angeles Directory Co.
1924	KOHAN Merrill mgr Colorado Iron & Metal Co h	Los Angeles Directory Co.
	HARRIS John S h	Los Angeles Directory Co.

222 N NEW HAMPSHIRE AVE

Map ID: 3

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company

FINDINGS

Year	Uses	Source
1990	LANGE ELMER W	Pacific Bell
1986	LANGE ELMER W	Pacific Bell
1981	NASS LOUISE H	Pacific Telephone
	LANGE ELMER W	Pacific Telephone
1976	Lange Elmer W	Pacific Telephone
1971	Roso Julia	Pacific Telephone
	Roso Victor	Pacific Telephone
	Lange Elmer W	Pacific Telephone
1967	Lange Elmer W	Pacific Telephone
	Shibata Harry T	Pacific Telephone
1962	Green Geo W	Pacific Telephone
	Lange Elmer W	Pacific Telephone
1960	VAN DER VLAG JACOB	Pacific Telephone
1958	Hart Henry A	Pacific Telephone
	Murray Geo F	Pacific Telephone
	Wise Catheryne W	Pacific Telephone
1951	N New Hamp Haskell Harry B r	Pacific Telephone & Telegraph Co.
	N New Hamp Gordon Albert r	Pacific Telephone & Telegraph Co.
	S New Hamp Todd A H r	Pacific Telephone & Telegraph Co.
1942	Todd Albt H Blache M	Los Angeles Directory Co.
	GRIFFIN Wesley A slsmn C A Botzum	Los Angeles Directory Co.
	POWELL Juanita M	Los Angeles Directory Co.
	Busby Claire Mrs	Los Angeles Directory Co.
1937	ADAMS Mittie E wid C H	Los Angeles Directory Co.
	ADAMS Ruth M sten	Los Angeles Directory Co.
	ADAMS Mittie E wid C H	Los Angeles Directory Co.
	Todd Albt H Blanche	Los Angeles Directory Co.
1933	Robocker Vivian	Los Angeles Directory Co.
	Sennef Grace wid C G	Los Angeles Directory Co.
	WHALEN Minnie	Los Angeles Directory Co.
	Todd Albt H Blanch M fruit dlr	Los Angeles Directory Co.
1929	CASEY Mary A priv sec Birkel Music Co	Los Angeles Directory Co.
	Sobal Wm cook r	Los Angeles Directory Co.
	Todd Albt H Blanche purch agt Engebretscn Grupe Co h	Los Angeles Directory Co.
	ANDERSON Axel V Ethel organist	Los Angeles Directory Co.
	Beckley Chas W Mary slsmn	Los Angeles Directory Co.
1924	Frey Lizzie M wid G W h	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	Woellflen Fredk C pres Mutual Tire & Supply Co h	Los Angeles Directory Co.
	MERCER Shirley A h	Los Angeles Directory Co.

226 N NEW HAMPSHIRE AVE

Map ID: 2

Year	Uses	Source
2006	AWYVAZIANJohn	Haines Company, Inc.
	CHO Roman	Haines Company, Inc.
	CURTIS Philip	Haines Company, Inc.
	SHIELDS Patrick	Haines Company, Inc.
2000	AYVAZIAN John	Haines & Company
	SCAGLIOTTI Florencia	Haines & Company
1990	AYVAZIAN JOHN	Pacific Bell
1986	AYVAZIAN JOHN	Pacific Bell
1981	MCDONALD J LANE	Pacific Telephone
	AYVAZIAN JOHN	Pacific Telephone
	HEKHUIS JOHN JACOB	Pacific Telephone
	MANN GLADYS E	Pacific Telephone
1976	Sabria Walfredo F	Pacific Telephone
	Mann Gladys E	Pacific Telephone
	Gomez Andrew	Pacific Telephone
	Yates H E	Pacific Telephone
1971	Mann Gladys E	Pacific Telephone
	Stuhlman Clara Miss	Pacific Telephone
	Moore F Frensley	Pacific Telephone
	Sarvis Geo C Jr	Pacific Telephone
	Sabria Walfredo F	Pacific Telephone
1967	Moore F Frensley	Pacific Telephone
	Hernandez Robt	Pacific Telephone
1962	Inman Willls R	Pacific Telephone
	Mann Gladys E	Pacific Telephone
	Valera Jos C	Pacific Telephone
1958	Stuhlman Clara Miss	Pacific Telephone
	Weiss Lawrence A	Pacific Telephone
	Tracey John H	Pacific Telephone
1951	N New Hamp Tracey John H r	Pacific Telephone & Telegraph Co.
	S New Hamp Meehan Ann L r	Pacific Telephone & Telegraph Co.
	S New Hamp Stuhlman Clara Miss r	Pacific Telephone & Telegraph Co.
	S New Hamp Weiss Lawrence A r	Pacific Telephone & Telegraph Co.

FINDINGS

Year	Uses	Source
1942	KEENAN Kathryn L sten	Los Angeles Directory Co.
	KEENAN Margt J wid T F	Los Angeles Directory Co.
	TRACEY John H Helene C X ray techn	Los Angeles Directory Co.
	CULP Robt E gas sta	Los Angeles Directory Co.
	Dahl Emily M	Los Angeles Directory Co.
	DAHL Mathilda	Los Angeles Directory Co.
	Fischback Madelyn	Los Angeles Directory Co.
	HOLDER Martha C slswn	Los Angeles Directory Co.
	Mc Naul Jos H Dorothy E dental techn	Los Angeles Directory Co.
	WALKER M W nurse	Los Angeles Directory Co.
	Wilkinson Augusta B wid S L	Los Angeles Directory Co.
	INGRAM Clodine wid Henry	Los Angeles Directory Co.
	INGRAM Mary E	Los Angeles Directory Co.
	INGRAM Phyllis	Los Angeles Directory Co.
	JENNINGS Earl R Jane	Los Angeles Directory Co.
	Mullins Ursula Sunshine Donut Shop	Los Angeles Directory Co.
1937	Keenan Kathryn L sten J W Robinson Co	Los Angeles Directory Co.
	TRACEY John H Helene C techn Genl Hosp	Los Angeles Directory Co.
	Branch Murratt F	Los Angeles Directory Co.
	GRAY A S Mrs	Los Angeles Directory Co.
	JOLLY Vera L bkpr Am Ru Mari Co	Los Angeles Directory Co.
	Mc KAY Helen G clk	Los Angeles Directory Co.
	Pitts Jos W Mary	Los Angeles Directory Co.
	REYNOLDS Clyde H Betty tile mfr	Los Angeles Directory Co.
	Lease Anise Mrs	Los Angeles Directory Co.
	Lockhart Helen	Los Angeles Directory Co.
1935	Jones J H	Los Angeles Directory Company Publisher
1933	THOMPSON Chas Margt cons eng	Los Angeles Directory Co.
	THOMPSON Paul C	Los Angeles Directory Co.
	REYNOLDS Clyde H Betty tile dlr	Los Angeles Directory Co.
	SPEERS Robt D Isabel publicity writer Met Water Dist	Los Angeles Directory Co.
	SPEAR Robt D Ada lawyer	Los Angeles Directory Co.
	SWARTZ Winifred bkpr Baring Katz	Los Angeles Directory Co.
1931	Price T A	Los Angeles Directory Company Publisher
1929	SWARTZ Winnie sten r	Los Angeles Directory Co.
	SWARTZ Harry A lino opr r	Los Angeles Directory Co.
	SWARTZ Isaac Mary h	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	SWARTZ Ruth clk r	Los Angeles Directory Co.
	REED Luella R wid John r	Los Angeles Directory Co.
	Hashinger Clara B wid G H	Los Angeles Directory Co.
	Hashinger Geo T	Los Angeles Directory Co.
	SEARLE Fred H Emma h	Los Angeles Directory Co.
	Bellinger Marion sten	Los Angeles Directory Co.
	Bellinger Werner C Haidie E	Los Angeles Directory Co.
	Vermilyea Minerva D wid S E h	Los Angeles Directory Co.
1927	Blair Herbert D lab	Kaasen Directory Company Publishers
	Blair Homer J lab	Kaasen Directory Company Publishers
1924	MARSHALL Eva E Mrs h	Los Angeles Directory Co.
	ROSS Wm h	Los Angeles Directory Co.
	WILLIAMS Geo H h	Los Angeles Directory Co.
	WILLIAMS Bert G chf eng Sou Cal Gas Co h	Los Angeles Directory Co.
	Soule Esther r	Los Angeles Directory Co.
	MAYER Sidney slsmn Alex Brick h	Los Angeles Directory Co.

232 N NEW HAMPSHIRE AVE

Map ID: 4

Year	Uses	Source
2006	BURLESON Kim D	Haines Company, Inc.
	EDWARDS Megan	Haines Company, Inc.
	No Current Listing	Haines Company, Inc.
2000	AYVAZIAN Anne	Haines & Company
	BYRD Donna M	Haines & Company
	KOLKOWSKI Lester	Haines & Company
	TOMBLIN Margaret	Haines & Company
1990	BYRD DONNA M	Pacific Bell
	TOMBLIN MARGARET	Pacific Bell
1986	BYRNE M M	Pacific Bell
	TOMBLIN MARGARET	Pacific Bell
1981	TOMBLIN MARGARET	Pacific Telephone
	BYRNE M M	Pacific Telephone
	SERINO ANTHONY J	Pacific Telephone
1976	Tomblin Margaret	Pacific Telephone
	Byrne M M	Pacific Telephone
	Stevens Mary H	Pacific Telephone
	Mc Coy G J	Pacific Telephone
	Bassi E L	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	Arce Hugo	Pacific Telephone
	Bassi Ella L	Pacific Telephone
	Tomblin Margaret	Pacific Telephone
	Orav Asta May	Pacific Telephone
1967	Bassi Ella L	Pacific Telephone
	Obando Rita	Pacific Telephone
	Albright Fred E	Pacific Telephone
	Duncan Elizabeth K	Pacific Telephone
	Tomblin Margaret	Pacific Telephone
1962	Bassi Ella L	Pacific Telephone
	Benedict May P	Pacific Telephone
	Albright Fred E	Pacific Telephone
	Duncan Elizabeth K	Pacific Telephone
	Tomblin Margaret	Pacific Telephone
1958	Correa Louis M	Pacific Telephone
	Tomblin Margaret	Pacific Telephone
	Duncan Elizabeth K	Pacific Telephone
1951	S New Hamp Benedict May P r	Pacific Telephone & Telegraph Co.
	S New Hamp Correa Louis M r	Pacific Telephone & Telegraph Co.
	S New Hamp Griffin Edw r	Pacific Telephone & Telegraph Co.
	S New Hamp Pinney Grace E r	Pacific Telephone & Telegraph Co.
	S New Hamp Seidel R H r	Pacific Telephone & Telegraph Co.
	N New Hamp Tomblin Ernest r	Pacific Telephone & Telegraph Co.
	N New Hamp Sterling H B Mrs r	Pacific Telephone & Telegraph Co.
1942	Pinney Grace E librn	Los Angeles Directory Co.
	Brooke May	Los Angeles Directory Co.
	Mc CULLOUGH Abby L Mrs	Los Angeles Directory Co.
	EDWARDS Wm Abby	Los Angeles Directory Co.
	HUTTON Ida wid M H	Los Angeles Directory Co.
	Benedict May P wid H S	Los Angeles Directory Co.
	Chisholm Harris J Melba ofc mgr Hershey Chocolate Corp	Los Angeles Directory Co.
	Mukautz Francis B Margt M slsmn	Los Angeles Directory Co.
	Moynahan Danl J	Los Angeles Directory Co.
	CUTLER Saml Fannie barber	Los Angeles Directory Co.
	CUTLER Sidney clk	Los Angeles Directory Co.
	Cutler Cecelia emp Fifth St Store	Los Angeles Directory Co.
	HELLER Murray Janet slsmn Jacob Rosenstein	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1937	Hauverman Cath wid A D	Los Angeles Directory Co.
	Hauverman Laura M tchr City Sch	Los Angeles Directory Co.
	Hindmarsh Kath l	Los Angeles Directory Co.
	Johnson Alba M Mrs	Los Angeles Directory Co.
	Dvorak Ann sten Shepherd Tractor & Equip Co	Los Angeles Directory Co.
	Mc CULLOUGH Albt E Abby L sec treas Standard Federal Savings & Loan Assn	Los Angeles Directory Co.
	Radcliffe Edw B Eleanor Automatic Burner Co	Los Angeles Directory Co.
1933	STEWART Ada L	Los Angeles Directory Co.
	Harter Rose wid G L	Los Angeles Directory Co.
	Balter Wm E dep City Atty	Los Angeles Directory Co.
	Bean Geo Marguerite E mgr Bemis Bros Bag Co	Los Angeles Directory Co.
	Solman Jean slswn	Los Angeles Directory Co.
	STEWART Grace L	Los Angeles Directory Co.
	SCHROEDER Hilda	Los Angeles Directory Co.
	Hauverman Cath wid A D	Los Angeles Directory Co.
	Hauverman Laura M tchr City Schs	Los Angeles Directory Co.
	Hindmarsh & Thos W Kathryn importer	Los Angeles Directory Co.
1929	Hauverman Cath wid A D	Los Angeles Directory Co.
	Hindmarsh Thos W Kathryn	Los Angeles Directory Co.
	ROGERS Russell Bertha sec Associated Theatres Inc and sec Pac Natl Theatres h	Los Angeles Directory Co.
	HARTMAN Gertrude M priv sec Equitablo Life Ins Co	Los Angeles Directory Co.
	OBRYAN Grace M Mrs	Los Angeles Directory Co.
	PERRIN Gloria M sten	Los Angeles Directory Co.
	Widmeyer Thos G Bernice h	Los Angeles Directory Co.
1924	Brickner Fredk r	Los Angeles Directory Co.
	Fry E Bernard slsmgr Duane H Jaques h	Los Angeles Directory Co.
	FRANKLIN Paul B h	Los Angeles Directory Co.
	Winham Blanche tchr r	Los Angeles Directory Co.
	h	Los Angeles Directory Co.
	SLOSSON Mark H dep commr State Corp Dept h	Los Angeles Directory Co.
	r	Los Angeles Directory Co.
	Hindmarsh Thos W h	Los Angeles Directory Co.

FINDINGS

236 N NEW HAMPSHIRE AVE

Map ID: 8

Year	*Uses*	*Source*
2006	o GARCIASIIvestre	Haines Company, Inc.
2000	YU Hautak	Haines & Company
	GARCIA Silvestre	Haines & Company
	a 1/2 KIM Joong Ran	Haines & Company
1990	LILLY EUGENE R	Pacific Bell
1986	LILLY EUGENE R	Pacific Bell
1981	LILLY EUGENE R	Pacific Telephone
1976	Garcia Armando C	Pacific Telephone
	Lilly Eugene R	Pacific Telephone
1971	Zuniga Fausto	Pacific Telephone
	Lilly Eugene R	Pacific Telephone
1967	Lilly Eugene	Pacific Telephone
1962	Lee Sidney	Pacific Telephone
	Gold Sarah H	Pacific Telephone
1958	Mass Louis	Pacific Telephone
	Brown Geri	Pacific Telephone
	Brown R A	Pacific Telephone
1951	N New Hamp Ackerman Forrest r	Pacific Telephone & Telegraph Co.
	S New Hamp Butcheck L M r	Pacific Telephone & Telegraph Co.
1942	REDMAN Laura Wid Saml	Los Angeles Directory Co.
	Ackerman Forrest J writer	Los Angeles Directory Co.
	WYMAN Belle wid G H	Los Angeles Directory Co.
	BERNARD Reba wid W C	Los Angeles Directory Co.
	MARX Anne Mrs	Los Angeles Directory Co.
	ROSS Sigmund Hady whol cookies	Los Angeles Directory Co.
	ROSENFELD Sigmund Henrietta	Los Angeles Directory Co.
	ROTHSCHILD Esther wid Morris	Los Angeles Directory Co.
	ROTHSCHILD Max mgr Orna Plastics Co	Los Angeles Directory Co.
1937	ACKERMAN Forrest J writer	Los Angeles Directory Co.
	WYMAN Geo H Belle	Los Angeles Directory Co.
	ROSENBERG Isaac Esther	Los Angeles Directory Co.
	BERNSTEIN Saml S Eva slsmn	Los Angeles Directory Co.
1933	WYMAN Geo H Belle archt	Los Angeles Directory Co.
	Pielemeier Edw F Mary A phys	Los Angeles Directory Co.
	Pielemeier Hertha tchr City Schs	Los Angeles Directory Co.
	Youtan Eva R sten	Los Angeles Directory Co.
1929	Beardsley Robt L Vesta rancher	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Flaxington E K	Los Angeles Directory Co.
	WYMAN Geo H Cath h	Los Angeles Directory Co.
1924	h	Los Angeles Directory Co.
	CAMPBELL F M h	Los Angeles Directory Co.
	CLINTON Thos C h	Los Angeles Directory Co.
	BALLARD Mildred R steno r	Los Angeles Directory Co.

240 N NEW HAMPSHIRE AVE

Map ID: 10

Year	Uses	Source
2000	XXXX	Haines & Company
	MARTINEZ Laura V	Haines & Company
1990	SANTAMARIA EVGAR	Pacific Bell
1981	CHANG HANK WEI	Pacific Telephone
1976	Beck Juliet	Pacific Telephone
1971	Beck Juliet	Pacific Telephone
1967	Beck Juliet	Pacific Telephone
1962	Ravencraft Thelma A	Pacific Telephone
	Aronson Melvin Mike	Pacific Telephone
	Beck Juliet	Pacific Telephone
1951	N New Hamp Finney Kathleen McNally Mrs r	Pacific Telephone & Telegraph Co.
	S New Hampshr Av Andreski Betty r	Pacific Telephone & Telegraph Co.
1942	WELLS Chas A	Los Angeles Directory Co.
	MOORE Fredk slsmn Wm E Phillips	Los Angeles Directory Co.
	FINNEY Kathleen M Mrs	Los Angeles Directory Co.
1937	MORRISSEY Thos E Dorothy tchr LA Junior College	Los Angeles Directory Co.
	WILSON Lou sten	Los Angeles Directory Co.
	Deaton Lota L sten	Los Angeles Directory Co.
	DODSON Wm C clk Ry MS	Los Angeles Directory Co.
	LANNING Jessc P dep County Assessor	Los Angeles Directory Co.
	BALDWIN Louise sten	Los Angeles Directory Co.
1933	Reising Helen sten	Los Angeles Directory Co.
	SMITH Chas E Rose	Los Angeles Directory Co.
	Kendall Edw Holly slsmn Arrowhead Springs Corp	Los Angeles Directory Co.
1929	DORN Ernest W sec treas Artists & Sign Writers Supply Co	Los Angeles Directory Co.
	DORN Esther S sec G P Ellis	Los Angeles Directory Co.
	DORN Margt Mrs	Los Angeles Directory Co.
	CRANE Gordon A clk	Los Angeles Directory Co.

Year	Uses	Source
1929	CRANE Lois clk	Los Angeles Directory Co.
	CRANE Sara M Mrs	Los Angeles Directory Co.
	CRANE Winthrop lawyer	Los Angeles Directory Co.
1924	CRANE Sara M Mrs h	Los Angeles Directory Co.
	CRANE Winthrop M r	Los Angeles Directory Co.
	CRANE Gordon clk r	Los Angeles Directory Co.
	Rockwell Charlotte M r	Los Angeles Directory Co.
	PRICE Harriet K wid E J h	Los Angeles Directory Co.

N VERMONT AVE

200 N VERMONT AVE

Year	Uses	Source
2006	MIDWAY BODY	Haines Company, Inc.
	MIDWAYFORD	Haines Company, Inc.
	MOTORS SLS	Haines Company, Inc.
	MIDWAYUSED	Haines Company, Inc.
	FLEET DEPT	Haines Company, Inc.
	MIIDWAYLEASING&	Haines Company, Inc.

207 N VERMONT AVE

Year	Uses	Source
2007	CREBIZ	Cole Information Services
	ARIZONA DAILY STAR	Cole Information Services
	LA MA GOLF	Cole Information Services
2006	LAMAGOLF	Haines Company, Inc.
	YS INTERNATIONAL	Haines Company, Inc.
2000	LA MA GOLF	Haines & Company
	P R G R GOLF	Haines & Company
	XXXX	Haines & Company
1990	BASKERVILLE INSURANCE AGENCY	Pacific Bell
	R & J CLOTHING & VIDEO	Pacific Bell
1986	FLATHMAN ELEANOR	Pacific Bell

211 N VERMONT AVE

Year	Uses	Source
1986	DOMENICO ITALIAN RESTAURANT	Pacific Bell
	DOMENICO S PIZZA & RESTAURANT	Pacific Bell

FINDINGS

218 N VERMONT AVE

Year	Uses	Source
1958	Mc Guire Jas P	Pacific Telephone

223 N VERMONT AVE

Year	Uses	Source
1990	KEYS AD & PRINTING CO	Pacific Bell
	KOREAN DIRECTORY OF SOUTHERN CALIFORNIA	Pacific Bell
1986	KOREAN DIRECTORY OF SOUTHERN CALIFORNIA	Pacific Bell
	KEYS AD & PRINTING CO	Pacific Bell
1981	SHAW S DISCOUNT WHSE	Pacific Telephone
	SHAW S TV & APPLIANCES	Pacific Telephone
	SHAW S GROUP PURCHASE PLAN	Pacific Telephone
1976	Shaws Discount Whse	Pacific Telephone
	Shaws TV & Appliances	Pacific Telephone
1971	Shaws Group Purchase Plan	Pacific Telephone
	Shaws TV & Appliances	Pacific Telephone
1970	T P C FILM CLUB	Pacific Telephone
	T P C FILM CLUB	Pacific Telephone
1967	Co Op Finance	Pacific Telephone
	T P C FILM CLUB	Pacific Telephone
	Treasured Portraits Club Div of Underwood Enterprises	Pacific Telephone
	Underwood Enterprises	Pacific Telephone
	Underwood Enterprises Inc	Pacific Telephone
1962	Briggeman Paul clinical psyclgst	Pacific Telephone
1960	KAISER FOUNDATION HEALTH PLAN	Pacific Telephone
	KAISER FOUNDATION HEALTH PLAN	Pacific Telephone
1958	KAISER FOUNDATION HEALTH PLAN ADMINISTRATIVE OFC	Pacific Telephone
	Kaiser Foundation Health Plan Admin Ofc	Pacific Telephone
1957	KAISER FOUNDATION HEALTH PLAN	Pacific Telephone
1942	PACIFIC Wallpaper & Paint Co Orville Davis J A Linney	Los Angeles Directory Co.
1937	PACIFIC WALL PAPER & PAINT COMPANY Orville Davis Jesse A Linney Sun Tested Wall Paepr A Complete Line of Paints Varnishes Enamels and Good Brushes	Los Angeles Directory Co.
1933	PACIFIC WALL PAPER & PAINT CO Orville Davis Jesse A Linney Foreign and Domestic Wall Paper Purdys Good Brushes and Complete Line of Paints	Los Angeles Directory Co.

FINDINGS

226 N VERMONT AVE

Year	*Uses*	*Source*
1967	Fairplay Beauty Salon	Pacific Telephone
1962	Fairplay Beauty Salon	Pacific Telephone
1958	Fairplay Beauty Salon	Pacific Telephone

228 N VERMONT AVE

Year	*Uses*	*Source*
2006	MIDWAYLEASING	Haines Company, Inc.

234 N VERMONT AVE

Year	*Uses*	*Source*
1990	CHUPICH MICHAEL	Pacific Bell
	MA HAY	Pacific Bell
	VILLEGAS LEONIDA S	Pacific Bell
1986	CHUPICH MICHAEL	Pacific Bell
	VILLEGAS LEONIDA	Pacific Bell
	TALAO ROSALIA	Pacific Bell
	MA HAY	Pacific Bell
	J C PHOTOCOPY	Pacific Bell
1981	SAN JOSE E D	Pacific Telephone
	ALBANO DOMINADOR	Pacific Telephone
	AMBROSIO AUREA C	Pacific Telephone
	CHUPICH MICHAEL	Pacific Telephone
	DACALANO EUSEBIO	Pacific Telephone
	JOSE R	Pacific Telephone
	HERMAN JOS & DOROTHY DR	Pacific Telephone
	PRIMEAU DESIREE MARIE	Pacific Telephone
	MCINTOSH JAMES F	Pacific Telephone
	RIVERA CYNTHIA	Pacific Telephone
	J C PHOTOCOPY	Pacific Telephone
	MA HAY	Pacific Telephone
	SAMSON ELENA	Pacific Telephone

239 N VERMONT AVE

Year	*Uses*	*Source*
1986	HILL A OSBORNE PRINTING CO	Pacific Bell
1981	HILL A OSBORNE PRINTING CO	Pacific Telephone

FINDINGS

241 N VERMONT AVE

Year	Uses	Source
1990	LAO FASHION	Pacific Bell
1986	LAO FASHION	Pacific Bell

245 N VERMONT AVE

Year	Uses	Source
2012	EVERYTHING TWO NINETY NINE ONLY	Cole Information Services
2007	EVERYTHING TWO NINETY NINE ONLY	Cole Information Services
2006	EVERYTHING TWO	Haines Company, Inc.
	NINETY NNE ONLY	Haines Company, Inc.
	EVERYTHING TWO	Haines Company, Inc.
	NINETY NNE ONLY	Haines Company, Inc.
2000	DANG Nhut	Haines & Company
	LIFETIME FURNITURE	Haines & Company

249 N VERMONT AVE

Year	Uses	Source
2006	LAVENUS BRIDAL	Haines Company, Inc.

251 N VERMONT AVE

Year	Uses	Source
2006	ELCHARROCAFE	Haines Company, Inc.

253 N VERMONT AVE

Year	Uses	Source
2006	LORETTA	Haines Company, Inc.
	BOTANICA	Haines Company, Inc.

S NEW HAMPSHIRE AVE

226 S NEW HAMPSHIRE AVE

Year	Uses	Source
2007	ROMAN CHO PHOTOGRAPHY	Cole Information Services

S VERMONT AVE

207 S VERMONT AVE

Year	Uses	Source
2012	GOLDILOCKS FOODS PRODUCTS INC	Cole Information Services
2007	GOLDILOCKS FOODS PRODUCTS INC	Cole Information Services

215 S VERMONT AVE

Year	Uses	Source
2012	PCI EXPRESS PADALA INC	Cole Information Services

231 S VERMONT AVE

Year	Uses	Source
2012	ARISTOCRAT SA VERMONT	Cole Information Services

235 S VERMONT AVE

Year	Uses	Source
2012	RODEO SHOES & COLLECTION	Cole Information Services
	CHUNGS PIANO TUNING & REPAIR CENTER	Cole Information Services

VERMONT AVE N

177 VERMONT AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

194 VERMONT AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

200 VERMONT AVE N

Year	Uses	Source
2000	MIDWAY USED AUTO	Haines & Company
	MIDWAY LSNG & FLT DPT	Haines & Company
	MIDWAY LEASING & FLEET DEPT	Haines & Company
	MIDWAY FORD	Haines & Company
	MIDWAY BODY SHOP	Haines & Company

211 VERMONT AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

223 VERMONT AVE N

Year	Uses	Source
2000	XXXX	Haines & Company

FINDINGS

225 VERMONT AVE N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

228 VERMONT AVE N

Year	*Uses*	*Source*
2000	MIDWAY LEASING	Haines & Company

232 VERMONT AVE N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

236 VERMONT AVE N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

245 VERMONT AVE N

Year	*Uses*	*Source*
2000	LIFETIME FURNITURE	Haines & Company
	DANG Nhut	Haines & Company

248 VERMONT AVE N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

249 VERMONT AVE N

Year	*Uses*	*Source*
2000	GARCIAS HOME OFC CABINETMAKER	Haines & Company
	GALAXY INSURANCE & TRAVEL	Haines & Company
	CHO Brian	Haines & Company

250 VERMONT AVE N

Year	*Uses*	*Source*
2000	XXXX	Haines & Company

251 VERMONT AVE N

Year	*Uses*	*Source*
2000	EL CHARRO CAFE	Haines & Company

253 VERMONT AVE N

Year	*Uses*	*Source*
2000	BEVERMONT SPRAY EQUIPMENT	Haines & Company

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
177 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
194 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
200 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
200 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
207 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
207 N VERMONT AVE	2012, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
207 S VERMONT AVE	2012, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
207 S VERMONT AVE	2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
210 N NEW HAMPSHIRE AVE	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1934, 1932, 1930, 1928, 1926, 1925, 1923, 1921, 1920
211 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
211 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
215 S VERMONT AVE	2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
216 N NEW HAMPSHIRE AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
218 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
222 N NEW HAMPSHIRE AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
223 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1969, 1966, 1965, 1964, 1963, 1961, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
223 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
225 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
226 N NEW HAMPSHIRE AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1934, 1932, 1930, 1928, 1926, 1925, 1923, 1921, 1920
226 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
226 S NEW HAMPSHIRE AVE	2012, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
228 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
228 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
231 S VERMONT AVE	2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
232 N NEW HAMPSHIRE AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
232 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
234 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
235 S VERMONT AVE	2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
236 N NEW HAMPSHIRE AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
236 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
239 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1985, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
240 N NEW HAMPSHIRE AVE	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1986, 1985, 1980, 1975, 1972, 1970, 1969, 1966, 1965, 1964, 1963, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1940, 1939, 1938, 1936, 1935, 1934, 1932, 1931, 1930, 1928, 1927, 1926, 1925, 1923, 1921, 1920
241 N VERMONT AVE	2012, 2007, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
245 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
245 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
245 N VERMONT AVE	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
245 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
248 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
249 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
249 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
250 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
251 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
251 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
253 N VERMONT AVE	2012, 2007, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
253 VERMONT AVE N	2012, 2007, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

231-235 North Vermont Avenue
215 North Vermont Avenue
Los Angeles, CA 90004

Inquiry Number: 3665600.4
July 15, 2013

EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

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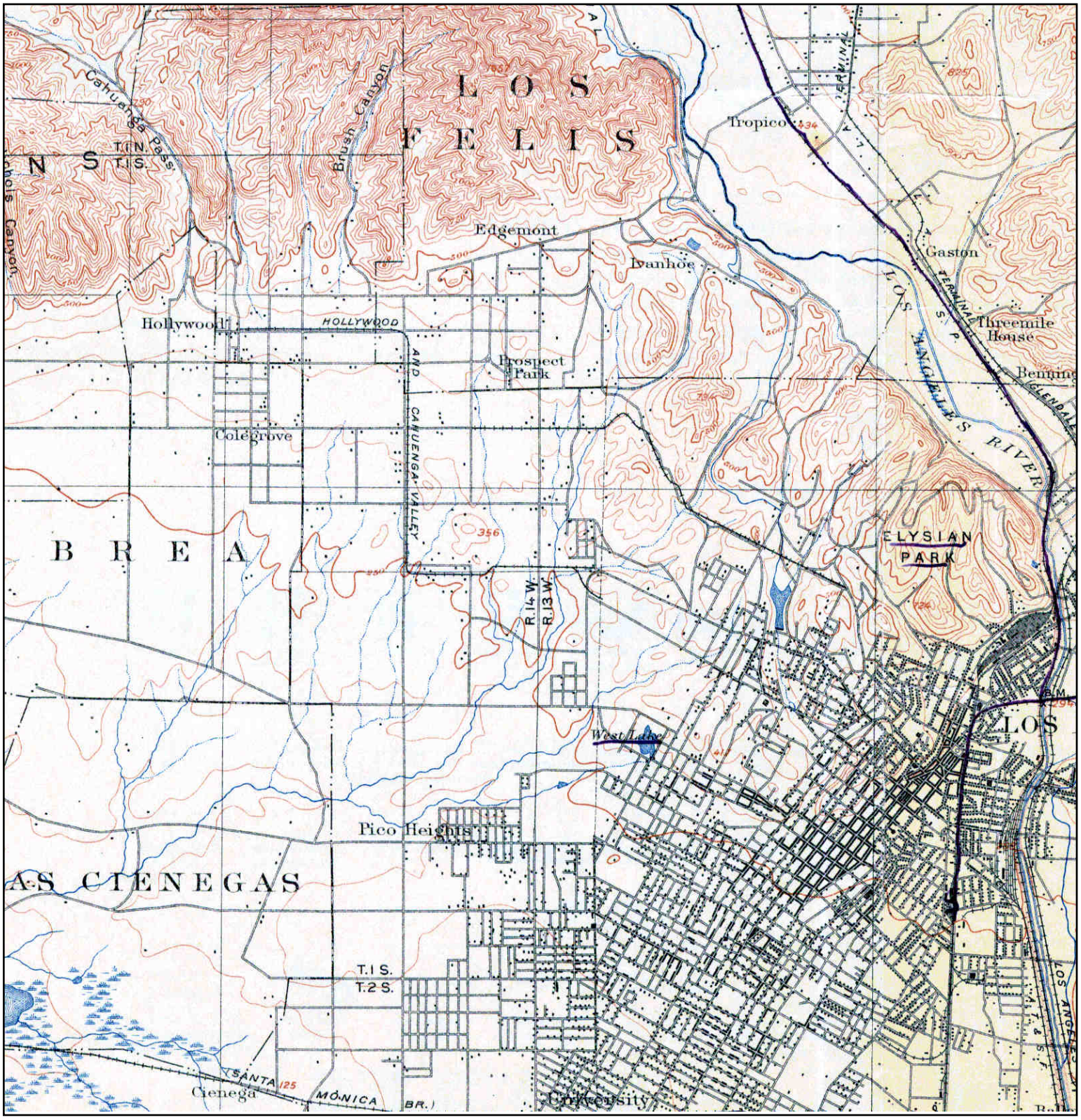
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Historical Topographic Map



N	TARGET QUAD NAME: SANTA MONICA MAP YEAR: 1896 SERIES: 15 SCALE: 1:62500	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map

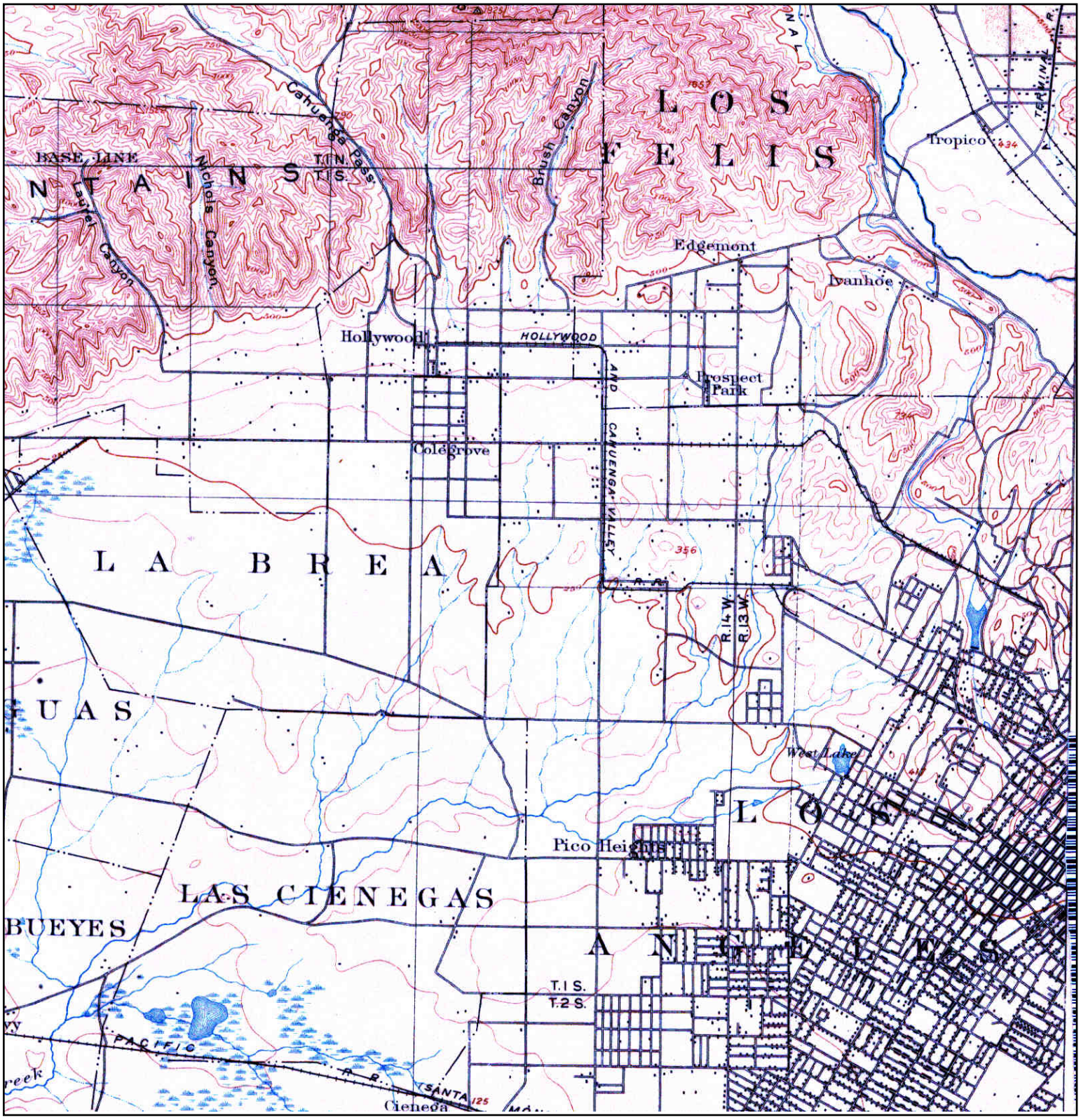


N	TARGET QUAD NAME: LOS ANGELES MAP YEAR: 1900 SERIES: 15 SCALE: 1:62500	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map

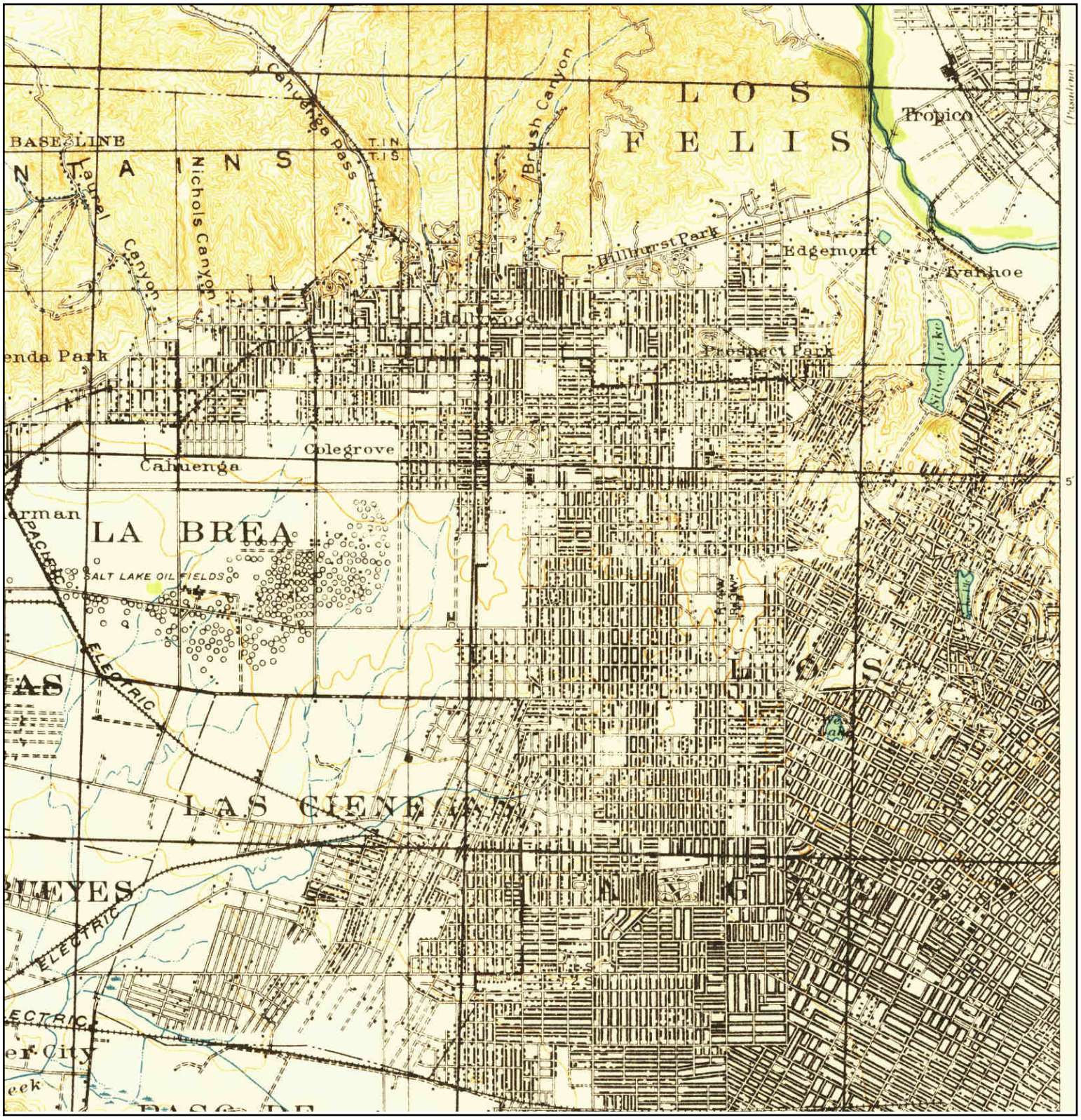

SAN FERNANDO
TUJUNGA
EX MISSION
SAN RAFAEL
LOS FELIZ
LOS ANGELES
LA BALLONA
REDONDO
SAUSAL
SAN PEDRO
SANTA GERTRUDIS
LOS COYOTES
Burbank
Glendale
Pasadena
Hollywood
Sherman
Colegrove
East Los Angeles
Alhambra
Monterey Park
Montebello
Whittier
Downey
Norwalk
Compton
Inglewood
Manhattan
Redondo
Wilmington
Long Beach
Belvidere
Dominguez
Rosecrans
Gardena
Strawberry Park
Clearwater
Carmenita
Artesia
Buena Park
Almond
Sunland
Tujunga Valley
La Tuna Canyon
Monte Vista
Roscoe
Dundee
Kester
Toluca
Redcastle
Tropico
Garvanza
Raymond
Chapman
Lamanda Park
Arcadia
Sierra Madre
Mt. Lowe
Mt. Wilson
San Gabriel Pk.
Strawberry Pk.
La Crescenta
La Canada
Las Casetas
Tujunga Canyon
Big Tujunga Canyon
Little Tujunga Canyon
Verdugo Mountains
San Rafael Hills
Santa Monica Mountains
Los Angeles River
Cahuenga Pk.
Tujunga Wash
Pacoima
Ferndale
Soldiers Home
Rancho De Los Bueyes
Las Cienegas
Rancho La Brea
Rancho San Jose
Rancho Potrero Grande
Rancho Paso De Bartolo
Rancho La Tijera
Rancho Aguaje De La Centinela
Rancho Tajauta
Rancho San Francisquito
Port Ballona
Ballona Creek
Centinela Creek
Los Nietos
Vinvale
Laguna
Florence
Nadeau
Obed
Frurland
Slauson
Wildson
Machada
Mesmer
Hyde Park
Centinela
Green Meadows
Sunnyside
Howard Summit
Wiseburn
Workman
Lynwood
Tajauta
Rio Hondo
San Gabriel River
Los Angeles River
Potrero Grande
La Merced
San Jose
Savannah
Elmonte
Ramona
Sherb
Chico
Potrero De Las Flores
Rancho Potrero De Chico
Rancho Potrero De Las Flores
Rancho San Francisquito
Rancho Rincon De Los Bueyes
Rancho Aguaje De La Centinela
Rancho Paso De Bartolo
Rancho Tajauta
Rancho La Tijera
Rancho Las Cienegas
Rancho De Los Bueyes
Rancho La Brea
Rancho San Jose
Rancho Potrero Grande
Rancho Paso De Bartolo
Rancho Tajauta

Historical Topographic Map



N	TARGET QUAD NAME: SANTA MONICA MAP YEAR: 1902 SERIES: 15 SCALE: 1:62500	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



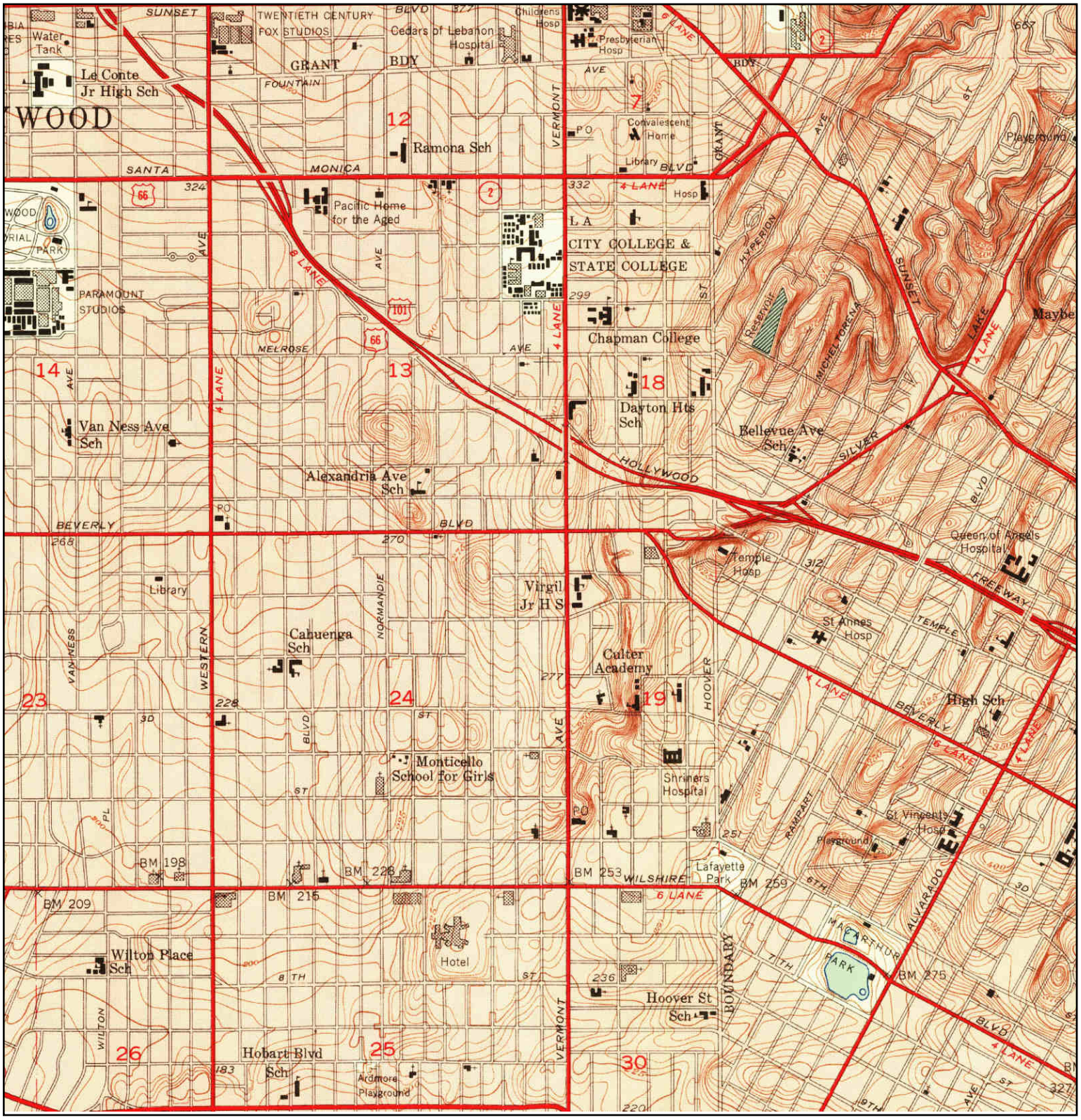
N	TARGET QUAD NAME: SANTA MONICA MAP YEAR: 1920 SERIES: 15 SCALE: 1:62500	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



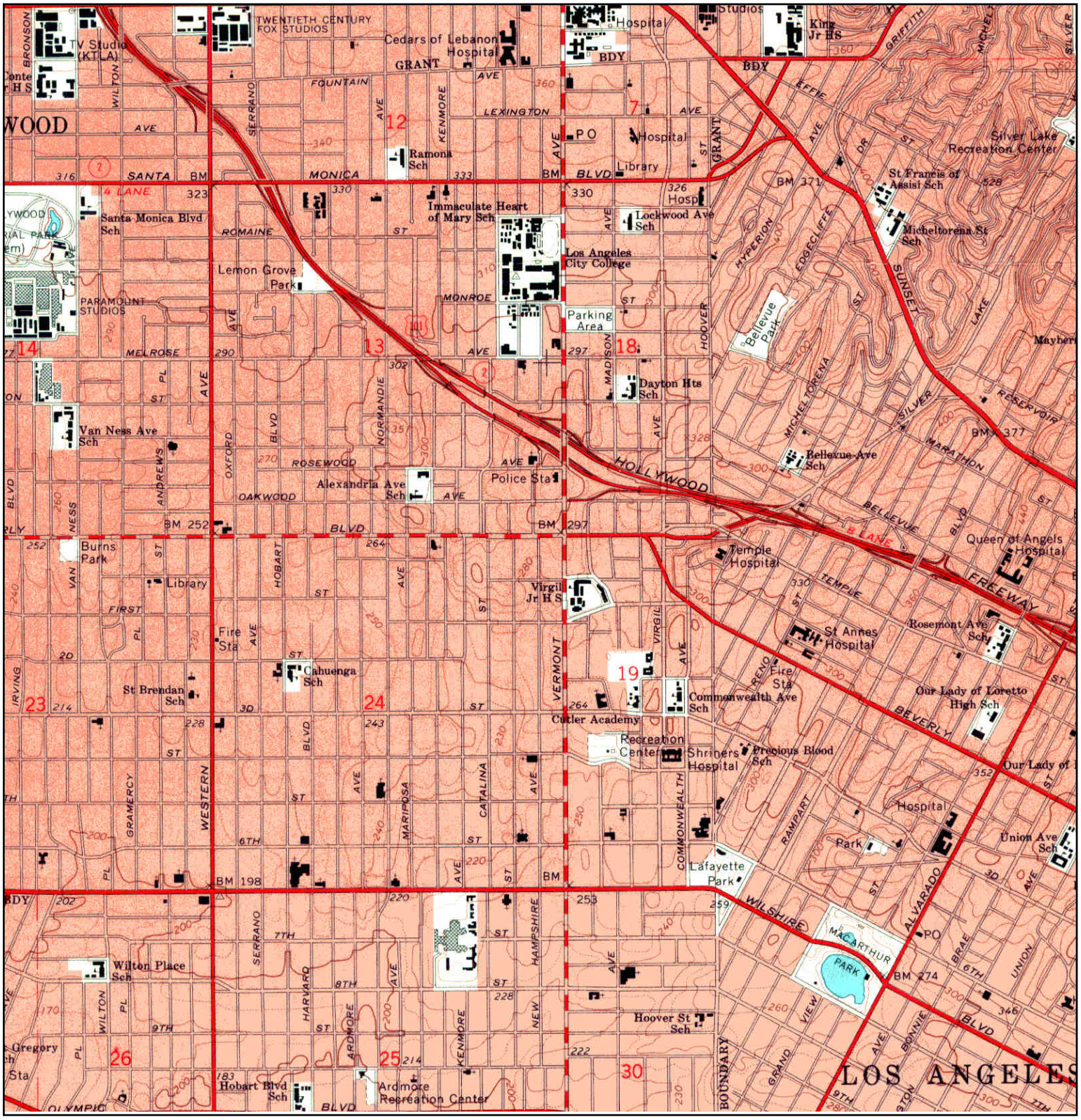
N	TARGET QUAD NAME: LOS ANGELES MAP YEAR: 1928 SERIES: 6 SCALE: 1:24000	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



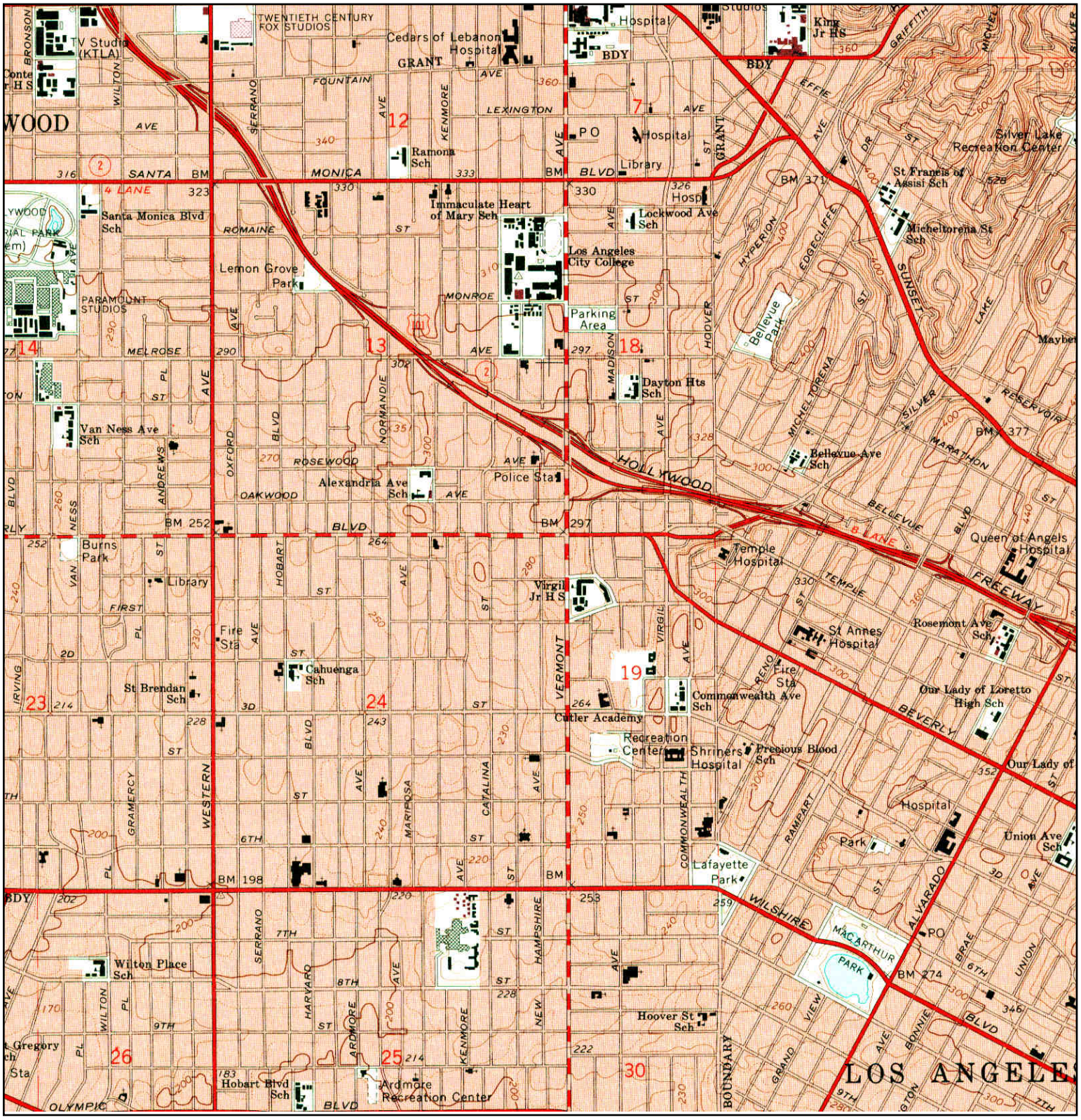
N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1953 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



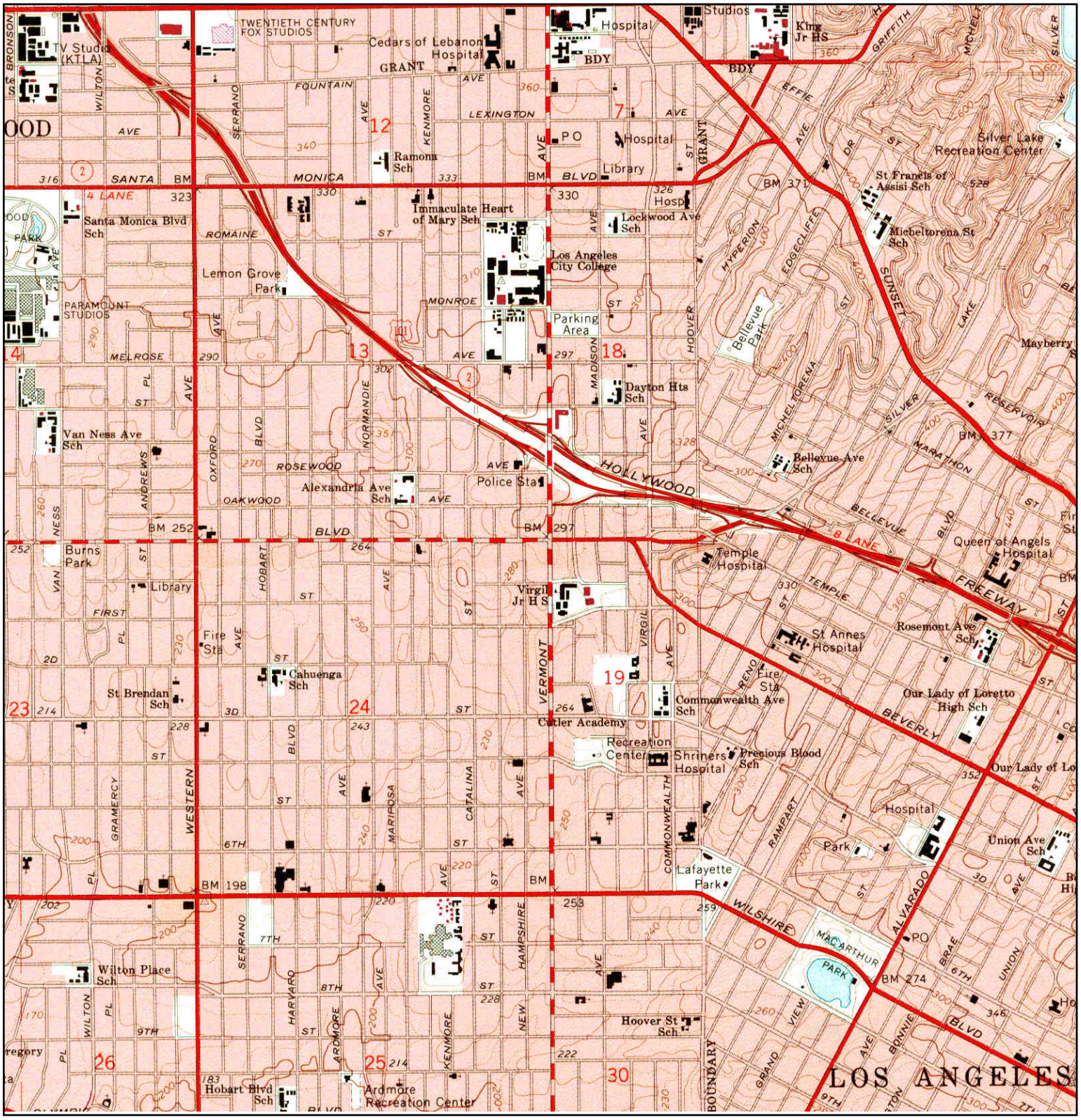
N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



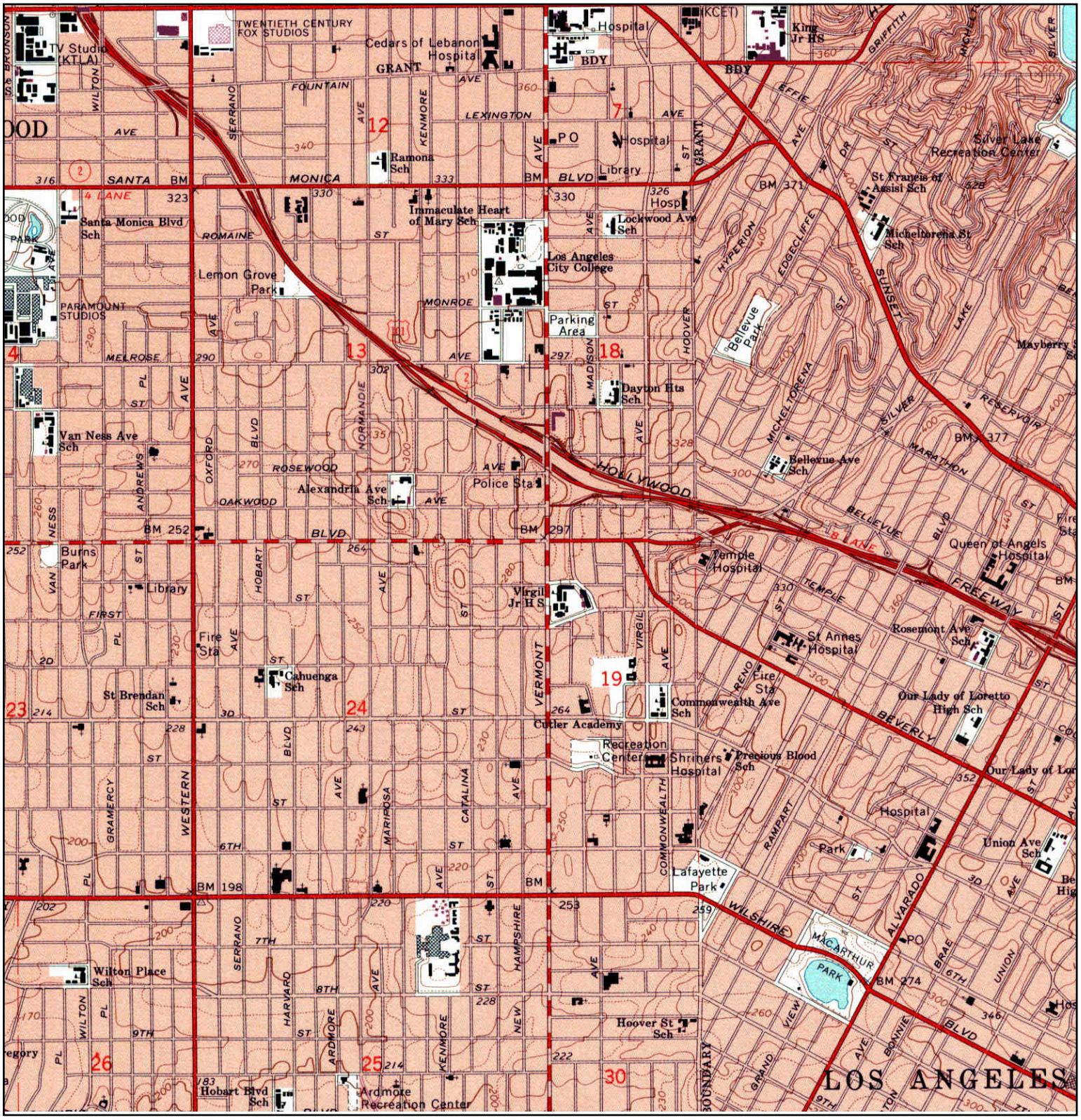
N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1972 PHOTOREVISED FROM :1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



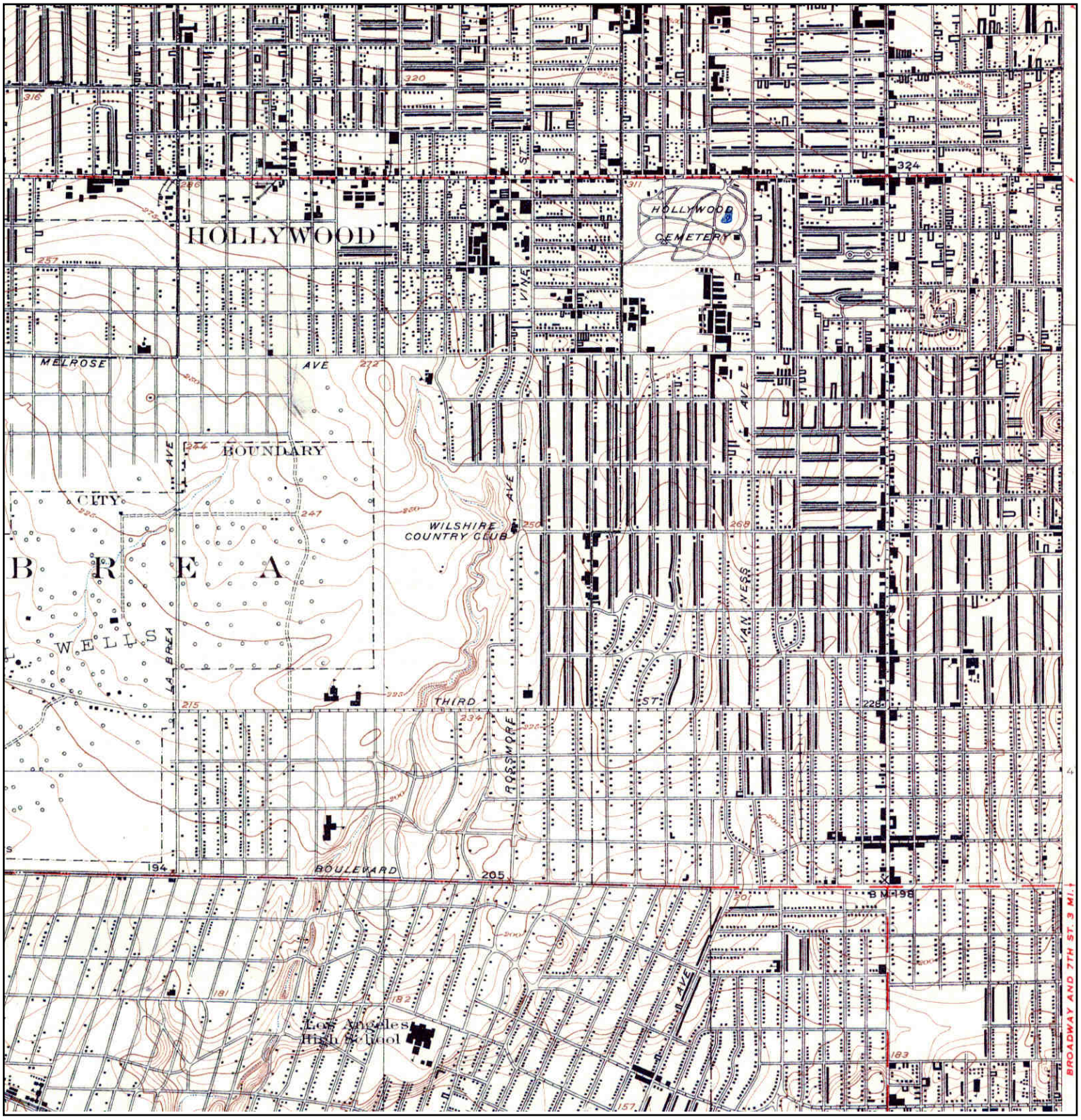
N	TARGET QUAD		SITE NAME:	231-235 North Vermont Avenue	CLIENT:	Andersen Environmental
	NAME:	HOLLYWOOD	ADDRESS:	215 North Vermont Avenue	CONTACT:	Gareth Howell
	MAP YEAR:	1981		Los Angeles, CA 90004	INQUIRY#:	3665600.4
	PHOTOREVISED FROM :	1966	LAT/LONG:	34.0753 / -118.2921	RESEARCH DATE:	07/15/2013
	SERIES:	7.5				
	SCALE:	1:24000				

Historical Topographic Map



N	TARGET QUAD NAME: HOLLYWOOD MAP YEAR: 1994 REVISED FROM :1966 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

Historical Topographic Map



N	ADJOINING QUAD NAME: HOLLYWOOD MAP YEAR: 1926 SERIES: 6 SCALE: 1:24000	SITE NAME: 231-235 North Vermont Avenue ADDRESS: 215 North Vermont Avenue Los Angeles, CA 90004 LAT/LONG: 34.0753 / -118.2921	CLIENT: Andersen Environmental CONTACT: Gareth Howell INQUIRY#: 3665600.4 RESEARCH DATE: 07/15/2013

All Applications must be filled out by Applicant

E.J.C. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS "A" "B" "C"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Cor. of W. Beverly Blvd & S. Vermont Ave Dom. 166.9 ft. S. of Beverly Blvd Ch. S. 106 ft. Th. W. 155 ft. Th. N. 106 ft.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. City E. 155 ft. to 62 Block
(Description of Property)

North East Quarter of the North East Quarter of Sec. 29, Township 1 South Range 14 West S. B. B. & M. in the City of Los Angeles, Los Angeles County.

O.K. City Clerk By Deputy

District No. 29 M. B. Page 9 F. B. Page 145

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 239-241 North Vermont Ave Street
(Location of Job)

Bet Beverly Blvd & Council St.

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

2 stores 3 dressing rooms 2 toilets

1. Purpose of Building Theatre, Store & Office Bldg. No. of Rooms 10 No. of Families
2. Owner's name Chateau Theatre, Inc. Phone DU. 1603
3. Owner's address 203 Gaffney Bldg. 8th & Vermont, Cal.
4. Architect's name Richard D. King Phone FI. 3517
5. Contractor's name Phone
6. Contractor's address
7. TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $34,500.00
8. Any other buildings on lot at present? No How used?
9. Size of proposed building 135' x 60' Size of lot 145' x 60' feet
10. Number of stories in height 2 Height to highest point 35'-6"
11. Material of foundation Concrete Character of soil Clay
12. Size of footings As shown on plans Depth below surface of ground Not less than 2'-0"
13. Number of chimneys None Material of chimneys
14. Number of inlets to each flue — Interior size of such flues — x — x —
15. Material of exterior walls Brick walls with plaster as shown
16. Material of interior construction Steel Conct. metal lath & plaster
17. Material of floors 1st Floor Concrete, 2nd Floor, Wood
18. Material of roof Comps. Roofing and Tile as shown on plans
19. Are there any other buildings within 30 feet of the proposed structure? "n/a"

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree that if a permit is issued that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 1/26

(Sign here) Richard D. King per H.H.B.
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
4903	Ralph Plan Examiner	2/9/25 ZC Clerk.	RECEIVED FEB 9 1925 BUREAU L.A. CITY

Plans H.H.B. Builderman 4

$49.50

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Richard D. King, Arch't.
By Wallman
Owner.

Lessee not to be required to 100' and this building will be set back according to said street line.

Richard D. King
by W L Oakley Jr

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot.....Block..... Tract..... .... Book.....Page.....F. B. Page.....	Lot.....Block..... Tract..... .... Book.....Page.....F. B. Page.....
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. 239 North Vermont Ave Street To No. Between 1st St & Beverly Blvd Street	

O.K. City Clerk ..... By ..... Deputy

O.K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Theatre
2. What purpose will Building be used for hereafter? Same
3. Owner's name Chotiners Ravenna Theatre Phone.....
4. Owner's address 239 North Vermont Ave
5. Architect's name..... Phone.....
6. Contractor's name Electrical Products Corp. Phone.....
7. Contractor's address 1128 West 16th St.
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 1000.00
9. Class of present Building C No. of rooms at present 5
10. Number of stories in height 2 Size of present Building 60 x 158
11. State how many buildings are on this lot This one only
12. State purpose buildings on lot are used for As above (Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

We want to put up two single faced electric signs on the roof

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Electrical Products Corp. by J. T. Pennington
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Space here when permit is issued
16143 4403	C. Mahurdon Plan Examiner	3-5-25 Clerk	

Class PLANS! H. J. Bultman - 4

PLAN FILE No. 4403-2

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A"—"B"—"C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot commencing west line of Vermont Avenue 166.22 feet south from south line of Beverly Boulevard T.H.S. on said west line 53' with a uniform depth S.89° 46'15" west of 135' part of N.E. 1/4 of northeast 1/4 of Lot Section 24 Block TWP. 1 S. Range West 14.

4683

CITY CLERK PLEASE VERIFY

ROOM No. 248 (2nd FLOOR)

District No. 29 M. B. Page 9 F. B. Page

TAKE TO FIRST FLOOR 242 SO. BROADWAY

239-241 143 ~~333~~ So. No. Vermont Ave Street

ROOM No. 5 (Location of Job)

ENGINEER PLEASE VERIFY

(MAIN ST. FLOOR) Lot Beverly Blvd. Council G.

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Store No. of Rooms 3 No. of Families
2. Owner's name Mrs. M. J. Herman Phone
3. Owner's address 260 So. Vermont Hampshire
4. Architect's name Ted R. Cooper Co. STATE LICENSE No. 382 Phone WE 4138
5. Contractor's name Phone
6. Contractor's address 1031 So. Broadway
7. TOTAL VALUATION OF BUILDING (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 8500.00
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building 53 x 80 Size of lot 53 x 135 feet
10. Number of stories in height 1 Height to highest point 23'-0"
11. Material of foundation Conc. Character of soil Clay
12. Material of exterior walls Brick
13. Material of interior construction Wood Frame
14. Material of floors Cement
15. Material of roof Comps
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in?

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances ~~and State Laws~~.

OVER 4/19/51

(Sign Here) [signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found correct	Stamp here when permit is issued
6976	Finley Plan Examiner	4-6-51 [signature] Clerk	APR 6 1951

H. H. Buchanan 103 18 25

3

APPLICATION TO ALTER, REPAIR OR DEMOLISH

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. .....

Tract .....

Location of Building 1239 N. Vermont Ave (House Number and Street) — Approved by City Engineer

Between what cross streets Comet + Beverly on Vermont — Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Gift Shop (Store, Dwelling, Apartment House, Hotel or other purpose) Families ..... Rooms .....
2. State how long building has been used for present occupancy Unknown
3. Use of building AFTER alteration or moving Confectionary Store Families ..... Rooms .....
4. Owner Marion Herman (Print Name) Phone FI 2277
5. Owner's Address 336 S. New Hampshire P. O.
6. Certificated Architect ..... State License No. ..... Phone .....
7. Licensed Engineer ..... State License No. ..... Phone .....
8. Contractor ..... State License No. ..... Phone .....
9. Contractor's Address .....
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 400.00
11. State how many buildings NOW on lot and give use of each. one Store (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 15 x 70 Number of stories high one Height to highest point .....
13. Material Exterior Walls Masonry (Wood, Steel or Masonry) Exterior framework None (Wood or Steel)
14. Describe briefly all proposed construction and work:
To Install Sold fountain & all Connections thereto

NEW CONSTRUCTION

15. Size of Addition ..... x ..... Size of Lot ..... x ..... Number of Stories when complete
16. Footing: Width ..... Depth in Ground ..... Width of Wall ..... Size of Floor Joists x
17. Size of Studs ..... x ..... Material of Floor ..... Size of Rafters ..... x ..... Type of Roofing .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Marion Herman (Owner or Authorized Agent)

By Leonard J. Herman

FOR DEPARTMENT USE ONLY

AUG 30 1946

PLAN CHECKING
Receipt No. [redacted]
Valuation $ 400.00
Fee Paid $ 1.00

(2) REINFORCED CONCRETE
Bbls. Cement .....
Tons of Reinforcing Steel .....

(3) The building referred to in this Application will be more than 100 ft. from ..... Street
Sign here ..... Owner or Authorized Agent

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Feet rear alley / Ft. side alley	Clerk
V	G						

PERMIT No. 23202

Plans and Specifications checked

Correction Verified

Plans, Specifications and Application rechecked and approved

PLANS Rolled ..... For Plans See ..... Filed with .....

Zone C-2 / C-3 — Fire District No. 2 — District Map No. .....

Bldg. Line ..... Ft. — Street Widening ..... Ft.

Application checked and approved

AUG 30 1946 Clerk

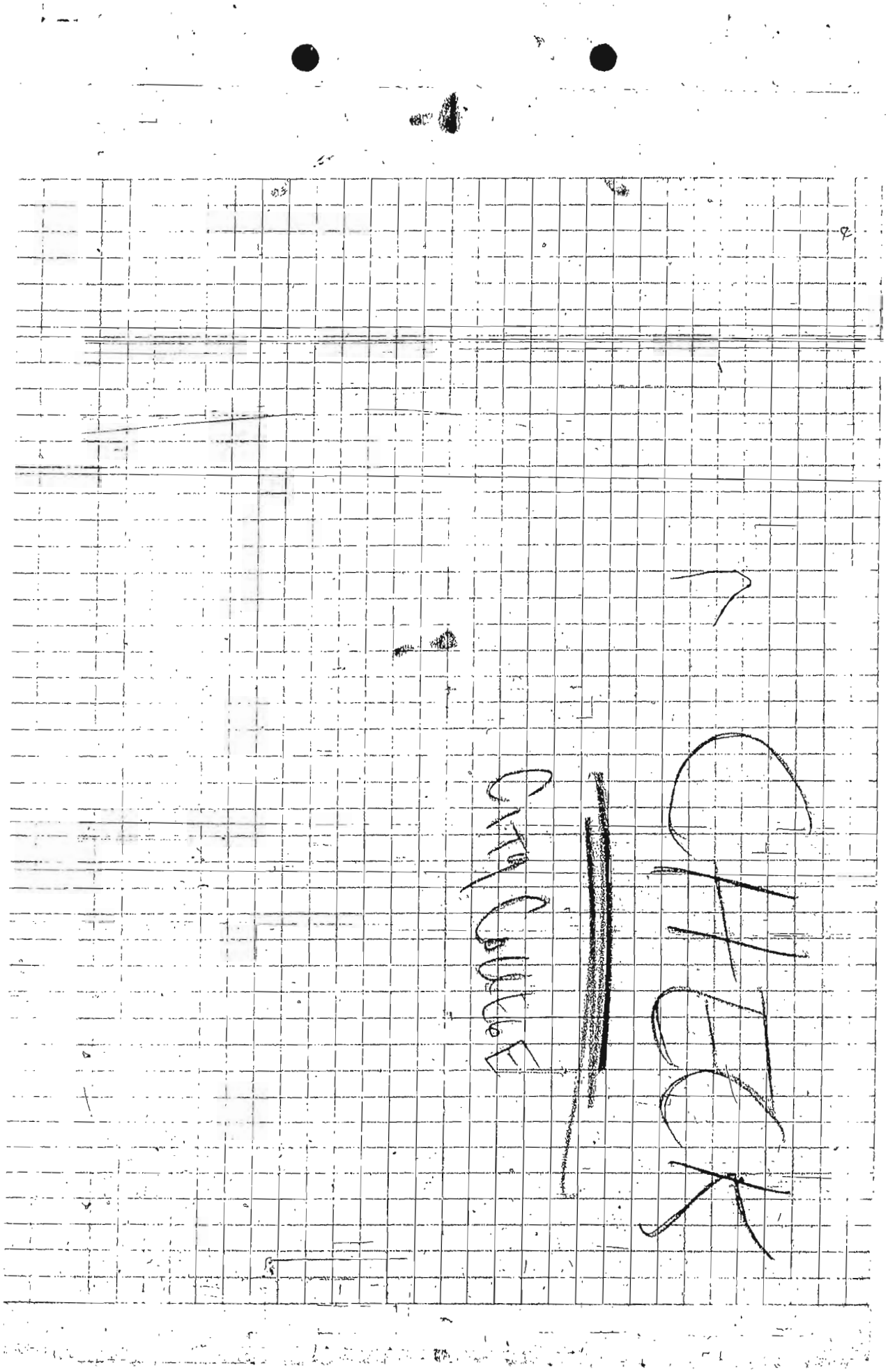
Continuous Inspection Not

SPRINKLER Specified—Required Valuation Included Yes—No

Bldg. Per. 3.00
Stamp Here when Permit is Issued
Occupancy 2.00
Total 5.00

Inspector AUG 30 1946

20



BUILDING DEPT. NO NUMBER

DEPARTMENT OF HEALTH
CITY OF LOS ANGELES

PLAN NO. HEDGELL (2) 8-29-46 8-30 1946

In the matter of plans and/or correction sheet in connection with the ~~construction, alteration~~ or remodeling of a Confectionery, located at 239 N. Vermont
(Type of bldg. or business)

and owned or operated by Barnett & Kaufman, who resides at 4611/2 Crenshaw and referred to this Department for checking and approval, WE HEREBY APPROVE the items which have a bearing on public health, as follows:

1 Item #1 - Approval of existing floor plan granted

2

3

4

5

6

Remarks: NOTE: Food establishment building at [illegible] 237 N. Vermont
Walls to be plaster, plywood-masonite or similar material

SIGNED E. F. Kamaey TITLE Inspector DIVISION Food

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
.....	.....
Tract.....	Tract.....

Present location of building } 241 N. Vermont Ave. (House Number and Street)

New location of building } ..... (House Number and Street)

Between what cross streets } .....

Approved by City Engineer.

..... Deputy.

1. Purpose of PRESENT building..... Store ..... Families..... Rooms..... (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving..... Same ..... Families..... Rooms.....
3. Owner (Print Name)..... DOUGLAS RICHARDSON ..... Phone.....
4. Owner's Address..... 241 N. Vermont .....
5. Certificated Architect..... None ..... State License No..... Phone.....
6. Licensed Engineer..... None ..... State License No..... Phone.....
7. Contractor ..... Liberty Sign Co. ..... State License No..... Phone.....
8. Contractor's Address..... OKWMT .....
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ #100.00
10. State how many buildings NOW on lot and give use of each. ..... (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building.....x.....Number of stories high..... 1 .....Height to highest point.....
12. Class of building..... C .....Material of existing walls..... Brick .....Exterior framework..... Brick (Wood or Steel)

Describe briefly and fully all proposed construction and work:

To erect metal Sign 20' x 3' x 28"
Board Letter of 11-30-36

DOUBLE FEES

(OVER)

Fill in Application on other Side and Sign Statement

1936 White

FOR DEPARTMENT USE ONLY

PERMIT NO. 33973	Plans and Specifications checked	Zone 63 / Fire District No. 3	Fee 2.00 Stamp here when Permit is issued
	Corrections verified	Bldg. Line Old Ft. / Street Widening Old Ft.	DEC -1 1936
	Plans, Specifications and Applications rechecked and approved WMT approved	Application checked and approved 11-30-36 Checked	
PLANS Rec'd	For Plans See ..... Filed with	SPRINKLER Required / Supplied	Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 24'0" x ..... Size of Lot ..... x ..... Number of Stories when complete .....

Material of Foundation ..... Width of Footing ..... Depth of footing below ground .....

Width Foundation Wall ..... Size of Redwood Sill ..... x ..... Material Exterior Walls .....

Size of Exterior Studs ..... x ..... Size of Interior Bearing Studs ..... x .....

Joists: First Floor ..... x ..... Second Floor ..... x ..... Rafters ..... x ..... Roofing Material .....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here ..... Randolph F. Wilson
(Owner or Authorized Agent)

By ..... R.F.W.

FOR DEPARTMENT USE ONLY

Application WMT	Fire District WMT	Bldg. Line	Termite Inspection .....
Construction WMT	Zoning WMT	Street Widening	Forced Draft Ventil .....

(1) REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here ..... (Owner or Authorized Agent)

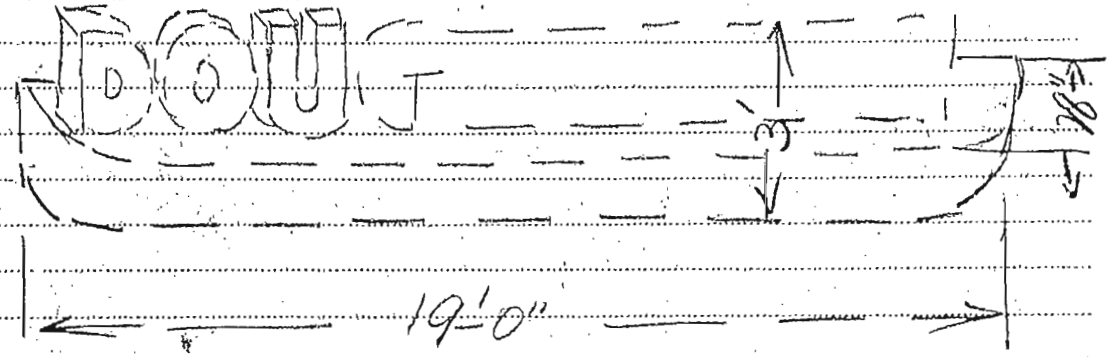
(3) No required windows will be obstructed.

Sign Here ..... (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here ..... (Owner or Authorized Agent)

REMARKS: .....



CONSTRUCTION ALL 24 GAU. GALV. METAL AND SINGLE STRENGTH - FROSTED GLASS PANELS ON TOP AND BOTTOM PROJECTS 28"

Form B-85

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY

239 No. Vermont — Address of Building

Merion Herman — Owner

226 New Hampshire — Owner's Address

Los Angeles, Calif.

23202 — Permit Number 1946 — Year

CERTIFICATE OF OCCUPANCY

Date Certificate Issued: NOV 29 1946 19

This certifies that the building located at the above address complies with the construction requirements of the Los Angeles Building Code, and of the State Housing Act where applicable, for the following occupancies:

1 Story Type IIIA Soda Fountain 15 x 70

G occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety

G. E. MORRIS
Superintendent of Building

By E. J. Lewis

All Applications Must be Filled Out by Applicant

Bldg. Form 3 — PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3 DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot.....Block..... Tract.....	Lot.....Block..... Tract.....
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book.....Page.....F. B. Page..... From No. 2231 So. Vermont Ave. Street	Book.....Page.....F. B. Page..... To No.....Street

O. K. City Clerk By _____ Deputy

O. K. City Engineer By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Theatre
2. What purpose will Building be used for hereafter? Same
3. Owner's name Charles T. Chatman Phone Fr. 4222
4. Owner's address 3000 West 8th St 28 - 0818
5. Architect's name — Phone —
6. Contractor's name — Phone —
7. Contractor's address —
8. VALUATION OF PROPOSED WORK (Including all Material Labor, Finishing, Equipment and Appliances in Completed Building.) $ 90.00
9. Class of present Building C No. of rooms at present —
10. Number of stories in height 60 X 145 Size present Building 60 x 145
    Front 2 stories - back one story.
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for —
    (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in?

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Take out 12 x 6 section main wall - erected support by same lines

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 5/21/29 115-30 (Sign here) C. T. Chatman (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
15538	Plan Examiner	Clerk	ISSUED JUN 10 1929 BUILDING DEPT.

PLANS

10 B/10 Feet

3

14. Size of new addition.....None..... No. of Stories in height.....
15. Material of foundation.....Size footings.....size wall.....Depth below ground.....
16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....
17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....
18. Size of first floor joists.....x.....Second floor joists.....x.....
19. Will all Lathing and Plastering Comply with Ordinance?.....
20. Will all provisions of State Housing Act be complied with?.....

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinance and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here).....
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. L Lorgan
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. Governor Ltr

REMARKS

Re: Letter of Brownley Chalmers Rite granting Exemption recently May 8, 1929 addressed to Chalmers & Rheutan Inc

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO Room No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract .....
TAKE TO ROOM No. 5 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page ..... From No. ..... Street To No. 2331 Nor. Vermont Street	Book ..... Page ..... F. B. Page .....

O. K. City Clerk ..... By ..... Deputy

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Theatre & Stores
2. What purpose will Building be used for hereafter? Same
3. Owner's name Chotiner's Ravenna Theatre Phone .....
4. Owner's address 2331 N. Vermont Ave.
5. Architect's name ..... Phone .....
   Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
6. Contractor's name O.R.S. Neon Corp. Ltd. Phone AD. 3131
7. Contractor's address 3520 So. Grand Ave.
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 800.00
9. Class of present Building B No. of Rooms at present 6
10. Number of stories in height 2 Size present Building 100' x 175'
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Theatre & Stores
    (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? .....

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Install 3 Neon Sign faces on Present Marquise

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) O.R.S. Neon Corp. Ltd.
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
24091	Plan Examiner	10/6/30 Clerk	ISSUED OCT 6 1930

Harry Carpenter
by M. A. Carson

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 231-233 N. VERMONT AVENUE

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified * (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1,3,4, and 5, and with applicable requirements of State Housing Law-for following occupancies * (Residential uses)

Permit No. and Year: 88LA05566/88LA07453/89LA23095

NEW 2 STORY, TYPE V-N, 95' X 95' NEWSPAPER PRESS AND OFFICE BUILDING.

B2 OCCUPANCY

TOTAL PARKING REQUIRED: 23
TOTAL PARKING PROVIDED: 23 = STANDARD: 13 + COMPACT: 4 + OFFSITE: 6
(6 OFFSITE SPACES PROVIDED AT 155 N VERMONT AVENUE)

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office	Bureau	Division
(LA)-VN-WLA-SP-C.D. #:	(BLDG)-BCS:	GI-(MS)-MSS-EQ-BMI-COMM:

OWNER: THE KOREA TIMES INC
OWNER'S ADDRESS: 141 N. VERMONT AVE
LOS ANGELES, CA 90004

Issued 02/26/2003

BY L.GALSTIAN/J.Z /D.R.

08-B-95C (R 11/89)

1810632400932915332

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 231-233 N. VERMONT AVENUE

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows Ch 1, as to permitted uses, Ch 9, Arts 1,3,4, and 5, and with applicable requirements of State Housing Law-for following occupancies * (Residential uses)

Permit No. and Year: 88LA05566/88LA07453/89LA23095

NEW 2 STORY, TYPE V-N, 95' X 95' NEWSPAPER PRESS AND OFFICE BUILDING.

B2/M1 OCCUPANCY

* THIS CERTIFICATE OF OCCUPANCY IS ISSUED TO ADD M1 OCCUPANCY ON THE CERTIFICATE OF OCCUPANCY ISSUED FEBRUARY 26, 2003

TOTAL PARKING REQUIRED: 23
TOTAL PARKING PROVIDED: 23 = STANDARD: 13 + COMPACT: 4 + OFFSITE: 6
(6 OFFSITE SPACES PROVIDED AT 155 N VERMONT AVENUE)

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office	Bureau	Division
(LA)-VN-WLA-SP-C.D #	(BLDG)-BCS	GI-(MS)-MSS-EQ-BMI-COMM:

OWNER: THE KOREA TIMES INC.
OWNER'S ADDRESS: 141 N. VERMONT AVE. LOS ANGELES, CA 90004

Issued: 03/05/2003

BY: L GALSTIAN/J.Z /D R

08-B-95C (R 11/89)

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste

I 01 06 23 26 03 03 00 01 62 6

CITY OF LOS ANGELES
CALIFORNIA

JAMES K HAHN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 231 N. VERMONT AVENUE

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 02014-10000-07960/02014-10001-07960
02014-10002-07960/02014-10003-07960

REMOVAL OF EASTERLY 46.9' X 46.4' PORTION OF EXISTING 2ND FLOOR OF AN EXISTING 2 STORY, TYPE V-N, 91.4' X 126.7' OFFICE BUILDING (10248 SQ. FT).

B/S2 OCCUPANCY
MAXIMUM S2 OCCUPANCY: 5
MAXIMUM B OCCUPANCY: 87

TOTAL PARKING REQUIRED: 26
TOTAL PARKING PROVIDED: 35 = STANDARD: 23 + HANDICAPPED: 3 + BICYCLE:9

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: (LA)-VN-WLA-SP-C.D. #:
Bureau: (BLDG)-BCS:
Division: G1-(MS)-MSS-EQ-BMI-COMM:

OWNER: JKM PROPERTIES
OWNER'S ADDRESS: 4525 WILSHIRE BLVD.
LOS ANGELES, CA 90010

Issued: 07/08/2004

BY:M.MARTIN/G.S./D.R.

08-B-95C (R.11/89)

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste

5 0 0 0 0 4 1 2 5 5 4 0 0 0 0

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 231 N. VERMONT AVENUE

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 04020-10000-02366

USE OF LAND - DISPLAY AREA ON AUTO SALES (USED AND NEW)

(X) NO CHANGE IN PARKING REQUIREMENT.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:	Bureau:	Division:
(LA)-VN-WLA-SP-C.D. #:	(BLDG)-BCS:	GI-(MS)-MSS-EQ-BMI-COMM:

OWNER: JKM PROPERTIES
OWNER'S ADDRESS: 4525 WILSHIRE BLVD.
LOS ANGELES, CA 90010

Issued: 07/08/2004

BY:M.MARTIN/G.S./D.R.

08-B-95C (R.11/89)

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-1—6M—3-47

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Rancho [illegible] 24 T 1S R 14W

Tract

Location of Building 233 N. VERMONT AVE. (House Number and Street)

Between what cross streets Beverly + Coors

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building THEATRE BLDG. (Store, Dwelling, Apartment House, Hotel or other purpose) Families — Rooms —
2. State how long building has been used for present occupancy YEARS
3. Use of building AFTER alteration or moving SAME Families — Rooms —
4. Owner FOX WEST COAST AGENCY CORP. (Print Name) Phone KE. 4111
5. Owner's Address 1609 W. WASHINGTON BLVD. P. O. LOS ANGELES 7
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer WM. D. COFFEY State License No. 3514 Phone TR. 0669
8. Contractor OWNER State License No. — Phone —
9. Contractor's Address SAME
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 3000
11. State how many buildings NOW on lot and give use of each ONE THEATRE BLDG. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 60 x 130 Number of stories high 1 Height to highest point 30'
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework MASONRY (Wood or Steel)
14. Describe briefly all proposed construction and work:
INTERIOR ALTERATIONS CONSISTING OF NEW ARRANGEMENT OF MEN AND LADIES REST ROOMS - 75' OF NEW PARTITIONS, ALL NON-LOAD BEARING, REFINISH WALLS AND CEILINGS AS SHOWN AND INSTALL NEW FIXTURES

NO STRUCTURAL CHANGES AND NO CHANGE IN EXITING RULES AND EXITS.

NEW CONSTRUCTION

15. Size of Addition — x — Size of Lot — x — Number of Stories when complete —
16. Footing: Width — Depth in Ground — Width of Wall — Size of Floor Joists —
17. Size of Studs — Material of Floor — Size of Rafters — Type of Roofing —

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey (Owner or Authorized Agent)

DISTRICT OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date SEP 16 '49
Receipt No. 10330
Valuation $ 3000.00
Fee Paid $ 5.00

REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

FEES

Bldg. Permit
Cert. of Occupancy 5.
Total 12.50

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
III	2	750					KAL

PERMIT No. LA21512

Plans and Specifications checked

Corrections Verified

Plans, Specifications and Application rechecked and approved

PLANS Rec'd.

For Plans See — Filed with

Zone C-2 — Fire District No. 2 — District Map No. 45 82

Bldg. Line — Ft. — Street Widening — Ft.

Application checked and approved SEP 16

Clerk

Continuous Inspection

SPRINKLER: Specified—Required / Valuation Included: Yes—No

SEP 16 Date when Permit is issued

Inspector

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Address of Building 233 N. Vermont Ave.

Permit No. and Year LA 70651 - 1953

Certificate Issued Dec. 22, 1954, 10

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

Alterations to existing 2 Story, Type V, 60' x 135' Theater and office building resulting in decrease of number of occupants to 574. B-2 and C-1 Occupancies.

Owner: Operative Plasterers & Cement Masons Union, Local 82 and 627

Owner's Address: 233 N. Vermont Ave. Los Angeles 4, Calif.

WILLIAM A. TINKHAM

Form B-61a—2021—5-54 O. E. MORRIS, Superintendent of Building By

Address of Building: 211 North Vermont AV ✓

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued: 8/9/85 Permit No. and Year: LA6261/85

One story, type-V, 19x36 storage addition to existing 19x30 building creating an irregular 19x66 building. One required parking space provided. G1 occupancy.

Owner: Domenico Cocco

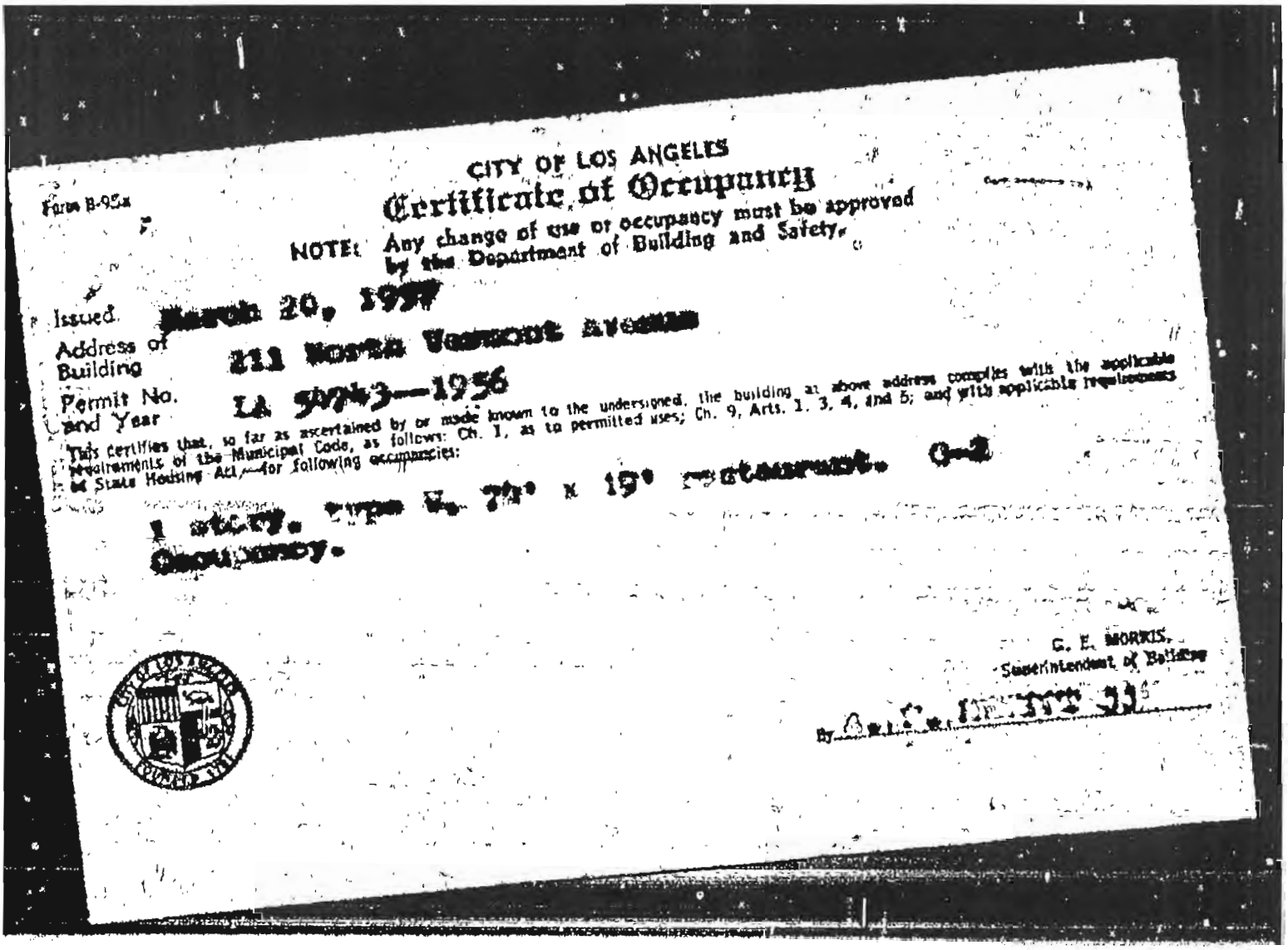
Owner's Address: 2906 Jolly Drive
Burbank, Ca. 91504

5000518200500006378

B. McClive/bm

BY _____

Form B-95b



Form B-95a

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued March 20, 1957

Address of Building 211 North Vermont Avenue

Permit No. and Year LA 50743—1956

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

1 story, type V, 7' x 19' restaurant. C-2 Occupancy.

G. E. MORRIS,
Superintendent of Building

By [illegible]

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 211 N. Vermont Ave. (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: Beverly & Council

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Private Garages (Store, Residence, Apartment House, Hotel, or any other purpose) Families: Rooms:
2. Use of building AFTER alteration or moving: Same Families: Rooms:
3. Owner (Print Name): Rosina and Elizabeth Laitterner Phone: TH-9477
4. Owner's Address: 6000 S. Main St.
5. Certificated Architect: None State License No. Phone:
6. Licensed Engineer: None State License No. Phone:
7. Contractor: None State License No. Phone:
8. Contractor's Address: Owner
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon): $ 200.00
10. State how many buildings NOW on lot and give use of each: Brick Restaurant in front - 1 Garage Bldg. rear (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: 10 x 18 Number of stories high: 1 Height to highest point: 9 ft
12. Class of building: Frame Material of existing walls: Exterior framework: (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Repair portion destroyed by fire about May 20th

33⅓ percent damage. No additions

6/11/41

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO. 14321	Plans and Specifications checked	Zone C3	Fire District No. 3
	Corrections verified	Bldg. Line NO Ft.	Street Widening NO Ft.
PLANS Rec'd	Plans, Specifications and Applications rechecked and approved	Application checked and approved 6/11/41 Clerk	
	For Plans See / Filed with	SPRINKLER Required / Specified Valuation Included / Yes—No	Inspector

Fee 2.00 Stamp here when Permit is Issued

JUN 12 1941

CERTIFICATE NO. 5187

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot...53.x135...Number of Stories when complete.....1.....

Material of Foundation...Cement...Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here...L A Latterman...
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

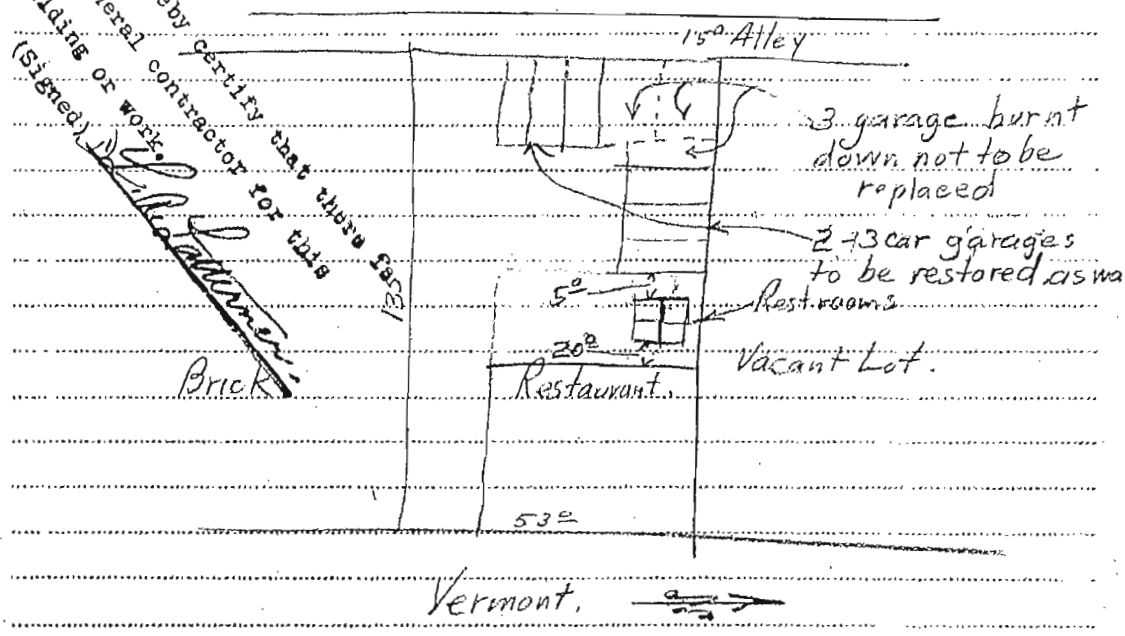
Sign Here.....
(Owner or Authorized Agent)

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS:

I hereby certify that there is no General contractor for this building or work.
(Signed) L A Latterman



Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: *211 N. Vermont Ave. (House Number and Street)
New location of building: Same (House Number and Street)
Between what cross streets: Beverly Blvd & Council St.

Approved by City Engineer.
Deputy.

1. Purpose of PRESENT building Lunch Room Families Rooms 1
Store, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving Same Families Rooms
3. Owner (Print Name) L. A. Lattexner Phone TH 9427
4. Owner's address 600 S. main St
5. Certificated Architect C. R. Spink State License No. OK Teal Phone MO 19285
6. Licensed Engineer State License No. Phone
7. Contractor State License No. Phone
8. Contractor's address
9. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 1400
10. State how many buildings NOW on lot and give use of each. Lunch Room - Garages at rear
Residence, Hotel, Apartment House, or any other purpose.
11. Size of existing building 10 x 25 Number of stories high 1 Height to highest point 10'7"
12. Class of building C Material of existing walls Concrete Brick Exterior framework
Wood or Steel
Describe briefly and fully all proposed construction and work:
L-shaped addition to Lunch Room.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 24406	10-31-31 FOR DEPARTMENT USE ONLY			Fee 2.50
	Zone C 3 / Fire District No #3	Set Back 7'0 Ft.	Street Widening -0- Ft.	Stamp here when permit is issued. ISSUED NOV 16 1931 LOS ANGELES
	Plans and Specifications checked	Application checked and approved 11-16 Clerk.		
	Corrections verified Approved	For Plans See	Filed with	
PLANS DESTROYED Rec'd 11-31	Plans, Specifications and Application received	SPRINKLER Required / Valuation Included	Specified Yes / No	Inspector H. H. Bellmore

103

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 30 x 9 Size of Lot 52 x 125 Number of Stories when complete 1

Material of Foundation Concrete Size of Redwood Sill — x Width of Footing 21"

Depth Footing below ground 18" Width Foundation Wall 12" Material Exterior Walls Brick

Size of Exterior Studs x Size of Interior Bearing Studs x

Material of Floor Cement Joists: First Floor x Second Floor x

Material of Roof Composition Size of Rafters 2 x 4 Spacing 24" on center

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all of the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here L. A. Latterner
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application Gwynne	Fire District Gwynne	Set back ok	Termite Inspection ✓
Construction Gwynn	Zoning ok	Street Widening ok	Forced Draft Ventil.

(1)
REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here
(Owner or Authorized Agent)

(3)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here L. A. Latterner
(Owner or Authorized Agent)

REMARKS

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

1 DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" – "B" "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. ..... Block .....
(Description of Property)

Comm. on W. line of Vermont Avenue 1631.22 ft. S. from S. line of Beverly Blvd. then S. on said line 53 ft. with a uniform depth S. 89°46'15" W. 135 ft. part of N.E. ¼ of N.E. ¼ of Sec. 21 T. 1 S. R. W in

District No. ..... M. B. Page ..... F. B. Page .....

O. K. City Clerk By ..... Deputy

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

No. 211 N. Vermont Ave. Street
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

O. K. City Engineer By ..... Deputy

1. Purpose of Building Toilets No. of Rooms 2 No. of Families .....
2. Owner's name L. A. Latterner Phone TH. 9477
3. Owner's address 6000 S. Main St.
4. Architect's name (Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act) Phone .....
5. Contractor's name O. H. Fett Phone Y09951
6. Contractor's address 354 W. 59th Place
7. TOTAL VALUATION OF BUILDING (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 100.00 Lunch Stand
8. Any other building or permit for a building on lot at present? Yes How used? Garages
9. Size of proposed building 5'6" x 10' Size of lot 53 x 135 feet
10. Number of stories in height -1- Height to highest point 10'
11. Material of foundation Concrete Character of soil Red Loam
12. Material of exterior walls Brick
13. Material of interior construction Frame plastered
14. Material of floors Concrete
15. Material of roof Composition.
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? "C"

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign Here) L. A. Latterner
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp for issuance of permit is
14334	Plan Examiner	Clerk	RECEIVED JUN 20 1930 CITY CLERK

6-20

Harry Carpenter (5)

M Patton M.E.

PLANS

All Applications Must be Filled Out by Applicant

Bldg. Form 1 — PLANS AND SPECIFICATIONS and other data must also be filed

1 — BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" "B" "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

Lot No. ..... Block ..... (Description of Property)

Subdivision of Ambrosia Tract (E)

Rec't NE¼ Sec 24 T. 1 S. R 14 W

O. K. City Clerk ..... By ..... Deputy

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

District No. ..... M. B. Page ..... F. B. Page .....

No. 211 or 213 No Vermont Ave. Street (Location of Job)

Wm. Bunyan / Est

O. K. City Engineer ..... By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Sandwich store No. of Rooms 1 No. of Families .....
2. Owner's name C. J. Koerner Phone Du 74127
3. Owner's address 1052 S. Mariposa Ave
4. Architect's name ..... Phone .....
5. Contractor's name Same. Phone .....
6. Contractor's address .....
7. TOTAL VALUATION OF BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $500.00
8. Any other building or permit for a building on lot at present? No. How used? .....
9. Size of proposed building 10' x 26' Size of lot 53 x over 100 feet
10. Number of stories in height one Height to highest point 11'
11. Material of foundation Concrete Character of soil Adobe.
12. Material of exterior walls Brick.
13. Material of interior construction Wood with Shumaker wallboard.
14. Material of floors Concrete.
15. Material of roof Comp. on Wood.

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER 2/17 12.50

(Sign here) C. J. Koerner (Owner or Authorized Agent.)

2/23/27

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked, and found O. K.	Stamp here when permit is issued.
4884	Plan Examiner	2/23/27 Clerk	ISSUED FEB 23 1927 LOS ANGELES

PLANS # 3 Submitted

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

February 23, 1927. Building to be set back ten (10) feet from property for Vermont Widening. O.K. for Council Street Extension.

T. R. Prince
By R. N. Taylor.

Bldg will be set back 10' from present property line to allow for widening of Vermont Ave

V. E. Freeman

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE III A.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract
Present location of building: 225- No. VERMONT AVE. (House Number and Street)	
New location of building: SAME. (House Number and Street)	Approved by City Engineer
Between what cross streets: So. of BEVERLY	Deputy

USE INK OR INDELIBLE PENCIL

1. Use of existing building: STORE + LOFT. (Store, Dwelling, Apartment House, Hotel or other purpose) Families: Rooms:
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving: SAME. Families: Rooms:
4. Owner (Print Name): ELIZABETH L. KENNEY, C/O GENERAL MANAGEMENT CO. Phone:
5. Owner's Address: 666 So. CARONDELET, P. O.: L. A.
6. Certificated Architect: HAROLD W. BURTON. State License No.: Phone:
7. Licensed Engineer: State License No.: Phone:
8. Contractor: JACKSON BROTHERS. State License No.: Phone: DR 2133
9. Contractor's Address: 3475 W. 8TH ST.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.): $ 800.00
11. State how many buildings NOW on lot and give use of each: 1 (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building: x Number of stories high: Height to highest point:
13. Material Exterior Walls: (Wood, Steel or Masonry) Exterior framework: (Wood or Steel)
14. Describe briefly all proposed construction and work:

ALTER EXISTING FIRE ESCAPE TO CONFORM WITH REQUEST OF FIRE DEPARTMENT.

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY

PERMIT No. 18249

Inside Lot / Corner Lot: Key Lot / Corner Lot Keyed: Lot Size: Ft. rear alley / Ft. side alley: Cluster: Plat: 305

Plans and Specifications checked: [illegible]

Corrections verified: [illegible]

Plans, Specifications and Application reckoned and approved: [illegible]

For Plans See: Filed with:

Zone: C2 Fire District No. 3

Bldg. Line: No Ft. Street Widening: Ft.

Application checked and approved: [illegible] 10/5/44 Clerk

Conditions Imposed: None SPRINKLER Specified Required: Valuation Included Yes No

Stamp here when Permit is issued

Inspector:

PLANS Sheets [illegible]

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

DEPARTMENT OF BUILDING AND SAFETY

1 Application for the Erection of Buildings

CLASS ~~"A" "B"~~ "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, on any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

Lot No. Ark # (29) Block ....

(Description of Property)

Lot 29 Tract 2785 Ptn S. from E. & W. Alley of Vermont Ave and Parcel by Plat Beg at SE Cor Lot W 115 ft to N 50 ft to E 115 ft to S 50 ft to beg

O.K. City Clerk ... Deputy

TAKE TO FIRST FLOOR 242 SO. BROADWAY

ENGINEER PLEASE VERIFY

District No. 79 M. B. Page 9 P. B. Page 145

No. 221-223-225 N. Vermont Ave Street

(Location of Job)

2 - Flats 2 Rms & Bth

O.K. City Engineer ... By ... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Stores & Lodge No. of Rooms 5 No. of Families —
2. Owner's name Elizabeth L. Kennedy Phone —
3. Owner's address 701 Pacific Bldg.
4. Architect's name Geo. D. Cope Phone VA 9703
5. Contractor's name May & Greenwood Phone VA 9886
6. Contractor's address 520 E. 8th Street 40,000.00
7. TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 40000
8. Any other building or permit for a building on lot at present? No How used? —
9. Size of proposed building 50 x 136 Size of lot 50 x 136 feet
10. Number of stories in height 2 Height to highest point ....
11. Material of foundation Conc. Character of soil Hard Clays
12. Material of exterior walls Brick ✓
13. Material of interior construction Steel & wood ✓
14. Material of floors Cement & wood ✓
15. Material of roof Composition ✓

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign here) Geo. D. Cope

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Issued
385	O.K. O.K. Ray Plan Examiner	3/9/27 C Clerk	ISSUED MAR 9 1927

Mar. 9/27

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. OK OH Ray
CONSTRUCTION	O. K. Okg OK Ray
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. OK OH Ray

REMARKS

Building will be set back ten feet to allow for future widening of Belmont.

Lee L Boyle

237 - 241 N Vermont Ave

Application #: **02019 - 10000 - 01214**
Plan Check #:
Event Code:
Printed: 08/08/13 12:26 PM

Bldg-Demolition
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Issued on: 09/12/2002
Last Status: Permit Finaled
Status Date: 05/23/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
		NE 1/4 SEC 24 T1S R14W	41	NE 1/4 SEC 24 T1S R14W	138B197 436	5518 - 033 - 026

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 13
Community Plan Area - Wilshire
Census Tract - 2112.00
District Map - 138B197
Energy Zone - 9
Fire District - 2
Lot Cut Date - 05/10/1922
Near Source Zone Distance - 4.1
Thomas Brothers Map Grid - 594-A7

ZONES(S): C2-1

4. DOCUMENTS

ZI - ZI-1117	SPA - Vermont / Western Station Neighl	ORD - ORD-173964
ZI - ZI-1940	ORD - ORD-161116	CRA - ZI 1940 KOREATOWN
ZI - ZI-2286	ORD - ORD-173749	CPC - CPC-2000-1976-SP
ZA - ZA-1996-819-CUB	ORD - ORD-173963	AFF - AFF-16645

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
JKM PROPERTIES LLC — 4525 WILSHIRE BLVD 3 FLR — LOS ANGELES CA 90010

Tenant:

Applicant: (Relationship: Contractor)
IRENE TAYLOR - — 400 E. FLORENCE AVE. — LA, CA 90003 — (323) 299-1831

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office	(23) Demolition	DEMOLISH COMMERCIAL BLDG (20'-0"x 119'-0").

9. # Bldgs on Site & Use: 3 OF 3 TV= 39,000

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Victor Cuevas
OK for Cashier: Julio Zafra
DAS PC By:
Coord. OK:
Signature:
Date:

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845) Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 21901214**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $4,760 PC Valuation:

FINAL TOTAL Bldg-Demolition	250.28
Permit Fee Subtotal Bldg-Demolit:	130.00
Plan Check Subtotal Bldg-Demolit	90.00
E.Q. Instrumentation	1.00
O.S. Surcharge	4.42
Sys. Surcharge	13.26
Planning Surcharge	6.60
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: 02042 10000 27527 Total Bond(s) Due:

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

Payment Date: 09/12/02
Receipt No: LA04-068748
Amount: $250.28
Method: Check

2002LA33094

P020191000001214FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

02019 - 10000 - 01214

(P) Floor Area (/C). -2380 Sqft

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) T - L E C COMPANY	400 EAST FLORENCE AVENUE,	LOS ANGELES, CA 90003	C21	806396	(323) 299-1831

231 N Vermont Ave

Application #: **08048 - 10000 - 01007**
Plan Check #: B08LA05166 Printed: 08/08/13 12:28 PM
Event Code:

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 06/20/2008
Last Status: Permit Finaled
Status Date: 03/12/2009

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
		NE 1/4 SEC 24 T1S R14W	42	NE 1/4 SEC 24 T1S R14W	138B197 466	5518 - 033 - 032

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 2112.00	Lot Cut Date - 11/25/1925
LADBS Branch Office - LA	District Map - 138B197	Lot Cut Date - PRIOR-06/01/1946
Council District - 13	Energy Zone - 9	Methane Hazard Site - Methane Zone
Certified Neighborhood Council - Wilshire Center - Kore	Fire District - 2	Near Source Zone Distance - 4.1
Community Plan Area - Wilshire	Lot Cut Date - 02/07/1925	School Within 500 Foot Radius - YES

ZONES(S): C2-1

4. DOCUMENTS

ZI - ZI-1117 MTA Project	SPA - Vermont / Western Station Neighl	ORD - ORD-173964	CDBG - LARZ-Central City
ZI - ZI-1940 Wilshire Cntr/Koreatown R	PKLY - PKG-5646	DTRM - DIR-2003-3181-SPP	CDBG - SEZ-Los Angeles State Enterpr
ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-173749	CRA - ZI 1940 KOREATOWN	AFF - AFF-16645
TNI - East Hollywood	ORD - ORD-173963	CPC - CPC-2000-1976-SP	AFF - AFF-66445

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
LEE, DAI R AND DEBBI K TRS DAI AND 18035 MEDLEY DR ENCINO CA 91316

Tenant:

Applicant: (Relationship: Agent for Contractor)
KAMMI BETT - 7218 PIUTE CREEK DR CORONA, CA (909) 721-7934

7. EXISTING USE

PROPOSED USE
(19) Wall Sign

8. DESCRIPTION OF WORK
REMOVE EXISTING WALL SIGN INSTALL ILLUM WALL CHANNEL LETTERS 14.7 SQ LOGO; 27.6 SQ "HYUNDAI", 18.6 SQ "LA CITY" TOTAL 60.9 SQ

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Roger Hyun DAS PC By:
OK for Cashier: Armen Kaspar Coord. OK:
Signature: Date:

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845) Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231

For Cashier's Use Only **W/O #: 84801007**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $1,200 PC Valuation:

FINAL TOTAL Sign	150.86
Permit Fee Subtotal Sign	65.00
Plan Check Subtotal Sign	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	2.61
Sys. Surcharge	7.83
Planning Surcharge	4.92
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	17.00
Signs or Gas Tube Systems Fee	26.00
Electrical Service Fee	12.00
Control Devices Fee	10.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

Payment Date: 06/20/08
Receipt No: LA01218272
Amount: $150.86
Method: Refer to ACS

2008LA25756



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

08048 - 10000 - 01007

(P) # 282781: # of Faces: +3 Faces / Faces
(P) # 282780: # of Faces: +3 Faces / Faces
(P) # 282782: # of Faces: +3 Faces / Faces
(P) # 282780: Height from Grade: +11 Feet / Feet
(P) # 282782: Height from Grade: +11 Feet / Feet
(P) # 282781: Height from Grade: +11 Feet / Feet
(P) # 282780: Illuminated Sign
(P) # 282781: Illuminated Sign
(P) # 282782: Illuminated Sign
(P) # 282781: Sign Area: +27.6 Sqft / 27.6 Sqft
(P) # 282780: Sign Area: +14.7 Sqft / 14.7 Sqft
(P) # 282782: Sign Area: +18.6 Sqft / 18.6 Sqft
(P) # 282780: Sign Length: +5.5 Feet / Feet
(P) # 282782: Sign Length: +9.25 Feet / 9.25 Feet
(P) # 282781: Sign Length: +13.67 Feet / 13.67 Feet
(P) # 282780: Sign Width: +2.67 Feet / 2.67 Feet
(P) # 282782: Sign Width: +2 Feet / 2 Feet
(P) # 282781: Sign Width: +2 Feet / 2 Feet

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) CUMMINGS INCORPORATED THE INTE	1495 COLUMBIA AVENUE,	RIVERSIDE, CA 92507	C45	776822	(909) 721-7934

233 N Vermont Ave

Application #: **10020 - 70000 - 02386**
Plan Check #: X10SL04026 Printed: 08/08/13 12:29 PM
Event Code:

Nonbldg-New
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 10/14/2010
Last Status: Permit Finaled
Status Date: 11/15/2010

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
		NE 1/4 SEC 24 T1S R14W	42	NE 1/4 SEC 24 T1S R14W	138B197 466	5518 - 033 - 032

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 2112.00	Lot Cut Date - 11/25/1925
LADBS Branch Office - LA	District Map - 138B197	Lot Cut Date - PRIOR-06/01/1946
Council District - 13	Energy Zone - 9	Methane Hazard Site - Methane Zone
Certified Neighborhood Council - Wilshire Center - Kore	Fire District - 2	Near Source Zone Distance - 1.5
Community Plan Area - Wilshire	Lot Cut Date - 02/07/1925	School Within 500 Foot Radius - YES

ZONE(S): C2-1

4. DOCUMENTS

ZI - ZI-1117 MTA Project	SPA - Vermont / Western Station Neight	ORD - ORD-173799	CPC - CPC-2000-1976-SP
ZI - ZI-1940 Wilshire Cntr/Koreatown R	PKLY - PKG-5646	DTRM - DIR-2003-3181-SPP	CDBG - LARZ-Central City
ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-161116-SA28	CRA - ZI 1940 KOREATOWN	CDBG - SEZ-Los Angeles State Enterpr
TNI - East Hollywood	ORD - ORD-173749	CPC - CPC-1984-1-HD	AFF - AFF-16645

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
LEE, DAI R AND DEBBI K TRS DAI AND 18035 MEDLEY DR ENCINO CA 91316

Tenant

Applicant: (Relationship: Contractor)
PAUL CHON - (323) 846-2434

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(23) Fence Wall	6' fence and gate in front on (E) Commercial building

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Marleen Batson Coord. OK:
Signature: Date:

For inspection requests, call toll-free **(888) LA4BUILD** (524-2845). Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231

For Cashier's Use Only **W/O #: 02002386**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $6,300 PC Valuation:

FINAL TOTAL Nonbldg-New	196.12
Permit Fee Subtotal Nonbldg-New	130.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	1.32
O.S. Surcharge	3.17
Sys. Surcharge	9.50
Planning Surcharge	9.42
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	4.71
Green Building Fee	1.00
Permit Issuing Fee	27.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Payment Date: 10/14/10
Receipt No: SL15-142264
Amount: $196.12
Method: Cash

2010SL57853



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") 10020 - 70000 - 02386

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) GOLDEN GATE IRON WORKS INC	5513 MALABAR STREET,	LOS ANGELES, CA 90058	C23	655067	

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

PUBLIC COPY AVAILABLE

DIST. MAP: 138-198
ZONE: C-2
FIRE DIST.: II 100'
INSIDE: X
KEY:
COR. LOT:
REV. COR.:
LOT SIZE: 53 x 135
REAR ALLEY: 20'
SIDE ALLEY:
DG. LINE:
FFIDA.175: 9619
BLDG. AREA: 1314.0'
SPRINKLERS REQ'D SPECIFIED:

1. LEGAL LOT: See Attached — BLK. — TRACT
JOB ADDRESS: 211 N. Vermont — APPROVED: RB
2. BETWEEN CROSS STREETS: Beverly AND Council
3. PURPOSE OF BLDG.: Restaurant
4. OWNER: Amelia O. Ricci
5. OWNER'S ADDRESS: 805 N. Broadway
6. CERT. ARCH.: [redacted] — STATE LICENSE NUMBER: [redacted]
7. LIC. ENGR.: L. A. Wattis — STATE LICENSE NUMBER: 8338
R. E. Carter — STATE LICENSE NUMBER: 9931
8. CONTRACTOR: West Coast Bldg. Specialties — STATE LICENSE NUMBER: PO 51153 114383
9. SIZE OF NEW BLDG.: 74 x 19' — STORIES: 1 — HEIGHT: 12'
10. MATERIAL OF EXTERIOR WALLS: [x] WOOD [x] STUCCO [ ] METAL [ ] BRICK [ ] CONC. BLOCK [ ] CONCRETE

1 211 N. Vermont

VALIDATION: LA54743

TYPE	GROUP	MAX. OCC.
V	G-2	31 - Floor 8 - Others 39 - Total

DIST. OFFICE: L. A.
C. OF O. ISSUED:

Aug-30-56 72348 B - 2 CK 7.50
OCT--5-56 78950 C - 1
OCT--5-56 78951 C - 2 BP 36.00
S.P.C.
P. C. $7.50 S.P.C. $17.50

DWELL. UNITS: —
PARKING SPACES: —
GUEST ROOMS: —
FILE WITH:
CONT. INSP.: No

11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ ~~6750~~ 11,000

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED: [signature]

1. Subject to Health Dept. approval
2. Exist. shed to be demolished under separate permit

This Form When Properly Validated is a Permit to Do the Work Described

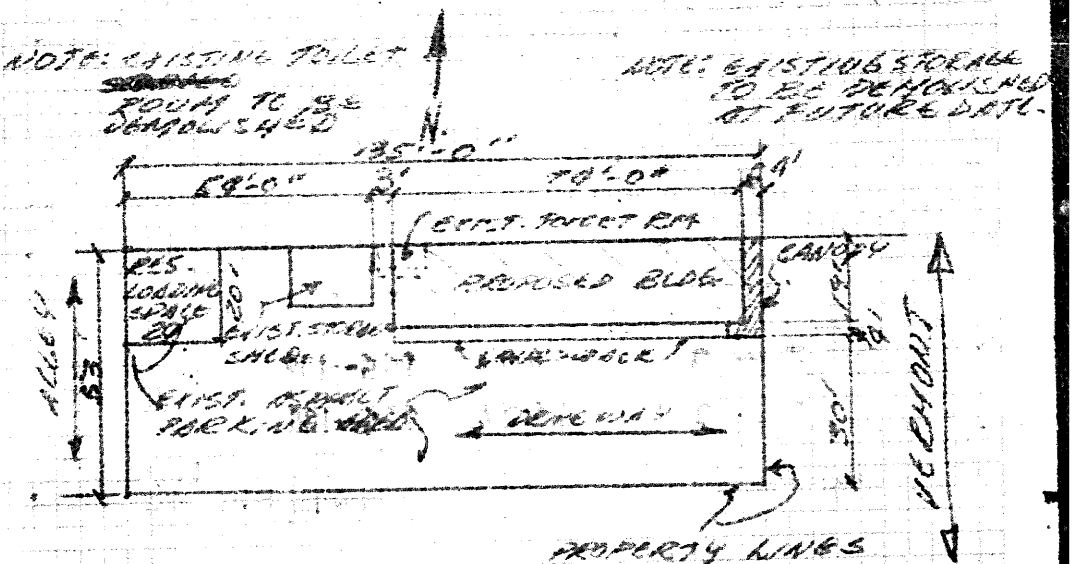
[signature]

VALUATION APPROVED: Nosse
APPLICATION CHECKED: Harper
PLANS CHECKED: Guzman
CORRECTIONS VERIFIED: Guzman
PLANS APPROVED: Rubin
APPLICATION APPROVED: Harper

Form 8-1 (3-56)

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION



APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

V3 101A-1

1. LEGAL LOT: NO LEGAL — BLK. — TRACT — DIST. MAP: 138-197
2. BUILDING ADDRESS: 211 North Vermont — APPROVED — ZONE: C-2
3. BETWEEN CROSS STREETS: Council AND BEVERLY — FIRE DIST.: II 150' INSIDE
4. PRESENT USE OF BUILDING: Vacant — NEW USE OF BUILDING: Demolish — KEY
5. OWNER: Mr. N.O. Ricci — PHONE — COR LOT — REV. COR
6. OWNER'S ADDRESS: 211 North Vermont — P.O. — ZONE — LOT SIZE: 53 X 135
7. CERT. ARCH — STATE LICENSE — PHONE
8. LIC. ENGR. — STATE LICENSE — PHONE — REAR ALLEY 20' — SIDE ALLEY
9. CONTRACTOR: West Coast Bldg. Spec. — STATE LICENSE: 114383 — PHONE — BLDG LINE
10. CONTRACTOR'S ADDRESS: 9201 South Broadway — P.O. — ZONE — AFFIDAVITS: 9W9
11. SIZE OF EXISTING BLDG: 18' x 30' — STORIES — HEIGHT — NO OF EXISTING BUILDINGS ON LOT AND USE — BLDG AREA
12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING — SPRINKLERS REQ'D. SPECIFIED — DISTRICT OFFICE: Cent.

3 211 North Vermont

VALIDATION NO. T.A57120 — CASHIER'S USE ONLY

TYPE	GROUP	MAX. OCC

NOV--5 96 84439 C — 1 CS 2.00

C. OF O. ISSUED

INSPECTOR

P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
NONE.		2 90			

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 150.00 — DWELL. UNITS
14. SIZE OF ADDITION — STORIES — HEIGHT — VALUATION APPROVED: F M Lech — PARKING SPACES
15. NEW WORK: EXT. WALLS — ROOFING: Demolish as per file X3695 — APPLICATION CHECKED: E-Engbert — GUEST ROOMS
PLANS CHECKED — FILE WITH
CORRECTIONS VERIFIED — CONT. INSP.: Sewer
PLANS APPROVED: F M Lech — B.A.P.: 137854
APPLICATION APPROVED: E-Engbert — INSP. Approval Init.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's compensation insurance.

SIGNED James Mallahoff

This Form When Properly Validated is a Permit to Do the Work Described.

Form B-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

E-12 C-OOLEY

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: ARB. 46	BLK.	TRACT: part of N.E. 1/4 of N.E. 1/4 of sect. 24 T 1S R 13W	DIST. MAP: 138-197
2. BUILDING ADDRESS: 211 North Vermont Avenue			APPROVED / ZONE: C2
3. BETWEEN CROSS STREETS: Council AND Beverly			FIRE DIST.: 1 (OC)
4. PRESENT USE OF BUILDING: Storage	NEW USE OF BUILDING: Demolish		INSIDE / KEY
5. OWNER: Retail Clerks Union Local 770	PHONE		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 223 North Vermont	P.O.	ZONE	LOT SIZE
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY: 20 / SIDE ALLEY
9. CONTRACTOR	STATE LICENSE	PHONE	BLDG. LINE
10. CONTRACTOR'S ADDRESS: West Coast Bldg. Specialties 9201 South Broadway	P.O. 114383	ZONE	AFFIDAVITS: 9617
11. SIZE OF EXISTING BLDG.: 20 X 18	STORIES: 1	HEIGHT: 10	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 storage 1 restaurant / BLDG. AREA
12. MATERIAL EXT. WALLS: [X] WOOD [ ] STUCCO [ ] METAL [ ] BRICK [ ] CONC. BLOCK [ ] CONCRETE	ROOF CONST.: [X] WOOD [ ] CONC. [ ] STEEL [ ] OTHER	ROOFING: compo	SPRINKLERS REQ'D. SPECIFIED
3 211 North Vermont Avenue		DISTRICT OFF.: LA	

VALIDATION: LA61512

CASHIER'S USE ONLY

TYPE	GROUP	MAX. OCC.
V	G	

JAN--9-57 01751 A — 1 CS 2.00

C. OF O. ISSUED

INSPECTOR

P.C.	S.P.C.	B.S.	I.F.	O.S.	C/O
Dove		7.50			

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $200.

14. SIZE OF ADDITION — STORIES — HEIGHT

15. NEW WORK: EXT. WALLS — ROOFING

Demolish rear storage

File X3695 No Plumbing

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

DWELL. UNITS	
VALUATION APPROVED	PARKING SPACES
APPLICATION CHECKED	GUEST ROOMS
PLANS CHECKED	FILE WITH
CORRECTIONS VERIFIED	CONT. INSP.
PLANS APPROVED	COMMERCIAL Bromfield
APPLICATION APPROVED	Comml #12

Form L-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: Par. of	BLK.	TRACT: N.E.¼ Sec 2411 S. B. 14 W.	DIST. MAP: 4582
2. BUILDING ADDRESS: 211 N. Vermont Ave		APPROVED: TB	ZONE: C-2
3. BETWEEN CROSS STREETS: Council AND Beverly Blvd.			FIRE DIST.: II 100'
4. PRESENT USE OF BUILDING: Cafe Bar B Q	NEW USE OF BUILDING: same		INSIDE X / KEY
5. OWNER: Vermont Bar B Q	PHONE: MA 66824	P.O. ZONE	COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 211 N. Vermont Ave			LOT SIZE
7. CEM. ASSN.		STATE LICENSE PHONE	
8. LIC. ENGR.: Gordon T. Farrell		STATE LICENSE: 9804 PHONE: VE 55273	REAR ALLEY 20 / SIDE ALLEY
9. CONTRACTOR: Advance Neon Sign Co.		STATE LICENSE: 127087 PHONE: MA 66824	BLDG LINE
10. CONTRACTOR'S ADDRESS: 960 N. Broadway		P.O. ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG.: 19 x 74	STORIES: 1	HEIGHT: 14'	NO OF EXISTING BUILDINGS ON LOT AND USE: 1	BLDG. AREA: 1405
12. MATERIAL EXT WALLS: X WOOD STUCCO; BRICK; CONC. BLOCK CONCRETE	ROOF CONST.: X WOOD CONC.; STEEL OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED

3 211 N. Vermont Ave — DISTRICT OFFICE: L. A.

VALIDATION: A62645 — CASHIER'S USE ONLY

JAN-24-57 04744 C — 2 CS 1.00

JAN-24-57 04745 C — 1 CS 3.00

TYPE | GROUP | SUBDIV. | OCC: S16M

C. OF O ISSUED

INSPECTOR

P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
7.-		3.00			

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 400.00

14. SIZE OF ADDITION — STORIES — HEIGHT

15. NEW WORK: EXT. WALLS — ROOFING
65.2 sq ft
roof sign

VALUATION APPROVED

APPLICATION CHECKED: Lophizena

PLANS CHECKED

CORRECTIONS VERIFIED

PLANS APPROVED

APPLICATION APPROVED: BKSchumaker

DWELL. UNITS

PARKING SPACES

GUEST ROOMS

DOLL WITH

CONT. INSP.

X3695

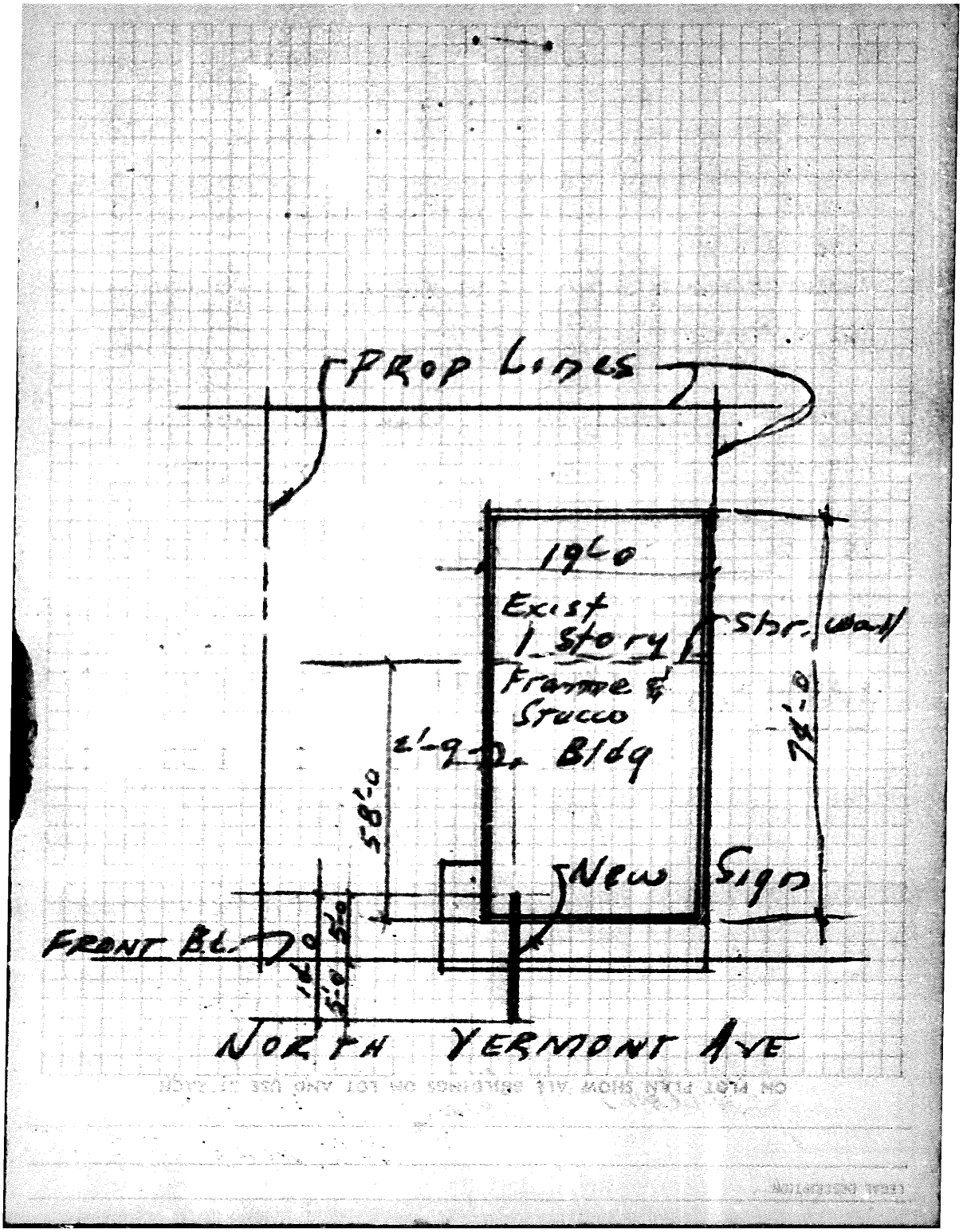
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED: Gordon T. Farrell

This Form When Properly Validated is a Permit to do the Work Described.

Form B 8147

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.


PROP LINES
19'-0
Exist
1 Story
Frame &
Stucco
Bldg
Shr. Wall
74'-0
58'-0
New Sign
FRONT BLD
16'-0
5'-0
NORTH VERMONT AVE

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP 138-197
JOB ADDRESS: 211 1/2 North Vermont Ave.		APPROVED	ZONE C-2
2. BETWEEN CROSS STREETS: Beverly Blvd. AND Council St.			FIRE DIST. II
3. PURPOSE OF BUILDING: Restaurant - auxilary kitchen			INSIDE KEY
4. OWNER: A. Ricci	PHONE		COR. LOT REV. COR.
5. OWNER'S ADDRESS	P.O.	ZONE	LOT SIZE 53 x 135
6. CERT. ARCH.	STATE LICENSE	PHONE	AREA ALLEY SIDE ALLEY
7. LIC. ENGR.	STATE LICENSE	PHONE	M.T.S. LINE
8. CONTRACTOR: West Coast Bldg. Specs.	STATE LICENSE 114383	PHONE PL 52155	
9. CONTRACTOR'S ADDRESS: 9201 South Broadway	P.O. L.A.	ZONE 3	AFFIDAVITS 9619

10. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
9 x 22	1	10'	1 - Restaurant	1980

11. MATERIAL — EXT. WALLS: ☒ WOOD ☐ STUCCO ☐ METAL ☐ BRICK ☐ CONC. BLOCK ☐ CONCRETE — ROOF CONST.: ☒ WOOD ☐ CONC. ☐ STEEL ☐ OTHER — ROOFING: Compo. — SPRINKLERS REQ'D. SPECIFIED

DISTRICT OFFICE: L. A.

1 211 1/2 N. VERMONT

VALIDATION: LA90055

CASHIER'S USE ONLY

DEC-27-57	73865	B — 2 CS	3.00
JAN--3-58	00517	C — 1 CK	8.40

TYPE V — GROUP G-2 — MAX. OCC 2

C. OF O. ISSUED

INSPECTOR

F.C.	S.F.C.	B.P.	I.F.	O.S.	C/O
3.00		8.40			

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1750.00

DWELL. UNITS

VALUATION APPROVED

PARKING SPACES

APPLICATION CHECKED COOKE ASN

GUEST ROOMS

PLANS CHECKED

FILE WITH

CORRECTIONS VERIFIED

CONT. INSP.

PLANS APPROVED

APPLICATION APPROVED

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

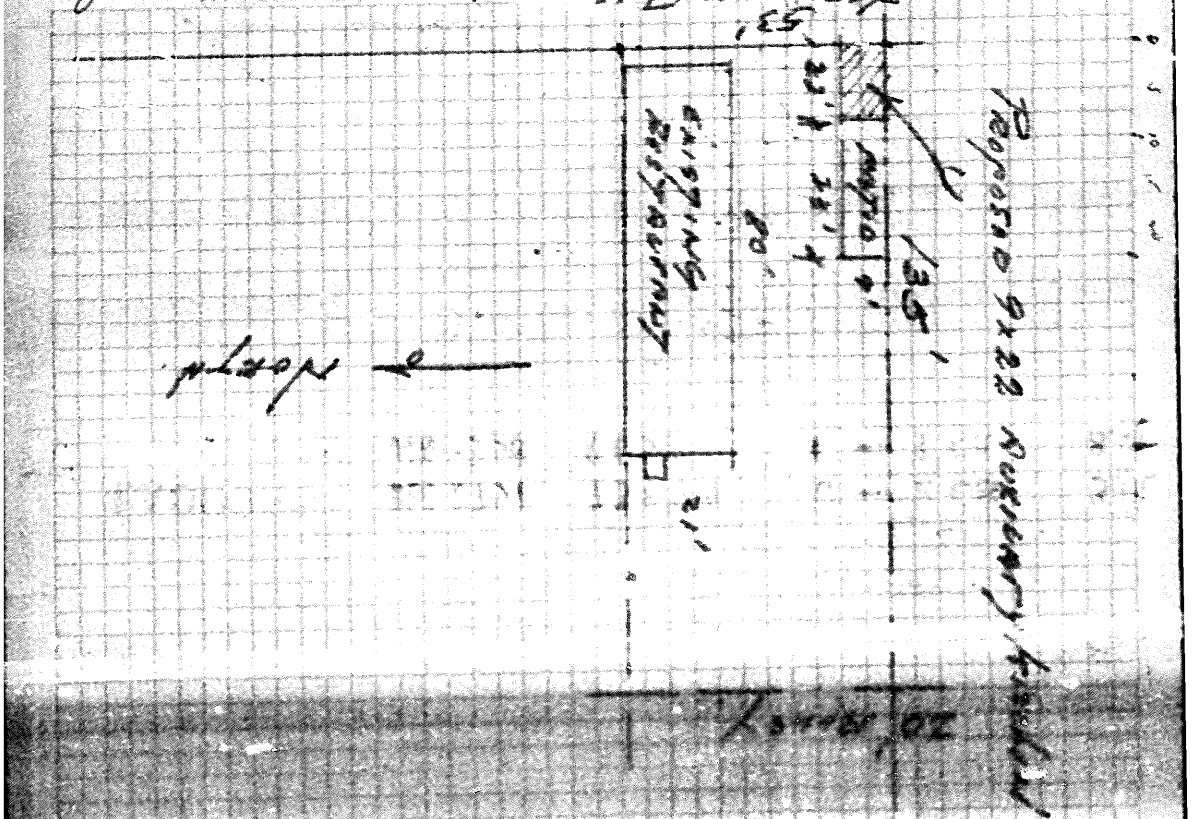
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described.

Form DI C83 (1/57) INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

LEGAL DESCRIPTION That part of Sec 24 T. 1. S Range 14 W described as follows: Comm. 116 ft. N from N.W. corner of Vermont & Conn. Ct. Thence N 53 ft with a uniform depth of 135 ft. W to N. East 1/4 of

ON PLOT PLAN SHOW ALL BUILD[illegible] OF EACH



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3a

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: Pt	BLK: 9	TRACT: NE¼ Sec 24 T1S R14W		DIST MAP: 138-197
2. BUILDING ADDRESS: 211 No. Vermont Ave.			APPROVED: ER	ZONE: C-2-2/R-4-2
3. BETWEEN CROSS STREETS: Beverly Blvd. AND Edgeware St.				FIRE DIST: 1-60/70/100
4. PRESENT USE OF BUILDING: Cafe	NEW USE OF BUILDING: Same			INSIDE KEY
5. OWNER: Richard's Good Food		PHONE		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: 211 No. Vermont Ave.		P.O.	ZONE	LOT SIZE: BLOCK
7. CERT ARCH		STATE LICENSE	PHONE	
8. LIC. ENGR		STATE LICENSE	PHONE	REAR ALLEY 20' / SIDE ALLEY
9. CONTRACTOR: G.M. Neon		STATE LICENSE: 133310	PHONE: Th. 29356	BLDG. LINE: X
10. CONTRACTOR'S ADDRESS: 270 W. Spazier St.		P.O.: Burbank	ZONE	AFFIDAVITS: 2A-82659 9619

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	DISTRICT OFFICE
20' x 65'	1	14'		L.A.

3 211 No. Vermont Ave.

12. MATERIAL EXT. WALLS					ROOF CONST.				ROOFING	SPRINKLERS REQ'D. SPECIFIED
☒ WOOD	☐ METAL	☐ CONC. BLOCK			☐ WOOD	☐ STEEL				
☐ STUCCO	☐ BRICK	☐ CONCRETE			☐ CONC.	☐ OTHER				

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $175.00			BLDG. AREA
14. SIZE OF ADDITION: 3' x 5' - Sign.	STORIES	HEIGHT	VALUATION APPROVED: Chu
15. NEW WORK: (DESCRIBE) Metal Neon Proj. Sign.	EXT. WALLS	ROOFING	APPLICATION CHECKED: Yoshikura
			PLANS CHECKED
			CORRECTIONS VERIFIED
			PLANS APPROVED
			APPLICATION APPROVED

DWELL. UNITS / PARKING SPACES / GUEST ROOMS / FILE WITH / CONT. INSP / INSPECTOR

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED: Helen Avery Agent

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I/F	O.S.	C/O
P801	Sign		NONE		2.00			

VALIDATION — CASHIER'S USE ONLY

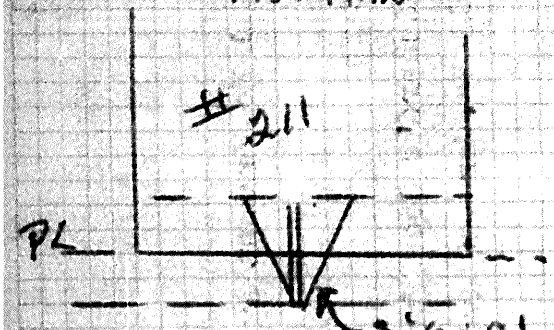
LA28936 APR--9-59 23168 C — 1 CK 2.00

~~code X2695~~

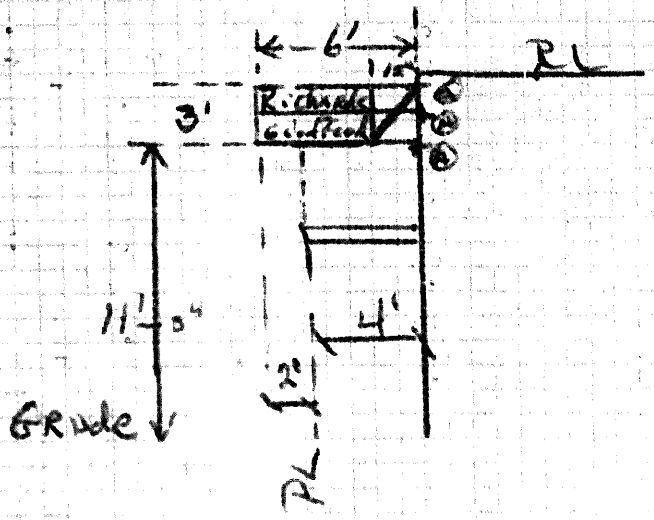
This Form When Properly Validated is a Permit to Do the Work Described.

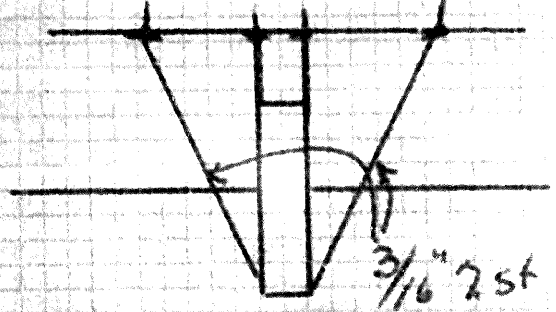
No Reference to C-2-S Restrictions

Plot Plan



Materials incombustible





④ = 2" x 2" x 1/4" L iron w/ 1/2" x 4" Lags & clips into wood studs.

Sign Not to be within 500' of Freeway or visible from same.

All 6'-2" Rock-Ave. Strip C-1 or R-3 135 feet back - along Vermont is sod

ON PLOT PLAN SHOW ALL BUILDINGS ON SAME

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: See Over	BLK.	TRACT		DIST. MAP: 138-197
2. BUILDING ADDRESS: 211 No. Vermont			APPROVED: CG	ZONE: C-2-1
3. BETWEEN CROSS STREETS: Beverly Blvd. AND Council St.				FIRE DIST.: II 100
4. PRESENT USE OF BUILDING: Cafe	NEW USE OF BUILDING: Same			INSIDE KEY
5. OWNER: Lillian Ford		PHONE: DU 74888		COR. LOT / REV. COR.
6. OWNER'S ADDRESS: Above		P.O.: L. A.	ZONE: 4	LOT SIZE: no legal
7. CERT. ARCH.		STATE LICENSE	PHONE	20
8. LIC. ENGR.: Geo. Fosdyke		STATE LICENSE	PHONE: HU 25480	REAR ALLEY / SIDE ALLEY
9. CONTRACTOR: Air Vent Awning Co.		STATE LICENSE: 170711	PHONE: WE 66146	BLDG. LINE
10. CONTRACTOR'S ADDRESS: 136 So. La Brea Ave.		P.O.: L. A.	ZONE: 36	AFFIDAVITS: 9619
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	

SEWER (Available) (Not Available)

3 211 North Vermont

DISTRICT OFFICE: L. A.

12. MATERIAL: EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE; ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED	CRITICAL SOIL
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 250.00		BLDG. AREA	
14. SIZE OF ADDITION: 45' x 3' — STORIES — HEIGHT	VALUATION APPROVED: Eth	DWELL. UNITS	
15. NEW WORK: (Describe) Aluminum awning addition — EXT. WALLS — ROOFING	APPLICATION CHECKED: Cooke	SPACES PARKING	
	PLANS CHECKED:	GUEST ROOMS	
	CORRECTIONS VERIFIED	FILE WITH	
	PLANS APPROVED	CONT. INSP.	
	APPLICATION APPROVED: Eth	INSPECTOR	

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed: Air-Ventilyn Co. By H. Gerhart

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Awn.			24			3			

CASHIER'S USE ONLY

LA53510	FEB-16-60	09220	C — 2 CS 1.25
	FEB-16-60	09221	C — 1 CS 5.00

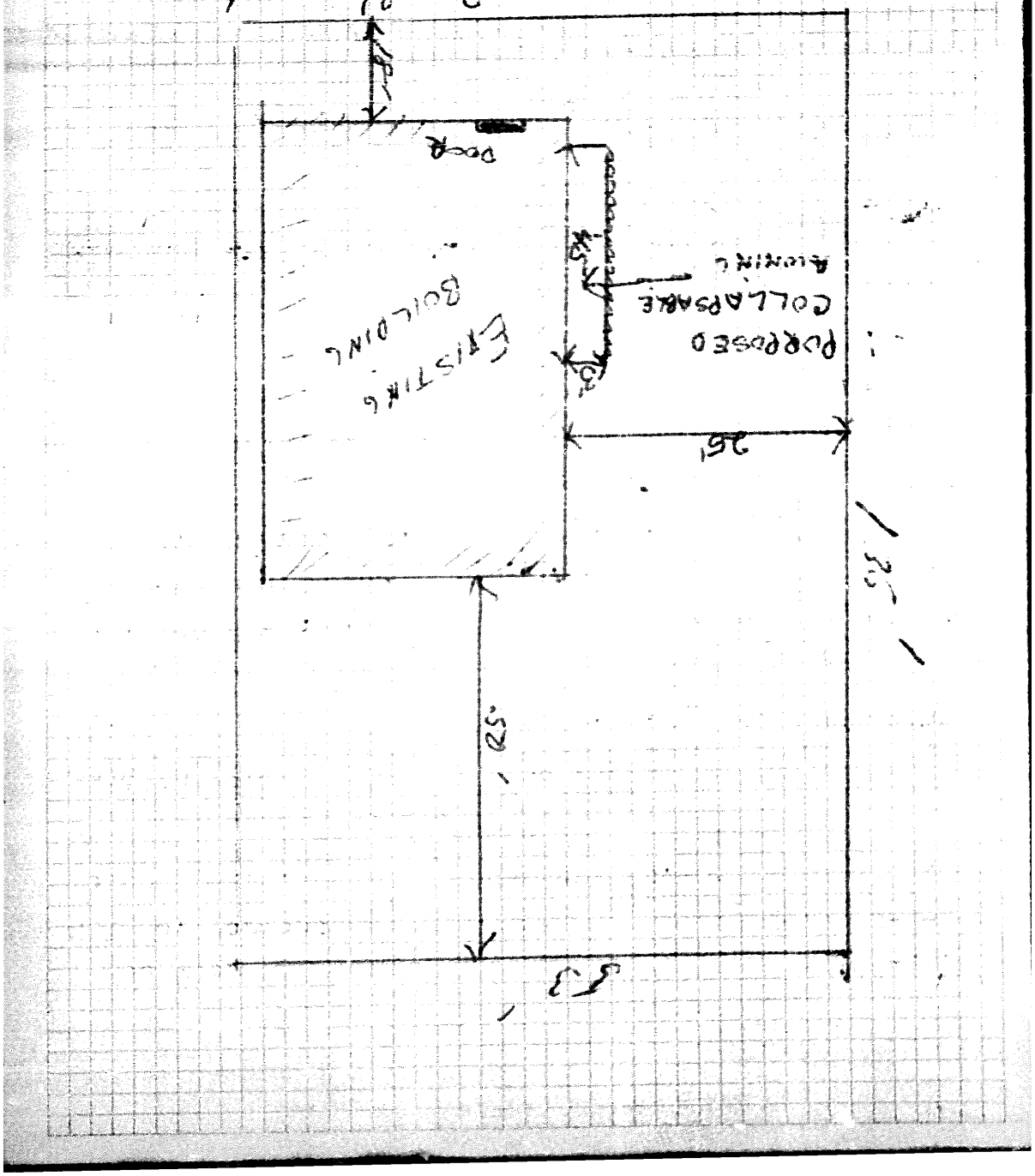
P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

LEGAL DESCRIPTION

Part of Part of NE ¼ Sec. 24 T 1 S R 14 WSBBM

Com 212 ft S from SE. cor of Fr Lot 1, Tract #6535
th S 53 ft with a uniform depth of 135 ft W in N.E¼ of

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. — LOT — BLK. — TRACT

ADDRESS APPROVED

2. BUILDING ADDRESS: 211½ N. Vermont

DIST. MAP: 138-197

3. BETWEEN CROSS STREETS: Counell AND Beverly

ZONE: C-2-2

4. PRESENT USE OF BUILDING: ~~Garage~~ Stand — NEW USE OF BUILDING: ~~Store~~ Hamburger Stand

FIRE DIST.: II

5. OWNER'S NAME: Lillian & Russell Ford — PHONE

INSIDE

KEY

6. OWNER'S ADDRESS: 267 S. New Hampshire — P. O. — ZONE

COR. LOT

REV. COR.

7. CERT. ARCH. — STATE LICENSE — PHONE

LOT SIZE: no legal

8. LIC. ENGR. — STATE LICENSE — PHONE

9. CONTRACTOR: ~~Owner~~ Owner — STATE LICENSE — PHONE

REAR ALLEY

SIDE ALLEY

10. CONTRACTOR'S ADDRESS — P. O. — ZONE

BLDG. LINE

11. SIZE OF EXISTING BLDG. — STORIES — HEIGHT — NO. OF EXISTING BUILDINGS ON LOT AND USE

BLDG. AREA: N.C.

DISTRICT OFFICE: L.A.

SEWER (Available) (Not Available)

CRITICAL SOIL

3 211½ N. Vermont

12. MATERIAL: EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING

SPRINKLERS REQ'D. SPECIFIED: —

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 100.00

VALUATION APPROVED

AFFIDAVITS: —

14. SIZE OF ADDITION: 8'x36' hood over grill — STORIES — HEIGHT

APPLICATION CHECKED: Scott*

15. NEW WORK: (Describe) — EXT. WALLS — ROOFING

PLANS CHECKED

DWELL. UNITS: —

Connectin hood & exhaust duets & ~~vent~~ fan over grill.

CORRECTIONS VERIFIED

SPACES PARKING: —

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

PLANS APPROVED

GUEST ROOMS: —

Signed: Russell L Ford

APPLICATION APPROVED

FILE WITH: —

This Form When Properly Validated is a Permit to Do the Work Described.

INSPECTOR

CONT. INSP.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
V	G-2	—	10	—	—	2.00			

CASHIER'S USE ONLY

LA 1870

NOV-2061 #79096 A — 2 CB 1.00

NOV-2061 #79097 A — 1 CB 2.00

P.C. No. 9971 GRADING ____ CRIT. SOIL ____ CONS. ____

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

Entry

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. — LOT: [illegible] BLK. [illegible] TRACT [illegible]

2. BUILDING ADDRESS: 211 N. Vermont Ave.

3. BETWEEN CROSS STREETS: Council St. AND Beverly Blvd.

4. PRESENT USE OF BUILDING: Cafe — NEW USE OF BUILDING: Cafe

5. OWNER'S NAME: Lillian's Good Food — PHONE

6. OWNER'S ADDRESS: Same — P.O. — ZONE

7. CERT. ARCH. — STATE LICENSE — PHONE

8. LIC. ENGR. NONE — STATE LICENSE — PHONE

9. CONTRACTOR: Wong's Neon — STATE LICENSE: 100427 — PHONE: RI7-9815

10. CONTRACTOR'S ADDRESS: 3018 S. Broadway — P.O. L. A. 7 — ZONE

11. SIZE OF EXISTING BLDG.: 20x60 — STORIES: 1 — HEIGHT: 14 — NO. OF EXISTING BUILDINGS ON LOT AND USE: 1

3 211 N. Vermont Ave.

12. MATERIAL: EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING: Comp

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 200.00 — VALUATION APPROVED

14. SIZE OF ADDITION — STORIES — HEIGHT — APPLICATION CHECKED

15. NEW WORK: (Describe) EXT. WALLS — ROOFING — PLANS CHECKED

Replace exist. sign with 15 sq ft
2 DF P.oj. Roof Sign on Post

CORRECTIONS VERIFIED — PLANS APPROVED — APPLICATION APPROVED — INSPECTOR

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed Jerry N. Wong

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.S.	I.F.	O.S.	C/O
Sign			1.00			2.00	10.00		

11-14-62 Paid OK J.O. 32001

CASHIER'S USE ONLY

NOV-14-62	70534	ML — 2 CK	1.00
NOV-14-62	70535	ML — 1 CK	12.00

P.C. No. 9632 GRADING ——— CRIT. SOIL ——— CONS. Yes

SEWER (Available) (Not Available)

ADDRESS APPROVED

DIST. MAP 134-197

ZONE C2-2

FIRE DIST. 2/100' INSIDE

KEY

COR. LOT

REV. COR.

LOT SIZE Incomplete Legal

REAR ALLEY 20

SIDE ALLEY

BLDG. LINE

BLDG. AREA

DISTRICT OFFICE L.A.

CRITICAL SOIL

SPRINKLERS REQ'D. SPECIFIED

AFFIDAVITS

DWELL. UNITS

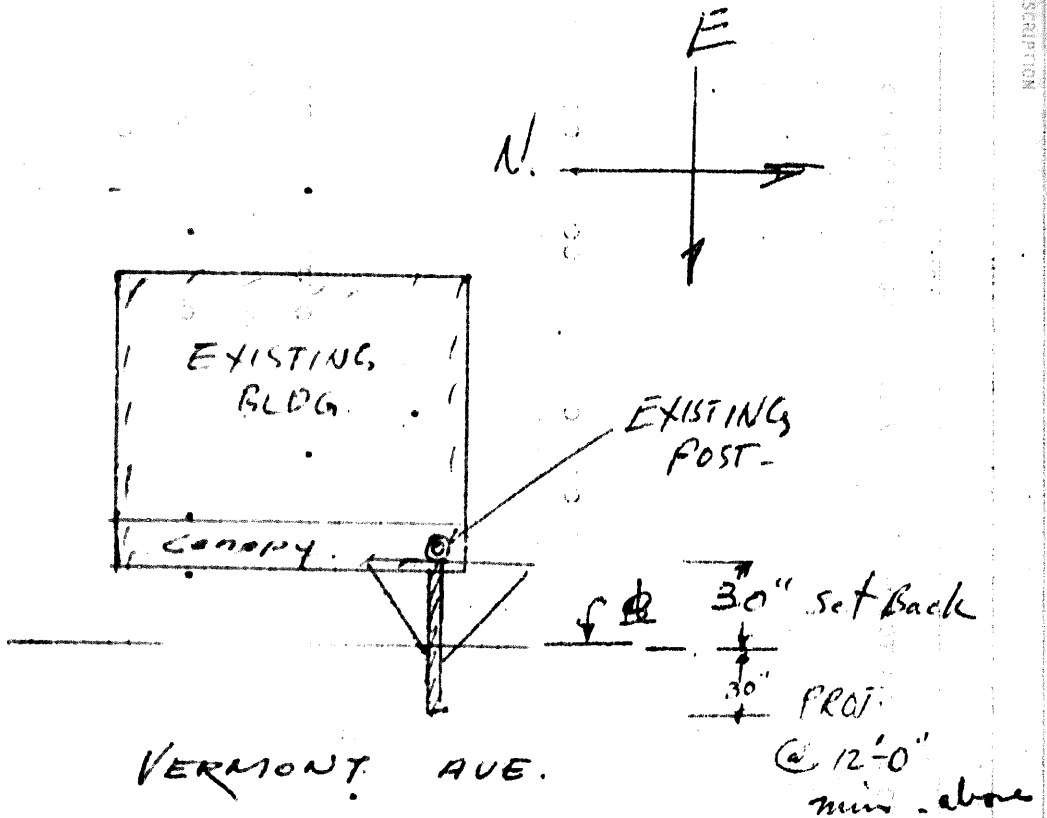
SPACES PARKING

GUEST ROOMS

FILE WITH

CONT. INSP.

This permit is an application for inspection and not an approval or an authorization of the work specified herein. This permit does not authorize or permitting the violation of any City ordinance or law. Neither the City of Los Angeles, nor any board, officer or employee thereof makes any warranty as to the work authorized by this permit or to the adequacy or safety of any structure, equipment or device regulated by this permit. The person to whom this permit is issued, or his agent, shall indemnify and hold harmless the City of Los Angeles, its boards, officers and employees from all claims, demands or actions arising or alleged to arise out of the issuance of this permit or the doing of any work that is performed under this permit, including claims or actions arising or alleged to arise out of the failure of any person to comply with any applicable law, whether the City of Los Angeles, or any board, officer or employee thereof is named as a party to such claim or action or not. The person to whom this permit is issued, or his agent, shall defend at his own expense any claim or action against the City of Los Angeles, its boards, officers or employees arising or alleged to arise out of the issuance of this permit or the doing of any work that is performed under this permit, including claims or actions arising or alleged to arise out of the failure of any person to comply with any applicable law, whether the City of Los Angeles, or any board, officer or employee thereof is named as a party to such claim or action or not. The person to whom this permit is issued, or his agent, shall reimburse the City of Los Angeles for all expenses incurred in the defense of any such claim or action within 10 days after receipt of any demand therefor from the City Attorney of the City of Los Angeles.



LEGAL DESCRIPTION

APPLICATION FOR INSPECTION OF SIGNS

S CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — B&S B-5—(R1 76)

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR	LOT: Part of NE¼ Sec. 24, T. 1S., R14W	BLK.	TRACT	DIST. MAP: 138-197; CENSUS TRACT: 2112.00
2. TYPE OF SIGN OR NEW WORK	☐ RESIDENTIAL ☐ COMMERCIAL: dg 2- face plastic (on existing post)			ZONE: C2-2; FIRE DIST.: 2
3. JOB ADDRESS	211 N. Vermont Ave.			LOT (TYPE): cor
4. BETWEEN CROSS STREETS	Concel	AND: Beverly		LOT SIZE: inc legal
5. OWNER'S NAME	Andre's Used Cars	PHONE		
6. OWNER'S ADDRESS	same	CITY: LA	ZIP	
7. ARCHITECT OR ENGINEER	J. Lynch	BUS LIC. NO: CE6085	ACTIVE STATE LIC. NO. / PHONE	ALLEY: 20'R
8. QUALIFIED INSTALLER	H.L. Edward	BUS LIC. NO: C10 44320	ACTIVE STATE LIC. NO. / PHONE	BLDG. LINE: /
9. INSTALLER'S ADDRESS	1506 W. Manchester Ave.	CITY	ZIP: 90047	AFFIDAVITS: lot cut prior to 6/1/46

10. SIZE OF EXISTING BUILDING WIDTH / LENGTH	TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.	
11. SIZE OF SIGN: 4X8	TOTAL COPY AREA: 64SF	OVERALL HEIGHT: 24'	FROM GRADE	FROM ROOF	
12. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME: angle/mtl	FRAME OF COPY: metal		SURFACE OF SIGN: plas	

S

13. JOB ADDRESS: 211 N. Vermont Ave — DIST. OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN: ~~$200~~ 1800 — GRADING: /

15. TYPE OF SIGN OR NEW WORK: plastic D/Faces — ☐ SINGLE FACE ☑ DOUBLE FACE — CONS.: /

16. ILLUMINATION: ☐ NONE ☑ INTERNAL ☐ EXTERNAL — ☐ FLASHING ☐ REVOLVING ☐ OTHER: none — ZONED BY: johnson

17. NO. OF SIGNS OR GAS TUBE SYSTEMS: / — NO. OF ADDITIONAL BRANCH CIRCUITS: / — NO. OF CONTROL DEVICES: / — FREEWAY CLEARANCE: signed stamp 4/5/77

CLEARANCES AND/OR APPROVALS REQUIRED	Yes	No	ELECTRICAL PERMIT FEES		PLANS CHECKED	DATE
FREEWAY SURVEY	☐	☑	SIGNS/G.T. SYSTEMS	5.50	PLANS APPROVED	
TRAFFIC DEPT.	☐	☑	ADDITIONAL CIRCUITS		APPLICATION APPROVED	FILED WITH
BOARD	☐	☑	CONTROL DEVICES		CONT. INSP.	INSP. ACTIVITY E: Elc. fab.
			BLDG. PERMIT	17.80		INSPECTOR
			ISSUING FEE	7.		
P.C. 1512			S.P.C.		E.P. TOTAL 30.30	I.F. [redacted] G.P.I.

P.C. NO. — PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION HAS NOT COMMENCED. — TYPIST: SJ

CASHIER'S USE ONLY

APR--7-77 70366 S •42574 S — 6 CK 15.13

APR--7-77 70367 S •42574 S — 2 CK 84.30

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval of an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: [signature] (Owner or Agent having Property Owner's Consent) — Signature/Date

Bureau of Engineering	ADDRESS APPROVED	RJA 4-5-77
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐	
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	
Board of Building and Safety Commissioners File #		

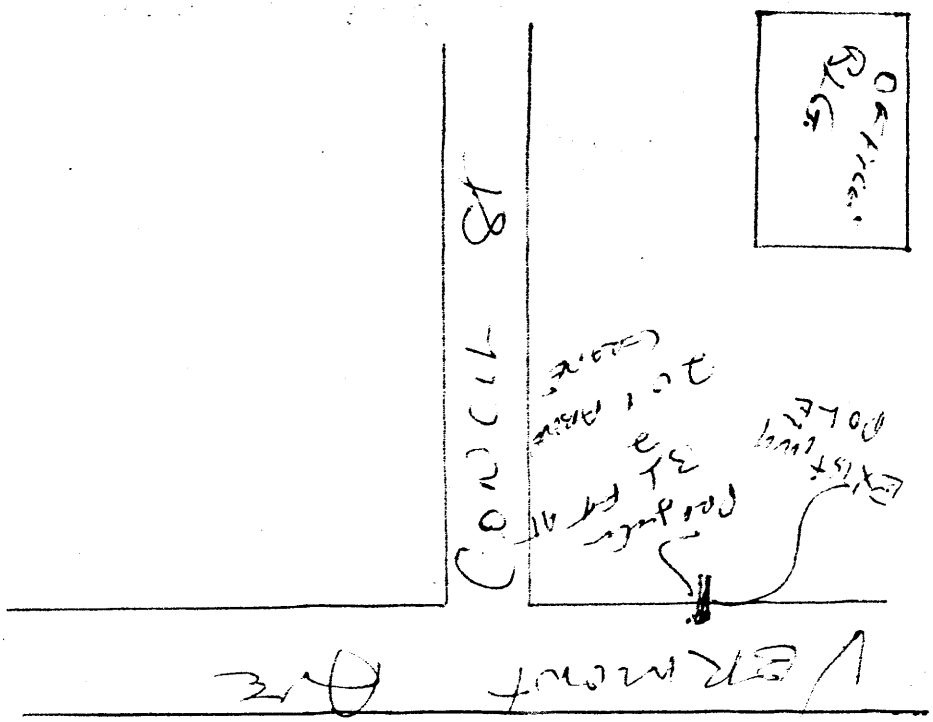
WORKMAN'S COMPENSATION CERTIFICATION

1. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California, or
2. I certify that if I am subject to workmen's compensation laws, I have on file, or will file within 15 days following the issuance date of this permit, with the Department of Building and Safety of the City of Los Angeles one of the following:
   a) A certificate of consent to self-insure issued by the Director of Industrial Relations, or
   b) A certificate of workmen's compensation insurance issued by an admitted insurer, or
   c) An exact copy or duplicate thereof certified by the director or insurer.

agent 4-5-77
SIGNED TITLE DATE

I certify that no portion of this sign will be visible from the main traveled roadway of any existing or route adopted freeway that is within 2.0[illegible] of this sign location. I further understand that [illegible] permit may be revoked and the sign required to be [illegible] or removed should field inspection reveal freeway visibility.

Signed _____
Owner or Authorized Agent



CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1 APPLICATION FOR INSPECTION 0 7 6 0 0 3 0 0 9 2 OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT Pt. of NE¼ W.S.B.B. M	BLOCK Sec. 24	TRACT T. 1S. R. 14	COUNCIL DISTRICT NO. 4	DIST. MAP 138-197
					CENSUS TRACT 2112.00
2. PURPOSE OF BUILDING (13)	Commercial/Office/Storage				ZONE C2-2
3. JOB ADDRESS	211 N. Vermont Ave.				FIRE DIST. II
4. BETWEEN CROSS STREETS	Temple	AND	Council St.		LOT TYPE Int.
5. OWNER'S NAME	Domenicol Cocco		PHONE 480-8760		LOT SIZE Legal OK
6. OWNER'S ADDRESS	2906 Jolly Dr.	CITY Burbank	ZIP 91504		53x135
7. ENGINEER	Phillip Ashamalah	BUS. LIC. NO. SE 1890	ACTIVE STATE LIC. NO.	PHONE 933-1298	ALLEY 20' rear
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY	ZIP		AFFIDAVITS
10. CONTRACTOR	Green View Const.	BUS. LIC. NO. B-344343	ACTIVE STATE LIC. NO.	PHONE 489-2961	PR 46
11. SIZE OF NEW BLDG. WIDTH 16 LENGTH 42	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE Rest/stor		
12. MATERIAL OF CONSTRUCTION →	EXT. WALLS stucco	ROOF comp	FLOOR conc		
1 13. JOB ADDRESS	211 N. Vermont Ave.			STREET GUIDE	DISTRICT OFFICE LA
1 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 33,600				SEISMIC STUDY ZONE
16x42 one story bldg., for off/stor					GRADING — FLOOD — HWY. DED. — COND. Yes
PURPOSE OF BUILDING (13) Off/Stor				STORIES 1	HEIGHT 17' ZONED BY Masabki FILE WITH
TYPE V	OCCUP. GROUP G-1	FLOOR AREA 672#	PLANS CHECKED White		
DWELL UNITS	MAX. OCC.	TOTAL	APPLICATION APPROVED Mise		TYPIST db
GUEST ROOMS /	PARKING REQ'D one	PARKING PROVIDED STD. — COMP.	INSPECTION ACTIVITY CONST. — FIRE — MAJ. S. — CONS.		INSPECTOR

BASE FEE	$177.65	CONT. FEE		
S.F.C.		Exempt		
B.S.	209	S.I.	2.38	Claims for refund of fees paid on permits must be filed within one year from date of payment of fees or, if issued as a result of cancellation of building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC
U.F.		D.S.S.	7.78	
G.S.		S.M.S.		
DIST. OFFICE	LA	C/O	SPRINKLERS	
P.C. NO.			ENERGY Yes	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C				177.65 B= C	
C				209.00 BP=A	
C				6.00 PL/R	
C				2.38 S.I.	
C				7.78 D.S.	
C				36.60 CONS	
0	239	4	01/07/86	409.81 CHTO	

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 1/3/86 Lic. Class B Lic. Number 344343 Contractor X Thomas Cheng (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company Pacific Employers Ins. Co.

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 1/3/86 Applicant's Signature Thomas Cheng

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Thomas Cheng (Owner or agent having property owner's consent) Co-owner Position 1/3/86 Date

Nd Reg'd. 0 0 5 0 0 0 9 3

1-4-85

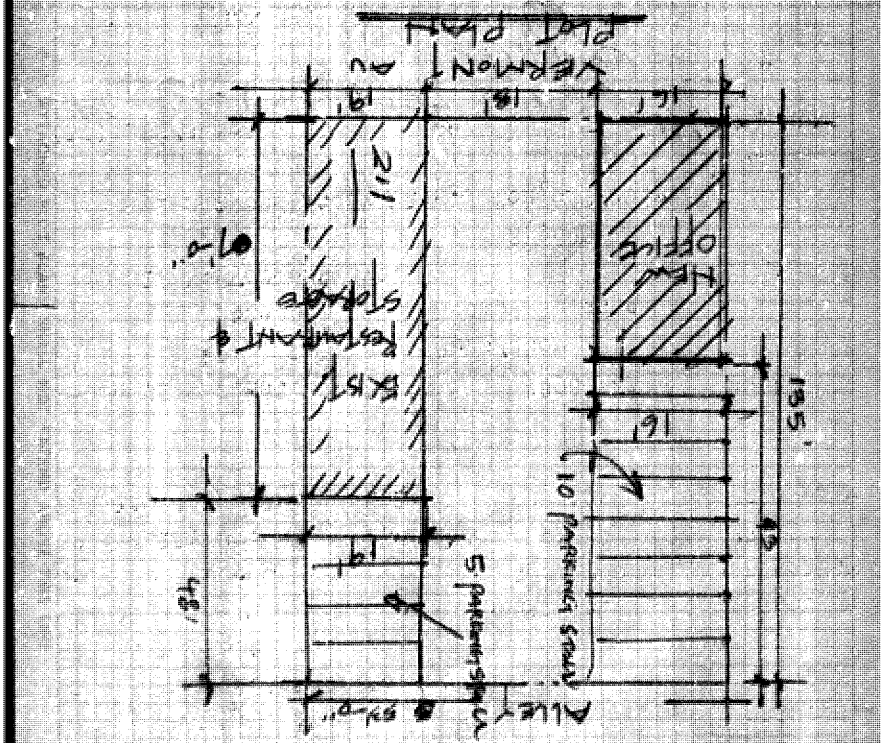
<4582-2>

1-2-85

C-85-1000

1433

Disp 1/3/85



3 **APPLICATION FOR INSPECTION** — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — 0 7 0 0 0 2 0 0 1 4 0

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Ft. of NE¼ Sec. 24,	BLOCK	TRACT T. 18 R. 14 W.S.B.B. 19	COUNCIL DISTRICT NO. 4	DISTRICT 150-197
					CENSUS TRACT 2112.00
2. PRESENT USE OF BUILDING (16 Comm/Storage		NEW USE OF BUILDING ( ) Same			ZONE C2-2
3. JOB ADDRESS 211 N. Vermont Ave					FIRE DIST. II
4. BETWEEEN CROSS STREETS Temple		AND Counsil St.			LOT TYPE Int.
5. OWNER'S NAME Domenicol Cocco			PHONE 480-8760		LOT SIZE legal ok 53x135
6. OWNER'S ADDRESS 2906 Jolly Dr.	CITY Burbank		ZIP 91504		ALLEY 20' rear
7. ENGINEER Phillip Ashamalah	BUS. LIC. NO. SE1890	ACTIVE STATE LIC. NO. 933-1298	PHONE		BLDG. LINE —
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS Pr 46
10. CONTRACTOR Green View Const.	BUS. LIC. NO. B-344343	ACTIVE STATE LIC. NO. 489-2961	PHONE		

11. SIZE OF EXISTING BLDG. WIDTH 19	LENGTH 36	STORIES 1	HEIGHT 11	NO. OF EXISTING BUILDINGS ON LOT AND USE 1		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS stucco	ROOF comp	FLOOR conc			
3 13. JOB ADDRESS 211 N. Vermont Ave				STREET GUIDE	DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING			$ 15,000.00		SEISMIC STUDY ZONE —	
15. NEW WORK (Describe) 19 x 36 one story bldg. for/storage					GRADING —	FLOOD —
Revise Ref PLAN # MAKE ONE BLDG					HWY. DED. —	CONS. —
NEW USE OF BUILDING Same	SIZE OF ADDITION		STORIES	HEIGHT	ZONE(S) BY yes	

TYPE V-N	GROUP OCC.	FLOOR AREA	PLANS CHECKED Miller		FILE WITH 74360-FS	
DWELL UNITS	MAX. OCC.	TOTAL	APPLICATION APPROVED Miller		TYPIST V.V.	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS.		INSPECTOR	

P.C. 1360	G.P.I.	CONT. INSP.			B & S B-3 (R1 83)
S.P.C.	P.M.				
B.P. 16.00	E.I. 0.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	O.S.S.				
O/S	S.O.S.S. 7.00				
DIST. OFFICE	O/O	SPRINKLERS REQ'D SPEC.			
P.C. NO.		ENERGY			

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C 15.50 0.00
C 16.00 BP-R
C .50 E.I.
C 1.00 OSS
6261 0001
02772 4 01/01/85 31.10 CHTQ

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 1/31/85 Lic. Class B Lic. Number 344343 Contractor Thomas Cluff (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company Praire Manager

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 1/31/85 Applicant's Signature Thomas Cluff

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

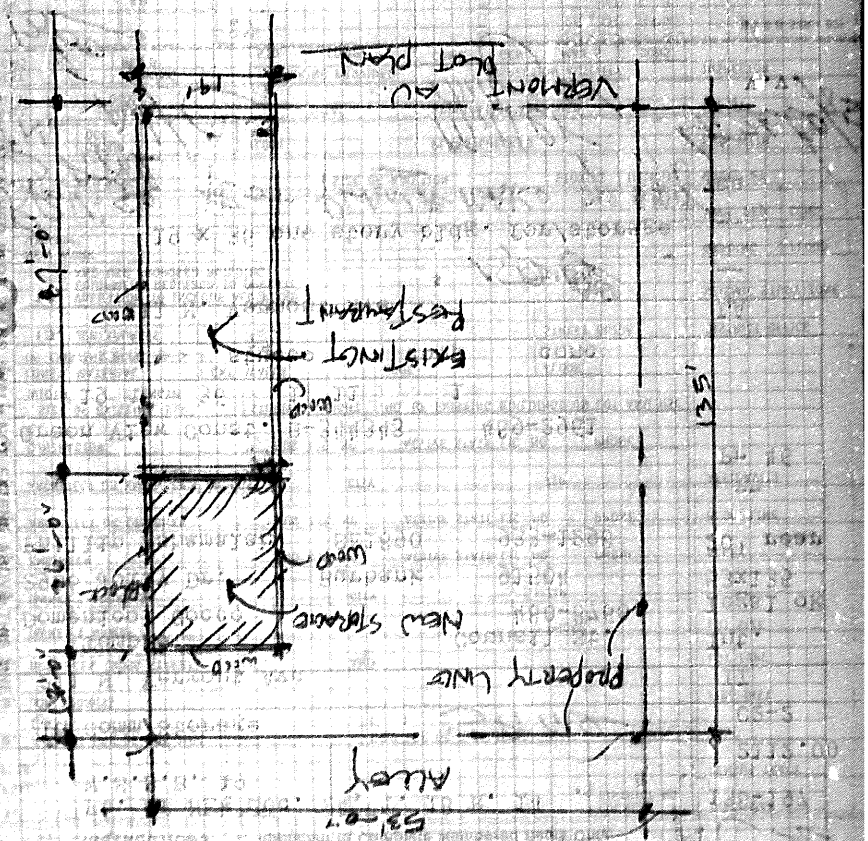
Signed Thomas Cluff (Owner or agent having property owner's consent) Owner Position 1/31/85 Date

dedication is not reqd.

2 3 0 1 4 9

X

Comment 1-31-85



3 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Ft. of NE¼ W.S.B.B. 19	BLOCK Sec 24	TRACT T. 18 R 14	COUNCIL DISTRICT NO. 4	DIST. MAP 138-197
					CENSUS TRACT 2112.00
2. PRESENT USE OF BUILDING ( ) Storage		NEW USE OF BUILDING ( )			ZONE C2-2
3. JOB ADDRESS 211 N. Vermont ave					FIRE DIST. 11
4. BETWEEN CROSS STREETS Temple		AND Counsil St.	PHONE		LOT TYPE Int.
5. OWNER'S NAME Domenico Cocco					LOT SIZE 1gl. Ok 53 x 135
6. OWNER'S ADDRESS 2906 Jolly Dr.		CITY Burbank	ZIP 91504		ALLEY 20' rear
7. ENGINEER Phillip Ashamalah	BUS. LIC. NO. SE 1890	ACTIVE STATE LIC. NO. 933-1298	PHONE		BLDG. LINE --
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		AFFIDAVITS PR 46
9. ARCHITECT OR ENGINEER'S ADDRESS		CITY	ZIP		
10. CONTRACTOR Green View Const	BUS. LIC. NO. B-4433	ACTIVE STATE LIC. NO. 489-2961	PHONE		

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
WIDTH / LENGTH			

12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR	STREET GUIDE
	block wall	comp	conc	

3 13. JOB ADDRESS 211 N. Vermont Ave — DISTRICT OFFICE LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 700.00 — SEISMIC STUDY ZONE --

15. NEW WORK (Describe) Wall materials, to be changed w/conc blk wall instead of stucco — GRADING -- — FLOOD -- — HWY. DED. yes — CONS. —

NEW USE OF BUILDING — SIZE OF ADDITION — STORIES — HEIGHT — HED BY

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH
V N			Miller	LA 3660/88
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST V.V.
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. / COMP.	INSPECTION ACTIVITY COMB / GEN. / MAJ. S. / CONS	INSPECTOR

P.C. 6-29	G.P.I.	CONT INSP.	
S.P.C.	P.M.		
B.F. 740	E. 0.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. within one year from date of expiration of extension for building or grading permits granted by the Dept. of E. & S. SECTIONS 22.12 & 22.13 LAMC	
L.F.	O.S.S. 70.00		
D/S	S.O.S.		
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.	
P.C. NO.		ENERGY	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

CA	6.09 B-PC		
CA	7.40 BP-R		
CA	.60 E.I.		
CA	1.00 LSS		
	9542 0021		
62212	04/01/88	15.19 CHTO	

B & S B-3 (R1 83)

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 3/28/88 Lic. Class B Lic. Number 344243 Contractor Thomas Ouy (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company Fairmont

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 3/28/88 Applicant's Signature Thomas Ouy

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Applicant's Signature _____

Date _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

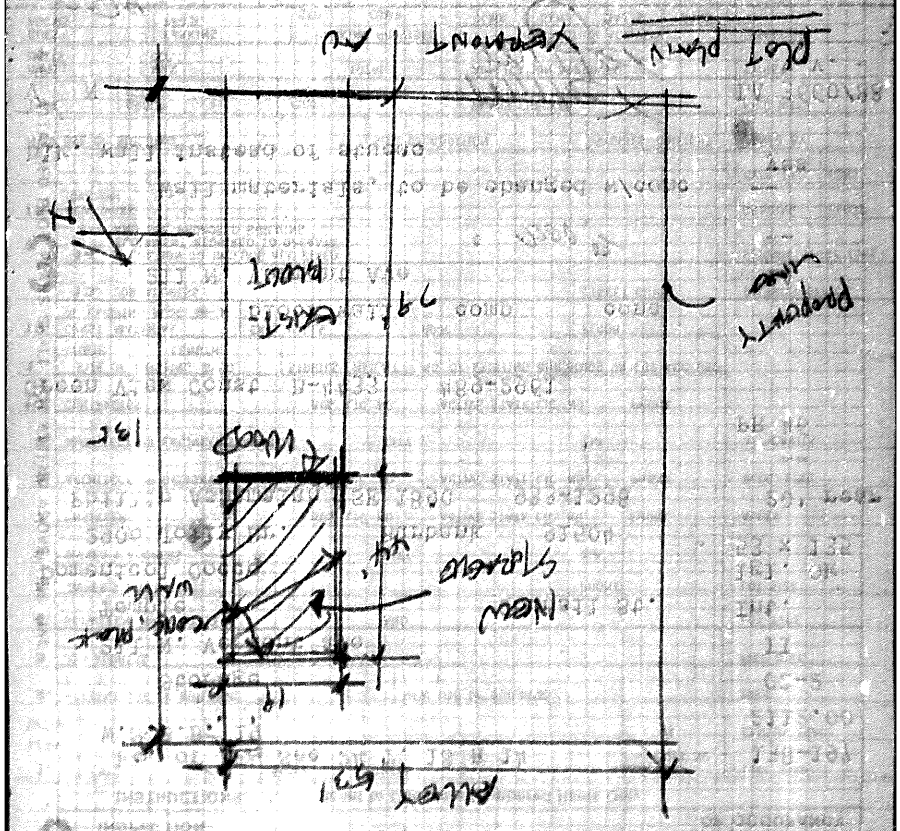
Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.9202 LAMC)

Signed Thomas Ouy owner 3/28/88

(Owner or agent having property owner's consent) Position Date


ALLEY
PROPERTY LINE
NEW STRUCTURE
EXIST. BLDG.
WOOD
EXIST. BLDG. TO REMAIN
PROPERTY LINE
PLOT PLAN
VERMONT
N

Form B-95a (8-57)

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued September 1, 1959

Address of Building 2214 No. Vermont

Permit No. and Year LA 90055 - 1958

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,--for following occupancies:

1 story, type V, 9' x 22', restaurant, auxiliary kitchen. G-2 Occupancy

G. E. MORRIS,
Superintendent of Building

By L. L. THAYER Jr

Bldg. Form 3

205

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE III A

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract
Present location of building: 225 No Vermont (House Number and Street)	
New location of building: None (House Number and Street)	Approved by City Engineer
Between what cross streets: Beverly + Israel	Deputy

USE INK OR INDELIBLE PENCIL

1. Use of existing building: OFFICE & LODGE HALL (Store, Dwelling, Apartment House, Hotel or other purpose) Families ____ Rooms ____
2. State how long building has been used for present occupancy 20 yrs
3. Use of building AFTER alteration or moving SAME Families ____ Rooms ____
4. Owner (Print Name): RETAIL CLERKS UNION Local 770 Phone DR 8301
5. Owner's Address 225 No Vermont P. O. ____
6. Certificated Architect None State License No. ____ Phone ____
7. Licensed Engineer None State License No. ____ Phone ____
8. Contractor R. H. Dreman State License No. 31X8X Phone Jo 8231
9. Contractor's Address 1212 Cochran Ave
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 2500.00
11. State how many buildings NOW on lot and give use of each. One Office & Lodge Hall (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 30 x 50 Number of stories high 1 Height to highest point 30
13. Material Exterior Walls Brick (Wood, Steel or Masonry) Exterior framework ____ (Wood or Steel)
14. Describe briefly all proposed construction and work: Provide lower floor for Office and toilets

Fill in Application on other Side and Sign Statement (Over)

FOR DEPARTMENT USE ONLY

PERMIT No. 12318	Inside Lot / Key Lot / Corner Lot / Corner Lot Reversed; Lot Line; ____ Ft. rear alley; ____ Ft. side alley; Check		Fee
	Plans and Specifications checked	Zone; Fire District	
	Corrections verified	Bldg. Line; Street Widening	Signature here when Permit is issued
		____ Ft. ____ Ft.	
	Plans, Specifications and Application rechecked and approved.	Application checked and approved; Check	
PLANS: Sheets ____	For Plan's Sec. ____ Plan Chk. ____	Subsequent Inspection; Permanent Sewer Required; Valuation Involved Yes ____ No ____	Inspector

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: 44	BLK.	TRACT: NE¼ of NE¼ Sec #24 Township #15	DIST. MAP
2. BUILDING ADDRESS: 223-25 N. Vermont Avenue		APPROVED	ZONE
3. BETWEEN CROSS STREETS: Beverly Blvd. AND Council St.			FIRE DIST.
4. PRESENT USE OF BUILDING: Store	NEW USE OF BUILDING: Same		INSIDE KEY
5. OWNER: Permanente Medical Group	PHONE		COR. LOT REV. COR.
6. OWNER'S ADDRESS: 223 N. Vermont	P. O.	ZONE	LOT SIZE
7. CONT. AGEN.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR: E. W. McCoy, Inc.	STATE LICENSE	PHONE AD 36181	BLDG. LINE
10. CONTRACTOR'S ADDRESS: 4771 S. Main St.	P. O. L.A.	ZONE 37	AFFIDAVITS

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
50 x 130	2		one - store	

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE — ROOF CONST. ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING: Compo — SPRINKLERS REQ'D. SPECIFIED

3 223-25 N. Vermont Avenue — DISTRICT OFFICE: Los Angeles

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1000.00 — DWELL. UNITS

14. SIZE OF ADDITION — STORIES — HEIGHT — VALUATION APPROVED — PARKING SPACES

15. NEW WORK: EXT. WALLS — ROOFING: Parapet corr.- Vermont & alley — APPLICATION CHECKED — GUEST ROOMS

C. OF O. ISSUED — PLANS CHECKED — FILE WITH

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED E. M. McC — CORRECTIONS VERIFIED — CONT. INSP.

This Form When Properly Validated is a Permit to Do the Work Described. — PLANS APPROVED — APPLICATION APPROVED — INSPECTOR

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
IIIA	G-1	n.c.	2.00		6.00			

VALIDATION — CASHIER'S USE ONLY

LA89867 [illegible] 74357 B — 2 OK 2.00

[illegible] 74358 B — 1 OK 6.00

Form 8-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

3 APPLICATION FOR INSPECTION — City of Los Angeles — Department of Building and Safety — 3 0 0 5 0 2 9 5 — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only

1. LEGAL DESCR — LOT — BLOCK — TRACT: NE¼ Sec. 24 T 1S R14W — COUNCIL DISTRICT NO: 4 — DIST MAP: 146-187
2. PRESENT USE OF BUILDING: 10 Resid. (vacant) — NEW USE OF BUILDING: Beauty Salon — ZONE: C2-1VL
3. JOB ADDRESS: 221 N. Vermont — LOT: 8 — LOT SIZE: irreg.
4. BETWEEN CROSS STREETS: 2nd & 3rd — AND — PHONE
5. OWNER'S NAME: Imago — ZIP: 213-254-2479
6. OWNER'S ADDRESS: 2105 Beverly Blvd. — CITY: Los Angeles 90057 — PHONE — ALLEY
7. ENGINEER — BUS LIC NO — ACTIVE STATE LIC NO — PHONE — BLDG LINE
8. ARCHITECT OR DESIGNER — BUS LIC NO — ACTIVE STATE LIC NO — PHONE — APPLICANT'S
9. ARCHITECT OR ENGINEER'S ADDRESS — CITY — ZIP — 21 1117 DD; 21 1216 DD; See back
10. CONTRACTOR: Eduardo R. Parducho — BUS LIC NO: 393042 — ACTIVE STATE LIC NO: 213-285-4246 — NO OF EXISTING BUILDINGS ON LOT AND USE — FIRE MAPS
11. SIZE OF EXISTING BLDG: WIDTH 18 LENGTH 63 — STORIES 1 — HEIGHT 14 — NO OF EXISTING BUILDINGS ON LOT AND USE: 1-resid. — FLOOR — no (e)
12. CONST MATERIAL OF EXISTING BLDG: EXT. WALLS: Wood — ROOF: Wood — STREET GUIDE: Cons. — PERMIT OFFICE
13. JOB ADDRESS: 221 N. Vermont — SECOND STORY ZONE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 3,000. — GRADING — FLOOR
15. NEW WORK Describe: Change of use (13 ≤ 5) — MAP SEC — ZONE: yes
5 compartments — SIZE OF ADDITION — STORIES — HEIGHT — PLANS BY: Hironaka
NEW USE OF BUILDING: Beauty Salon — PLAN CHECKED: McCombs — FILE WITH — TYPE: V-N — GROUP SEC: B2 — FLOOR AREA TOTAL: NC — APPROVED — TRACT — INSPECTION ACTIVITY: CONS X MAJOR LOANS ES — ADDITION — DWELL UNITS — MAX SEC: 12 — GUEST ROOMS — PARKING REQ'D — PARKING PROVIDED — SITE — COMP

29 92	BP	CONT INSP	C	25.00	
	PW 1 00		C	25.00	
35 30	BT	Claims for refund of fees paid on permits must be filed within one year from date of payment of fee, or if permit are void prior to date of expiration of extension for building or grading permits, claims must be filed in accordance with SECTIONS 22.10 & 22.13 LAMC.	C	6.00	
	1 50		C	1.00	
HL	143		C	1.00	
	SWRCB		C	2.00	
LA CC	OG	ENERGY NO 1 OK	93.05	1	93.05 CHEQ

CASHIER'S USE ONLY

73.05

002-70

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Contractor Eduardo R. Parducho (Signature)

Date 5-24-88 Lic Class B Lic Number 393042

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason: _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Building and Safety.

Date 5-24-88 Applicant's Signature Eduardo R. Parducho

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I understand that the issuance of a permit upon this application, or the approval of plans, does not authorize the violation of any city, county or state law regulating construction or the performance of construction. I understand that this permit is an application for inspection, that it does not approve of or authorize the work specified herein, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance of the work for which this permit is issued, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty as to the workmanship or the condition of the property or any work which such work is performed, and that I shall hold the city of Los Angeles harmless from any and all claims and demands for damages or injuries of any kind that may arise out of the issuance of this permit or the performance of the work for which this permit is issued.

(See Sec. 91.0109 LAMC)

Signed Eduardo R. Parducho (Owner or agent having property owner's consent) — Contractor (Position) — 5-24-88 (Date)

221 N Vermont Ave

Permit #: **02019 - 10000 - 01212**
Plan Check #:
Event Code:
Printed: 09/12/02 01:45 PM

Bldg-Demolition
Commercial
Plan Check at Counter
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE

Last Status: Ready to Issue
Status Date: 09/12/2002

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
		NE 1/4 SEC 24 T1S R14W	44	NE 1/4 SEC 24 T1S R14W	138B197 512	5518 - 033 - 023

3. PARCEL INFORMATION

BAS Branch Office - LA
Council District - 13
Community Plan Area - Wilshire
Census Tract - 2112.000
District Map - 138B197
Energy Zone - 9
Fire District - 2
Lot Cut Date - 11/25/1925
Lot Cut Date - PRIOR-07/29/1962
Near Source Zone Distance - 4.2
Thomas Brothers Map Grid - 634-A1

ZONE(S): C2-1 /

4. DOCUMENTS

ZI - ZI-1117 ORD - ORD-173749 CPC - CPC-2000-1976-SP
ZI - ZI-1940 ORD - ORD-173963
ZI - ZI-2286 ORD - ORD-173964
SPA - Vermont / Western Station Neighb CRA - ZI 1940 KOREATOWN

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Jkm Properties Llc — 4525 Wilshire Blvd — LOS ANGELES CA 90010

Tenant:
Applicant: (Relationship: Contractor)
Irene Taylor - — 400 E. Florence Ave. — LA, CA 90003 — (323) 299-1831

7. EXISTING USE / **PROPOSED USE**
(23) Demolition

8. DESCRIPTION OF WORK
DEMOLISH COMMERCIAL BLDG (49'-0"x 134'-0").

9. # Bldgs on Site & Use: 1 OF 3 TV= 90,000.00

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Victor Cuevas
DAS PC By:
OK for Cashier: Julio Zafra
Coord. OK:
Signature:
Date: 9-12-02

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: **21901212**
Project Name:

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $13,132 PC Valuation:

FINAL TOTAL Bldg-Demolition	235.54
Permit Fee Subtotal Bldg-Demolition	205.00
Plan Check Subtotal Bldg-Demolitio	0.00
E.Q. Instrumentation	2.76
O.S. Surcharge	4.16
Sys. Surcharge	12.47
Planning Surcharge	6.15
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: 02042 -10000 - 2529
Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

Department of Building and Safety
LA 06 17 Cashier 09/12/02 01:52PM

DEMO PERMIT	$205.00
E1 COMMERCIAL	$2.76
ONE STOP SURCH	$4.16
SYSTEMS DEVT FEE	$12.47
CITY PLANNING SURCH	$6.15
MISCELLANEOUS	$5.00
Subtotal	$235.54
Carry Over FROM Trans 063751	$337.08
Total Due:	$572.62
Carry Over TO Trans 063751	$572.62

DCLA 550195

07 8 1 0 7 0 2 7 0

13. STRUCTURE INVENTORY

(P) Floor Area (ZC) 6,566 Sqft

02019 - 10000 - 01212

14. APPLICATION COMMENTS

Per plan check engineer, dpi for 02019-10000-01214 also covered this bldg.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(C) T - L E C Company	400 East Florence Avenue,	Los Angeles, CA 90003	C21	806396	3232991831

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C-21 Lic. No.: 806396 Contractor: T-Lec

18. WORKERS' COMPENSATION DECLARATION

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

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier: State Fund Policy Number: 6528829

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

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

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):_____ Lender's address:_____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Irene Taylor Sign: Irene Taylor Date: 9/12/02 ✓ Contractor ☐ Authorized Agent

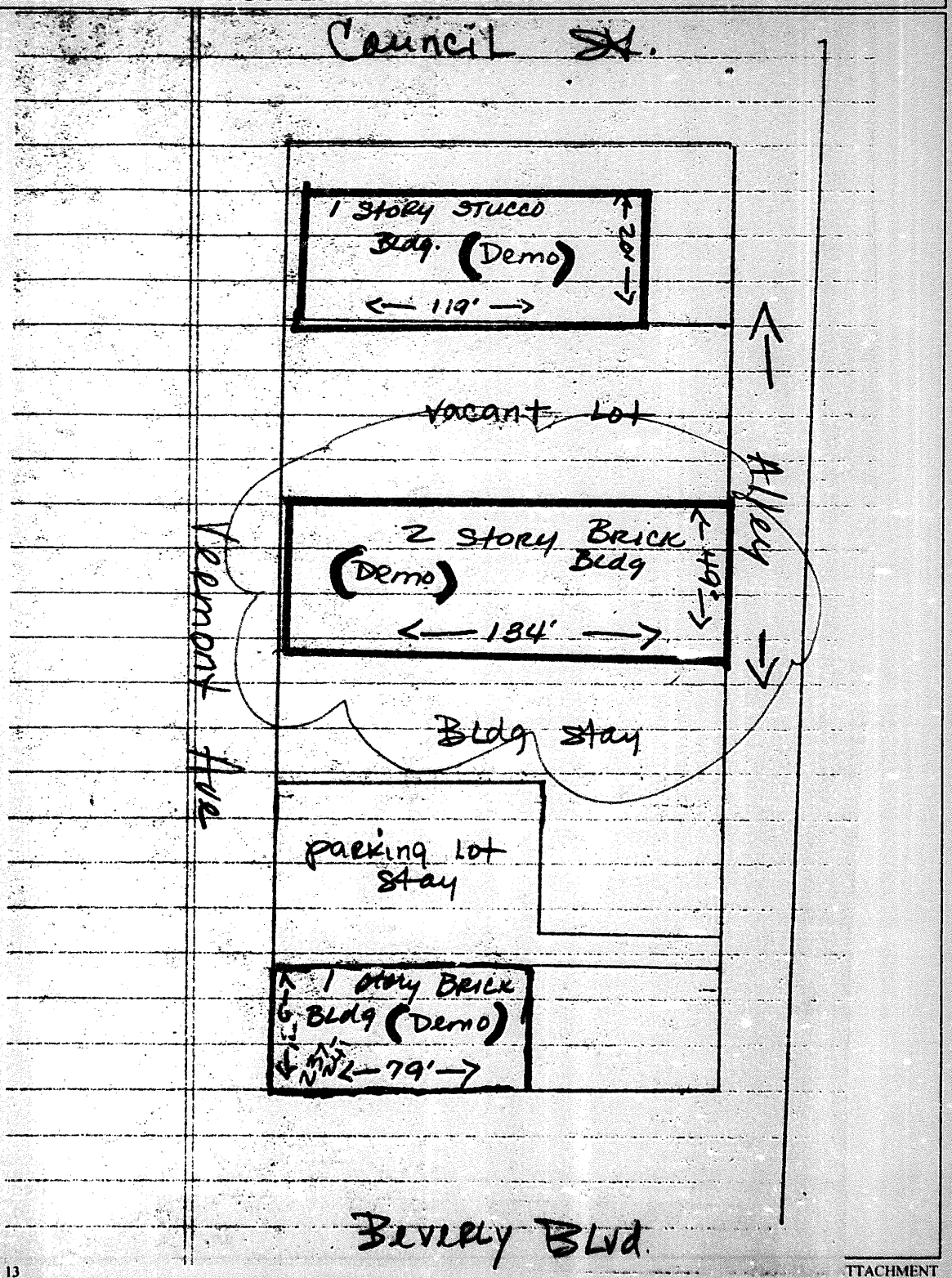
0781702271

221 N Vermont Ave Permit Application #: **02019 - 10000 - 01212**

Bldg-Demolition	City of Los Angeles - Department of Building and Safety	Plan Check #:
Commercial		Initiating Office: METRO
No Submit Plan Check	**PLOT PLAN ATTACHMENT**	Printed on: 09/11/02 10:27:44

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

U 7 9 1 0 7 0 0 2 7 2



COUNCIL DISTRICT 13

ATTACHMENT

APPLICATION FOR INSPECTION OF SIGNS S-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — B&S 8-5—Rev. 10-68

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT NE¼ sec. 24,	BLK. T.1S.	TRACT R14W	CENSUS TRACT 2111
2. TYPE OF SIGN OR NEW WORK	'19 projecting sign/ d/fd			DIST. MAP 138-197
3. JOB ADDRESS	241 N. Vermont			ZONE C-2-2
4. BETWEEN CROSS STREETS	Council ST.	AND Bevely Blvd.		FIRE DIST. II 100
5. OWNER'S NAME	Furniture Center	PHONE		LOT (TYPE) cor
6. OWNER'S ADDRESS	same	P.O. BOX	ZIP	LOT SIZE 135x434
7. ARCHITECT OR ENGINEER	-	STATE LICENSE NO.	PHONE	
8. CONTRACTOR	SS Sign Service	STATE LICENSE NO. 255856	PHONE 385-2946	ALLEY side 20
9. LENDER		BRANCH	ADDRESS	BLDG. LINE /
10. SIZE OF SIGN	4 x 4	HEIGHT ABOVE GRADE 14 FT. ROOF FT	TOTAL COPY AREA	AFFIDAVITS 9619
11. ILLUMINATION TO BE USED:	SINGLE FACE ☐ DOUBLE FACE ☒ NONE ☐ DIRECT ☒ INDIRECT ☐ FLASHING ☐ OTHER			
12. MATERIAL OF CONSTRUCTION	SUPPORTING FRAME: mtl	FRAME OF SURFACE: angle iron	SURFACE OF SIGN: plex	

S

13. JOB ADDRESS	241 N. Vermont			DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	~~$250.00~~ 300 / —			GRADING /
15. SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALLS: b rk/reinf	ROOF CONST. — HIGHWAY DED. yes
16. TYPE OF SIGN OR NEW WORK	projecting ~~letter~~ sign			CONS. /

FREEWAY CLEARANCE: NOT REQUIRED ☐ REQUIRED ☐

INSPECTION ACTIVITY: COMB. | GEN ✓ | MAS. | CONS

ZONED BY Howe

FREEWAY CLEARANCE
FLASHING LIGHTS Yes ☐ No ☐
MOVING PARTS Yes ☐ No ☐
ANIMATIONS Yes ☐ No ☐
OTHER

FREEWAY CHECKED — FILED WITH

PLANS CHECKED ✓ — FREEWAY CLEARED Stormy Sigurd

SIGN REQUIRES: TRAFFIC APPROVAL ☐ BOARD APPROVAL ☐

PLANS APPROVED — DATE 7-22-69

P.C. No. — CONT. INSP. — APPLICATION APPROVED — INSPECTOR I

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
1.72			2 75	YES			yp

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUL-29-69 39584 S •92789 Z — 6 CK 1.79

JUL-29-69 39585 S •92789 Z — 1 CK 13.75

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

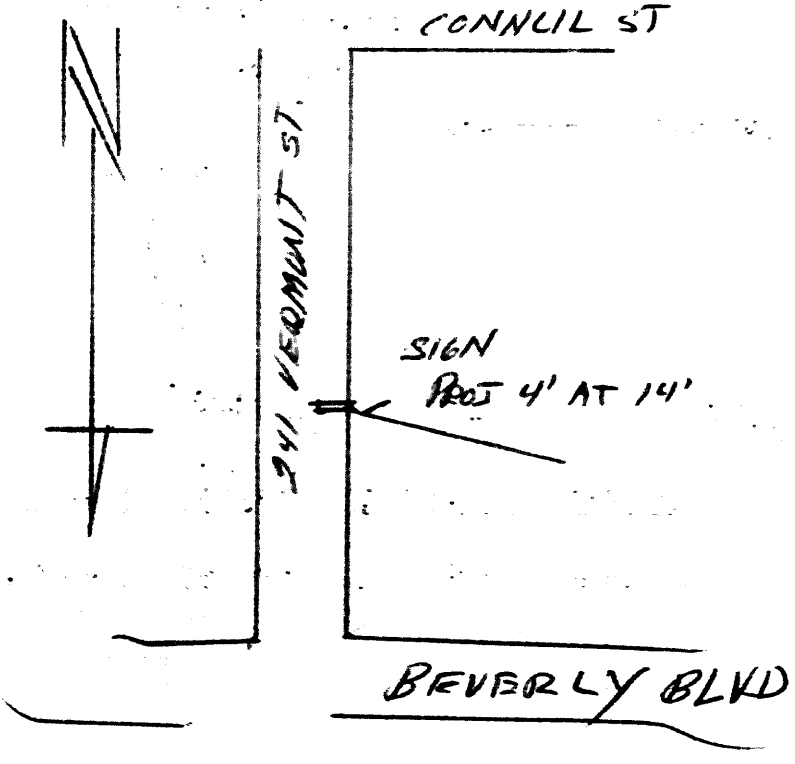
Signed Eduardo Soleto (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	Byler 7-25-69	
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #		
Traffic	APPROVED FOR ISSUE		
Planning	APPROVED UNDER CASE #		
Conservation	APPROVED FOR ISSUE FILE #		

WALL SIGN

2 FACE FLEX SIGN

PLOT PLAN



revoked and ... should field ... reveal freeway ... may be ... removed ... bility.

Signed _____

Owner or Authorized Agent

Jul 29 69 9278 o

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form 8-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL LOT: All	BLK.	TRACT: Part N.E. ¼ Sec 21, Tia-raw	DIST MAP
2. BUILDING ADDRESS: 237-39 N. Vermont Ave.		APPROVED	ZONE
3. BETWEEN CROSS STREETS: Beverly Blvd. AND Council			FIRE DIST
4. PRESENT USE OF BUILDING: Stores	NEW USE OF BUILDING: Same		INSIDE KEY
5. OWNER: Miss Sarah Herman	PHONE		COR. LOT REV. COR.
6. OWNER'S ADDRESS: 260 S. New Hampshire	P.O.	ZONE	LOT SIZE
7. CERT. ARCH	STATE LICENSE	PHONE	
8. LIC. ENGR	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY
9. CONTRACTOR: Williams Waterproofing Co.	STATE LICENSE 160105	PHONE CL. 78191	BLDG. LINE
10. CONTRACTOR'S ADDRESS: 3107 Fletcher Drive	P.O. L.A. 65	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG.: 50 x 90	STORIES: 1	HEIGHT: 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE

3 237-39 N. Vermont Ave. — DISTRICT OFFICE: L.A.

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE — ROOF CONST. ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER — ROOFING — SPRINKLERS REQ'D. SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1000.00 — BLDG. AREA

14. SIZE OF ADDITION — STORIES — HEIGHT — VALUATION APPROVED — DWELL. UNITS

15. NEW WORK: (DESCRIBE) — EXT. WALLS — ROOFING — APPLICATION CHECKED — PARKING SPACES

Parapet wall correction along Vermont Ave. and rear exitway.

PLANS CHECKED — GUEST ROOMS

CORRECTIONS VERIFIED — FILE WITH

PLANS APPROVED — CONT. INSP

ZONE ADMINISTRATOR APPROVAL: SEP-28-59 — INSPECTOR: PARAPETS RMA 225

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED: James Fletcher

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	S.F.	O.S.	C/O
			3.00		6.00			

CASHIER'S USE ONLY

VALIDATION				
	SEP-28-59	63745	C — 2 CK	3.00
	SEP-28-59	63746	C — 1 CR	6.00
	LA43128			

This Form When Properly Validated is a Permit to Do the Work Described.

3 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — Earthquake Safety Division — 460-Y

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: See	BLOCK: Plat	TRACT	COUNCIL DISTRICT NO.	DIST. MAP: 138B197
	Part of NE¼, Sec 24, T1S, R14W			4	CENSUS TRACT: 2117
2. PRESENT USE OF BUILDING	RESTAURANT/MFG.	NEW USE OF BUILDING	Same		ZONE: C2-1
3. JOB ADDRESS	237-41 N. Vermont Ave.				FIRE DIST.: Two
4. BETWEEN CROSS STREETS	Council	AND	Beverly		LOT TYPE
5. OWNER'S NAME	Sarah Herman & MARY HERMAN		PHONE: 121-4475		LOT SIZE: Irreg
6. OWNER'S ADDRESS	P.O. Box 5456,	CITY: Santa Monica	ZIP: 90405		
7. ENGINEER	Dennis Wish	BUS. LIC. NO.: C041250	ACTIVE STATE LIC. NO.	PHONE: 213-660-3500	ALLEY: 20' Rear
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	700 E. 1ST ST. #213	CITY: L.A.	CA.	ZIP: 90012	AFFIDAVITS
10. CONTRACTOR	OWNER.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	P.C. REQ'D
WIDTH 52' LENGTH 80'	1	21	ONE REST./MFG.	No (E)

12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR	DISTRICT OFFICE
	URM	Wood	Conc.	LA

3 13. JOB ADDRESS: 237-41 N. Vermont Ave. — STREET GUIDE — SEISMIC STUDY ZONE

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 27,300.00

15. NEW WORK (Describe): FULL COMPLIANCE WITH DIV. 88 — GRADING — FLOOD

CLASS III A (RGA) — HWY. DED. Yes — COND. 20

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
Same	None	1	23'-	C. Yee

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH
III N	B2	3850 SF	C.C. YEE	

DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST
0 /	N/C	B2	C. Yee	

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD.	COMP.	INSPECTION ACTIVITY: COMB.	GEN.	MAS.	CONC.	FD	INSPECTOR
—	N/C								

P.C. 140.67	G.P.I. —	CONT. TENSILE TESTS MARKS — HI STR. BOLTS LIC. FAB — STRUCT STEEL	
B.P.C. —	P.M. 6.00		
B.P. 165.00	E.I. 1.87	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration or extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC	
L.P. —	F.M. —		
D/S 20 WA	D.S.S. 2.81		
DIST. OFFICE LA	S.O.S.S. 3.47	SPRINKLERS REQ'D SPEC. —	
P.C. NO. G8711	C/O —	ENERGY None	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C		140.67	BPMH		
C	VC	140.67	BPMH		
C		140.67	BPMC	EQPC	
C		2.81	DSS		
H41196	4	04/23/87		143.48	CHTO
C		6.00	PMHN		
C		1.87	EIHN		
C		3.47	DSS		
C		165.00	BPBB		
		693.68	DCMT		
J9057	2	06/30/87		176.86	CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

(17) I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date 6-11-87 Owner's Signature Mary Herman

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 6-11-87 Applicant's Signature Mary Herman

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

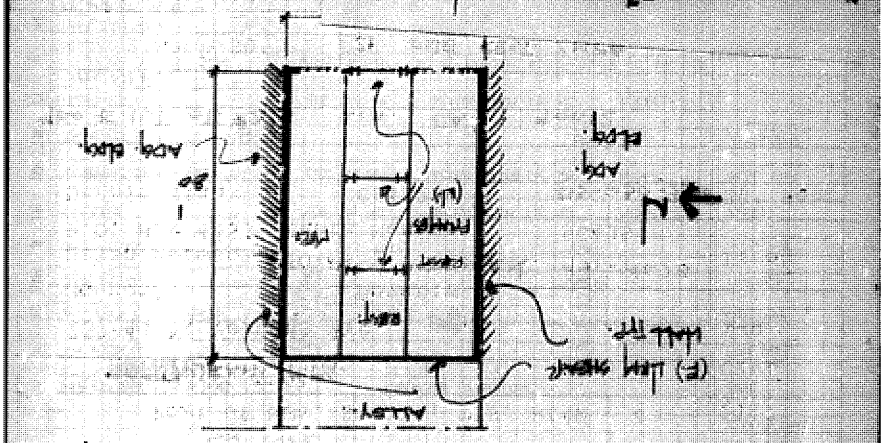
Signed _____ (Owner or agent having property owner's consent) Owner Position 6-11-87 Date

1 5 5 0 0 1 0 0 4 0 1

C 6.00 PL/M
C 1.89 E.I.
C 3.47 DSS
C 165.50 EQBP
69360 0001
J9067 4 06/30/87 176.86 2NDR

SEE ATTACHED

USE OF RBA METHODOLOGY APPROVED 6/30/87
SHEAR TESTS ON FRONT WALL (W/OMONT) OMITTED
— APPROVED 6/30/87



APPLICATION / INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

3 — 90 0 0 0 0 5

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 5 Part of NE¼ SEC. 24, T. 1S., R14 W. S.B.B.	COUNCIL DISTRICT NO. 4
2. PRESENT USE OF BUILDING	Store, Restaurant	NEW USE OF BUILDING Same
3. JOB ADDRESS	239 N. Vermont Ave.	
4. BETWEEN CROSS STREETS	Beverly Blvd. AND Council	
5. OWNER'S NAME	Maury Herman PHONE	
6. OWNER'S ADDRESS	CITY ZIP	
7. ENGINEER	Jorge Benavete BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	
8. ARCHITECT OR DESIGNER	Same BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP	
10. CONTRACTOR	TBS BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE	
11. SIZE OF EXISTING BLDG.	WIDTH 53 LENGTH 114 STORIES 1 HEIGHT 22	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 F Store & Restaurant
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS brick INT. WALLS wd/Plaster/Comp.	FLOOR Conc.
13. JOB ADDRESS	239 N. Vermont Ave.	STREET GUIDE 634
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 9,000.	
15. NEW WORK (Describe)	Two handicap restrooms. Convert store to dining.	
NEW USE OF BUILDING	Store, Restaurant	SIZE OF ADDITION n/c STORIES HEIGHT
TYPE	GROUP OCC. A3/B2 FLOOR AREA n/c	PLANS BY
DWELL UNITS —	MAX. OCC. TOTAL 175	SPECIFICATIONS BY
GUEST ROOMS —	PARKING REQ'D n/c STD. COMP.	PARKING PROVIDED

P.C. 57.80	G.P.I. —	CONT. INSP.	
S.P.C. —	P.M. —		
B.P. 68	E.I. .69	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment or fee, or 2. Within one year from date of expiration or extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 98.0116 & 98.0119 L.A.M.C.	
U.F. —	F.M. —		
GR. 50 .04	S.S. 1.16		
DIST. OFFICE LA	SOILS /37	SPRINKLERS REQ'D SPEC.	
P.C. NO. 25912	C/O —	ENERGY —	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

C	57.80	B*BE		
C	1.16	OSS		
R9560	2	12/02/86	58.96	CHTO
C	68.00	EVBP		
C	.63	E.I.		
C	1.37	OSS		
	70001	0001		
	70001	0001		
B2659	3	07/09/87	70.00	CATO

INSPECTION ACTIVITY: CODE | DEN. | MAJ. | OTHER | T.S.

INSPECTOR — FILE WITH — TYPIST V.V. — ZONED BY Fuller — HWY. DED. yes — COND. — GRADING — — FLOOD — SEISMIC STUDY ZONE — — DISTRICT OFFICE LA — RE-ZD no (a) — BLDG. LINE — — ALLEY 20' rear — LOT SIZE Comp. lgl — LOT TYPE Inclusive — FIRE DIST. #2 — ZONE C2-1 — CENSUS TRACT 2112 — BAS. MAP 138-197 — AFFIDAVITS 16645

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTOR'S DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or agent having property owner's consent) Position _____ Date _____

Antiques 12-2-86

1-5-0000000-0-A

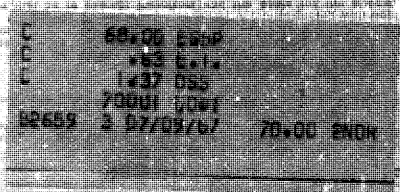
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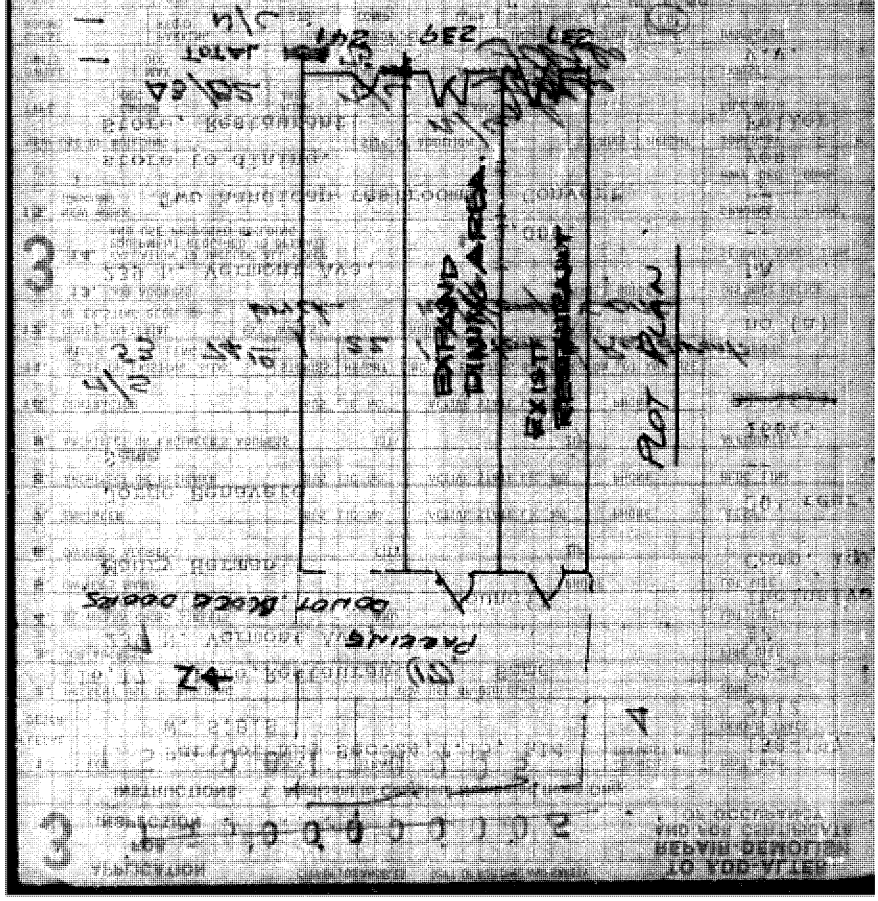
45579-53

1992.75

Dining Area 1139ft² Apx.

Earthquake Compliance
LA 093687





CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

S APPLICATION FOR INSPECTION 3 5 1 9 2 0 0 4 3 0 OF SIGNS

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: Arb 41 of	BLK.: NE	TRACT: 1/4 of SN 24, T1S, R14W	COUNTY REF. NO.	DIST. MAP: 138B197
					CENSUS TRACT: 2112
2. TYPE OF SIGN OR NEW WORK: (19) Wall Sign			X ON-SITE SIGN ☐ OFF-SITE SIGN		ZONE: C2-1
3. JOB ADDRESS: 237 N. Vermont Ave.			☐ TEMP. EXP. DATE		FIRE DIST.: 2 COUN. DIST.: 4
4. BETWEEN CROSS STREETS: Beverly Blvd.		AND: Council St.			LOT (TYPE): int.
5. OWNER'S NAME: Jin S. Park			385-6058 PHONE		LOT SIZE: 53x135'
6. OWNER'S ADDRESS: 1116 Sonora	CITY: Glendale		91210 ZIP		ST FRONT: 53'
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY: 20' rear
8. ARCHITECT OR ENGINEER ADDRESS	CITY		ZIP		BLDG. LINE
9. QUALIFIED INSTALLER: Alphamatic Electric	BUS. LIC. NO.	ACTIVE STATE LIC. NO. 437368	PHONE 213/735-5885		AFFIDAVITS
10. INSTALLER'S ADDRESS: 4900 W. Washington	CITY: Los Angeles		ZIP 90016		ZI 1117

11. SIZE OF EXISTING BUILDING WIDTH LENGTH	TYPE URM ☐	STORIES 2	NO. OF EXIST. BLDGS. ON LOT AND USE	
12. SIZE OF SIGN: 4' x 15'	TOTAL COPY AREA: 60 sf	OVERALL HEIGHT: 15'-0"	FROM GRADE	FROM ROOF
S 13. JOB ADDRESS: 237 N. Vermont Ave.				STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN: $ 3,480				

15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME: steel	FRAME OF COPY: steel	SURFACE OF SIGN: plastic	DIST. OFFICE: LA
16. TYPE OF SIGN OR NEW WORK: Wall Sign	X SINGLE FACE ☐ DOUBLE FACE ☐ OTHER			HWY. DED.: yes
17. ILLUMINATION ☐ NONE X INTERNAL ☐ EXTERNAL	☐ FLASHING ☐ REVOLVING	☐ OTHER X NONE		ZONED BY: DP 5/12/92
18. NO. OF SIGNS OR GAS TUBE SYSTEMS: 1	NO. OF ADDITIONAL BRANCH CIRCUITS: 1	NO. OF CONTROL DEVICES		FILE WITH

PERMIT FEES		CONT. INSP.	PLANS CHECKED: David Park	TYPIST: Toya
SIGNS/G. T. SYSTEMS		FREEWAY CLEARANCE	APPLICATION APPROVED: 12367 LA	INSPECTOR: 91182
ADDITIONAL CIRCUITS	18 00	500' ☐ 2000' ☐		B & S B-5 (R 9.89)
ELECTRICAL SERVICE	9 00		SYS 12.81 SSYS	
CONTROL DEVICES		DATE		
ISSUING FEE	12 00	TRANSPORTATION	05/12/92	
BLDG. PERMIT	115 88	DEPT. CLEARANCE	05/12/92 BH31953 M LA04 T-6777 C 05	
P.C. 57.94	TOTAL 154 88	DATE	BLDG PLAN CHEC 57.94	
S.P.C.	E.I. 0.73	F.H.	BLDG PERMIT CH 154.88	
I.F. S.P.I.	O.S.F. 4.27	INSP. ACTIVITY: BMI	INVOICE # 0012367 BB	
ISSUING OFFICE LA 20091	S.C.S.S.	P.C. NO.	91182	

CASHIER'S USE ONLY

EI COMMERCIAL	0.73
FYS DEV	12.81
TIME STOP	1.27
TOTAL	230.60
CASH	231.60
CHANGE	0.87

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 5-12-92 Lic. Class C-10 Lic No. 437368 Contractor's Signature [signature]

Contractor's Mailing Address [illegible]

OWNER-BUILDER DECLARATION

20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 1075252 Insurance Company STATE FUND

☒ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 5-12-92 Applicant's Signature [signature]

Applicant's Mailing Address [illegible]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed [signature] (Owner or agent having property owner's consent) Contractor Position 5-11-92 Date

Bureau of Engineering 3 6 1 0 9 5 0	ADDRESS APPROVED / HIGHWAY DEDICATION	
CITY PLANNING		
OFF SITE CLEARANCE:		
LEGAL DESCRIPTION:		

21-1117 Cleared 5/12/92, Alicia James, RCC

COMBINED SIGN AREAS

Existing Sign Area

1. Illum. Canopy Sign .....
2. Monument Sign .....
3. Pole Sign .....
4. Projecting Sign .....
5. Roof Sign .....
6. Wall Sign ..... 70 SF
7. Window Sign .....
8. Proposed Wall Sign 60 SF

Total Area 130 SF

Signs Facing Vermont

Allowable Combined Sign Area ..... 212 SF

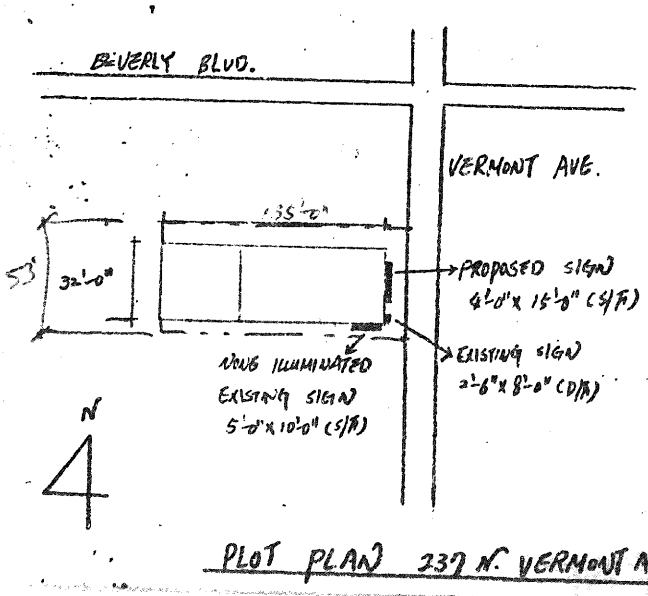
Actual Combined Sign Area ..... 130 SF

Allowable Wall Sign Area ..... 138 SF

Actual Wall Sign Area ..... 85 SF

Proposed Sign Facing Vermont

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT



PLOT PLAN 237 N. VERMONT AVE.

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-3-326—5-49
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building [redacted] (House number and street)

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building (State dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving Families Rooms
4. Owner (First Name) Phone
5. Owner's Address (First Name) P O
6. Certificated Architect State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK (Including all fixed and permanent equipment required by the Code for which permit is issued, such as elevators, plumbing, heating, ventilating, air conditioning, electrical wiring and elevator equipment.)
11. State how many buildings NOW on lot and give use of each (State dwelling, apartment house, Hotel or other purpose)
12. Size of existing building(s) x x Number of stories high 1 Height to highest point 25
13. Material Exterior Walls (Brick, Stone or Masonry) Exterior framework (Wood or Steel)
14. Describe briefly the proposed construction and work.

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Sills x Material of Sills Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here (Owner or Agent and Agency)

By

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date
Receipt No.
Valuation $
Fee Paid $

CHANGE OF OCCUPANCY
Area of Bldg Sq. Ft.
Date
Receipt No.
Fee Paid $

FEES
Bldg. Per 1.50
Cert. of Occupancy
Total

TYPE | GROUP | Occupancy No. | Inside Lot | Key Lot | Lot Size | Ft. from alley | Ft. from alley | Clerk

PERMIT No. 1[illegible]

Plans and Specifications Checked

Zone | Fire District No. | District Map No. 4582

Map Ref. | Street Reference

Application checked and approved

Stamp here when Permit is issued

PLANS

Fee Plans Ret. | Bldg. with

Miscellaneous Inspection

CERTIFICATE OF INSPECTION
Inspection Required
Certificate Issued
Yes No

Inspector

SELECT. DIV. 3
Plng. ~~app~~ req'd.
~~Spcl~~ not req'd.
~~Before~~ bldg. permit
Plns. filed

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. PORTION OF N.E. 1/4 OF N.E. 1/4, SEC. 24, T. 1 S. R. 14 W. SAN BERNARDINO MERIDIAN

Tract 2nd & 3rd Amended Sub of [illegible]

Location of Building 233 N. VERMONT AVE. (House Number and Street)

Between what cross streets? [illegible] Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building VACANT THEATRE & OFFICE Families — Rooms —
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 25 YEARS
3. Use of building AFTER alteration or moving OFFICES & AUDITORIUM Families — Rooms —
4. Owner OPERATIVE PLASTERERS & CEMENT MASONS UNION LOCAL #2 & #27 Phone MI. 9471
(Print Name)
5. Owner's Address 538 S. MAPLE AVE. P. O. LOS ANGELES.
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer WM. D. COFFEY State License No. 3514 Phone TR. 0669
8. Contractor OWNER State License No. — Phone —
9. Contractor's Address SAME
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 20,000
11. State how many buildings NOW on lot and give use of each. ONE VACANT THEATRE & OFFICE BLDG.
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 60 x 135 Number of stories high 2 Height to highest point 26'
13. Material Exterior Walls BRICK (Wood, Steel or Masonry) Exterior framework BRICK & CONC. (Wood or Steel)
14. Describe briefly all proposed construction and work:
INSIDE ALTERATION - CHANGE THEATRE TO AUDITORIUM AND OFFICES, CUTTING AUD. SEATING CAPACITY FROM 802 TO ~~802~~ 574
UNION HEADQUARTERS

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey (Owner or Authorized Agent)

DISTRICT OFFICE By W. H. Wilcox

FOR DEPARTMENT USE ONLY

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ 20,000	Area of Bldg. Sq. Ft.	Investigation Fee $ 10
Fee $ 30	Fee $	Cert. of Occupancy Fee $
		Bldg. Permit Fee $ 62
		Total $

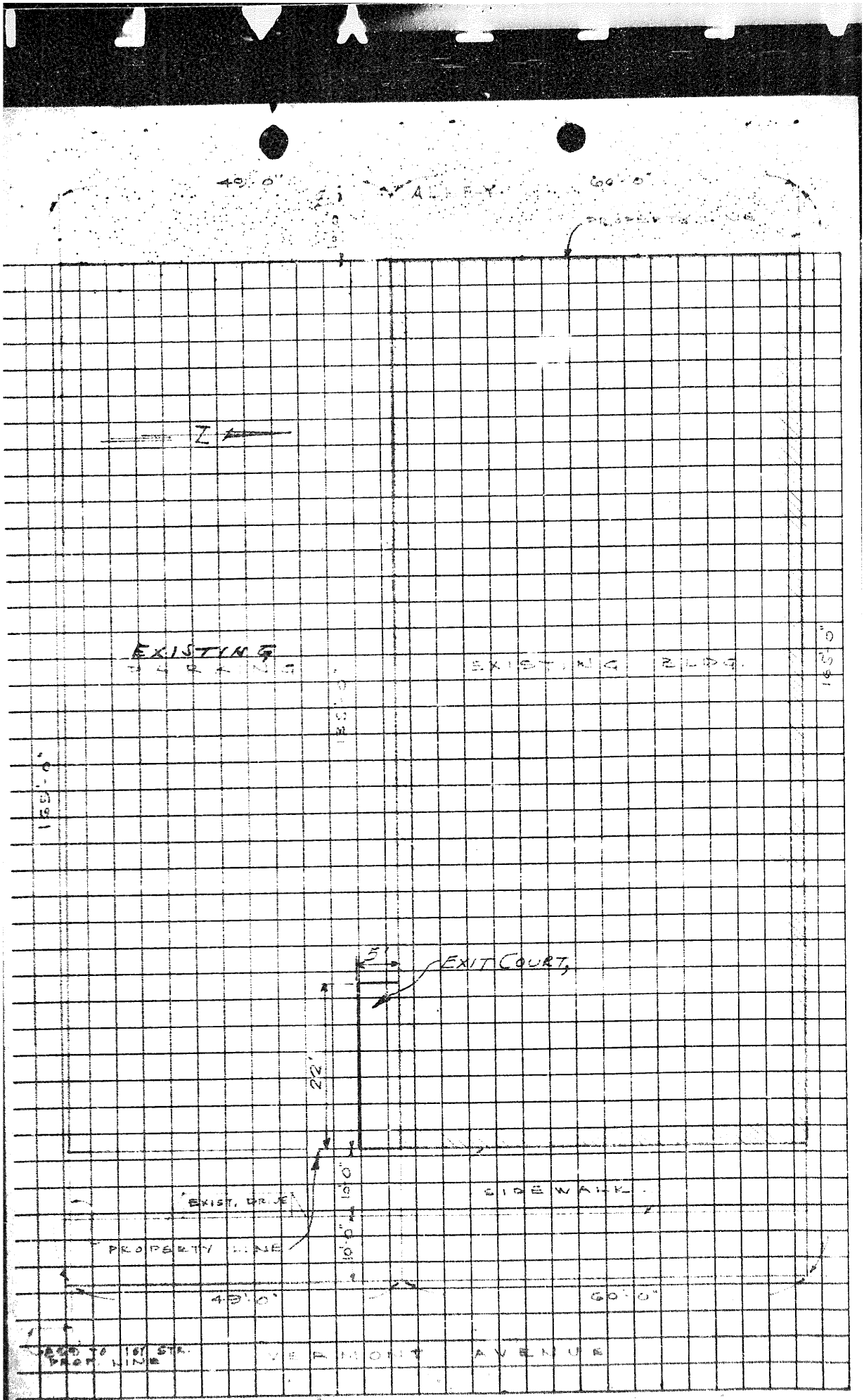
TYPE III-A	Maximum No. Occupants 610	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size 60 x 135	20 Ft. rear alley / Ft. side alley	Clerk
GROUP B-2	Plans and Specifications checked	Zone C-2	Fire District No. 2	District Map No. 4582		
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.	Application checked and approved SEP 30 1953		Clerk
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified Required / Valuation Included Yes — No	Inspector		

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	OCT 31 1953		[illegible]		
Supplemental Plan Checking					
Building Permit	SEP 11 1953		170651		

Certificate of Occupancy Issued
TYPE OF RECEIPT
DATE ISSUED
TRACER NO. (M)
RECEIPT NO.
CODE
FEE PAID

$ Invest Fee 8750 ON MARKUS 2nd



PLOT PLAN

1/16" = 1'-0"

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. .....

Tract .....

Location of Building 233 No Vermont (House Number and Street) — Approved by City Engineer

Between what cross streets? BEVERLY AND COUNCIL — Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Union Hall (Store, Dwelling, Apartment House, Hotel or other purpose) Families ..... Rooms .....
2. State how long building has been used for present occupancy was theatre
3. Use of building AFTER alteration or moving Union Hall Families ..... Rooms .....
4. Owner Plasters Union (Print Name) Phone .....
5. Owner's Address 233 No Vermont P. O. .....
6. Certificated Architect ..... State License No 80461. Phone Fr 0977
7. Licensed Engineer ..... State License No. ..... Phone .....
8. Contractor Frank L. Bunch & Co. State License No. ..... Phone .....
9. Contractor's Address 1942 Mateo St
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ Under #100
11. State how many buildings NOW on lot and give use of each one (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 40 x 100' Number of stories high one Height to highest point 30 ft
13. Material Exterior Walls ..... (Wood, Steel or Masonry) Exterior framework ..... (Wood or Steel)
14. Describe briefly all proposed construction and work: Wet sandblast front only

NEW CONSTRUCTION

15. Size of Addition ..... x ..... Size of Lot ..... x ..... Number of Stories when complete .....
16. Footing: Width ..... Depth in Ground ..... Width of Wall ..... Size of Floor Joists ..... x .....
17. Size of Studs ..... x ..... Material of Floor ..... Size of Rafters ..... x ..... Type of Roofing .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Frank L. Bunch & Co. (Owner or Authorized Agent)

DISTRICT OFFICE ..... By F. J. Bunch

TYPE OF RECEIPT: Certificate of Occupancy / Occupancy Survey

DATE ISSUED

TRACER NO. (M)

RECEIPT NO.

CODE

FEE PAID

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY		
Valuation $		Area of Bldg ..... Sq. Ft.		Investigation Fee $ .....
Fee $		Fee $		Cert. of Occupancy Fee $ .....
				Bldg. Permit Fee $ 1.50
				Total $ .....

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
GROUP	Plans and Specifications checked	Zone C	Fire District No.		District Map No.	
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved	
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation included Yes— —No		Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking				LA	80342
Building Permit			LA		

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

3 CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

M-1

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. — LOT | BLK | TRACT NE¼ Sect. 24, T1S, R.14-W SBBM
2. PRESENT USE OF BUILDING (16) Comm. — NEW USE OF BUILDING (16) SAME
3. JOB ADDRESS 233 N. VERMONT AVENUE
4. BETWEEN CROSS STREETS BEVERLY & ~~VERMONT~~ — AND Council St.
5. OWNER'S NAME PLASTERS & CEMENT MASONS, INC. — PHONE 387-2104
6. OWNER'S ADDRESS 233 N. VERMONT AVENUE, L.A. — CITY — ZIP 90004
7. ENGINEER — STATE LICENSE No. — PHONE
8. ARCHITECT OR DESIGNER — STATE LICENSE No. — PHONE
9. CONTRACTOR DUNHAM & MYERS ROOFING Co, — STATE LICENSE No. 231-285-C39 — PHONE 678-7825
10. BRANCH LENDER — ADDRESS — CITY
11. SIZE OF EXISTING BLDG. WIDTH LENGTH — STORIES — HEIGHT — NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG. → EXT. WALLS STUCCO FRAME — ROOF W&SO COMPO — FLOOR CONCR.
3 13. JOB ADDRESS 233 N. VERMONT AVENUE, L.A. 90004
3 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 5718.00
15. NEW WORK: (Describe) FURNISH & INSTALL CAP SHEET ROOF

DIST. MAP 138-197
CENSUS TR. 2112.00
ZONE C2-2
FIRE DIST. 2
LOT (TYPE) corner
LOT SIZE Incomp. legal
ALLEY 20' rear
BLDG. LINE
AFFIDAVITS 9619 16645
DIST. OFFICE L.A.
CRIT. SOIL —
GRADING
HIGHWAY DED. yes
FLOOD —
CONS. —
ZONED BY J Guzman
FILE WITH —
INSPECTOR I

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT
(16) SAME	None	—	—

TYPE	GROUP OCC.	PLANS CHECKED
V	G-1	

BLDG. AREA	MAX UCC.	TOTAL	PLANS APPROVED
NC	NC		

DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	APPLICATION APPROVED
0	0	N.C.		J Guzman

SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY COMB	GEN.	MAJ. S.	CONS
NC	No		✓		

P.C.	S.P.C.	B.P.	I.F.	G.P.	O.S.	C/O	PM	TYPIST
None	—	3550	—	—				

P.C. No. —

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

OCT-18-74 271865 •98481 T — 1 CK 35.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed J E Myers (Owner or Agent) — Signature/Date 10-17-74

Bureau of Engineering	ADDRESS APPROVED		
	SEWERS	SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	NO SEWER/PLUMBING REQ'D.
		SFC DUE	SFC NOT APPLICABLE
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE ☐	NO FILE ☐	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

3 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — **TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

4C2

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT	BLOCK sec. 24	TRACT Part of N.E.¼ T 15 R 14 W S.B.B.M	COUNCIL DISTRICT NO 4	DIST MAP 130 197	
2. PRESENT USE OF BUILDING 06) Church/Pre School	NEW USE OF BUILDING ( ) same			CENSUS TRACT 2112.00	
3. JOB ADDRESS 233 N. Vermont Ave.				ZONE C2-2	
4. BETWEEEN CROSS STREETS Council AND Beverly Bl.				FIRE DIST two	
5. OWNER'S NAME Korean Presbyterian "Smyrna" Church			PHONE	LOT TYPE cor	
6. OWNER'S ADDRESS 233 N. Vermont Ave.	CITY LA		ZIP 90004	LOT SIZE irreg	
7. ENGINEER /	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE 733-1282	ALLEY 20' rear	
8. ARCHITECT OR DESIGNER /	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE /	
9. ARCHITECT OR ENGINEER'S ADDRESS /	CITY	ZIP		AFFIDAVITS see map	
10. CONTRACTOR owner GREEN	BUS. LIC. NO. WBW 344343	ACTIVE STATE LIC. NO.	PHONE 487-296 /		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR		
3 13. JOB ADDRESS 233 N. Vermont Ave.			STREET GUIDE	DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 3,000.00			SEISMIC STUDY ZONE /	
15. NEW WORK (Describe) Add new class room.				GRADING / FLOOD	
				HWY. DED. yes CONS.	
NEW USE OF BUILDING (06) same	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY Pino	
TYPE GROUP OCC. V-N / V-B	FLOOR AREA	APPLICATION CHECKED Miller		FILE WITH	
DWELL UNITS MAX. OCC. 73	TOTAL	APPLICATION APPROVED		TYPIST bm	
GUEST ROOMS PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMM. GEN. MAJ. S. CONS.		INSPECTOR	

P.C. 23.38	G.P.I.	CONT INSP.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC
S.P.C.	P.M.		
BS 27.50	EI 0.50		
I.F.	OSS 1.00		
D/S	SOS 1.22		
DIST. OFFICE	SFD	SPRINKLERS REQ'D SPEC.	
P.C. NO.		ENERGY	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE

C		23.38 B-PC	B & S B-3 (R 1.83)
C		1.00 OSS	
07530	3	05/24/84	24.38 CHTO
C		.50 EI/	
C		1.00 OSS	
C		27.50 BP-R	
		92338 DOM	
88620	2	07/18/84	29.00 CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 2/16/84 Lic. Class B Lic. Number 344343 Contractor Thomas Chang (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.).

Policy No. / Insurance Company Thomas Chang

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date / Applicant's Signature Thomas Chang

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

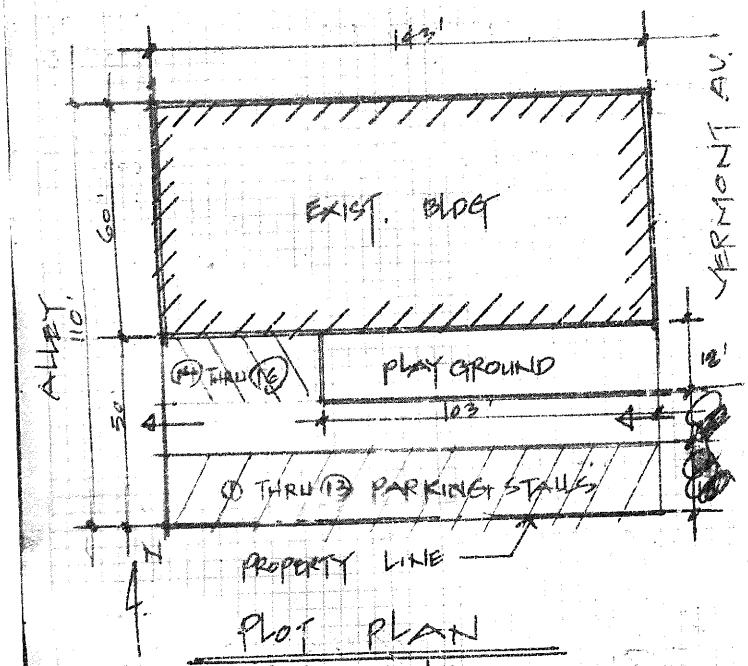
20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Thomas Chang (Owner or agent having property owner's consent) Owner (Position) 2/16/84 (Date)



PLOT PLAN
NOT TO SCALE

PRE-SCHOOL NOT TO BE ACTED W/ SAME TIME OF CHURCH SERVICES

Approved 7/6/84

Approved 7/18/84
BZ 6-3-84

SPC to be det. after P.C.

C-8451-0824

Buiand 4-23-84

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION

REPAIR-DEMOLITION AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT -- BLOCK -- TRACT PT NE¼ Sec 24 T1S.R14W	COUNCIL DISTRICT NO 4
LEGAL DESCR See Back	DIST MAP 138B197
2. PRESENT USE OF BUILDING (23 Theatre) NEW USE OF BUILDING DEMO	CENSUS TRACT 2112
3. JOB ADDRESS 233 N Vermont Ave	ZONE C2-1
4. BETWEEN CROSS STREETS Beverly Bl AND Council St	FIRE DIST. two
5. OWNER'S NAME Korea Times LA Inc PHONE 487-3323	LOT TYPE int
6. OWNER'S ADDRESS 141 N Vermont CITY LA ZIP 90004	LOT SIZE 109 X 135
7. ENGINEER BUS LIC NO ACTIVE STATE LIC NO PHONE	ALLEY 20' rear
8. ARCHITECT OR DESIGNER BUS LIC NO ACTIVE STATE LIC NO PHONE	BLDG. LINE --
9. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP	AFFIDAVITS Lot cut req'd by.
10. CONTRACTOR Coliman Land Clearing 279112 BUS LIC NO ACTIVE STATE LIC NO 629-2384 PHONE	P.C. REQ'D no (a)
11. SIZE OF EXISTING BLDG WIDTH 60 LENGTH 135 STORIES 2 HEIGHT 30 NO OF EXISTING BUILDINGS ON LOT AND USE 1-theatre	DISTRICT OFFICE LA
12. CONST. MATERIAL OF EXISTING BLDG EXT WALLS brick/conc ROOF comp FLOOR conc	SEISMIC STUDY ZONE --
13. JOB ADDRESS 233 N Vermont Ave	GRADING -- FLOOD --
14. EVALUATION VALUE OF EQUIPMENT REMOVED OR OPERATED AND USE PROPOSED BUILDING $64,800	HWY. DED. yes CONS. --
15. NEW WORK Description DEMO BY HAND WRECKING C.C.# B3561	ZONED BY SZ
NEW USE OF BUILDING DEMO SIZE OF ADDITION STORIES 2 HEIGHT	FILE WITH
TYPE GROUP OCC AREA PLANS CHECKED KIT K. YEE	TYPIST rnm
DWELL. UNITS MAX ALLOW TOTAL APPLICATION APPROVED INSPECTION ACTIVITY	INSPECTOR
GUEST ROOMS PARKING REQ'D PARKING PROVIDED STD COMP CONST HGT	COMB GEN MAJS CONC E.Q.

B & S B-3 (R.2/87)

B	275.82		
E			
P	324.50	4.55	Permits to remain in force shall be issued on permits must be filed at expiration of one year from date of issuance and every one year thereafter. Permits may be issued for a period of one year from the date of expiration or extension for building or grading permits granted by the Dept. of B & S SECTIONS 92.15 & 22.13 LAMC
		14.35	
	N/A		
ONLY OPTION	LA	SPRINKLERS REQ'D SUPPLY	
PD. NO.	DATE	ENERGY	DAS
D3558		NO	NO

Permits to remain in force shall be issued on permits must be filed at expiration of one year from date of issuance and every one year thereafter. Permits may be issued for a period of one year from the date of expiration or extension for building or grading permits granted by the Dept. of B & S SECTIONS 92.15 & 22.13 LAMC

CASHIER'S USE ONLY

B3558 11/20/87 765.45 CHTO

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect. Contractor Hiram Ruiz (Signature)
Date 11-20-87 Lic. Class C-2 Lic. Number 279112

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the Contractor's License Law or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):
— I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
— I, as owner of the property, am exempt under Sec. ____ B. & P.C. for this reason ____
— I am exempt under Sec. ____ B & P C for this reason ____
Date ____ Owner's Signature ____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. WC2469-87 Insurance Company ST FUND
— Certified copy is hereby furnished.
X Certified copy will be filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 11-20-87 Applicant's Signature Hiram Ruiz 900.3
Applicant's Mailing Address 545 S. Stanford Ave. L.A.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date ____ Applicant's Signature ____
Note: Section 3700.5 of the Labor Code says: If after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name ____ Lender's Address ____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I understand and agree that the issuance of this permit does not authorize me to proceed with any work in any public right-of-way until I obtain any required permits for such work. I understand that this permit is issued on the basis of an application, plans and other data, and that neither the issuance of a permit based thereon, nor compliance therewith by the City of Los Angeles or its boards, officers or employees, shall create any liability upon or a cause of action against said City having jurisdiction over the subject matter thereof. I hereby agree to save, indemnify and keep harmless the City of Los Angeles and all its boards, officers and employees from all liabilities, claims, actions or causes of action of whatsoever kind or nature which may arise in connection with the performance of work authorized by this permit. I understand that this permit is void if the work authorized is not commenced within 180 days of the date of issuance. I understand that I am responsible for the protection of adjacent property and for the shoring and bracing of excavations as required by Section 91.3315 of the Los Angeles Building Code.

Signed Hiram Ruiz (Owner or agent having property owner's consent) Vice Pres (Position) 11-20-87 (Date)

Bureau of Engineering

ADDRESS APPROVED 2 IN: 11/5/87

DRIVEWAY

HIGHWAY: REQUIRED

DEDICATION: COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

SFC NOT APPLICABLE

PRIVATE SEWAGE SYSTEM APPROVED

Grading

Conservation

APPROVED FOR SALE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED TITLE 19, L.A.M.C. 57.09

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

FEE $ PD NO

DWELLING UNITS

DIMENSION OF BLDG 60'X135' VERIFIED BY INSPECTOR J. ZAK.

LEGAL DESCRIPTION K. FEE.

BEG 53' S FRM SE COR OF FR LT 1, TR 6535, TH S 60 FT WTH UNFRM DEPTH OF 135 FT W IN NE 1/4.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

VERMONT AVE.

SIDEWALK 10'

EXISTING BUILDING TO REMAIN

NO BASEMENT

DEMOLISH

135'

2 - STORY DWLG

233 N. VERMONT

PARKING LOT

135'

ALLEY 22'

60'

60'

N

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

G APPLICATION FOR INSPECTION OF GRADING AND FOR GRADING CERTIFICATE

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT: SEE ATTACHED	BLK: -	TRACT: Pt. NE¼ Sec. 24 T1S R14W	COUNCIL DIST. NO.: 4	DIST. MAP: 128-187
					CENSUS TRACT: 2112
					ZONE: C2-1
					FIRE DIST.:

2. PURPOSE OF GRADING: Building pad preparation (REMOVAL & RECOMPACTION) (SW 24 1S R14)
3. JOB ADDRESS: 231-233 N. Vermont Ave. — LOT (TYPE): Corner INT
4. BETWEEN CROSS STREETS: Council St. AND Beverly Blvd. PHONE — LOT SIZE: Inc. Legal
5. OWNER'S NAME: Korea Times LA Inc.
6. OWNER'S ADDRESS: 141 N. Vermont — CITY: LA — ZIP: 90004 — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE — ALLEY: 20'
7. PLANS BY CIVIL ENGR: Hac Son — BLDG. LINE: --
8. CIVIL ENGR. ADDRESS: 1424 4th ST. STe.600 — CITY: Santa Monica — ZIP: 90401 — BUS. LIC. NO. — ACTIVE STATE LIC. NO. / CERT. NO. — PHONE — AFFIDAVITS: ZI 1117
9. ENGR. GEOLOGIST: Pioneer Soils — PHONE — CCPD
10. SOIL ENGR.—TESTING AGENCY: Sung Kyo Kim — BUS. LIC. NO.: RCE36706 — ACTIVE STATE LIC. NO. — PHONE: 213-738-6977 — 9619 16645
11. CONTRACTOR: Robert Holcomb — BUS. LIC. NO.: 025380 — ACTIVE STATE LIC. NO.: 491269 — PHONE: 818-334-6067 — P.C. REG'D: --
12. CONTRACTOR'S ADDRESS: P.O. Box 233 N. Vermont — CITY: LA — ZIP — STREET GUIDE — DIST. OFFICE: LA
13. JOB ADDRESS: 231-233 N. Vermont — SEISMIC STUDY ZONE: --
14. NUMBER OF CUBIC YARDS: CUT 1500 — FILL 2000 PC-SIL — GRADING: -- — FLOOD: --
15. MAXIMUM SLOPE: CUT — FILL 2:1 — RETAINING WALL REQUIRED: YES — NO X — BOARD FILE NO. — HWY DED.: yes — CONS.: --
FILL DENSITY TESTS & CERTIFICATION: 90% REQUIRED ☐ NOT REQUIRED — IMPORT/EXPORT REQ. C.O.D. — ZONED BY: Salem
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS: STEVCO — COMPLETED — YARDAGE APPROVED: J.A. MOORE — FILE WITH:
PLANS CHECKED: — TYPIST: V.J.
BOND: N/A — AMOUNT — APPLICATION APPROVED: — INSPECTOR:
☐ CASH — DATE POSTED
☐ SURETY — CA #

B & S 8-100 (R 2/87)

BC	80.70	BP	—
SDC		SP	
DIR	258.00	MISC	1.01
ST DEPT OF LA		BSSD	17.16
PLAN CHK			
TOTAL			

Claims for refund of fees paid on permits must be filed within one year from date of payment of fee or 2 years if one year from date of expiration of any permit for building or grading permits is waived by the Dept. of B & S SEC. 98.0212 & 98.0113 LAMC

Permit is void if work has not been commenced by an official action. Plan check approval is void one year after the fee is paid and this permit expires two years after the fee is paid if construction is not commenced within 180 days after the fee is paid. If construction is not commenced

CASHIER USE ONLY: 80.70 B-BC; 1.01 BSS; 02/80/88 $81.71 CHTD; 850.00 GR25; $177.16 0-81; 99611 CC81; 02/87/88 $75.16 CHTD; 99511

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Class C-12 License No. 491269 Contractor Robert Holcomb Signature
Date 5-19-88

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion by the owner-builder who will have the burden of proving that he did not build or improve for the purpose of sale.).
I, as owner of the property, am exempt from the Contractor's License Law because I will not employ any person to perform construction work at this site who is not licensed pursuant to the Contractor's License Law.
Owner's Signature
Date

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the Director of Industrial Relations as provided for by Section 3800, Labor Code, for the performance of the work for which this permit is issued.
My Workers' Compensation Insurance carrier is STATE FUND
Policy No. 2265 18
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California, and agree that, if I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Applicant's Signature Robert Holcomb
Date 5-17-88
Address 10 Box 2053 Tujunga CA 91042

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.
Applicant's Signature
Date
NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3691, Civil Code).
Lender's Name
Lender's Address
I certify that upon issuance of this permit the following information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I understand that the issuance of this permit does not authorize the violation of any city, county or state law regulating construction or the performance of construction work. I understand that the City of Los Angeles does not assume any responsibility for any contract between the applicant and any contractor, and that neither the City of Los Angeles nor any officer or employee thereof is responsible for the performance of work by any contractor or for any injury to any person or property resulting from such work. I further agree to save, keep and hold harmless the City of Los Angeles and all its officers, employees, and agents from any and all suits or actions of every kind and description which may be brought for or on account of any injuries or damages received or sustained by any person, persons or property on account of any act or omission in connection with the performance of work under this permit whether said act or omission is that of the applicant, his agents or employees, or of any contractor employed by the applicant, his agents or employees, or of any subcontractor employed by any contractor, and whether such injuries or damages are due or claimed to be due to or caused or claimed to be caused by the sole or concurrent negligence of the City of Los Angeles, its officers, agents or employees, or of any contractor employed by the City of Los Angeles, or of any subcontractor employed by any such contractor, and whether such suits or actions may be brought against the City of Los Angeles or against the applicant, his agents or employees, or any contractor employed by the applicant, his agents or employees, or any subcontractor employed by any such contractor, or against any two or more of them, and whether they or any of them may be liable indivisibly with the City of Los Angeles to the injured party, and whether such injuries or damages are due or claimed to be due to or caused or claimed to be caused by the joint or concurrent negligence of the City of Los Angeles and the applicant, his agents or employees, or any contractor employed by the applicant, his agents or employees, or any subcontractor employed by any such contractor, or any of them, or by the sole negligence of any of them other than the City of Los Angeles. I agree to indemnify the City of Los Angeles against liability arising out of the work performed hereunder whether or not there is concurrent negligence on the part of the City of Los Angeles, but excluding sole negligence or willful misconduct of the City of Los Angeles.
Owner's Signature Robert Holcomb Position Contractor Date 5-19-88

22. I hereby affirm that I am the owner of the property involved, and that the proposed work is authorized by me and I agree to comply with all city and county ordinances and state laws relating to building construction.
Owner's Signature Position Date
Owner or agent may be required to submit proof of authorization.

APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR INSPECTION — B 2 11677 — OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. — LOT: 1 — BLOCK: — TRACT: NE 1/4 Sec 24 T 1 S R 14 W — COUNCIL DISTRICT NO: 4
   ARB 42+43 (SEE ATTACHED)
2. PRESENT USE OF BUILDING: (newspaper press) — SN 24 T1S R14
3. ADDRESS: 231-33 N Vermont Ave
4. BETWEEN CROSS STREETS: Beverly AND Council
5. OWNER'S NAME: The Korea Times Inc — PHONE: 487-5232
6. OWNER'S ADDRESS: 141 N. Vermont Av — CITY: LA — ZIP: 90004
7. ENGINEER — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE
8. ARCHITECT OR DESIGNER: Buttler Co Hak Sik Son — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE: 451-3508
9. ARCHITECT OR ENGINEER'S ADDRESS: 1424 4th St — CITY: Sta Monica — ZIP: 90401
10. CONTRACTOR — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE

DIST. MAP: 136-197 — CENSUS TRACT: 2112.00 — ZONE: C2-1 — FIRE DIST.: TWO — LOT TYPE: Int — LOT SIZE: tine legal — ALLEY: 20' — BLDG. LINE: — AFFIDAVITS: CCPD OK ZI 1114

11. SIZE OF NEW BLDG — WIDTH 95 LENGTH 95 — STORIES 2 — HEIGHT — NO. OF EXISTING BUILDINGS ON LOT AND USE: Vacant
12. MATERIAL OF CONSTRUCTION → EXT. WALLS: tilt up — ROOF: mtl — FLOOR: conc — STREET GUIDE — FIRE RESIS: NO(A) — DISTRICT OFFICE: LA — SEISMIC STUDY ZONE: —
13. FOR ADDRESS: 231-33 N. VERMONT AVE — GRADING — FLOOD — WATER: yes — SEWER: — CONST.: —
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ ~~150,000.00~~ 450000

1 — Newspaper Press / Office

PURPOSE OF BUILDING — STORIES — HEIGHT — PLANS CHECKED — FILE WITH: M Liu

TYPE: V-N — GROUP OCC: B-2/A1 — FLOOR AREA: M-17940 TOTAL — APPLICATION APPROVED — TYPIST: SZ

DWELLING UNITS — MAX OCC — INSPECTION ACTIVITY: COMB. / GEN. / MAJ. / CONS. — INSPECTOR

GUEST ROOMS — PARKING REQ'D: 23 — PARKING PROVIDED: STD. 19 COMP. 4

BASB-1 (R.3/87)

CASHIER'S USE ONLY

PC	590.58	SPI	
BSE	765.00	BSE	31.90
BLDG	1594.80	BLDG	67.50
PLBG	1154.25	PLBG	44.82
MECH		MECH	
DS	LA	DS	57.12
DISTRICT	AA1214	SPRINKLERS	NC
ENERGY	AA1214	ENERGY	990.00

CONST. TYPE: fc > 2000

Checks for refund of fees paid on permits must be kept 1 within one year from date of payment of fee or 2 within one year from date of expiration for building or grading permits granted by the Dept. of B & S SECTIONS 22.12 & 22.13 LAMC

SPRINKLERS: NC — ENERGY: 2 N, MS, Ye

If unless a shorter period of time has been established by an official action per check expiration requires one year after the fee is paid and this permit requires two years after the fee is paid if construction is not commenced

666.62

B-PS 130.58
[illegible] 302.39 CHTO
Complete Plan submitted 5/11/88 per for sewer purposes.
60.62 CHTO
05566

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

15. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 7/20/88 — Lic Class B — Lic No 466112 — Contractor's Signature
Contractor's Mailing Address 640 N. 54 ANGELES pl C.A. 90036

OWNER-BUILDER DECLARATION

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

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

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

☐ I am exempt under Sec. _____ B & P C for this reason _____

Owner's Signature _____
Date _____

WORKERS' COMPENSATION DECLARATION

17. I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Insurance Company PARAMOUNT
Policy No _____
☐ Certified copy is hereby furnished
☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety
Date 7/22/88 — Applicant's Signature
Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

18. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Applicant's Signature _____
Date _____
NOTE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

19. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____
Lender's Address _____

20. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.
I understand that my permit is an application for inspection, that it does not approve or authorize the work specified herein, and that I may be responsible for the correction or failure to comply with any applicable law, that neither the city of Los Angeles nor any duly authorized employee thereof make any warranty or shall be responsible for the performance of the work for which this permit is issued by me or my employees, agents or employees, and that neither the city of Los Angeles nor any duly authorized employee thereof has made any representation as to the condition of the property or part upon which such work is performed. (See Sec. 91.0202 LAMC)

Signature _____ — CONTRACTOR — 7/22/88
(Owner or agent having property owner's consent) — Position — Date

Bureau of Engineering	NO DEDICATION IMPROVEMENTS TO BE DETERMINED	ADDRESS APPROVED	Blackwell 5-27-88
		DRIVEWAY	OK E 5-27-88
		HIGHWAY DEDICATION: REQUIRED / COMPLETED	Dedication 5/27/88
		FLOOD CLEARANCE	
SEWERS (4) 10" VCP		SEWERS AVAILABLE	6/6 5/28/88
C-88510-1		NOT AVAILABLE	Jacobs 5-27-88
		SFC PAID	C-88510-1 6/2/88 MJ
		SFC NOT APPLICABLE / SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19, L.A.M.C.-57001		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	55- APPROVED Under Exempt Case only 7-5-88		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

METRO RAIL. No impact based upon current planning

LEGAL DESCRIPTION: SD 12 E 7 x 254 = 3154 ft²

DISABLED ACCESS REVISION / Revised 7/6/88

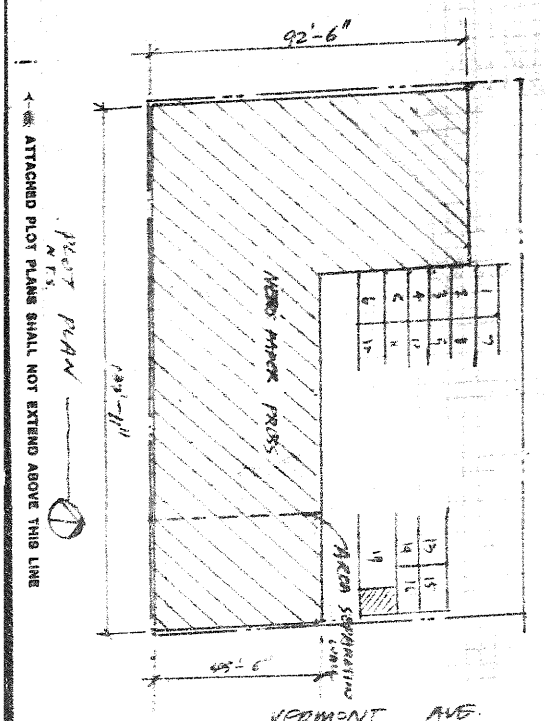
Lot Tie - 88-887436 | Off-site 88-887455

Parking AH 88-887457

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

Dup File P-68850 OK'd construction of Bldg.

Parking 17 provided on site & 6 offsite @ 155 N Vermont Ave.



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION

TO ADD ALTER REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT / BLOCK / PARTY	NE 1/4 SEC. 24
LOT/A DESIGN	1
	T 1 S R14W
COUNCIL DISTRICT NO	4
DIST MAP	138-197
CENSUS TRACT	2112.00
ZONE	C2-1
FIRE DIST	TWO
LOT TYPE	INT.
LOT SIZE	*INC. LEGAL
ALLEY	20'
BLDG. LINE	--
AFFIDAVITS	CCPD ZI 1117
P/C REQ'D	NO (A)
DISTRICT OFFICE	L.A.
SEISMIC STUDY ZONE	--
GRADING	--
FLOOD	--
HWY DED	YES
CDMS	--
ZONED BY	LUI
FILE WITH	
TYPIST	E. SANTANA
INSPECTOR	

2. PRESENT USE OF BUILDING: VACANT — NEW USE OF BUILDING: NEWSPAPER PRESS

3. JOB ADDRESS: 231-33 N. VERMONT AVE. AND

4. BETWEEN CROSS STREETS: BEVERLY — COUNCIL — PHONE

5. OWNER'S NAME: THE KOREA TIMES INC.

6. OWNER'S ADDRESS: 141 N. VERMONT AVE. — CITY: LOS ANGELES, CA. — ZIP: 90004 — BUS LIC NO — ACTIVE STATE LIC NO — PHONE

7. ENGINEER: BUTTLER CO. — BUS LIC NO — ACTIVE STATE LIC NO — PHONE

8. ARCHITECT OR DESIGNER: MAY SZE SOO — PHONE: 451-3508

9. ARCHITECT OR ENGINEER'S ADDRESS: 1424 4TH ST. — CITY: SANTA MONICA, — ZIP: 90401 — BUS LIC NO — ACTIVE STATE LIC NO — PHONE

10. CONTRACTOR

11. SIZE OF EXISTING BLDG: WIDTH 95 LENGTH 95 — STORIES HEIGHT 2 — NO. OF EXISTING BUILDINGS ON LOT AND USE: VACANT

12. CONST. MATERIAL OF EXISTING BLDG: EXT. WALLS MTL — ROOF METAL — FLOOR CONC. — STREET GUIDE

3 13. JOB ADDRESS: 231-33 N. VERMONT AVE.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 201.00

15. NEW WORK Description: Permit to revise foundation Plan

LA/05566/KK

NEW USE OF BUILDING — SIZE OF ADDITION — STORIES — HEIGHT — PLANS CHECKED — APPLICANT — APPROVED

TYPE	GROUP OCC	FLOOR AREA TOTAL	DWELL UNITS MAX OCC	PARKING REQ'D	PARKING PROVIDED STD	COMP

INSPECTION ACTIVITY: ZONE | GEN | MAJS | ZONE | EQ

B & S B-3 (R 2/87)

BP	17.00	CONST	
E		FM	
P	20.00	PL	5.00
M		FP	
SI		MP	7.00
DOH		SIGNS	
H.O. NO		SPRINKLERS REQ'D SPEC	
		ENERGY	

Claims for refund of fees paid on permits must be filed within one year from date of payment of fee, or within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 98.0115 & 98.0116 LAMC

CASHIER'S USE ONLY

17.00 Bond
20.00 Plan Check
5.00 Fee
7.00 Misc
49.00 TOTAL
30705 11/15/88 DEBD DMTD

LA 7453

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Contractor's License No. _____ Classification _____ Contractor _____ (Signature)

Date _____

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):)

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

I, as owner of the property, am exempt under Sec. _____ Business and Professions Code for this reason: _____

I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Owner's Signature _____

Date _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Insurance Company _____

Policy No. _____

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

Applicant's Signature _____

Date _____

Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Applicant's Signature _____

Date _____

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I understand that the issuance of a permit does not authorize the violation of any federal, state or city law regulating construction or the performance of construction. It is unlawful for any person to make any change in the use or character of any property without first obtaining a certificate of occupancy or other approval from the Department of Building and Safety. Any person making such change without such approval shall be subject to penalties prescribed by law.

Signed _____ Position _____ Date 9/11/88

Owner or agent having property owner's consent

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

APPLICATION FOR INSPECTION 2 3rd floor Dept's Bldg

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: 1	BLOCK: -	TRACT: NE 1/4 Sec 24 T 1 S R14W	COUNCIL DISTRICT NO: 4	DIST. MAP: 138-197
					CENSUS TRACT: 2112.00
2. PRESENT USE OF BUILDING: (2) ~~Newspaperpress~~/office	NEW USE OF BUILDING: ( ) same				ZONE: C2-1
3. JOB ADDRESS: 231-233 N Vermont Av					FIRE DIST.: II
4. BETWEEN CROSS STREETS: Beverly AND Council (SW 24 T 1 SR14)					LOT TYPE: int
5. OWNER'S NAME: The Korea Times PHONE: 487-5232					LOT SIZE: irreg
6. OWNER'S ADDRESS: 141 N Vermont Av CITY: LA ZIP: 90004					
7. ENGINEER: William K. Lon BUS. LIC. NO. ACTIVE STATE LIC. NO.: C(E 36715 PHONE					ALLEY: 20'
8. ARCHITECT OR DESIGNER: Hak Sik Son BUS. LIC. NO. ACTIVE STATE LIC. NO.: C 21313 PHONE: 394-0705					BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS: AIA (Santa Monica CA ZIP: 90401-4244					AFFIDAVITS: CCPD
10. CONTRACTOR: K YUNG NAM CONT. INC. BUS. LIC. NO.: 468112 ACTIVE STATE LIC. NO.: 313464-120 PHONE					ZI 1110
11. SIZE OF EXISTING BLDG. WIDTH 95 LENGTH 95	STORIES: 2	HEIGHT: —	NO. OF EXISTING BUILDINGS ON LOT AND USE		P.C. REQ'D
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS: wd	ROOF: wd	FLOOR: ccpc	STREET GUIDE	DISTRICT OFFICE: LA
3 13. JOB ADDRESS: 231-233 N Vermont Av					SEISMIC STUDY ZONE: --
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 10,000.00					GRADING: -- FLOOD: --
15. NEW WORK (Describe): Permit for 2nd floor partition and foundation for printing press.					HWY. DED.: yes CONS.: --
NEW USE OF BUILDING: n/c	SIZE OF ADDITION: N/C	STORIES: N/C	HEIGHT		ZONED BY: PWong
TYPE: N/C GROUP OCC: N/C	FLOOR AREA: N/C	PLANS FILED: [illegible]			FILE WITH: LA/05566/88
DWELL UNITS: N/C MAX OCC: N/C	TOTAL	APPLICATION APPROVED: PWong			TYPIST
GUEST ROOMS: n/c PARKING REQ'D: N/C	PARKING PROVIDED: STD. COMP.	INSPECTION ACTIVITY: COMB. GEN. MAJS. CONS. EQ.			INSPECTOR

P.C. 6919	G.P.I.	CONT INSP	
S.P.C.	P.M.		
B.P. 5192	E.I. 10	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.124 & 22.13 LAMC	
I.F.	F.H.		
S.D.	O.S.S. 309		
DIST. OFFICE: LA	S.O.S.S.	SPRINKLERS REQ'D SPEC. —	
F.C. NO.	C/O —	ENERGY	

Unless a shorter period of time has been established by an official acting plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

53.19 BRC
91.00 BSA
1.50 BI-C
3.00 CRS
23.00 DBI
F 725 2 02/08/89 186.19 CHAD

F725

LA 23095

B & S B-3 (R-2/8

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 2-3/89 Lic. Class B Lic. Number 468112 Contractor [signature] (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. K 50733 Insurance Company FAIRMONT

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 2-3/89 Applicant's Signature [signature]

Applicant's Mailing Address 644 N. St Andrews Pl. LA CA 90004

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that a permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0702 LAMC)

Signed [signature] CONTRACTOR 2-3-89

(Owner or agent having authority name to sign) (Position) (Date)

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 138-197	1. LEGAL LOT Part of 4	BLK	TRACT 6944 Part of N. E. 1/4 Sec. 24, etc
ZONE C-2	2. STREET ADDRESS 239 No. Vermont		APPROVED BS
FIRE DIST. II 100	3. BETWEEN CROSS STS. Beverly Blvd.	AND Council St.	
INCIDS C	4. PRESENT USE OF BLDG. Store	NEW USE OF BLDG. Same	
KEY			
BOOK LOT	5. OWNER Calif. T.V. Corp.	J.A. Clary	
REV. DOC.			
LOT SIZE 125 x 150	6. OWNER'S ADDRESS 239 No. Vermont		
REAR ALLEY AND	7. CITY AREA	STATE LICENSE NUMBER	
SIDE ALLEY AND	8. CONTRACTOR 637 So. Berendo Blvd.	STATE LICENSE NUMBER TE 4-8751	
ASSESSED 1604.5	9. CONTRACTOR Security Neon Corp. Wilmington	STATE LICENSE NUMBER 129661	
BLDG. AREA	10. SIZE OF NEW BLDG. 53 x 150	STORIES 1	HEIGHT 28'
SPRINKLERS REQ'D SPECIFIED	11. MATERIAL EXT. WALLS ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 — 239 No. Vermont

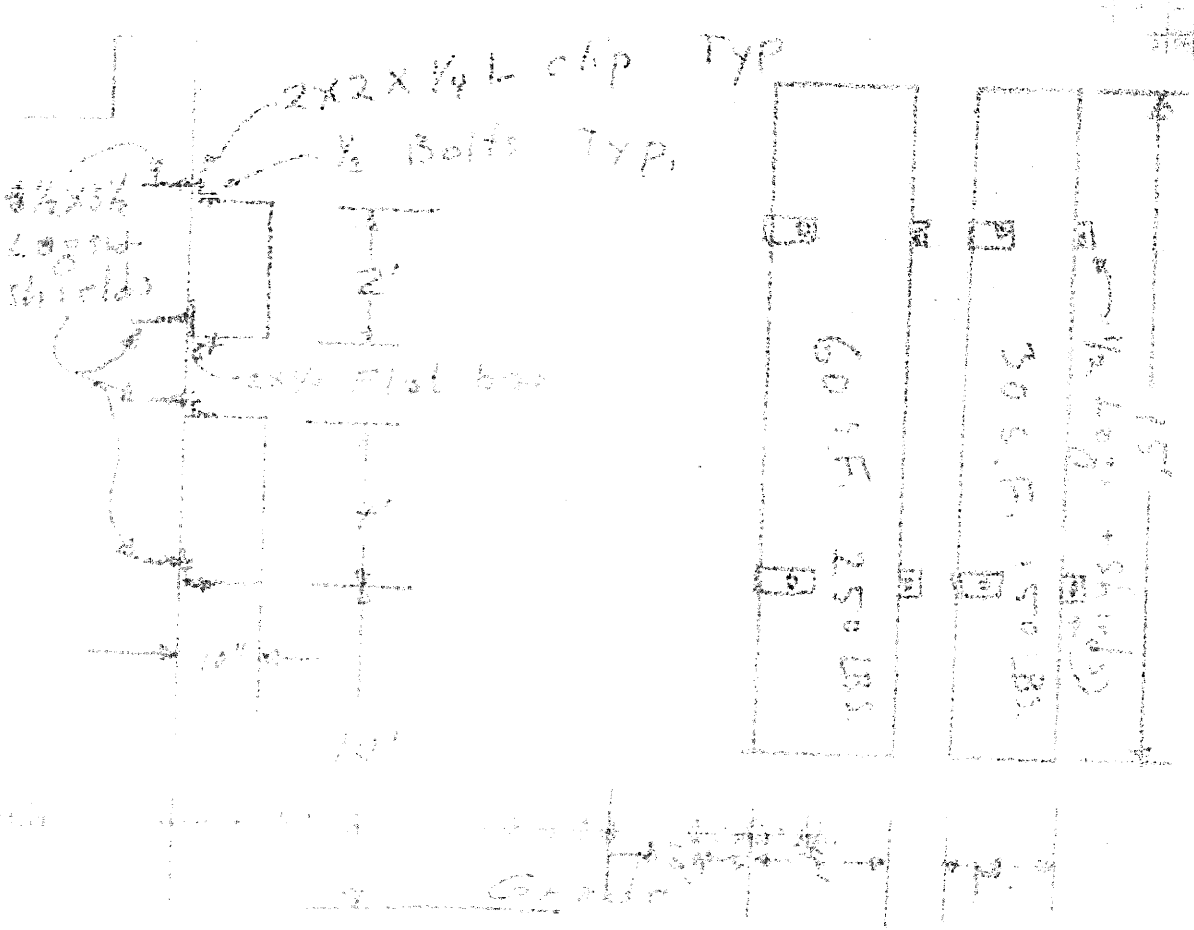
CALPAT PA48967

TYPE	OCCUP	VAL. OF			
Bldg			BB 2656	68097	C = 1 CK 2.00
DIST. OFFICE	Metro				
C. OF O. ISSUED			Initial None	6 P 2 Sty	

DWELL. UNITS	12. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 200.00		VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION NEON SIGN	STORIES	HEIGHT APPLICATION CHECKED Raymond
GUEST ROOMS	14. NEW WORK MATERIAL EXT. WALLS	MATERIAL ROOF	PLANS CHECKED
FILES WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS SPECIFIED
CONST. INSP.	SIGNED		PLANS APPROVED
	This form when properly validated is a permit to do the work described.		APPLICATION APPROVED

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

Form B-3—75M Sec—11-58


2x2x¼ L clip TYP
½ Bolts TYP.

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building 223 N VERMONT (House Number and Street) | Approved by City Engineer

Between what cross streets? BEVERLY & LOCKWOOD | Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building OFFICE (State dwelling, Apartment House, Rooming or Lodging House) Families Rooms
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving OFFICE Families Rooms
4. Owner RETAIL CLERK UNION #770 Phone
5. Owner's Address 223 N VERMONT AVE
6. Certificate Attached? NO
7. Engineer Employed
8. Contractor VERN P HUCK Phone NO 12104
9. Contractor's Address 2021 TOWNE
10. VALUATION OF PROPOSED WORK (Estimated cost of labor and materials) $ 5000 00
11. Number of Dwelling Units Now ONE (1)
12. Size of existing building 70 x 100 Number of stories 2 Height to highest point 30'
13. Material Exterior Walls MASONRY Exterior finish BRICK & STEEL

14. Describe fully the proposed work

RELOCATING OFFICE PARTITIONS
REMOVING 2 LOAD BEARING PARTITIONS
CHANGING REST ROOMS
FLOORS NEW COVERING, PANELING NEW SUSPENDED CEILING
(NO STRUCTURAL CHANGES) (No Additions)

NEW CONSTRUCTION

15. Size of Lot x Size of Lot x Number of Stories now on Lot
16. Front. Width Depth Back Width Size of Floor Joists x
17. Size of Studs x Material of Piers Size of Posts x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature VERN P HUCK
(Owner or Authorized Agent)

DISTRICT OFFICE

By W Del Beato

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation $ 5,000		Area of Bldg Sq. Ft	Investigation Fee $
Fee $ 15 00		Fee $	Cert. of Occupancy Fee $ 10 00
			Bldg. Permit Fee $ 5 00
			Total $

TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Ft. rear alley	Clerk
III B	100	Corner Lot No	Corner Lot Keyed Keyed		Ft. side alley	Murray
GROUP 2	Plans and Specifications checked	Zone C-2	Fire District No. 2 00		District Map No. 4582	
For Plans See	Correction Verified	Bldg. Line Ft.	Street Widening Ft.		Application checked and approved	Clerk
Filed with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER Specified—Required Valuation Increased Yes— No—		Inspector	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JAN -2		LA13803		
Supplemental Plan Checking					
Building Permit	JAN -2		LA24515		

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID
Certificate of Occupancy Survey

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT: Pt. of Lot 24	BLK.	TRACT: Los Cerritos	DIST. MAP: 136-197
2. BUILDING ADDRESS: 223 [illegible]		APPROVED: BS	ZONE: C-2
3. BETWEEN CROSS STREETS: [illegible] AND [illegible]			FIRE DIST: 100' TR 100'
4. PRESENT USE OF BUILDING: Office & Assembly Bldg.	NEW USE OF BUILDING: Same		INSIDE 50' 80' KEY
5. OWNER: Procurement Services Inc.	PHONE		COR. LOT REV. COR.
6. OWNER'S ADDRESS: 223 No. Long Beach Blvd.	P.O.	ZONE: [illegible]	LOT SIZE: 80 130 M.L.
7. CERT. ARCH: Axtell	STATE LICENSE	PHONE	REAR ALLEY: 20'
8. ENGR.: Alfred [illegible]	STATE LICENSE	PHONE	SIDE ALLEY
9. CONTRACTOR: Not selected	STATE LICENSE	PHONE	ALLEY LINE
10. CONTRACTOR'S ADDRESS: Not Let	P.O.	ZONE	ASSESSOR'S PARCEL NO.: 6664-5
11. SIZE OF EXISTING BLDG.: 134' x 50'	STORIES: 2	HEIGHT: 28'	NO. OF EXISTING BUILDINGS ON LOT AND USE: 1 - Offices
12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE	ROOF COVER: ☒ WOOD ☐ STEEL ☐ COMP. ☐ OTHER	ROOFING: Comp	SPRINKLERS REQ'D SPECIFIED
3 223 [illegible]			DISTRICT OFFICE: [illegible]

VALUATION: LA60004

ENGINEER'S USE ONLY

[illegible] 1931		9 — 2 CK	20.00		
[illegible] 91614		0 — 1 CK	31.80		

TYPE: New Const. / Alt. / Add. / Misc.

C. OF O. ISSUED

INSPECTOR

F.C.	S.F.C.	B.P.	F.F.	B.S.	C/O
20.00					

13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO COMPLETE AND USE PROPOSED BUILDING: $ 2500.00		PARCEL [illegible]
14. SIZE OF ADDITION: STORIES: HEIGHT: None	ELEVATION APPROVED: Clear	PARKING SPACES: [illegible]
15. NEW WORK: EXT. WALLS: WOOFING: Interior partitions & ceiling as new ceilings.	APPLICATION CHECKED: Initials	DWELL. BLDGS.: [illegible]
	PLANS CHECKED: [signature]	FILE WITH: [illegible]
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to work men's compensation insurance.	CORRECTIONS, ETC.	CONT. TASK: [illegible]
SIGNED: Ronald K Jacobsen	[signature]	
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED	

Form B-3 58 6 95

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT | BLK. | TRACT | DIST. MAP 138-197

2. BUILDING ADDRESS: 223 N. Vermont | APPROVED | ZONE C-2-2

3. BETWEEN CROSS STREETS: Beverly AND council | FIRE DIST 11 100

4. PRESENT USE OF BUILDING: Business office | NEW USE OF BUILDING: Same | INSIDE KEY

5. OWNER: Permanente Services Inc. | PHONE DU 53681 | COR. LOT

6. OWNER'S ADDRESS: 223 N. Vermont | P.O. ZONE | REV. COR. | LOT SIZE NO Legal

7. CERT. ARCH | STATE LICENSE | PHONE

8. LIC. ENGR. | STATE LICENSE | PHONE | REAR ALLEY 20

9. CONTRACTOR | STATE LICENSE | PHONE | SIDE ALLEY | BLDG. LINE

Owner

10. [illegible]

11. SIZE OF EXISTING BLDG	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
50 X 134	2		1 - Office	4C

12. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☒ BRICK ☐ CONCRETE | ROOF CONST.: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER | ROOFING | SPRINKLERS REQ'D. SPECIFIED

3 223 N. Vermont | DISTRICT OFFICE L. A.

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 1,000.00 | DWELL. UNITS

14. SIZE OF ADDITION None | STORIES | HEIGHT | VALUATION APPROVED | PARKING SPACES

15. NEW WORK: EXT. WALLS | ROOFING | APPLICATION CHECKED Kehmeier | GUEST ROOMS

Interior non-bearing office partitions -- 2nd floor

C. OF O. ISSUED | PLANS CHECKED | FILE WITH

nic

CORRECTIONS VERIFIED | CONT. INSP

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

SIGNED X Richard A Cockburn | PLANS APPROVED

This Form When Properly Validated is a Permit to Do the Work Described. | APPLICATION APPROVED | INSPECTOR

TYPE	GROUP	MAX. OCC	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
III-A	G-1	4C	2-		6-			

VALIDATION — CASHIER'S USE ONLY

LA 1245 MAY-2028 31515 C — 2 CS 2.00
MAY-2028 31516 C — 1 CS 6.00

Form B-3a

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

~~Permit 26~~ 247

3 No-505 FAC

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — B&S Form B-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT Pt. of	BLK. NE¼ Sec 24, T1S, R14W	TRACT	ADDRESS APPROVED RJ Byler
2. BUILDING ADDRESS	223 N. Vermont Ave., L. A.			DIST. MAP 138-147
3. BETWEEN CROSS STREETS	Council AND Beverly Blvd.			ZONE C-2-2
4. PRESENT USE OF BUILDING	Camera sales	NEW USE OF BUILDING same		FIRE DIST. II-60-80-100
5. OWNER'S NAME	T.P.C. Camera Supply	PHONE		INSIDE KEY
6. OWNER'S ADDRESS	above	P. O.	ZONE	COR. LOT THRU REV. COR.
7. CERT. ARCH.	none	STATE LICENSE none	PHONE	LOT SIZE INCOMPLETE LEGAL
8. LIC. ENGR.	none	STATE LICENSE none	PHONE	REAR ALLEY 20'
9. CONTRACTOR	Interstate Neon Corp.	STATE LICENSE 103778	PHONE 873-2410	SIDE ALLEY
10. CONTRACTOR'S ADDRESS	15155 Califa St., Van Nuys	P. O.	ZONE	BLDG. LINE
11. SIZE OF EXISTING BLDG.	50' x 50'	STORIES 1	HEIGHT 14'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1

BLDG. AREA

DISTRICT OFFICE L. A.

3 223 N. Vermont Ave., Los Angeles

12. MATERIAL	EXT. WALLS: ☒ WOOD ☒ METAL ☐ CONC. BLOCK ☒ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING Comp.	SPRINKLERS REQ'D: SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	$400.00	VALUATION APPROVED		AFFIDAVITS # 3619 $ 16645 2A # 8265
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	PAVED. UNITS
Non-illum. wall signs: two 30" x 8'0"; one 48" x 12'0".			CONNECTIONS VERIFIED	SPACES PARKING
			PLANS APPROVED	GUEST ROOMS
			APPLICATION APPROVED	FILE WITH
			INSPECTOR	CONST. INSP.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read the statement on the Application.

Signed

This Does Not Become Property Valid Until Issued is a Permit to Do the Work Described.

TYPE	CHANGE	USE OCC.	P.C.	S.P.C.	C.P.I.	B.P.	I.P.	G.S.	C/O
WALL	SIGN		—			3.00	/		

CASHIER'S USE ONLY

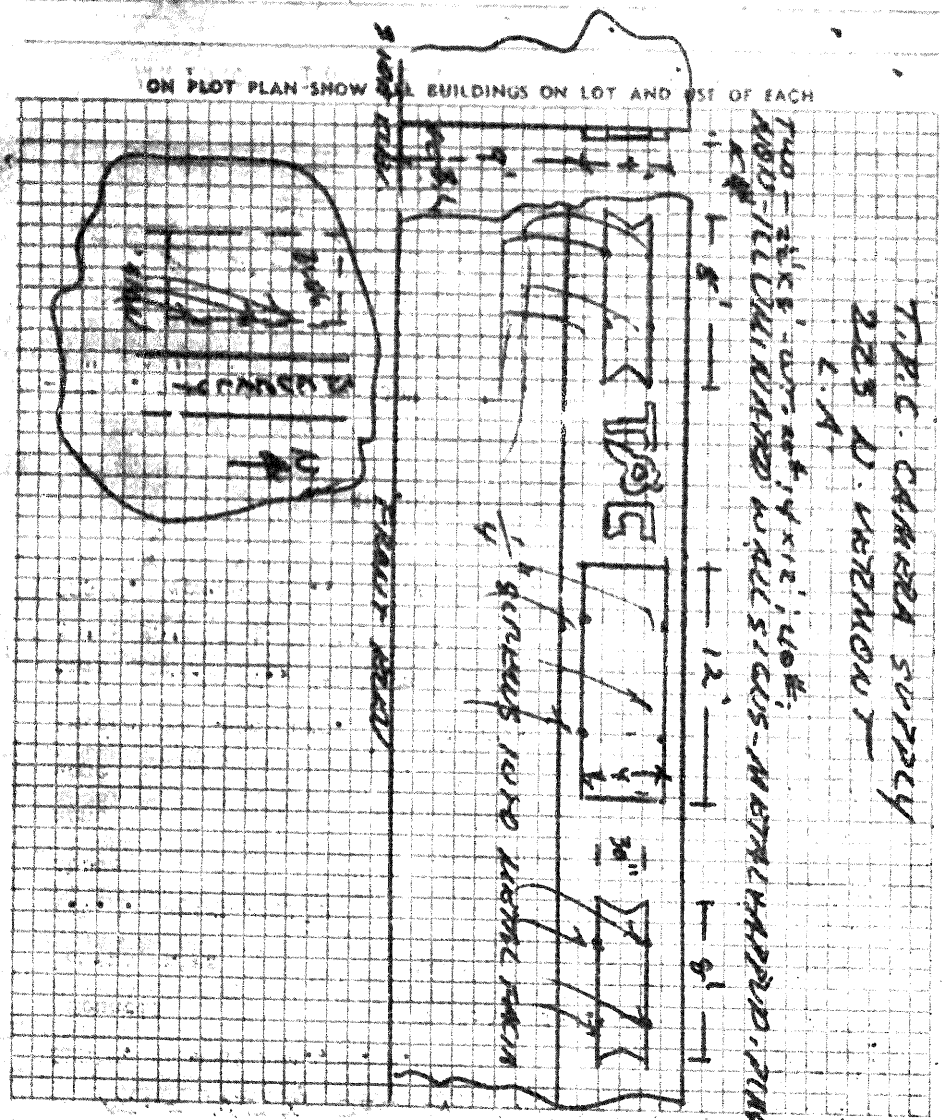
APR-13-65 18178 S •92552 2 — 1 CK 3.00

P.C. No. LL 3491 GRADING YES CRIT. SOIL — CONS. —

4-7-65 OK to issue Wm. Allen

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND EST OF EACH



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

3 No 505 CITY OF LOS ANGELES

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT Pt. of BLK TRACT N.E. 1/4 Sec 24 T.1S. R. 14W S.B.B.M
2. PRESENT USE OF BUILDING ( ) Office — NEW USE OF BUILDING (33) Same
3. JOB ADDRESS 223 North Vermont Avenue
4. BETWEEN CROSS STREETS Beverly Blvd AND Council St.
5. OWNER'S NAME Underwood Enterprises PHONE 3857487
6. OWNER'S ADDRESS Same L.A P.O. BOX 90004 ZIP
7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE
8. ENGINEER STATE LICENSE NO. PHONE
9. CONTRACTOR William H. Rowbotham Inc STATE LICENSE NO. 194179 PHONE 3851754
10. SIZE OF EXISTING BLDG. 50x50 STORIES 1 HEIGHT 20' NO. OF EXISTING BUILDINGS ON LOT AND USE 1-
11. MATERIAL OF CONSTRUCTION EXT. WALLS Stucco ROOF Wood FLOOR
12. JOB ADDRESS 223 North Vermont Avenue
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 250
14. NEW WORK (Describe) Remove glass & install plate glass 6x12

HIGHWAY DEDICATION

NEW USE OF BUILDING N/C — USE OR OCCUPANCY — STORIES — HEIGHT
TYPE — CODE — SPRINKLERS REQ'D SPRINKLERED — VALUATION APPROVED
BLDG. AREA — MAX. OCC. — TOTAL — BASEMENT
DWELL. UNITS N/C — GUEST ROOMS N/C — SPACES PARKING REQ'D N/C — PROVIDED — PLANS APPROVED
P.C. No. — CONT. INSP — APPROVED FOR ISSUE

CENSUS TRACT
DIST. MAP 138-197
ZONE C-2-2
FIRE DIST. 2
INSIDE COR LOT
KEY REV COR
LOT SIZE
REAR ALLEY Inc Legal
SIDE ALLEY
BLDG. LINE
AFFIDAVITS -----
DISTRICT OFFICE L.A.
GRADING /
CRIT. SOIL /
HIGHWAY DED. /
FLOOD No505
CONS /
ZONED BY STOUGHTON
FILE WITH
INSPECTOR

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.F.	C/O	TYPIST
63	/		250	/			eih

CASHIER USE ONLY

APR-28-65	19398 E	•93021	X — 2 CK	1.63
APR-28-65	19399 E	•93021	X — 1 CK	2.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (Sec Sec. 91.0202 L.A.M.C.)

Signed X (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	SEYMOUR	
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	N.E. ¼ Sec. 24 T. 1S. R. 14W. S.B.B.M.			
2. BUILDING ADDRESS	223 North Vermont			DIST. MAP 33 & 197
3. BETWEEN CROSS STREETS	Beverly AND Council			ZONE C-2-2
4. PRESENT USE OF BUILDING	Camera Shop	NEW USE OF BUILDING	Same	FIRE DIST. 1 100
5. OWNER'S NAME	Allen Ric	PHONE	3857487	INSIDE KEY
6. OWNER'S ADDRESS	223 North Vermont	P. O.	ZONE	COR. LOT REV. COR.
7. CERT. ARCH.		STATE LICENSE	PHONE	LOT SIZE 135 x 434
8. LIC. ENGR.		STATE LICENSE	PHONE	
9. CONTRACTOR	Ray Stober Company	STATE LICENSE 176618	PHONE FA 11474	REAR ALLEY 20' SIDE ALLEY
10. CONTRACTOR'S ADDRESS	18550 S. Western	P. O. 2367	ZONE Gardena 47	BLDG. LINE
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE Office Building	BLDG. AREA
3				DISTRICT OFFICE LA.

12. MATERIAL	EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE	ROOF CONST. ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED	CRITICAL SOIL
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	$ 600.00			UNITS AFF. KLC45 AFF 969	
14. SIZE OF ADDITION	STORIES	HEIGHT 22'0"			
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING		BUILT-UP UNITS NC	
Install 2 Wall signs. S and S				SPACES REQUIRED NC	
				GUEST PARKING NC	
				FILE WITH	
				CONT. INSP.	

I certify that in doing the work authorized under this permit I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.

Signed _____

This Form When Properly Validated is a Permit to Do the Work Described.

TYPE	ISSUED	EXP. DOC.	P.C.	S.P.C.	G.P.I.	B.P. 4.00	I.J.	C.I.	C/O

CASHIER'S USE ONLY

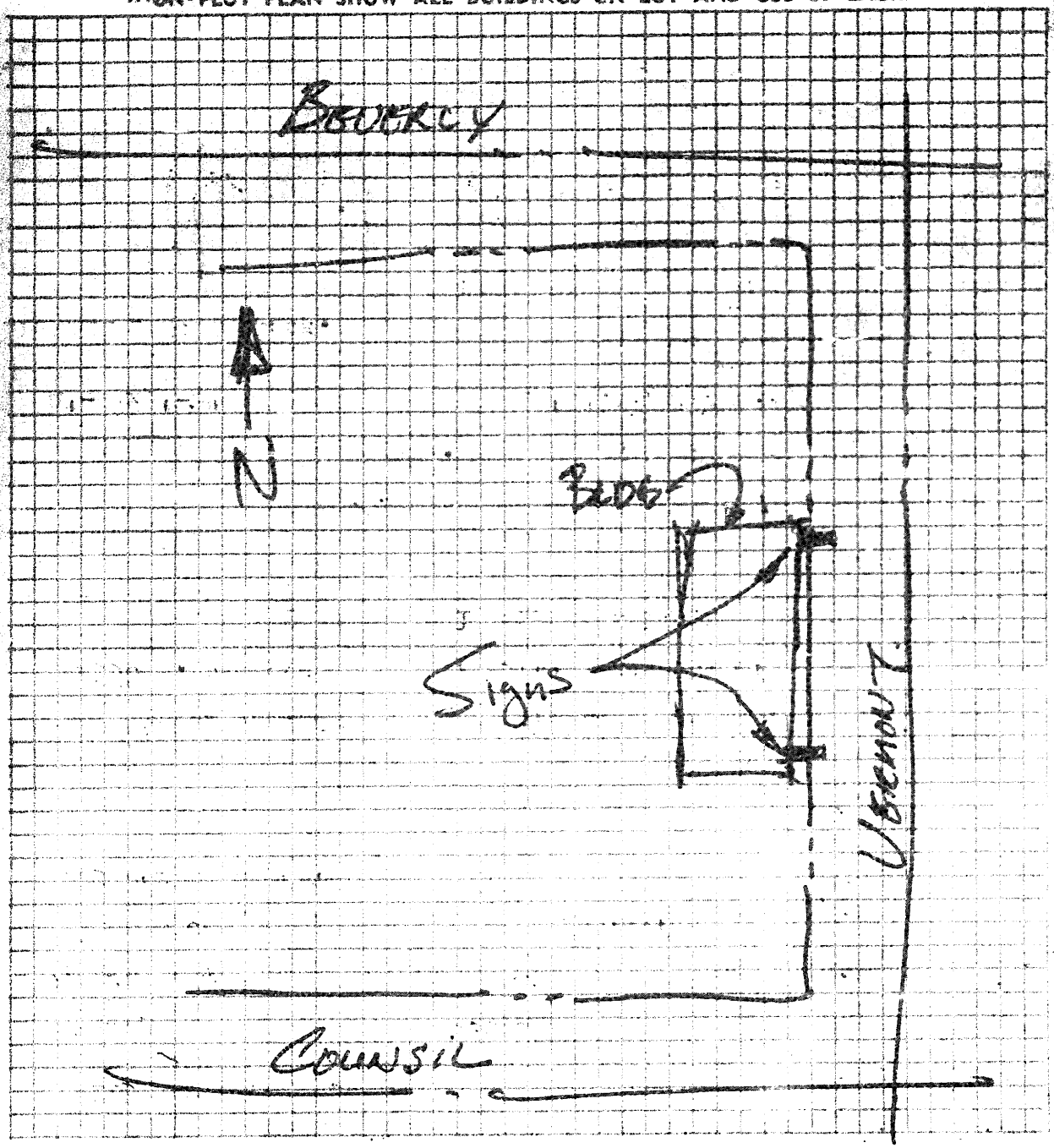
MAY 12 65 23796 E •94776 2 — 1 CK 4.00

LL5045

P.C. No. _____ GRADING Yes CERT. SOIL _____ CONS. _____

LEGAL DESCRIPTION

PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



SCOPE OF PERMIT

This permit is an application for inspection, the issuance of which is not an approval of or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0302 L.A.M.C.)

PUBLIC RECORD

Return to EQ 84

3 APPLICATION FOR INSPECTION—TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — B & S B-3 (R 12.80) — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: Ptn of N.E. 1/4 See Attchd	BLOCK: Sec. 24,	TRACT: T.1S., R14WSBBM	COUNCIL DISTRICT NO. 4	DIST. MAP 138-B197
2. PRESENT USE OF BUILDING ( )	RETAIL COMMERCIAL	NEW USE OF BUILDING ( )	same		CENSUS TRACT 2112-00
					ZONE C2-2
3. JOB ADDRESS	223-225 No. Vermont				FIRE DIST. Two
4. BETWEEEN CROSS STREETS	Beverly Blvd.	AND	Council St.		LOT TYPE INT
5. OWNER'S NAME	Mort Shaw		PHONE 387-7347		LOT SIZE 1 Rnd
6. OWNER'S ADDRESS	223-225 No. Vermont	CITY LA	ZIP 90004		
7. ENGINEER	Geo. J. Fosdyke	BUS. LIC. NO.	ACTIVE STATE LIC. NO. S-149	PHONE 482-5480	ALLEY 20' Rcpn
8. ARCHITECT OR DESIGNER	--	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE —
9. ARCHITECT OR ENGINEER'S ADDRESS	159 So. Bixel St.	CITY L.A.	ZIP 90017		AFFIDAVITS 2.41 81.102
10. CONTRACTOR	-- N S	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	APP 96197 APP 166457 Lot Cut P-7-29-62
11. SIZE OF EXISTING BLDG.	WIDTH 50' LENGTH 135'	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Commercial	
12. CONST. MATERIAL OF EXISTING BLDG. ⟹	EXT. WALLS brick	ROOF comp/wd.	FLOOR wood	STREET GUIDE	DISTRICT OFFICE L.A.
3 13. JOB ADDRESS	223-225 No. Vermont				SEISMIC STUDY ZONE —
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$38,000				GRADING — FLOOD —
15. NEW WORK (Describe)	Joist anchors to make building comply with Div. 68 Class II				HWY. DED. — CONS. Yes Ord
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY Bmtl
TYPE IIIA	GROUP OCC. C-1	BLDG. AREA —	PLANS CHECKED		FILE WITH
DWELL UNITS —	MAX OCC. —	TOTAL	APPLICATION APPROVED		TYP'ST
GUEST ROOMS —	PARKING REQ'D —	PARKING PROVIDED STD:— COMP—	INSPECTION ACTIVITY COMB | GEN. | MAJ. S. | CONS.		INSPECTOR

SPRINKLERS REQ'D SPEC.		CONT. INSP. EQ	
P.C. 97.75	P.M. 5.00		
S.P. 89.05	I.F. —	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
B.S. 208.00	O.S.		
SMP. 2.66	O/O		
DIST. OFFICE	ENERGY: None		
P.C. NO. 72-3741			

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

2.66 E.I.
79.05 EQRC
5.00 PL/M
208.00 EQBP
50559 0001
.5518 2 09/24/82 294.71 CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date X 9-24-82 Owner's Signature X

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

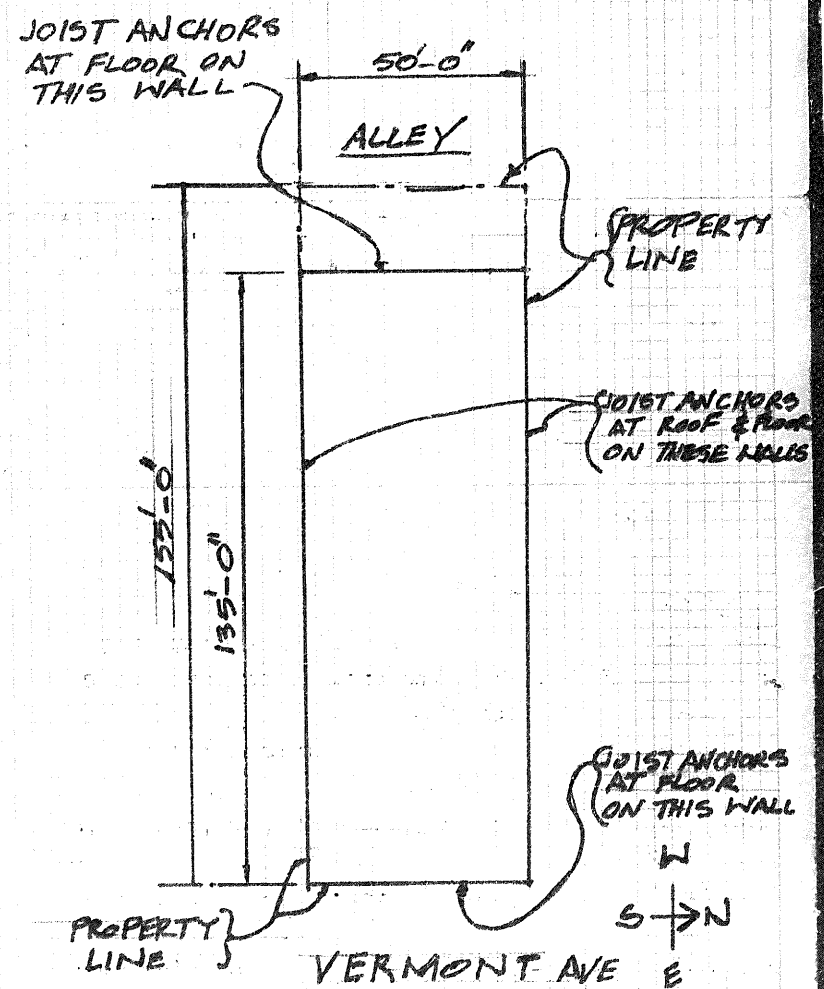
Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed X (Owner or agent having property owner's consent) Position X OWNER Date X 9-24-82

Heintz - 2-16-82



PLOT PLAN

SC. 1/32" = 1'-0"

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

3 APPLICATION FOR INSPECTION

EARTHQUAKE SAFETY DIVISION ROOM 460

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: Part of N.E. ¼ Sec.	BLOCK	TRACT: 24 T. 1 S. R. 14W SBBM	COUNCIL DISTRICT NO.: 4	DIST. MAP: 138-B-197
					CENSUS TRACT: 2112
2. PRESENT USE OF BUILDING: ( ) Commercial	NEW USE OF BUILDING: ( ) same				ZONE: C2-2
3. JOB ADDRESS: 223-25 N. Vermont Avenue					FIRE DIST.: Two
4. BETWEEN CROSS STREETS: Beverly Blvd.	AND: Council St.				LOT TYPE: Int.
5. OWNER'S NAME: Jung Kim				PHONE: 380-2004	LOT SIZE: Irreg
6. OWNER'S ADDRESS: 113 N. Vermont Ave.,	CITY: Los Angeles			ZIP	
7. ENGINEER: Tim Canby	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: C 29009		PHONE	ALLEY: 20' Rear
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS: #4 Laurel Tree LN,	CITY: Irvine			ZIP	AFFIDAVITS: ZAI 81-152
10. CONTRACTOR: S.R.M., Inc.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 433545		PHONE: 355-4651	

11. SIZE OF EXISTING BLDG. WIDTH 50 LENGTH 135	STORIES: 2	HEIGHT: 27.10	NO. OF EXISTING BUILDINGS ON LOT AND USE: One-Commercial		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS: U.R.M.	ROOF: Wood	FLOOR: Concrete	STREET GUIDE	DISTRICT OFFICE: LA
3 13. JOB ADDRESS: 223-25 N. Vermont Avenue					SEISMIC STUDY ZONE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 20,000.00				GRADING / FLOOD
15. NEW WORK (Describe): Wall anchors only Class II,					HWY. DED.: Yes CONS.: Yes

NEW USE OF BUILDING: Same	SIZE OF ADDITION: None	STORIES: 2	HEIGHT: 27	ZONED BY	
TYPE	GROUP OCC.: V / C	FLOOR AREA: TOTAL	PLANS CHECKED: Drummerville	FILE WITH	
DWELL UNITS	MAX. OCC.		APPLICATION APPROVED: Drummerville	TYPIST	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED: STD. / COMP.	INSPECTION ACTIVITY: COMB / GEN. / MAJ. S. / CONS.	INSPECTOR	

P.C. 107.95	G.P.I.	CONT. INSP. Torque Test	
S.P.C. 127.00	P.M. 6.00		
B.P. X	E.I. 1.40	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F. 75.00	O.S.S. 2.16		
O/S	S.O.S.S. 1.69		
DIST. OFFICE	C/O 4.19	SPRINKLERS REQ'D SPEC. NO	
P.C. NO. B 2227		ENERGY NO	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

	L	107.95	BSBB-3(R1.83)	
	C	2.16	OSS	
P3169	2	10/09/84	110.11 CHTO	
C		1.69	SOSS	
C		6.00	PCM	
C		1.40	EIA	
C		4.19	OSS	
90461	4	10/31/84	213.59 CHTO	

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 10-25-84 Lic. Class B Lic. Number 433545 Contractor W.R. Ronaldson (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. BE 504551 2e Insurance Company ZENITH

☐ Certified copy is hereby furnished.

☑ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature W.R. Ronaldson

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed W. R. Ronaldson (Owner or agent having property owner's consent) Contractor (Position) 10-25-84 (Date)

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY (Earthquake Safety Division) 4504

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT over	COUNCIL DISTRICT NO 1	DIST. MAP 12 138-197
					CENSUS TRACT 2112
2. PRESENT USE OF BUILDING (lst Printing shop	NEW USE OF BUILDING ( ) same				ZONE C2-2
3. JOB ADDRESS 223 N. Vermont Ave.					FIRE DIST. two
4. BETWEEEN CROSS STREETS Council AND Temple					LOT TYPE int
5. OWNER'S NAME Kwang Jae Kim			PHONE 380-2004		LOT SIZE irreg
6. OWNER'S ADDRESS 223 N. Vermont Ave.	CITY L.A.		ZIP CA 90004		
7. ENGINEER CE Group, Inc	BUS. LIC. NO. RCE 24061	ACTIVE STATE LIC. NO.	PHONE (714) 594-7911		ALLEY 20' rear
8. ARCHITECT OR DESIGNER -----	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS 21038 Colima Rd.	CITY Walnut		ZIP CA 91789		AFFIDAVITS ZA 81-152 PC Req'd NO. 3f
10. CONTRACTOR -To be selected	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		

11. SIZE OF EXISTING BLDG. WIDTH 50 LENGTH 135	STORIES 2	HEIGHT 34	NO. OF EXISTING BUILDINGS ON LOT AND USE one - COMMERCIAL		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS Urm	ROOF Wd	FLOOR conc/Wd		
13. JOB ADDRESS 223 N. Vermont Ave.			STREET GUIDE		DISTRICT OFFICE LA
3 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	$ 68,000				SEISMIC STUDY ZONE
15. NEW WORK (Describe) Full compliance Div. 88 Class II					GRADING / FLOOD
					HWY. DED. yes / CONS.

NEW USE OF BUILDING SAME	SIZE OF ADDITION -	STORIES -	HEIGHT	ZONED BY H.E
TYPE III / GROUP OCC. B-2	FLOOR AREA N/C TOTAL	PLANS CHECKED HAMID ESHAILI		FILE WITH
DWELL. UNITS N/C	MAX. OCC. 2	APPLICATION APPROVED Hamid Eshaili		TYPIST
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN. MAJ. S. EQ CONC.	INSPECTOR

P.C. 285.26	G.P.I. -	CONT. INSP	
S.P.C. -	P.M. 7.13		
B.P. 335.68	E.I. 4.76	Claims for refund of fees paid on permits must be filed 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	O.S.S. 5.71		
O/S 9.94	S.O.S. 6.65		
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC	
P.C. NO. B06712	F.H. 147.68	ENERGY NC	

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

B & S B-3 (R 1.83)

C	285.26	EQPC	
C	5.71	OSS	
67859	3 05/07/85	290.97	CHTD
C	285.26	EQPC	
C	7.38	SCVM	
C	6.76	S.I.	
C	9.94	OSS	
C	199.60	FISE	
	19132	00e1	
C 605	5 05/29/85	507.26	CHTD

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date 1/30/85 Owner's Signature X

WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature X

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

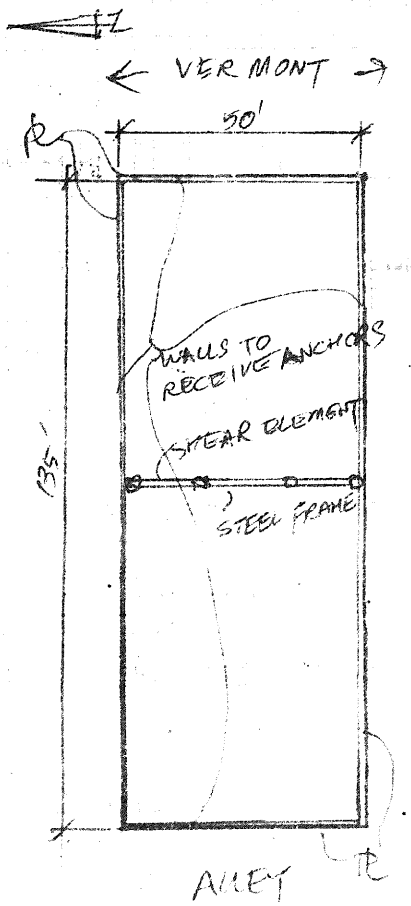
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed X (Owner or agent having property owner's consent) owner Position 1/30/85 Date

95 0 269

part of N.E. 1/4 SES 24, T, TS, R.14 W.S. B.B.M.

JOB ADDRESS 223 N. VERMONT AVE.



PLOT PLAN SCALE: 1"=30'

5518 | 33

SCALE 1" = 80'

2005

NEW HAMPSHIRE AVE.

BEVERLY BLVD.

12-18-64
850517501-85
3010240201200I-09
9502145200100-09
960319
20040830070020O1-25

REVISED
680315

TRACT NO. 6535

M. B. 103-92

T. 1 S., R. 14 W.

CODE
6657
8830

NO. 253 FOR PREV. ASSM'T. SEE: 267-1, 2, 4, 5, & 34

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Los Angeles City Fire Department

Telephone (213) 978-3691 **Fax** (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 217 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date:
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 **Fax** (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 8-26-19

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 233 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date:
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 **Fax** (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 231 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date:
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 **Fax** (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 229 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date:
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 **Fax** (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 227 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date:
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

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Initial Fee $ 1.10
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TOTAL: $

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Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 225 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
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Information is requested for

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CITY OF LOS ANGELES
CALIFORNIA

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

MONICA RODRIGUEZ
VICE PRESIDENT

MATT SZABO
PRESIDENT PRO TEMPORE

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BARBARA ROMERO
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VAROUJ S. ABKIAN
ADEL H. HAGEKHALIL
ALEXANDER E. HELOU
ASSISTANT DIRECTORS

VACANT
CHIEF FINANCIAL OFFICER

INDUSTRIAL WASTE
MANAGEMENT DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
OFFICE: (323) 342-6200
FAX: (323) 342-6111

21-Mar-14

Gareth Howell

Andersen Environmental

5261 W. Imperial Highway,

Los Angeles, CA. 90045

INDUSTRIAL WASTE DISCHARGE PERMIT INFORMATION

Your request to research our files for Industrial Waste Discharge permit information was done by my staff. Our records show the following findings:

No permit on file for 215-241 (odds) N. Vermont Ave., Los Angeles, CA. 90004

The cost of generating this report is **$1.00**

Please remit a check in the above amount payable to "Department of Public Works" and mail to:

Bureau of Sanitation

Industrial Waste Management Division

2714 Media Center Drive

Los Angeles, CA 90065

Attn: Admin Inspection Group

If you have any questions, please contact Ramy Sharobeem of my staff at (323) 342-6064.

Sincerely,

ENRIQUE C. ZALDIVAR, Director

Bureau of Sanitation

By: Bellete W. Yohannes

Bellete Yohannes, Acting Division Manager

Industrial Waste Management Division

C: Attachment [ ] yes [X] no

Ramy Sharobeem

LOS ANGELES FIRE DEPARTMENT
CENTRAL INDUSTRIAL UNIT REQUEST FOR FIRE PREVENTION RECORDS
OFFICE - 213/978-3630 FAX - 213/978-3519

ONE ADDRESS ONLY - PER SHEET

PAID

COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED

PHONE NO: (310) 854-6300 FAX NO: ( ) 310-854-0199

NAME OF REQUESTER (PLEASE PRINT): Gareth Howell

REPRESENTING (COMPANY NAME): ANDERSEN ENVIRONMENTAL

SIGNATURE: Gareth Howell DATE: 3-20-14

DRIVER LIC NO: _____ EXP. _____

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 215-241 (odd) North Vermont Street
Los Angeles, CA 90004

REASON FOR REQUEST: PHASE I ENVIRONMENTAL SITE ASSESSMENT

	UGT PLAN CHECK UNIT		CENTRAL PUBLIC ASSEMBLAGE UNIT
	UGT ENFORCEMENT UNIT		WEST PUBLIC ASSEMBLAGE UNIT
	CENTRAL INDUSTRIAL UNIT		VALLEY INDUSTRIAL/BRUSH UNIT
	HIGH-RISE UNIT		VALLEY PUBLIC SAFETY UNIT
	SCHOOLS & CHURCHS UNIT		WEST INDUSTRIAL UNIT
	INSTITUTIONS UNIT		HARBOR INDUSTRIAL UNIT
	ENGINEERING UNIT		OTHER

☐ REVIEW ONLY (NO COPIES)

☐ REQUEST COPIES

NUMBER OF COPIES: _____

X .10 ¢

= _____

+ $11.00

TOTAL FEE AMOUNT: _____

BILLING &ACCOUNTS RECEIVABLE
16TH FLOOR, ROOM #1620 (REV CODE #3887)

No Files Found

AMOUNT PAID $

SIGNATURE:

04/14/2014 5 18PM FAX 3108540199 CENTRAL INDUSTRIAL Fax:213-978-3519 Apr 16 2014 11:07 P.02
0001/0001

Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
9211 Oakdale Avenue
Chatsworth, California 91311

Edmund G. Brown *Jr*
Governor

March 28, 2014

Mr. Gareth Howell
Project Manager
Andersen Environmental
5261 W. Imperial Highway
Los Angeles, CA 90045

215-241 (odd) North Vermont Street, Los Angeles, CA 90004
PR30324143

Dear Mr. Howell:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions, would like further information regarding your request or would like an appointment to visit Chatsworth Central Files, please contact me at (818) 717-6521.

Sincerely,

Vivien Tutaan/bh
Regional Records Coordinator

Printed on Recycled Paper

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax:(909) 396-3330

COMPLETION LETTER

March 28, 2014

GARETH HOWELL
ANDERSEN ENVIRONMENTAL
5261W. IMPERIAL HWY.
LOS ANGELES, CA

Ref.: CONTROL NO. 75950
Received 3/20/2014

Re: APPL'S, P/O'S & NOV'S FOR 215-241 N. VERMONT STREET, LOS ANGELES, CA 90004.

After a thorough search of this agency's records, the following records were found:
EQL, APPL'S, P/O'S & NOV'S (@233) FOR 217, 223, 233, 239 & 231 N. VERMONT STREET, LOS ANGELES, CA 90004.

The following records were not found:
NOV'S FOR 217, 223,239 & 231 - APPL & P/O FOR 223 N, VERMONT STREET, LOS ANGELES, CA 90004.

YOUR REQUESTED RECORDS WERE PROVIDED ELECTRONICALLY ON 03/28/2014

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00 a.m**. to **4:30 p.m.**

Sincerely,

LISA RAMOS x3211
For Colleen Paine
Public Records Coordinator

:lr

South Coast Air Quality Management District

NOV P27308

Company

Facility:	THE KOREA TIMES LOS ANGELES INC (ID: 86138)
Location Address:	233 N VERMONT, AVE LOS ANGELES, CA 90004
Mailing Address:	4525 WILSHIRE, BLVD LOS ANGELES, CA 90010
Representative:	ADMINISTRATOR

Violation

Notice Issued Date:	2/4/2000
Violation Date:	2/4/2000
Serve To:	MICHAEL CHANG
Issue By:	JAY CHAKRABARTI (Team: I)
Assignment No.:	608533
Equipment:	
Description	
Violation:	FAILURE TO COMPLY WITH PERMIT CONDITION #3 OF PERMIT TO OPERATE D60749 BY EXCEEDING THE DAILY LIMIT OF POUNDS OF VOC. FIALURE TO APPLY FOR ANOTHER GOSS MADE PRINTING PRESS FOR PERMIT TO CONSTRUCT THIS PRINTING PRESS MADE BY GOSS WAS NOT AT ALL OPERATED.

Disposition

Final Action Code:	CLO 12/26/2000 00:00:00
Achieved Date:	
Due Date:	
Violation Days:	0

Rule/Comment

201
203 b

Emittent

Follow-Up

Status: Inspector ID: Inspection Date: Number:

Lab Sample Numbers

Device IDs.

Inspector Comment

INSPECTOR: _____ DATE: _____
signature

SUPERVISOR: _____ DATE: _____
signature

South Coast Air Quality Management District

NOV L05157

Company

Facility:	THE KOREA TIMES LOS ANGELES INC (ID: 86138)
Location Address:	233 N VERMONT, AVE LOS ANGELES
Mailing Address:	233 N VERMONT, AVE LOS ANGELES, CA 90004
Representative:	MR. HAK YUN SHIN

Violation

Notice Issued Date:	5/14/1991
Violation Date:	5/9/1991
Serve To:	
Issue By:	JAY CHAKRABARTI (Team: I)
Assignment No.:	514794
Equipment:	2 PRINTING PRESSES
Description	

Violation:

Disposition

Final Action Code:	CLO 7/16/1991 00:00:00
Achieved Date:	
Due Date:	
Violation Days:	0

Rule/Comment

201	FAILURE TO OBTAIN PE TO CONSTRUCT
203	FAILURE TO OBTAIN PERMIT TO OPERATE

Emittent

Follow-Up

Status: Inspector ID: Inspection Date: Number:

Lab Sample Numbers

Device IDs.

Inspector Comment

INSPECTOR: _____ DATE: _____
signature

SUPERVISOR: _____ DATE: _____
signature

South Coast Air Quality Management District

Facility Equipment List Report

Facility: 86744 KEYS AD & PRINTING
Last Inspection: 05/30/1991
SIC:
Inspector:
Inspection Date:
Location Address: 223 N VERMONT AVE, LOS ANGELES 90004-0000 Sector:WA
Mailing Address: 223 N VERMONT AVE, LOS ANGELES 90004-0000 Sector:WA
Instruction:

MR: 1308
TS: TS-09 Non-inspection: Potential I
Facility Status: Active
Assignment No.
Disposition:

Contact:
Quarter: 0100 - inspect in 2nd quarter, every year
On Hold:
Suspended:
Facility Team: I

RECLAIM: N TITLE V: N SIP: AIR:

Application No.	Permit No.	Permit Issue Date	Permit Status	Equipment Category	BCAT/CCAT Description	Application Date	Application Status

Report:

Inspector: _____ Date: _____ Reviewed By: _____ Date: _____

South Coast Air Quality Management District

Facility Equipment List Report

Facility: 86138 THE KOREA TIMES LOS ANGELES INC
Last Inspection: 08/20/2002
SIC: 2711
Inspector: BP02 BULLINGTON PHAM
Inspection Date: 08/20/2002
Location Address: 233 N VERMONT AVE, LOS ANGELES 90004 Sector:WA
Mailing Address: 4525 WILSHIRE BLVD, LOS ANGELES 90010 Sector:WA
Instruction:

MR:
TS: TS-12 Industrial Sources - Out of
Facility Status: Inactive
Assignment No. 722960
Disposition: Operating in Compliance at time of inspection

Contact: MICHAEL CHANG (323) 8554094
Quarter: none - do not inspect
On Hold: N
Facility Team: X1
Suspended: N

RECLAIM: N TITLE V: N SIP: AIR:

Application No.	Permit No.	Permit Issue Date	Permit Status	Equipment Category		BCAT/CCAT Description	Application Date	Application Status
(c) ✓ 249787 P/O	D60748	08/21/1992	INACTIVE	000278	BCAT	PRINTING PRESS LITHOGRAPHIC AIR DRY	05/28/1991	PERMIT TO OPERATE GRANTED
(c) ✓ 249788 P/O	D60749	08/21/1992	INACTIVE	000278	BCAT	PRINTING PRESS LITHOGRAPHIC AIR DRY	05/28/1991	PERMIT TO OPERATE GRANTED
✓ 366143	F32406	07/12/2000	INACTIVE	000278	BCAT	PRINTING PRESS LITHOGRAPHIC AIR DRY	02/08/2000	PERMIT TO OPERATE GRANTED

Inspector: _____ Date: _____ Reviewed By: _____ Date: _____

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
D60748
A/N 249787
Page 1

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner or Operator: THE KOREA TIMES LOS ANGELES INC
141 N VERMONT AVE
LOS ANGELES, CA 90004
ATTN: ROBERT KU

ID 086138

Equipment Location: 233 N VERMONT AVE, LOS ANGELES, CA 90004

Equipment Description:

LITHOGRAPHIC PRINTING PRESS, NEWSKING KJ8, MODEL GA210ED68, SERIAL NO. 82G570352B-B, 3 COLOR, WEBFED, AIR DRY, 100-H.P.

Conditions:

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS TO THE ATMOSPHERE FROM THIS EQUIPMENT SHALL NOT EXCEED 1 POUND IN ANY ONE DAY.

4. IN ADDITION TO THE RECORD KEEPING REQUIREMENTS IN RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT TO VERIFY THE FOLLOWING ON A DAILY BASIS:

   A. USAGE OF INKS, FOUNTAIN SOLUTION INCLUDING WATER, ROLLER WASH, BLANKET WASH, AND ANY OTHER MATERIAL CONTAINING VOLATILE ORGANIC COMPOUNDS (VOC), IN GALLONS/DAY OF EACH MATERIAL.

   B. DENSITY OF INKS, IN POUNDS/GALLON, AND PERCENTAGE BY WEIGHT OF LITHOGRAPHIC OILS IN INK.

   C. INK ABSORPTION FACTOR AS SPECIFIED BY CURRENT SCAQMD GUIDELINES.

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

D. VOC CONTENT OF FOUNTAIN SOLUTION, WASH MATERIALS AND ANY OTHER MATERIALS, IN POUNDS/GALLON, AS APPLIED, INCLUDING WATER AND PERCENT VOC BY VOLUME.

E. EMISSIONS, IN POUNDS OF VOC/DAY.

F. COMPLIANCE WITH THE CONDITIONS AS SPECIFIED ON THIS PERMIT.

THESE RECORDS SHALL BE KEPT IN A MANNER APPROVED IN WRITING BY THE DIRECTOR OF STATIONARY SOURCE COMPLIANCE. ALL RECORDS SHALL BE RETAINED FOR TWO YEARS AND MADE AVAILABLE TO THE EXECUTIVE OFFICER OR HIS/HER REPRESENTATIVE UPON REQUEST.

5. INKS, COATINGS, FOUNTAIN SOLUTION, WASHES AND ANY OTHER MATERIALS USED IN THIS EQUIPMENT OPERATING UNDER THIS PERMIT SHALL COMPLY WITH RULE 1130.

6. INKS, COATINGS, AND WASHES USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY OF THE COMPOUNDS IDENTIFIED AS CARCINOGENIC IN SCAQMD RULE 1401 AS AMENDED DECEMBER 7, 1990.

7. THIS EQUIPMENT SHALL COMPLY WITH RULE 1171.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M. Bailey/bar
8/21/1992

FILE COPY

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
D60749
A/N 249788
Page 1

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership. If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner or Operator:

THE KOREA TIMES LOS ANGELES INC
141 N VERMONT AVE
LOS ANGELES, CA 90004
ATTN: ROBERT KU

ID 086138

Equipment Location: 233 N VERMONT AVE, LOS ANGELES, CA 90004

Equipment Description:

LITHOGRAPHIC PRINTING PRESS, ROCKWELL GOSS, MODEL URBINITE U712, SERIAL NO. UB705, 3 COLOR, WEBFED, AIR DRY, 200-H.P.

Conditions:

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS TO THE ATMOSPHERE FROM THIS EQUIPMENT SHALL NOT EXCEED 2 POUNDS IN ANY ONE DAY.

4. IN ADDITION TO THE RECORD KEEPING REQUIREMENTS IN RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT TO VERIFY THE FOLLOWING ON A DAILY BASIS:

   A. USAGE OF INKS, FOUNTAIN SOLUTION INCLUDING WATER, ROLLER WASH, BLANKET WASH, AND ANY OTHER MATERIAL CONTAINING VOLATILE ORGANIC COMPOUNDS (VOC), IN GALLONS/DAY OF EACH MATERIAL.

   B. DENSITY OF INKS, IN POUNDS/GALLON, AND PERCENTAGE BY WEIGHT OF LITHOGRAPHIC OILS IN INK.

   C. INK ABSORPTION FACTOR AS SPECIFIED BY CURRENT SCAQMD GUIDELINES.

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

D. VOC CONTENT OF FOUNTAIN SOLUTION, WASH MATERIALS AND ANY OTHER MATERIALS, IN POUNDS/GALLON, AS APPLIED, INCLUDING WATER AND PERCENT VOC BY VOLUME.

E. EMISSIONS, IN POUNDS OF VOC/DAY.

F. COMPLIANCE WITH THE CONDITIONS AS SPECIFIED ON THIS PERMIT.

THESE RECORDS SHALL BE KEPT IN A MANNER APPROVED IN WRITING BY THE DIRECTOR OF STATIONARY SOURCE COMPLIANCE. ALL RECORDS SHALL BE RETAINED FOR TWO YEARS AND MADE AVAILABLE TO THE EXECUTIVE OFFICER OR HIS/HER REPRESENTATIVE UPON REQUEST.

5. INKS, COATINGS, FOUNTAIN SOLUTION, WASHES AND ANY OTHER MATERIALS USED IN THIS EQUIPMENT OPERATING UNDER THIS PERMIT SHALL COMPLY WITH RULE 1130.

6. INKS, COATINGS, AND WASHES USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY OF THE COMPOUNDS IDENTIFIED AS CARCINOGENIC IN SCAQMD RULE 1401 AS AMENDED DECEMBER 7, 1990.

7. THIS EQUIPMENT SHALL COMPLY WITH RULE 1171.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

By Dennis M. Bailey/bar
8/21/1992

FILE COPY

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No.
F32406
A/N 366143

This **initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.**
If the **billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.**

LEGAL OWNER
OR OPERATOR: THE KOREA TIMES LOS ANGELES INC
4525 WILSHIRE BLVD
LOS ANGELES, CA 90010

ID 086138

Equipment Location: 233 N VERMONT AVE, LOS ANGELES, CA 90004

Equipment Description:

LITHOGRAPHIC PRINTING PRESS, ROCKWELL GOSS, MODEL URBINITE, U712, SERIAL NO. UB705, 3-COLOR, WEBFED, 200-HP TOTAL.

Conditions:

1) OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2) THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3) THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1130 AND 1171.

4) MATERIAL SAFETY DATA SHEETS FOR ALL GRAPHIC ARTS MATERIALS AND WASHES USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

5) MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY TOXIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401 AS AMENDED AUGUST 13, 1999.

6) THE MAXIMUM AMOUNT OF VOLATILE ORGANIC COMPOUNDS (VOC) EMITTED FROM THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY ONE CALENDAR MONTH.

7) THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

8) IN ADDITION TO THE RECORD KEEPING REQUIREMENTS IN RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT TO VERIFY THE FOLLOWING:

A. THE DENSITY OF EACH INK IN POUNDS PER GALLON.

B. THE PERCENTAGE BY WEIGHT OF LITHOGRAPHIC OILS IN EACH INK.

C. THE INK ABSORPTION FACTOR AS SPECIFIED BY CURRENT DISTRICT GUIDELINES.

D. THE VOC CONTENT OF FOUNTAIN SOLUTIONS, WASH MATERIALS AND ANY OTHER MATERIALS USED IN POUNDS PER GALLON AS APPLIED INCLUDING WATER AND EXEMPT COMPOUNDS.

E. OTHER DATA AS REQUIRED TO VERIFY COMPLIANCE WITH THE CONDITIONS SPECIFIED IN THIS PERMIT.

ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.

9) THE COMPOSITE VAPOR PRESSURE OF THE VOLATILE ORGANIC COMPOUND (VOC) IN THE WASHES USED ON THIS EQUIPMENT SHALL NOT EXCEED 6 MM HG @ 20 DEGREES CELSIUS.

10) THE PERCENTAGE BY VOLUME OF THE VOC IN THE FOUNTAIN SOLUTION USED IN THIS EQUIPMENT SHALL NOT EXCEED 8%.

11) WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.

12) THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.

13) THE OPERATOR SHALL RETAIN FOR 36 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.

14) ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 36 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

FILE COPY

CONTINUATION OF PERMIT TO OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M. Bailey

By Dorris M. Bailey/lp02
7/12/2000

FILE COPY

South Coast Air Quality Management District
P. O. Box 4944
Diamond Bar, CA 91765
(909) 396-2000

APPLICATION FOR PERMIT TO CONSTRUCT AND PERMIT TO OPERATE
FORM 400 - A

Non-Title V Facilities: This form must be accompanied by one or more 400-E-xx series form(s). Complete this side of form only
Title V Facilities: Complete both sides of this form. Include additional forms as necessary.

NC/NOV NUMBER: # P27308
INSPECTOR JOHNS SECTOR PH
ISSUE DATE 02/04/2000

Section I - Company Information

LEGAL NAME OF OPERATOR: Thomas Huh — ☐ IRS OR ☒ S. S. NUMBER

PERMIT TO BE ISSUED TO (SEE INSTRUCTIONS):

BUSINESS MAILING ADDRESS: 4525 Wilshire Blvd., LA, CA 90010

PERMIT MAILING ADDRESS, IF DIFFERENT FROM BUSINESS MAILING ADDRESS:

TYPE OF ORGANIZATION
☐ Corporation ☐ Limited Partnership ☐ Government Entity
☐ Individual ☐ General Partnership ☐ Other (Fill in):

ARE YOU A SMALL BUSINESS? (SEE INSTRUCTIONS) ☐ Yes ☒ No
AVERAGE ANNUAL GROSS RECEIPTS $
NUMBER OF EMPLOYEES:
IS YOUR BUSINESS 51 % OR MORE WOMAN/MINORITY OWNED? ☐ Yes ☒ No

THIS SECTION IS REQUIRED FOR ALL APPLICATIONS FOR NEW CONSTRUCTION OR MAJOR MODIFICATIONS.
ARE ALL MAJOR SOURCES UNDER SAME OWNERSHIP IN CALIFORNIA IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL AIR POLLUTION CONTROL RULES? ☐ Yes ☐ No
ARE YOU THE OWNER OF THE EQUIPMENT UNDER THIS APPLICATION? ☐ Yes ☒ No ☐ IRS OR ☒ S. S. NUMBER OF OWNER
IF NO, ENTER THE LEGAL NAME OF OWNER: CHANG, JAE MIN — 564801922

Section II - Facility Information

EQUIPMENT ADDRESS/LOCATION: 233 N. VERMONT AVE. (NUMBER/STREET)
LOS ANGELES (CITY OR COMMUNITY) CA, 90004 (ZIP CODE)
FACILITY NAME: KOREA TIMES
FACILITY ID NUMBER: 086138
PRINT NAME OF CONTACT PERSON: MICHAEL CHANG
TITLE OF CONTACT PERSON: Production Coordinator
TYPE OF BUSINESS AT THIS FACILITY: NEWSPAPER
PRIMARY SIC CODE FOR THIS FACILITY:
NUMBER OF EMPLOYEES AT THIS FACILITY:
CONTACT PERSON'S TELEPHONE NUMBER: (323) 655-4094
CONTACT PERSON'S FAX NUMBER: (213) 487-9257
CONTACT PERSON'S E-MAIL ADDRESS: @

Section III - Application Type

DESCRIPTION OF EQUIPMENT:
PREVIOUS PERMIT #(S): D6-749

APPLICATION FOR (SEE INSTRUCTIONS):
☐ NEW CONSTRUCTION ☐ MODIFICATION ☐ CHANGE OF LOCATION
☐ EXISTING EQUIPMENT WITHOUT PERMIT ☐ CHANGE OF PERMITTEE ☒ CHANGE OF PERMIT CONDITION
☐ EXISTING EQUIPMENT WITH EXPIRED PERMIT

ARE YOU SUBMITTING MULTIPLE APPLICATIONS FOR EQUIPMENT IDENTICAL TO THAT DESCRIBED ABOVE? ☐ Yes ☒ No

☒ **APPLICATION FOR NON-TITLE V EQUIPMENT PERMIT. CHECK THE SUPPLEMENTAL SERIES 400-E-xx FORM(S) SUBMITTED WITH THIS 400-A FORM:**

___ 400-E-1	• PARTICULATE MATTER (PM_{10}) CONTROL EQUIPMENT	___ 400-E-13	• INTERNAL COMBUSTION EQUIPMENT
___ 400-E-2	• VOLATILE ORGANIC COMPOUND (VOC) CONTROL EQUIPMENT	___ 400-E-14	• OPEN PROCESS TANK
___ 400-E-3	• SCRUBBER	___ 400-E-14a	• OPEN PROCESS TANK; PROCESS LINE
___ 400-E-4	• ABRASIVE BLASTING EQUIPMENT	X 400-E-15	• PRINTING EQUIPMENT
___ 400-E-6	• DEGREASER	___ 400-E-16	• SOLID MATERIALS STORAGE EQUIPMENT
___ 400-E-7	• DRY CLEANING EQUIPMENT	___ 400-E-17	• SPRAY BOOTH/OPEN SPRAY
___ 400-E-8	• ETHYLENE OXIDE STERILIZER	___ 400-E-17a	• POWDER SPRAY BOOTH
___ 400-E-9	• EXTERNAL COMBUSTION EQUIPMENT	___ 400-E-18	• STORAGE TANK (LIQUID & GASEOUS MAT'L)
___ 400-E-10	• FOOD BROILER/FRYER	___ 400-E-19	• WAVE SOLDER MACHINE
___ 400-E-11	• FUEL DISPENSING AND STORAGE EQUIPMENT	___ 400-E-20	• ASBESTOS REMOVAL EQUIPMENT
___ 400-E-12	• GAS TURBINE	___ NONE	• ADDITIONAL INFORMATION SUBMITTED AS REQUESTED ON FORM 400-E-GI

☐ **APPLICATION FOR TITLE V FACILITY PERMIT. PROVIDE INFORMATION REQUESTED ON REVERSE SIDE OF THIS FORM.**

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN AND INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE OF RESPONSIBLE OFFICIAL OF FIRM: — **TITLE OF RESPONSIBLE OFFICIAL OF FIRM:** Production Manager
TYPE OR PRINT NAME OF RESPONSIBLE OFFICIAL OF FIRM: Thomas Huh — RESPONSIBLE OFFICIAL'S TELEPHONE NUMBER: (213) 487-1667 — DATE SIGNED: 2/3/00

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN AND INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT.
SIGNATURE OF PREPARER, IF PREPARED BY PERSON OTHER THAN RESPONSIBLE OFFICIAL OF FIRM: — TITLE OF PREPARER:
TYPE OR PRINT NAME OF PREPARER, IF PREPARED BY PERSON OTHER THAN RESPONSIBLE OFFICIAL OF FIRM: — PREPARER'S TELEPHONE NUMBER: ( ) - — DATE SIGNED: / /

(951)

TITLE V FACILITIES ONLY: COMPLETE OTHER SIDE

AQMD USE ONLY	APPLICATION/TRACKING #	PROJECT #	TYPE	EQUIPMENT CATEGORY CODE:	FEE SCHEDULE:	VALIDATION
	366143		B C D	___ ___ ___ ___ ___ ___ / ___	$	M 02 09 W

ENG. A R DATE	ENG. A R DATE	CLASS I II III IV	ASSIGNMENT UNIT B1 ENGINEER	ENF. SECT.	CHECK/MONEY ORDER #	AMOUNT $
					33384	931.00

FORM 400-A, Rev. 10/97

Gareth Howell

From: Gallardo, Laura@Waterboards <Laura.Gallardo@waterboards.ca.gov>
Sent: Friday, March 28, 2014 10:02 AM
To: daniel.kim@andersenenviro.com; Melissa Borgel (mborgel@andersenenviro.com)
Cc: Gallardo, Laura@Waterboards; Flores, Lucinda@Waterboards
Subject: File Review Request/Tracking No. 2014032103

Follow Up Flag: Follow up
Flag Status: Completed

********* Please submit future file review requests to the LARWQCB via e-mail to RB4-publicrecords@waterboards.ca.gov.*********

Thank you for your request to review Regional Board records on

- 111 Victoria Street, Carson, CA 90746
- 5500-5510 North Satsuma Avenue, Los Angeles, CA 91601
- 215—241 North Vermont Street, Los Angeles, CA 90004 – no files

The Regional Board has determined that it has documents that are responsive to your request and disclosable.

To ensure that the records you wish to examine are available in the Regional Board's File Review Room and that you have sufficient desk space to review them, please call Ms. Cindy Flores at 213.576.6633 to request files and schedule an appointment. The File Review Room is found on the second floor of the Regional Board's Office, located at 320 West Fourth Street in Los Angeles, California.

You may make a copy of any document provided by utilizing one of the self-serve photocopying machines in the File Review Room. For your convenience, the Regional Board provides coin-operated copiers for public use. Copies can be made at a cost of $0.15 per page. Please be advised, however, that the Regional Board cannot make any change. Therefore, please bring plenty of coins and small bills if you intend on using the copy machines. Alternatively, you can bring a photocopying machine or arrange to have a bonded photocopying service come to the Regional Board and make the desired copies. In that the items being provided are official records, the Regional Board requests that appropriate care be taken when reviewing documents and making copies.

File code search: UT/REM

Laura C. Gallardo
Associate Analyst
213.576.6636 (DIRECT)
213.576.6676 (FAX)

Public Records and Freedom of Information Act Rb4-Publicrecords@waterboards.ca.gov<mailto:Rb4-Publicrecords@waterboards.ca.gov>

****
This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR. STE. 1500
OFFICE# - 213/482-7115 NEW FAX# - 213/482-6529

PLEASE GIVE US 4 TO 5 BUSINESS DAYS TO HONOR YOUR REQUEST.

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (310) 854 6300 FAX NO: (310) 854 0199

NAME OF REQUESTER (PLEASE PRINT): Gareth Howell

REPRESENTING (COMPANY NAME): ANDERSEN ENVIRONMENTAL

SIGNATURE: Gareth Howell DATE: 3 / 20 / 14

DRIVER LIC NO: _____ EXP: _____

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 215-241 (odd) North Vermont Street
Los Angeles, CA 90004

REASON FOR REQUEST: PHASE I ENVIRONMENTAL SITE ASSESSMENT

NO COPY SERVICES ALLOWED

BILLING & ACCOUNTS RECEIVABLE
4TH FLOOR, 201 N. Figueroa (REV CODE #3887)

FOR OFFICE USE ONLY:

☐ REVIEW ONLY (NO COPIES)

☐ REQUEST COPIES

NUMBER OF PAGES: _____

X .10 ¢

= _____

+ $11.00

TOTAL FEE AMOUNT: _____

NO FILE FOUND

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 235 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature: KW

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 - $ ____

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 241 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/2/14
APPT. TO REVIEW FILE:

Processor Signature: KW

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th Fl., Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 239 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature: KW

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 219 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature: KW

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 221 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☑ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/1/14
APPT. TO REVIEW FILE:

Processor Signature: KW

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th Fl. Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 223 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.: #15435

Request No. :

Processed Date: 4/7/14

APPT. TO REVIEW FILE:

Processor Signature: KW

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $ ____

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 225 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $ ____

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 227 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
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Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

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Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 229 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

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Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 231 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ NO INFORMATION ON FILE
HARD FILE DESTROYED

☐ INFORMATION AVAILABLE

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $ ____

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 233 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☐ NO INFORMATION ON FILE
☒ HARD FILE DESTROYED

☐ INFORMATION AVAILABLE

Facility I.D. No.: #31336
Request No. :
Processed Date: 4-7-14
APPT. TO REVIEW FILE:

Processor Signature: [signature]

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th Fl., Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 217 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☒ **NO INFORMATION ON FILE**
HARD FILE DESTROYED

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature:

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. ____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

Los Angeles City Fire Department

Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th Fl., Los Angeles CA 90012

Request for Information
Hazardous Materials Records

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 3-26-14

Requestor's Name: Gareth Howell Fax #: (310) 854-0199

Company/Agency: ANDERSEN ENVIRONMENTAL Ph. #: (310) 854-6300

Address: 5261 W IMPERIAL HIGHWAY Unit/Ste. #:

City: LOS ANGELES State: CA Zip: 90045

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☑ Review File

Business Name:

Storage Address: 237 North Vermont Street Unit/Ste. #:

City: Los Angeles State: CA Zip: 90004

Reason for Request: PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR OFFICE USE ONLY

☑ **NO INFORMATION ON FILE**
☐ **HARD FILE DESTROYED**

☐ **INFORMATION AVAILABLE**

Facility I.D. No.:
Request No. :
Processed Date: 4/7/14
APPT. TO REVIEW FILE:

Processor Signature: KM

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. _____ x $0.10 = $

TOTAL: $

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"

ANDERSEN ENVIRONMENTAL

Gareth Howell
Project Manager

Professional Profile

Gareth Howell has been engaged in the environmental sector since 2003 with experience in environmental consulting, environmental education, and sustainable solutions. Mr. Howell has worked directly with clients and regulatory bodies to investigate historical and current site use and help clients achieve compliance with federal regulations for residential and commercial properties. Mr. Howell's experience includes management of all stages of environmental projects including Phase I Environmental Site Assessments, Transaction Screen Assessments, and Database Reviews.

Current Responsibilities

Mr. Howell is currently responsible for:

- Project Management of Phase I Environmental Site Assessments, Database Reviews, Transaction Screen Assessments
- Field activities including site inspections
- Liaising with regulatory agencies including the Regional Water Quality Control Board, Air Quality Management District, Los Angeles Fire Department, and counties throughout Northern and Southern California, Texas and Arizona

Education and Background

- Swansea University:
  Bachelor of Science in Geography
- California State University, Los Angeles:
  Master of Art in Geography

Certifications

- OSHA 40-Hour Hazardous Waste Operations and Emergency Response Certified
- LEED Accredited Professional

ANDERSEN ENVIRONMENTAL

Nicole J. Rivera, MS
Sr. Project Manager
Phase I Department Manager

Professional Profile

Nicole J. Rivera has been in the environmental business since 2005 and meets the definition of Environmental Professional (EP) as defined in the EPA All Appropriate Inquiry (AAI) regulations. Ms. Rivera has worked directly with clients and regulatory bodies to investigate historical and current site use and assess environmental conditions of various residential, commercial, and light industrial and heavy industrial properties. Ms. Rivera's experience includes all stages of environmental projects including Phase I environmental site assessments and Phase II soil testing and sampling.

Current Responsibilities

Ms. Rivera is currently responsible for:

- Senior Project Management of Phase I Environmental Site Assessments typically involving retail, light industrial/warehouse, and industrial properties.
- Overseeing field activities including soil sampling and vapor extraction system maintenance for Phase II Investigations including dry cleaning operations, gas stations and industrial facilities
- Training and education of employees and clients
- Marketing, client relations, business development
- Management of the Phase I Department, consisting of thirteen staff members

Education and Background

- University of Southern California:
  Bachelor of Science in Environmental Studies
- California State University of Northridge:
  Master of Science in Environmental and Occupational Health

Certifications

- Registered Environmental Health Specialist (REHS) – in progress
- Certified Industrial Hygienist (CIH) – in progress
- OSHA 40-Hour Hazardous Waste Operations Certified

ANDERSEN ENVIRONMENTAL
5261 W. Imperial Highway, Los Angeles, CA 90045
Toll Free: (888) 705-6300 Tel: (310) 854-6300 Fax: (310) 854-0199

AMCAL Multi-Housing, Inc.
30141 Agoura Road, Suite 100
Agoura Hills, California 91301
Attention: Mr. Robert Baca

Re: Phase I Environmental Site Assessment Report Addendum
231-235 North Vermont Avenue, Los Angeles, California 90004
Andersen Environmental Job No.: 1403-540

Dear Mr. Baca:

This letter constitutes an addendum to the Andersen Environmental *Phase I Environmental Site Assessment Report* for the above-referenced property dated April 16, 2014.

Prior to issuance of the report, Andersen Environmental spoke with Ms. Phoung Phan of Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI). At the time, Ms. Phan indicated that there were no records for the subject property addresses. However, subsequent to the release of the report Ms. Phan called Andersen Environmental to indicate that files had been found for the subject property addresses. Please find the files provided by LACDHS PHI attached to this letter.

Files provide include a hazardous materials contingency plan, a notice of violation, and hazardous waste manifests pertaining to the occupancy of The Korea Times Los Angeles, Inc. and hazardous waste inspection records for A Osborne Hill Co.. According to the files, the Los Angeles County Fire Department received a complaint that the facility was engaging in the illegal disposal of solvent in to a drain and ink in to a refuse bin in June 1990. The complaint was investigated during a site visit in August 1990, and no evidence of illegal disposal was observed during the site visit. During the visit, the facility was issued violations for the failure to submit a contingency plan, obtain an EPA Identification Number, transport all hazardous waste by a State registered hauler, submit completed hazardous waste manifests, maintain at least 3 years of manifests, and store all hazardous waste in compatible containers which are closed and in good condition. According to the notice, the violations were subsequently abated.

During an inspection of A Osborne Hill Co. in July 1983, raw materials noted to be used onsite were blanket wash (5 gallons per month) and type wash (5 gallons every 3 months). Hazardous wastes generated onsite were noted to be rags with solvents that were disposed of through a registered hauler. During an inspection in June 1986, processes observed onsite include linotype and press printing. Raw materials noted to be used onsite included crown inks, gaus inks, Star T5 blanket wash, Hurst rubber cement, oil and lead. According to the inspection report, hazardous wastes were noted to be dumped in to trash bins. Subsequently, A Osborne Hill Co. was issued a notice of violation. The status of the violation is unclear, although A Osborne Hill Co. no longer occupies the subject property.

This Addendum does not alter the conclusions of the original report. Please call our office with any questions at (310) 854-6300.

Prepared by:



Gareth Howell
Project Manager

Reviewed by:



Nicole J. Rivera
Senior Project Manager

SIC. 2751

COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES
HAZARDOUS WASTE CONTROL PROGRAM

DATE: 6/25/86

COMPANY NAME	STREET	CITY & ZIP	DISTRICT
A. Osborne Hull Company	239 N. Vermont	LA 90004	
OWNER	PERSON INTERVIEWED & TITLE	PHONE NO. 389-8880	NO. EMPLOYEES
Ray Serna, Sr & Art Serna	Ray Serna, Sr.	EMERGENCY NO.	4
L.A. CO. PHL NO. 418827	INDUSTRIAL WASTE NO.	EPA NO.	

TYPE OF FACILITY & DESCRIPTION OF OPERATION/PRODUCTS: PRINTERS

SAFETY SHOWER
EATING AREA
TOILET & WASHING FACILITIES ADEQUATE ✓
PLANT SANITATION ADEQUATE ✓

PROCESS	MATERIAL	HAZARDOUS WASTE TYPE	VOL/LBS	STORAGE METHOD	DISPOSAL METHOD	MANIFEST	CONTROL
(1) Printing Miehl Presses ≅ 35 Yrs old no tray beneath rollers	(a) Crown Inks	1a&b Old Ink empty cans		1a&b Trash & G. Rubbish Sys.			
	(b) Gans Inks						
	(c) Stak Ts Blanket Wash	(c) Consumed on Rags		(c) Rags →	Park Uniform Rental Sys.		
	(d) Hurst, Rubber Cement	(d) Consumed					
	(e) Oil	(e) Add only					
(2) Linotype	(2) Lead	(2) Lead Letters		→ To Wilshire Typesetting			

NUMBER OF UNDERGROUND STORAGE TANKS:
VOLUME & TYPE OF WASTE IN UNDERGROUND TANK(S):
PRIVATE DISPOSAL SYSTEMS ON PREMISES: YES ___ NO ___

ACCESS TO STORM INLET ON PREMISES: Yes ___ No ___
CHLORINATED HYDROCARBON USED: YES ___ NO ___
SEWER CONNECTION ON PREMISES: YES ___ NO ___

REMARKS: (1) OLD INK IS DISPOSED TO TRASH, ACCORDING TO Ray Serna, S
(2) MR. Serna Sr. Corrected Statement: empty ink cans are disposed in TRASH

VIOLATIONS: (1) DO NOT DISPOSE OF OLD INKS TO TRASH - Cease immediately. Reuse, Recycle or Have old inks hauled by a Registered Haul

REFERRAL TO: X Ray Serna

ACTION:

744-3223

SURVEY CONDUCTED BY: E. Levine

239 N VERMONT

HAZARDOUS WASTE PRODUCER SURVEY

SIC No. 2751 County of Los Angeles Department of Health Services Date 7-13-83

TOXIC SUBSTANCES CONTROL PROGRAM

Company Name	Address	City		District
A Osborne Hill Co	239 N Vermont Av	LA	90004	HOL-LA
Owner	**Person Interviewed**		**Phone No.**	
RAMON RAYMOND & ARTHUR SERNA	RAYMOND SERNA JR		389-8880	
Type of Facility	**L.A. County PHL #**	**Survey Conducted by**	**# of Employees**	
PRINTING	418827	Wm JONES	3	

Description of Operation
PRINTING

Industrial Waste Permit #
NA

EPA #
—

Raw Materials	Processes	Products	Wastes	
			Type	Disposal Method
BLANKET WASH 5gal/month TYP WASH 5gal/3 months			RAGS W/ SOLVENTS	PARK UNIFORM Rental M.PK.

REMARKS: New PHL issued - owner advised on program
Old account # 075850-100 deleted CR

VIOLATIONS:

Action

Referral

239 N VERMONT

141666

Ray Serna Jr. Since 1932 Res. 261-9529

A. OSBORNE HILL COMPANY

Printers Lithographers

(213) 389-8880

239 N. VERMONT AVE. • LOS ANGELES, CA. 90004

DATE	TIME	INITIALS	REMARKS
6/25/86	V	FL	Inspect - Advised owner NOT to cease disposing inks to trash
2-13-96		BN	012 - no current business

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
PUBLIC HEALTH PROGRAMS

LOYE BOHANNON
HAZARDOUS MATERIALS SPECIALIST

HAZARDOUS WASTE CONTROL PROGRAM
OCCUPATIONAL HEALTH DIVISION
ENVIRONMENTAL MANAGEMENT

2615 South Grand Avenue, 6th Floor #607
Los Angeles, California 90007

(213) 744-3223

DATE BUSINESS STARTED — MO — DAY — YR

BUSINESS CODE

DISTRICT CODE

OWNER(S) NAME(S) — LAST, FIRST AND MIDDLE INITIAL

OWNER(S) — LAST, FIRST AND MIDDLE INITIAL

DBA BUSINESS OR FACILITY NAME

FACILITY — STREET

BEGINNING NO. — ENDING NO. — DIR — STREET — ZIP CODE

MAILING ADDRESS — NUMBER AND STREET — CITY — STATE — ZIP CODE

TYPE OF BUSINESS TO BE LICENSED

VEH. LICENSE NO./ NO. OF VEHICLES

PREVIOUS ACCOUNT NUMBER IF ANY

TELEPHONE

SIGNATURE OF APPLICANT

DATE

The Korea Times Los Angeles

141 NORTH VERMONT AVE., LOS ANGELES, CA. 90004-4896
TELEPHONE : (213)487-5323 • (213)738-7314~6
TLX : 673408 FAX : (213)738-1103

DATE: OCT. 30, 1990

RE: CONTINGENCY PLAN

FROM: JOHN PAK (233 N. VERMONT.)

LOYE,

PLEASE REVIEW THE ENCLOSE CONTINGENCY PLAN, LET ME KNOW IF WE NEED TO SEND ANY OTHER INFO.

SECONDLY, WHAT HAPPENED TO PUBLIC HEALTH LICENSE? (REFER TO COPIE YOU SIGNED) WAS IT PROCESSED?

THANKS, JOHN

JOHN PAK

EXT.: 303

HAZARDOUS MATERIALS CONTINGENCY PLAN

1. In the event of a major spillage of ink, solvents that would flow into the alley, the following procedure would take place:

   KOREA TIMES LOS ANGELES, INC.
   213-487-5323

   SECURITY ENVIRONMENT SYSTEMS, INC.
   714-892-6645

   FIRE DEPARTAMENT CHEMICAL SQUAD
   818-336-4545

   OFFICE OF EMERGENCY CENTER
   916-427-4990

   NATIONAL RESPONSE CENTER
   800-424-8802

In the event of a spill that is contained in plant, the following procedure for cleanup will be as follows:

a. Evaluate situation as to the requirement of outside services to lend assistance.
b. Utilize oil sorbent to pick up remaining ink.
c. Notify all Federal, State, local agencies as to the condition of the spill.
d. Make immediate repairs or eliminate from service equipment that was the prime cause in the spillage.

2. Spill Prevention and Countermeasures Control Organization

The spill prevention control organization of The Korea Times Los Angels, Inc. - the function of each man is indicated below:

Plant Manager
Ultimate authority and responsibility over the entire plant. This authority includes spill prevention abatement.

Production Supervisor
Job function includes technical recommendations on spill prevention control improvements.

CONTINGENCY PLAN FOR REPORTING AND CONTAINING DISCHARGES

Minor spills will be contained and cleaned up by trained plant personnel. Any major accidents or spills of emergency proportion can be handled by:

SECURITY ENVIRONMENT SYSTEMS, INC.
714-892-6645

EPA-ID NUMBER -
The Korea Times Los Angeles, Inc.
141 N. Vermont Ave.
Los Angeles, CA 91343

NOTIFICATION - MANAGEMENT RESPONSIBILITIES

The spill should be reported immediately to THE KOREA TIMES LOS ANGELES, INC. management. If possible, have someone else notify the company while you attempt to stop or slow-up the spill.

The Korea Times:	Los Angeles	213-487-5323
Home:	Lee, Jang Shik	714-447-8786
	Ahn, Kil Dong	213-927-6907
	Lim, Se Jin	714-993-1253

If unable to contact plant personnel, call SES 714-882-6645 day or night. They in turn will notify a company representative. Be prepare to give the following information when reporting a spill to KOREA TIMES personnel or SES.

A. LOCATION OF SPILL _____

B. REASON FOR OCCURENCE _____

C. NAME OF MATERIAL SPILLED _____

D. ESTIMATE OF AMOUNT SPILLED _____

E. SHIPPER'S NAME AND ADDRESS _____

G. ANY INFORMATION THAT WOULD BE USEFUL IN DETERMINING HOW THE SPILL SHOULD BE HANDLED. _____

_____

_____

NOTIFICATIONS - DRIVER RESPONSIBILITIES

Immediately notify the required regulatory agencies that a spill has occurred and be prepared to give the following information:

A. NAME, ADDRESS, TELEPHONE NUMBER OF CARRIER _____

_____

B. LOCATION OF SPILL _____

C. TIME OF SPILL _____

D. REASON FOR SPILL _____

E. SHIPPER'S NAME, ADDRESS, TELEPHONE NUMBER _____

_____

F. NAME OF MATERIAL SPILLED _____

G. NAME OF AMOUNT SPILLED _____

H. HAZARD CLASSIFICATION _____

NOTIFY THE MANAGEMENT OF THE SPILL. REPORTING TO REGULATORY AGENCIES IS MANDATORY EVEN THOUGH SES WAS UTILIZED.

HAZARDOUS SUBSTANCE REPORTING

This form should be filled out for each report to NRC.

1. DATE OF REPORT _____
2. NAME OF SUBSTANCE REPORTED _____
3. AMOUNT RELEASED _____
4. WAS IT RELEASED TO AIR _____

   TO SURFACE WATER _____

   TO LAND SURFACE _____

   TO GROUND WATER _____
5. WAS IT A CONTINUOUS OR EPISODIC RELEASE _____
6. WAS THERE A SITE VISIT BY A RESPONSE TEAM _____

_____ DATE _____

PLANT SUPERINTENDENT

No. 015512

COUNTY OF LOS ANGELES • DEPARTMENT OF HEALTH SERVICES

HAZARDOUS MATERIALS CONTROL PROGRAM

Owner THE KOREA TIMES OF LOS ANGELES, INC. JAE H. CHANG, PRES

Business THE KOREA TIMES OF LOS ANGELES

Address 141/233 N VERMONT AVE

City, Zip Code LOS ANGELES, CA 90004

Date 8-27-90

Refer Reply To: Joye Raymond

2615 South Grand Avenue, Room 607
Los Angeles, CA 90007
(213) 744-3223
(213) 748-1605 (FAX)

NOTICE OF VIOLATION AND ORDER TO COMPLY

The following conditions or practices observed at your facility are violations of the California Code of Regulations (CCR), Title 26, Division 22 or the California Health and Safety Code, Division 20, Chapter 6.5, (H&S) which relate to the storage, management, transportation, and disposal of hazardous waste. YOU ARE DIRECTED TO CORRECT THE VIOLATIONS WITHIN THE TIMES SPECIFIED BELOW.

CORRECTION DATE

DISPOSAL:

1. Discontinue the disposal of hazardous waste to an unauthorized point(s) (H&S 25189.5) ☐

2. Legally dispose of all hazardous waste and contaminated materials (H&S 25189.5) ☐ (☐ stored at/ ☐ discharged to) ☐ (H&S 25189.5) & (H&S 25186.2)

MANAGEMENT:

9-11-90 OK 10-30-90 ☒ 3. Submit to this office a copy of your facility's hazardous materials contingency plan and employee training plan. (CCR 67105, 67120-67126, 67140-67145)

TRANSPORTATION:

4. Discontinue the transport of hazardous waste until the following have been met: ☐

☒ A. Obtain an EPA Identification Number from the State Department of Health Services at (916) 324-1781 (CCR 66472)

☒ B. Complete a uniform Hazardous Waste Manifest or obtain a receipt when applicable under State Department of Health Services variance procedures.

☒ C. Transport all hazardous waste by a State registered hauler. (H&S 25163)

9-11-90 OK ☒ 5. Submit to this office a copy of the completed hazardous waste manifest(s) used to dispose of SPENT INKS AND SOLVENTS (CCR) 66328).

☒ 6. Keep copies at your facility of all completed manifests, receipts or both for a minimum of 3 years and make documents available for agency review. (CCR-66492)

STORAGE:

7. Discontinue the storage of hazardous waste for longer than 90 days without a permit from the State Department of Health Services (CCR 66508) ☐

8-27-90 OK ☒ 8. Store all hazardous waste in compatible containers which are closed and in good condition. (CCR 66241-67243)

☐ 9. Properly label all hazardous waste containers with the following: the words, "HAZARDOUS WASTE"; name and address of generator; hazardous properties; a composition and physical state of the waste; and the accumulation date. (CCR 66693-66746) ☐

OTHER:

10. Provide this office with a site assessment and mitigation plan for the contamination at your facility (H&S 25245-25249) ☐

11. Provide this office with a copy of a waste determination conducted by a state certified laboratory or waste documentation in accordance to the regulations. (CCR 66693-66746) ☐

12. ☐

Failure to fully comply with this Notice and Order may result in further legal action.

Owner or Authorized Representative

Joye Raymond

Hazardous Materials Specialist

Please print or type
(Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039 Expires 4-30-92

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAL000043532
Manifest Document No. 1106
2. Page 1 of
Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
THE KOREA TIMES
141 N. VERMONT
LOS ANGELES, CA 90004
4. Generator's Phone 213 487-5323

A. State Manifest Document Number 000148
B. State Generator's ID

5. Transporter 1 Company Name
SECURITY ENVIRONMENTAL SYSTEMS, INC
6. US EPA ID Number CAD000625921
C. State Transporter's ID 113560
D. Transporter's Phone 714/892-6645

7. Transporter 2 Company Name
8. US EPA ID Number
E. State Transporter's ID
F. Transporter's Phone

9. Designated Facility Name and Site Address
CHIEF SUPPLY CO.
ROUTE 2 BOX 71
HASKELL, OK. 74436
10. US EPA ID Number OKD089761290
G. State Facility's ID
H. Facility's Phone 918 482-5271

	11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	HM	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	
a.	CALIFORNIA REGULATED WASTE		001	DM	00055	G	WSQG CALIF # 352 NON-RCRA
b.	HAZARDOUS WASTE N.O.S., ORM-E, NA9189		001	DM	00055	G	CALIF. SQG # 132 NON-RCRA.
c.							
d.							

J. Additional Descriptions for Materials Listed Above
a) WASTE PRINTING INK
b) WASTE DEVELOPER 10%
WATER 90%

K. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information
WEAR, GLOVES, GOGGLES AND PROTECTIVE CLOTHING
24 HOUR EMERGENCY RESPONSE CONTACT JOHN PAK (213) 487-5323

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national governmental regulations.
If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; **OR**, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

GENERATOR — Printed/Typed Name: THOMAS HUH — Signature — Month Day Year: 11 21 90

TRANSPORTER
17. Transporter 1 Acknowledgement of Receipt of Materials — Printed/Typed Name: Martin Sanchez — Signature — Month Day Year: 11 21 90
18. Transporter 2 Acknowledgement of Receipt of Materials — Printed/Typed Name — Signature — Month Day Year

FACILITY
19. Discrepancy Indication Space
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19. — Printed/Typed Name: Robert Keller — Signature — Month Day Year: 10 10 90

EPA Form 8700-22 (Rev. 9-88) Previous edition obsolete.

ORIGINAL – RETURN TO GENERATOR

7-BLC-MS

CHIEF CHEMICAL & SUPPLY COMPANY, INC.
Rt. 2, Box 71, Haskell, OK 74436 (918) 835-2384

No. 10548

DATE: 1-18-91

EPA ID No. OKD 089 761 290

Certificate of Recycling

THIS IS TO CERTIFY THAT THE HAZARDOUS WASTE MANIFESTED TO CHIEF CHEMICAL AND SUPPLY COMPANY, INC. ON DOCUMENT No. 000148 WAS RECYCLED IN ACCORDANCE WITH THE PROVISIONS OF 40CFR261.6(a)(2), 40CFR266.34 AND 40CFR266.35. PURSUANT TO THESE PROVISIONS, THE SUBJECT WASTE WAS PROCESSED INTO A HAZARDOUS WASTE FUEL THEN BURNED FOR ENERGY RECOVERY IN AN INDUSTRIAL BOILER OR INDUSTRIAL FURNACE AS OF 1-17-91.

GENERATOR THE KOREA TIMES

ADDRESS 141 N. VERMONT

LOS ANGELES, CA 90004

CHIEF CHEMICAL AND SUPPLY COMPANY, INC.

BY ROBERT KELLEY

TITLE PRESIDENT

SIGNATURE

SECURITY ENVIRONMENTAL SYSTEMS, INC.
7245 GARDEN GROVE BLVD.
SUITE D
GARDEN GROVE, CA. 92641

1-800-448-0557
213-431-8486

DATE: 6/19/90

HAZARDOUS MATERIALS DIVISION
WORK ORDER

DATE:

ACCT #: MW
EPA #:
NAME #:

CONTACT: John Pac

PHONE: 213 - 487 - 5323

Borsa Times
141 N. Vermont
Los Angeles, CA. 90004

Job:
233 N. Vermont Ave
Los Angeles, CA. 90004

DATE REQUESTED: Week of 6/18/90 - "Call First" (A.M.)

WORK REQUESTED: Clean Drain, Dispose of waste
PICKED UP DELIVERED

DRUMS/CONTAINERS

BULK LIQUID WASTE Approx 2500 gal

OTHER

TRUCK NUMBER # T090

Yvonne Dillon
CUSTOMER SIGNATURE

T. Clay
SES SIGNATURE

DATE: 6/21/90

Date 8/27/90 Time 1125 | Hazardous Materials Control Program | Insp. 024 Page 1 of 1

☐ New ☐ Change | Industry Survey | ☐ Routine ☒ Complaint ☐ Revisit

PHL# 57503 Code 102 SIC# | EPA# | IW#

Start Date c1970 # of employees 300 # of shifts 2 Operating Hours 8 - 12 M

Owner The Korea Times of Los Angeles, Inc | Interviewed HAK YUN SHIN / JOHN H. PAK

Partner Jae M. Chung, Pres | Title ADMINISTRATION MANAGER / GENERAL AFFAIRS

Product / Service NEWSPAPER

DBA THE KOREA TIMES LOS ANGELES | Violation Rank ☐ I ☐ II ☐ III

Address 141 N VERMONT (unit # / number / dir / street name / type) | Waste Cat 1 | 2 | 3 | 4

City LA Zip Code 90004 | Amt (PGT) | | | |

Mailing 233 N VERMONT AVE | ☐ HRF | Materials

LOS ANGELES CA 90004 | Quantity | Storage

UST | Size / For | # AST 10000 Size / For PRINTING INK

F L O W C H A R T	process & materials →	hazardous waste & rate generated →	storage method (drum/AST/UST) →	hauler manifest number & date →	disposal method / environmental fate
	Newspaper Printing				
	Heatset alkaline fountain solution (Q.C.)				
	Blanket Wash (Q.C.)				
	CATF - Copper Plating Sol. for Copperizing Rollers				
	Ink	spent ink from drum inserts	drum	see NOV	see NOV
	Equipment Cleaning	spent solvent / ink ≐ 27 G/MO			

Action | ☐ Revisit Date | ☐ Abatement Date

Referrals: ☐ AQMD ☐ IW ☐ B & S ☐ OSHA ☐ Fire ☐ SDOHS ☐ other

Violations / Remarks: 0 EPA ID # ; 0 Contng. Plan ; 0 AER ; 0 Manifests ~~AER for spent inks and solvents~~; one of two spent ink storage drums lacked a lid.

Signature(s) Joyce Ellerson

Date ☐ Time ☐ ☐ New ☐ Change

Los Angeles County
Hazardous Materials Control Program
Industry Survey

Insp. ☐☐☐ Page ☐ of ☐
☐ Routine ☐ Complaint ☐ Revisit
☐ PHL Inv ☐ Joint ☐ NG

PHL# ☐☐☐☐☐☐ Code ☐☐☐☐ SIC# ☐☐☐☐ Phone ☐☐☐—☐☐☐—☐☐☐☐

DBA

Owner

Partner

Address 233 N VERMONT
unit # | number | dir | street name | type

City ☐☐☐ Zip Code ☐☐☐☐☐

Mailing

Interviewed

Title

Start Date | # of employees

# of shifts | Operating Hours

Violation Rank ☐ I ☐ II ☐ III

Waste Cat	1	2	3	4
Amt (PGT)				

P = pounds, G = gallons, T = tons; per quarter

Product / Service

EPA# CAL000049353

☐ HRF | Materials | Quantity | Storage

UST | Size / For | # AST | Size / For

P R O C E S S F L O W C H A R T

process & materials → hazardous waste & rate generated → storage method (drum/AST/UST) → hauler manifest number & date → disposal method / environmental fate

WASTE PRINTING INK + WASTE DEVELOPER + H2O

SES,

12-19-90

CHEF SUPPLY CO HASKELL, OK

Action ☐ Hearing / / ☐ Revisit / / ☐ Abatement / /

Referrals

☐ AQMD ☐ IW
☐ B & S ☐ OSHA
☐ Fire ☐ SDHS
☐ HMCP_____

Violations / Remarks

Signature(s)

...CE
...NEN SUPPLY CO.
...TON AVE. 213-747-6226 — YOUR LOCAL SVC TEL. #
...ANGELES CA 90021 213-747-6226 — MAIN OFFICE TEL. #

...KOREA TIMES	OF	L		0	1		3
...VERMONT							
S ANGELES CA	04 MO.	11 DA.	90 YR.		TIMES MADE	C.O.D.	DAY OF WEEK

RENTAL SERVICE ITEMS	BILLING QUANT.	UNIT PRICE	AMOUNT
PAYMENT ON ACCT			~~72.00~~
PAZ. INK TOWELS	601	0975	5860
PAZ. INK STO RPI	100	25	2500
ENVIRONMENTAL F			300
NYLON MATS	1	10	10

LOS ANGELES, CA
ORANGE COUNTY, CA
OXNARD, CA
RIVERSIDE, CA
SAN DIEGO, CA
CHICAGO, IL
ELGIN, IL
WAUKEGAN, IL
FT. WAYNE, IN
INDIANAPOLIS, IN
SOUTH BEND, IN
BALTIMORE, MD
HAGERSTOWN, MD
DETROIT, MI
FLINT, MI
GRAND RAPIDS, MI
JACKSON, MI
KALAMAZOO, MI
LANSING, MI
PONTIAC, MI
SAGINAW, MI
WAYNE, MI
NEWARK/NEW YORK
CINCINNATI, OH
CLEVELAND, OH
COLUMBUS, OH
DAYTON, OH
TOLEDO, OH
YOUNGSTOWN, OH
HARRISBURG, PA
PHILADELPHIA, PA
PITTSBURGH, PA
NORFOLK, VA
RICHMOND, VA
MILWAUKEE, WI

THIS DELIVERY IS MADE UNDER EXISTING CONTRACT.

RT. NO.	STOP NO.	ACCOUNT NO.	PAY THIS AMOUNT $	ADJUSTMENT $
17	130	11291	~~158.70~~	96.70

PLEASE RETAIN THIS INVOICE—NONE OTHER WILL BE ISSUED.

Loyd

R8-8-90

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

HAZARDOUS MATERIALS CONTROL PROGRAM

TELEPHONE REQUEST

T6 34 F-6

Log # 902083 Log Entry By Gary M Brouyer

☐ Emergency Response ☐ Illegal Disp. Onsite ☐ Clean Up ☐ Industrial Hygiene

☐ Samples Collected ☒ Illegal Disp. Offsite ☐ Court Case ☐ Odor

☐ Illegal Storage ☐ Illegal Transport ☐ Public Health License ☐ Refer

Name: KOREAN TIMES Date: 6/22/90 Phone:

Address: 225 (233) N. VERMONT City: LOS ANGELES

Substance: ~~PE~~ INK & SOLVENT WASTE Zip: 90004

Scope: ILLEGAL DISPOSAL OF SOLVENT AND INK WASTE. INK DUMPED IN REFUSE BIN. SOLVENT DUMPED IN DRAIN

Status:

Section Assign To: Metro - Wojcik Assign By: Klunger Date: 6/25/90

Inspector Assign To: Assign By: Date: / /

Service Requested By: Address Phone:

ANONYMOUS

Proposition 65: Received ☐ Confirmed ☐ Sent to E.M.D. ☐ Date: / /

6-27-90 Complaint was investigated. Mr John Park was interviewed. Routine OOR inspection. Findings: Evidence of unlawful disposal of inks and solvents was not found. Mr Park stated that contamination was cleaned up subsequent to a visit (E.R.) by Gary Brouyer. Refer to NOV dated 6-5-90. NOV issued Re. Contin. Plan; EPA ID #; Documentation of HW Handling; and HW Storage.

L.A. COUNTY HEALTH SERVICES
HAZARDOUS WASTE CONTROL PROGRAM

CASE NAME _____

DATE	~~TIME~~	INITIALS	REMARKS
6/25/86	V	FL	Inspect - Advised owner NOT to cease Disposing inks To Trash
2-13-96		BN	012 - no current business

HAZARDOUS WASTE PRODUCER SURVEY

SIC No. 2751 — County of Los Angeles Department of Health Services — Date 7-13-83

TOXIC SUBSTANCES CONTROL PROGRAM

Company Name	Address	City		District
A Osborne Hill Co	239 N Vermont Av	LA	90004	HDL-LA

Owner	Person Interviewed	Phone No.
RAMON, RAYMOND & ARTHUR SERNA	RAYMOND SERNA JR	389-8880

Type of Facility	L.A. County PHL #	Survey Conducted by	# of Employees
PRINTING	418827	Wm JONES	3

Description of Operation
PRINTING

Industrial Waste Permit # —

EPA # —

Raw Materials	Processes	Products	Wastes	
			Type	Disposal Method
BLANKET WASH 5gal/month TYPE WASH 5gal/3 months			RAGS W/ SOLVENTS	PARK UNIFORM Rental M.PK.

REMARKS: New PHL issued - owner advised on program
Old account # 075850-100 deleted

VIOLATIONS:

Action

Referral

COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES
HAZARDOUS WASTE CONTROL PROGRAM

DATE: 6/25/86

SIC. 2751

COMPANY NAME	STREET	CITY & ZIP	DISTRICT
A. Osborne Hull Company	239 N. Vermont	LA 90004	
OWNER	PERSON INTERVIEWED & TITLE	PHONE NO. 389-8880	NO. EMPLOYEES
Ray Serna, Sr JR Alt Serna	Ray Serna, Sr.	EMERGENCY NO.	4

L.A. CO. PHL NO.	INDUSTRIAL WASTE NO.	EPA NO.
418827		

SAFETY SHOWER ____
EATING AREA ____
TOILET & WASHING FACILITIES ADEQUATE ✓
PLANT SANITATION ADEQUATE ✓

TYPE OF FACILITY & DESCRIPTION OF OPERATION/PRODUCTS:
PRINTERS

PROCESS	MATERIAL	HAZARDOUS WASTE TYPE	VOL/LBS	STORAGE METHOD	DISPOSAL METHOD	MANIFEST	CONTROL	I.H. HAZARD
(1) Printing Metal Presses ≈35 yrs old no Tray Beneath Rollers	(a) Crown Inks	(a&b) Old Ink empty cans		(a&b) Trash & Rubbish Skip				
	(b) Gans Inks							
	(c) Stak T5 Blanket Wash	(c) Consumed on Rags		(c) Rags →	Park Uniform Rental Srvs.			
	(d) Hurst, Rubber Cement	(d) Consumed						
	(e) Oil	(e) Add only						
(2) Linotype	(2) Lead	(2) Lead Letters →		To Wilshire Typesetting				

NUMBER OF UNDERGROUND STORAGE TANKS:
VOLUME & TYPE OF WASTE IN UNDERGROUND TANK(S):
PRIVATE DISPOSAL SYSTEMS ON PREMISES: YES ___ NO ___

ACCESS TO STORM INLET ON PREMISES: Yes ___ No ___
CHLORINATED HYDROCARBON USED: YES ___ NO ___
SEWER CONNECTION ON PREMISES: YES ___ NO ___

REMARKS: (1) Old Ink is Disposed to Trash, according to Ray Serna, Sr.
(2) Mr. Serna Sr. Corrected Statement: empty ink cans are disposed in Trash

VIOLATIONS: (1) Do not Dispose of old Inks to Trash - Cease immediately, Reuse, Recycle or Have old Inks Hauled by a Registered Hauler

REFERRAL TO: X-Ray Sewer ACTION: 744-3223 SURVEY CONDUCTED BY: E. Levine

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

211-241 N Vermont Av
DOT Case No. CEN 14-42041

Date: October 3, 2014

To: Karen Hoo, City Planner
Department of City Planning

From: Tomas Carranza, Senior Transportation Engineer
Department of Transportation

Subject: **TRAFFIC ASSESSMENT FOR THE PROPOSED MIXED USE DEVELOPMENT AT 211-241 NORTH VERMONT AVENUE (ENV-2014-1948-EAF/APCC-2014-1947-SPE-SPPA-SPP-DB)**

The Department of Transportation (DOT) has reviewed the traffic analysis dated August 4, 2014 and the addendum dated October 2, 2014, prepared by Linscott, Law & Greenspan, Engineers, for the proposed Meridian Apartments project at 211-241 North Vermont Avenue. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, the significance of the project's traffic impacts is measured in terms of change to the volume-to-capacity (V/C) ratio between the "future no project" and the "future with project" scenarios. This change in the V/C ratio is compared to DOT's established threshold standards to assess the project-related traffic impacts. Based on DOT's traffic impact criteria[1], the proposed project is not expected to result in any significant traffic impacts at the four intersections that were identified for detailed analysis. The results of the traffic impact analysis, which adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

DISCUSSION AND FINDINGS

A. Project Description

The project proposes to remove an existing 10,000 square-foot electronics retail store and construct a 100-unit apartment complex with 5,000 square feet of ground floor retail space at 211-241 North Vermont Avenue (see **Attachment 2**). Ninety-nine of the units are affordable units with the remaining unit allocated as a manager's unit. The project would provide a total of 114 (102 residential and 12 retail) parking spaces in a subterranean garage. Access to the subterranean garage would be provided along the existing alley at the southwest corner of the project site. The project is expected to be completed by 2017.

B. Trip Generation

The project is estimated to generate a net increase of 510 daily trips, a net increase of 45 trips in the a.m. peak hour and a net increase of 49 trips during the p.m. peak hour (see **Attachment 3**). The trip generation estimates are based on rates and formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012.

---

[1] Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.01 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

PROJECT REQUIREMENTS

A. Construction Impacts
DOT recommends that a construction work site traffic control plan be submitted to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related traffic be restricted to off-peak hours, as feasible.

B. Highway Dedication And Street Widening Requirements
Highway dedication and widening may be required along the streets that front the proposed project. Along the project's frontage **Vermont Avenue** is classified as Major Highway Class II which requires a 40-foot half-width roadway within a 52-foot half-width right-of-way. The applicant should check with the Bureau of Engineering's Land Development Group to determine the specific highway dedications, street improvements and/or sidewalk requirements for this project.

C. Parking Analysis
As previously mentioned, the project proposes to provide a total of 114 (102 residential and 12 retail) parking spaces. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for the project.

D. Driveway Access and Circulation
The conceptual site plan for the project, which is illustrated in Attachment 2, is acceptable to DOT. However, the review of this study does not constitute approval of the driveway dimensions, access and circulation scheme. Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024). In order to minimize potential building design changes, the applicant should contact DOT for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All pick-up and drop-off activities should take place on-site. Any security gates should be a minimum of 20 feet from the property line.

E. Development Review Fees
An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Eileen Hunt of my staff at (213) 972-8481.

Attachments

c: Marie Rumsey, Council District No. 13
Taimour Tanavoli, DOT
Francesca Bravo, LLG
Jeannie Shen, DOT District
Gregg Vandergriff, Central District, BOE

Table 1
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY AM AND PM PEAK HOURS

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2014 EXISTING V/C	LOS	[2] YEAR 2014 EXISTING W/ PROJECT V/C	LOS	CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT [A]	[3] YEAR 2017 FUTURE W/O PROJECT V/C	LOS	[4] YEAR 2017 FUTURE WITH PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT [A]
1	New Hampshire Avenue/ Beverly Boulevard	AM	0.760	C	0.774	C	0.014	NO	0.795	C	0.810	D	0.015	NO
		PM	0.758	C	0.764	C	0.006	NO	0.799	C	0.805	D	0.006	NO
2	Vermont Avenue/ Oakwood Avenue- US-101 SB On Ramp	AM	0.556	A	0.560	A	0.004	NO	0.619	B	0.624	B	0.005	NO
		PM	0.651	B	0.652	B	0.001	NO	0.706	C	0.708	C	0.002	NO
3	Vermont Avenue/ Beverly Boulevard	AM	0.772	C	0.775	C	0.003	NO	0.845	D	0.849	D	0.004	NO
		PM	0.783	C	0.784	C	0.001	NO	0.849	D	0.851	D	0.002	NO
4	Vermont Avenue/ 1st Street	AM	0.541	A	0.541	A	0.000	NO	0.601	B	0.601	B	0.000	NO
		PM	0.651	B	0.652	B	0.001	NO	0.702	C	0.703	C	0.001	NO

[A] According to LADOT's "Traffic Study Policies and Procedures, " June 2013, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
> 0.700 - 0.800	C	equal to or greater than 0.040
> 0.800 - 0.900	D	equal to or greater than 0.020
> 0.900	E,F	equal to or greater than 0.010

ATTACHMENT 2

CEN14-42041_211-241 N Vermont Av

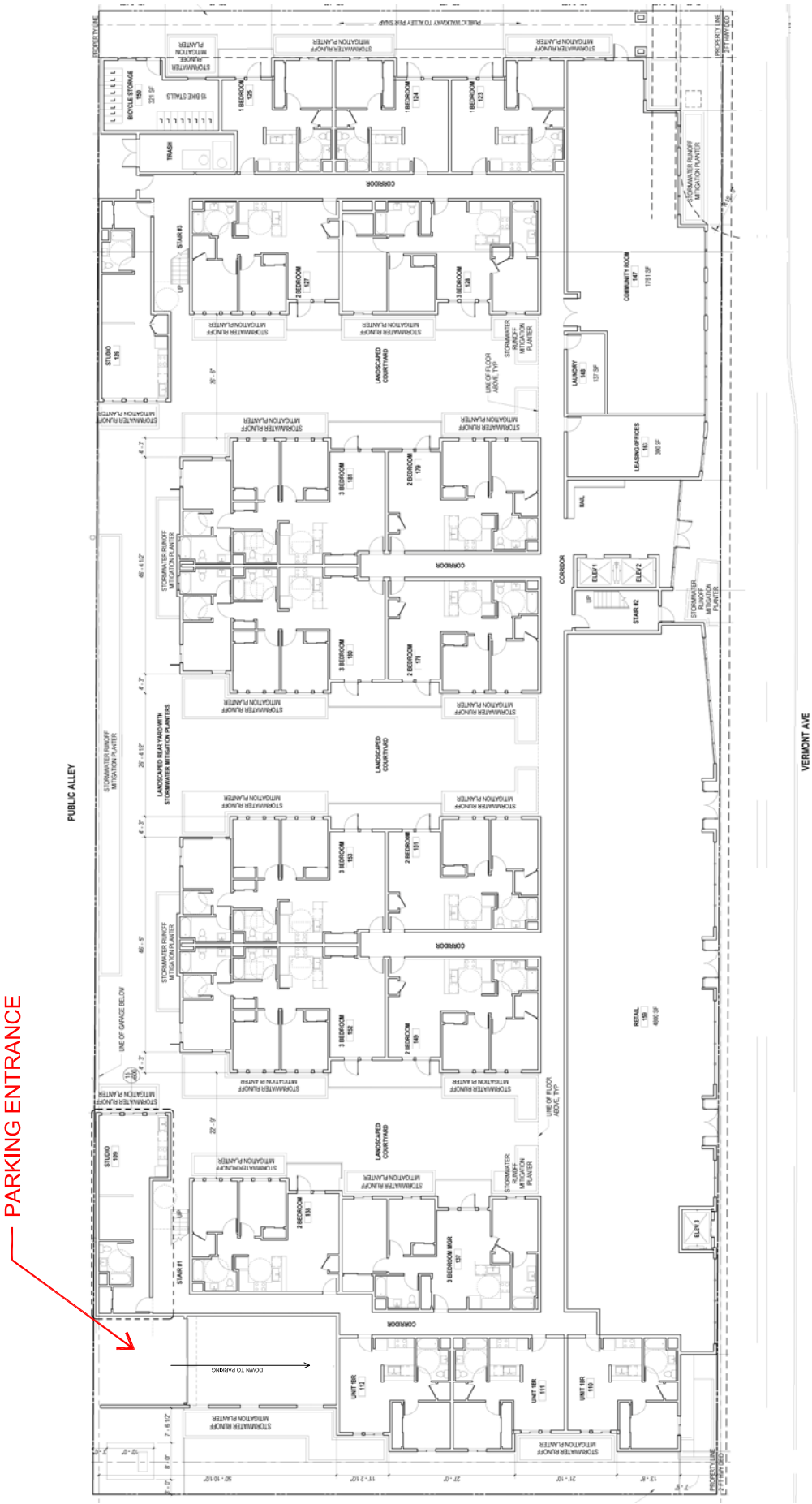


FIGURE 1
SITE PLAN

MERIDIAN APARTMENTS PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

SOURCE: KFA

NOT TO SCALE

N

o:\job_file\4075\supplement\fig-1.dwg LDP 11:01:41 10/02/2014 rodriguez

Table 7-1
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Apartment [3]	100 DU	665	10	41	51	40	22	62
- Less Affordable Housing Credit (5%) [4]		(33)	(1)	(2)	(3)	(2)	(1)	(3)
Retail [5]	5,000 GLSF	214	3	2	5	9	10	19
- Less Walk-in/Internal Capture (15%) [6]		(32)	0	0	0	(1)	(2)	(3)
- Less Pass-by (50%) [7]		(91)	(2)	(1)	(3)	(4)	(4)	(8)
Subtotal Proposed Project		**723**	**10**	**40**	**50**	**42**	**25**	**67**
Less Existing Uses								
Retail [5]	(10,000) GLSF	(427)	(6)	(4)	(10)	(18)	(19)	(37)
- Less Pass-by (50%) [7]		214	3	2	5	9	10	19
Subtotal Existing Uses		**(213)**	**(3)**	**(2)**	**(5)**	**(9)**	**(9)**	**(18)**
NET INCREASE		**510**	**7**	**38**	**45**	**33**	**16**	**49**

[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Apartment) trip generation average rates.
- Daily Trip Rate: 6.65 trips/DU; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.51 trips/DU; 20% inbound/80% outbound
- PM Peak Hour Trip Rate: 0.62 trips/DU; 65% inbound/35% outbound

[4] Per LADOT policy, residential or mixed-use developments that include affordable housing units may qualify for a maximum trip reduction credit of 5 percent (5%) on the basis of the percentage of total dwelling units reserved as affordable. For this project, with 99% of the units are affordable, a 5% affordable housing credit has been applied (0.99 x 0.05 = 5%).

[5] ITE Land Use Code 820 (Shopping Center) trip generation average rates.
- Daily Trip Rate: 42.70 trips/1,000 SF of floor area; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.96 trips/1,000 SF of floor area; assume 62% inbound/38% outbound
- PM Peak Hour Trip Rate: 3.71 trips/1,000 SF of floor area; 48% inbound/52% outbound

[6] A 15% walk-in/internal capture trip adjustment factor has been applied to account for walk-in patrons and internal capture based on the synergistic effects of the proposed project land use mix.

[7] Source: LADOT policy on pass-by trip adjustments. Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from the traffic passing the site on an adjacent street or roadway that offers direct access to the site.

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: November 13, 2014

To: Mr. Michael LoGrande, Director
Department of City Planning
Attn: Monique Acosta (City Planning Associate)

From: Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Subject: **Case No. APCC 2014-1947 (SPE/SPPA/SPP/DB): 215-241 North Vermont Avenue – Revised Report**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a Specific Plan Exception, Specific Plan Project Permit Adjustment, Specific Plan Project Permit Compliance and Density Bonus adjoining the area involved:

1. Dedication Required:

   Vermont Avenue (Major Highway – Class II) – A 2-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way in accordance with Major Highway – Class II standards.

   Alley (West of Vermont Avenue) – None.

2. Improvements Required:

   Vermont Avenue – Except in the vicinity of MTA air vent structure (approximately 15 feet south of the southerly edge of the structure to the northerly line of the property for a total of approximately 50 feet), construct additional surfacing to join the existing improvements to provide a 40-foot half roadway in accordance with Major Highway – Class II standards, including asphalt pavement, integral concrete curb and 2-foot gutter and a 12-foot full-width concrete sidewalk. These improvements should suitably transition to join the existing improvements.

   Alley – Repair all broken, off-grade alley pavement along the property frontage.

   Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement

project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: That Board of Public Works approval shall be obtained, prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs, equipment and parking meters (213) 482-7024.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Department of Transportation may have additional requirements for dedication and improvements.

3. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain system constructed under the sidewalk and through the curb drains connected to the catch basins.

4. Sewer lines exist in Vermont Avenue. Extension of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing pubic sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.

6. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213) 482-7048.

7. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 202-3488.

cc: Eric Lieberman
Central District Office

EXHIBIT D

CPC-2014-1947-CU-DB-SPP-SPPA-SPR

THE SOTELO GROUP
1100 S. Hope Street, #103 ❐ Los Angeles, CA 90015 ❐ 213.814.8212 ❐ Dalila@TheSoteloGroup.Co
COMMITMENT | LEADERSHIP | INTEGRITY

February 9, 2015

Maurice Ramirez
Executive Vice President
AMCAL
30141 Agora Road, Suite 100
Agora Hills, CA 91301

RE: Meridian Apartments – Financial Feasibility Analysis

Dear Mr. Ramirez:

The Sotelo Group, Inc., was engaged by your company to conduct an independent third party financial analysis of the above referenced project. Pursuant to the request of the City of Los Angeles Planning Department, the analysis consists of evaluating the financial feasibility of a project based on its granting of the requested off-menu items.

The following analysis will demonstrate that the project as proposed is financially feasible whereas the alternative development scenario is infeasible and will result in less affordable housing in the City of Los Angeles.

The two scenarios evaluated by The Sotelo Group, Inc. consist of the following:

- Scenario #1 – 100 affordable housing units based on the granting of a density bonus, conditional use permit and several on/off-menu items as outlined in ***Attachment One***. The building is a Type V, four story over subterranean garage structure. The financing for the development is currently in place and available for the developer to commence construction by the end of the year.

- Scenario #2 – 78 affordable housing units with no off-menu items. This would result in a revised structure with three stories instead of four stories over a subterranean garage structure. Financing for this development would require resubmittal of funding applications which are not readily available or accessible due to their competitive nature.

My conclusion about feasibility was arrived by the evaluation of the impact to the following aspects of the project: unit distribution; timing and available financing.

CONTINUED ...

EVALUATION OF UNIT DISTRIBUTION

Scenario #1 - Development as Proposed

The Meridian Apartments is a Mixed Use Transit Oriented Development located on Vermont Avenue within walking distance of the Metro Redline Station at Beverly Boulevard. The development consist of 100 apartments units, 4,500 square feet of ground floor commercial space, a 1,777 square foot ground floor community room, a 8,378 square foot courtyard and 2,950 square feet of private balconies. The units vary from one to three bedroom units and will be targeted to very low and low income families. The following is the distribution by unit type:

Unit Type	# of Units
SRO unit	2
1 bdrm/1 ba	41
2 bdrm/2 ba	23
3 bdrm/2 ba	33
Manager's Unit	1
TOTAL	100 units

The proposed structure is four levels over one subterranean parking garage. ***Attachment One*** outlines the entitlement requests for the proposed development. The focus of this analysis includes evaluating the feasibility of the project with and without the three off-menu items waived pursuant to **LAMC Section 12.22A.25(g)(3) Waiver of Development Standards**. The items include: an increase in height; a decrease in transitional height; and, the elimination of a commercial loading space.

Scenario #2 – Development without off-menu items

If the development were revised based on fulfilling the requirements of Section 8.C of the SNAP and LAMC 12.21 C.6, the resulting reduction totals **22 units** as follows:

1) No height increase will result in the elimination of the top story or **18 units**;
2) No increase in transitional height requirement will result in the reduction of the remaining 7 units since the constructability of a 4th story would likely be compromised;
3) Required loading space will result in the elimination of the corner stack or **4 units**.

The following is the resulting distribution by unit type:

Unit Type	With Incentives	Without Incentives	Difference
SRO unit	2	2	0
1 bdrm/1 ba	41	34	7
2 bdrm/2 ba	23	18	6
3 bdrm/2 ba	33	24	9
Manager's Unit	1	1	0
TOTAL	100 units	78 units	22 units

CONTINUED ...

Scenario #2 – Development without off-menu items

Under this Scenario, approximately 22 units would be eliminated from the design. This modification reflects nearly a 25% reduction in units which is considered a significant deviation (industry standard is +/- 10%). As a result of this deviation, the developer would have to return its funding commitments to the State HCD and the funding from HCIDLA would be in jeopardy due to the high demand for these scarce resources.

HCD - $4,000,000

The HCD funding includes two elements that are impacted by the reduction in units:

1) Timing – in order to maintain the award, the developer has to complete construction of the units and achieve occupancy by spring, 2017. A redesign of the site would cause an 8 month delay in the timeline which would mean a completion date of late 2017.
2) Loan Amount – the award of funds is based on the project's ability to build density within ½ mile of a transit stop; the more units built, the higher the loan amount is and the better the score. By reducing the density, the project funding is impacted and reduced by almost 40% and its competitive scoring is changed by 10 points.

Given these two elements the HCD funding would likely not be made available to a redesigned 78 unit project, thereby, creating a gap in funding of $4 million.

HCID - $8,692,200

The HCID funding is contingent upon the following three important project components:

1) Changes – HCID typically does not permit a deviation of more than 10% from the time of application. The reduction from 100 to 78 units is nearly a 25% decrease.
2) Timing – in order to maintain the award, the developer has to demonstrate readiness to apply for LIHTC in the March, 2015 funding cycle. If fails to demonstrate this, the award is subject to recapture because there are other projects lined up to satisfy this submittal. If the award is recaptured, the project has to wait to be selected again by HCID.
3) Loan Amount – the award of funds is calculated based on the number of units that are targeted to very low and low income units. By reducing the number of units to 78 units, the loan amount is reduced by at least $800,000 - $1 million, thereby, leaving a funding gap.

Given these components, it is likely the project would have to be re-submitted for funding in the next application cycle. Recently, HCID has requested a change in the funding procedures of this program. The procedures (and availability of funding) is pending review and approval by the City Council and will not be available again until later this year, if at all.

LIHTC - $25,761,400

LIHTC funding is tied to the HCID funding. LIHTC funding requires the following:

1) Timing – in order to maintain the award, the developer has to demonstrate readiness to commence construction within 120 days of an award. If the application is submitted in the March, 2015 funding cycle, construction must commence by September, 2015. A redesign of the units would require 6 months with an additional 2 months for permits, therefore, the project would fail to meet the LIHTC requirement.

CONTINUED ...

EVALUTION OF TIMING & FUNDING

Timing is a critical element in the financing of affordable housing in the State of California and, in particular, in the City of Los Angeles. As part of an award cycle, projects are evaluated based on their readiness and ability to proceed in a timely manner upon the granting of an award. In order to obtain the necessary funding from the various sources, developers must commit to commencing and completing construction within a given timeframe. Unlike market rate housing, where timing impacts the level of profit but does not eliminate it altogether; timing in the affordable housing industry is an absolute, whereby, if the developer misses the completion deadline, it may lose up to 50% of its funding.

The following outlines the differential of both scenarios:

Scenario #1 - Development as Proposed

As I understand it, the Meridian Apartments has most of the funding in place. The two main sources of funding are from the California Housing and Community Development Department (HCD) and the City of Los Angeles Housing + Community Investment Department (HCID) which includes an allocation of Low Income Housing Tax Credits (LIHTC). These resources are extremely competitive and only available to a few number of projects.

In the case of the HCD, the funding received by the project was competitive in nature during the last funding cycle in 2014. According to HCD, this funding will no longer be available to new projects since all the program funding was depleted in 2014 and has not been renewed.

In the case of HCID, this project is one (1) of twenty four projects (24) selected to be on the City's Managed Pipeline. When the funding became available in 2013, the pool of applicants included over eighty (80) applications, only twenty four (24) of which were selected. Projects on the City's Managed Pipeline gain access to the Federal Low Income Housing Tax Credit program in order to complete the financing needed to proceed to construction.

Both HCD and HCID have timing deadlines associated with the awards. Based on review of the award letters, I have summarized the required timing milestones:

- HCID financing commitment: Feb 2015
- HCD financing commitment: Summer, 2014
- LIHTC submittal required: March, 2015
- Construction financing closing: August 2015
- Start construction: September 2015
- Construction completed: May 2017

The proposed funding is as follows:

SOURCE OF FUNDING	AMOUNT OF FUNDING
California HCD	$4,000,000
City of LA HCIDLA	$8,692,200
Private Loan/Borrower Funds	$5,456,100
LIHTC Equity	$25,761,400
TOTAL	**$43,909,700**
TOTAL PER UNIT	**$439,0970**

In this Scenario, no gap in funding was determined, thereby, making it financially feasible.

CONTINUED ...

If the direct subsidy of $12,692,200 from these two public sources is lost and access to the LIHTC program is jeopardized, the project resulting from Scenario #2 is financially infeasible. While alternative financing for the project may become available, I cannot recommend it at this time.

In my opinion, the waivers requested by your company are necessary to make the project financially feasible. By allowing you to build 100 units, the City of Los Angeles will be leveraging the funding resources it has committed to this project with State and Federal resources and will support the construction of more affordable housing within the immediate proximity of a transit station. Based on the proposed building design, close proximity to mass transit and delivery of affordable housing, it is reasonable to conclude that the granting of the Waivers will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property.

Should you have any questions on this analysis or require further information, please do not hesitate to contact me at (213) 406-8060 or via email at Dalila@TheSoteloGroup.Co.

Sincerely,

The Sotelo Group, Inc.

Dalila Sotelo, Principal

CONTINUED ...

ATTACHMENT ONE

SUMMARY OF ENTITLEMENT REQUESTS

- Pursuant to LAMC Section 12.24 U.26 Conditional Use Permit to permit a density increase above the 35% permitted per LAMC Section 12.22 A.25 thereby allowing a density increase of 89% in order to permit 100 units (99 units restricted affordable units and one market rate manager's unit) in lieu of 53 units.
- Pursuant to LAMC Section 12.24.F a Conditional Use Permit to permit 98,981 square feet of floor area in Lieu of 85,860 square feet permitted by the Specific Plan;
- Pursuant to LAMC Section 11.5.7 Project Permit Compliance / Director's Determination for Compliance with the Vermont / Western TOD Specific Plan Subarea B;
- Pursuant to LAMC Section 12.22 A.25 (d)(2) Parking Option 2 to allow one residential parking space per affordable unit, and three parking spaces for the managers unit for a total of 102 automobile parking spaces.
- Pursuant to LAMC Section 12.22 A.25 (f) Affordable Housing Incentives to allow three On-Menu Incentives as follows:
    1. Pursuant to LAMC Section 12.22 A.25 (f)(5) to allow an *overall building height* of 55 feet in lieu of the 50 foot height limit required by Vermont/Western TOD Specific Plan Subarea "B" Mixed Use Blvd Section 8.B. Height,
    2. To permit an increase in *height* of 11 feet allowing 41 feet in lieu of the 30 foot height limit within the 15 foot "stepback" from the front property line required by the SNAP Design Guidelines Section V. Subarea "B" Mixed Use Boulevards Development Standards paragraph 6;
    3. A Waiver of Development Standards to Section V. Subarea B-Mixed Use Boulevards paragraph 6 to permit the required 10 foot 2nd floor stepback at the front façade to be raised one floor to the 3rd floor.

- Pursuant to LAMC Section 12.22A.25(g)(3) Waiver of Development Standards to allow three off-menu incentives as follows:
    1. A Waiver of Development Standards to Section 8.C. of the SNAP allowing an increase in height of 14 feet six inches allowing 39 feet six inches in lieu of the 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting Subarea A and to permit an increase in height of 15 feet five inches allowing 48 feet five inches in lieu of the 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting Subarea A;
    2. A Waiver of Development Standards to Section 8.C. of the SNAP allowing a 20 percent decrease in the Transitional Height horizontal distance from an abutting Subarea A permitting 0 feet to 39 feet in lieu of 0 feet to 49 feet and 40 feet to 78 feet in lieu of 50 feet to 99 feet; and
    3. A Waiver of Development Standards to permit a modified commercial serving loading space located in the parking garage in lieu of the strict requirements of LAMC Section 12.21 C.6.

- Pursuant to LAMC Section 11.5.7 E. Project Permit Adjustments to allow a minor adjustment to the SNAP Design Standards Section V. Subarea B Paragraph 6 Stepbacks, allowing a *redistribution of building massing/volume* equivalent to the total required stepbacks at the front facade in lieu of the strict application of the code requiring linear, graduated stepbacks along Vermont Avenue.
- Pursuant to LAMC Section 11.5.7 E. to allow a minor adjustment to the provisions of the SNAP Design Standards Section V. Subarea B Paragraph 6 allowing 11% percent transparent building elements on the south side elevation and 21% transparent building elements on the north side elevation in lieu of 50% and 8% transparent building elements on the rear elevation in lieu of 20 percent.
- Pursuant to LAMC Section 16.05 a Site Plan Review for a development project of 50 or more dwelling units.

CONTINUED ...

ATTACHMENT TWO
COMPARATIVE REVIEW OF
SOURCES & USES BY SCENARIO

SOURCES OF FUNDS

The following provides a summary of the sources of funds that were evaluated as part of the feasibility review. As the narrative in this report explains, there are sources that would be eliminated altogether or reduced as a result in the reduction of units and subsequest delay due to redesigning. The following table compares the two scenarios which results in a loss of $4,016,923 if the project was not approved as a 100 unit project.

SOURCE OF FUNDS	SCENARIO #1	SCENARIO #2	INCREASE/DECREASE
California HCD	$4,000,000	$0	($4,000,000)
City of LA HCID	$8,692,200	$7,802,200	($890,000)
Private Loan/Borrower Funds	$5,456,100	$4,983,100	($473,000)
LIHTC Equity	$25,761,400	$25,761,400	($0)
Funding Gap	$0	$1,346,077	$1,346,077
	$43,909,700	**$39,892,777**	**($4,016,923)**

USES OF FUNDS

The following provides a summary of the costs that were evaluated as part of the feasibility review. Although there are fixed costs such as developer costs which do not deviate based on the number of units, the majority of the cost would be impacted from a decreased project size. Costs such as architecture/engineering will reflect an increase due to increased work required by a redesigning of the project between Scenario #1 and #2. Holding costs would also increase due the extended holding period as a result of delayed funding and a delayed construction start. Lastly, construction related costs will decrease based on the need to build less square footage. However, some of the elements of construction remain constant such as site preparation, grading, parking structure costs as well as prevailing wages. Therefore, overall cost would decrease but the project would loose economies of scale compared to a 100 unit project. Most importantly, the decrease in funding would be much greater than the decrease in project cost leaving a **sizable gap of $1,346,077**.

UESES OF FUNDS	SCENARIO #1	SCENARIO #2	INCREASE/DECREASE
Acquisition/Holding	$8,711,000	$9,217,000	**$506,000**
New Construction	$26,218,931	$21,714,385	**($4,504,546)**
Architecture/Eng.	$1,588,000	$1,780,000	**$192,000**
Construction Financing	$1,839,348	$1,745,364	**($93,984)**
Permanent Financing	$94,960	$81,568	**($13,392)**
Legal/Reserves/Soft Costs	$3,457,461	$3,354,460	**($103,001)**
Developer Costs	$2,000,000	$2,000,000	**$0**
	$43,909,700	**$39,892,777**	**($4,016,923)**

CONTINUED ...

10/18/2014

Meridian Apartments

Uses of Funds

		Total	Residential	Non-Residential	Residential Cost/Unit	Notes
Acquisition						
1	Total Land Cost	7,250,000	7,250,000	0	72,500	
2	Existing Improvements Value	0	0	0	0	
3	Acquisition Legal	25,000	25,000	0	250	
4	**Total Acquisition Costs**	**7,275,000**	**7,275,000**	**0**	**72,750**	
Construction						
5	Demolition	95,000	95,000	0	950	
6	Toxic Abatement	0	0	0	0	
7	Offsite Improvements	525,000	525,000	0	5,250	
8	Site Work	2,937,825	2,937,825	0	29,378	
9	Landscaping	0	0	0	0	
10	Parking	0	0	0	0	
11	Residential Construction	18,852,729	18,852,729	0	188,527	
12	Commercial Construction	807,764	0	807,764	0	
13	Sub-total	23,218,318	22,410,554	807,764		
14	Contractor Profit	1,141,364	1,141,364	0	11,414	
15	Contractor Overhead	1,159,775	1,159,775	0	11,598	
16	Sub-total	25,519,457	24,711,693	807,764		
17	General Conditions	927,820	927,820	0	9,278	
18	Payment & Performance Bond	0	0	0	0	
19	Sub-total	26,447,277	25,639,513	807,764		
20	Construction Contingency	1,346,273	1,346,273	0	13,463	
21	**Total Construction Costs**	**27,793,550**	**26,985,786**	**807,764**	**269,858**	
Architectural & Engineering						
22	Design	750,000	750,000	0	7,500	
23	Supervision	0	0	0	0	
24	Survey & Engineering	860,802	860,802	0	8,608	
25	**Total Architectural/ Eng**	**1,610,802**	**1,610,802**	**0**	**16,108**	
Construction Interest & Fees						
26	Const. Loan Interest	934,676	917,366	0	9,174	
27	Origination Fee	242,219	242,219	0	2,422	
28	Costs of Bond Issuance	0	0	0	0	
29	Taxes	0	0	0	0	
30	Builder's Risk Insurance	103,269	103,269	0	1,033	
31	General Liability Insurance	103,268	103,268	0	1,033	
32	Title and Recording	25,000	25,000	0	250	
33	**Total Construction Financing Costs**	**1,408,432**	**1,391,122**	**0**	**13,911**	
Permanent Financing						
34	Loan Origination Fee	45,344	45,344	0	453	
35	Credit Enhance. & App. Fee	0	0	0	0	
36	Title and Recording	0	0	0	0	
37	Other: Closing Costs	25,000	25,000	0	250	
38	**Total Permanent Financing Costs**	**70,344**	**70,344**	**0**	**703**	
Legal Fees						
39	Lender Legal Pd. by Applicant	35,000	35,000	0	350	
40	Other (Specify): Syndication	35,000	35,000	0	350	
41	Other (Specify): Transaction	80,000	80,000	0	800	
42	**Total Attorney Costs**	**150,000**	**150,000**	**0**	**1,500**	
Reserves						
43	Operating Reserves	236,332	236,332	0	2,363	
44	Other: Replacement Reserve	144,877	144,877	0	1,449	
45	Other:	0	0	0	0	
46	**Total Reserve Costs**	**381,209**	**381,209**	**0**	**3,812**	

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Meridian Apartments

Uses of Funds

		Total	Residential	Non-Residential	Residential Cost/Unit	Notes
	Other Project Costs					
47	Appraisal Costs	4,000	4,000	0	40	
48	Accounting/Audit	10,120	10,120	0	101	
49	Acq/Predev Loan Fees & Expenses	0	0	0	0	
50	Acq/Predev Loan Interest	0	0	0	0	
51	Construction Management	0	0	0	0	
52	Deputy Inspection	0	0	0	0	
53	Environmental Audit	0	0	0	0	
54	Furnishings	110,000	110,000	0	1,100	
55	HACOLA Monitoring Fee	0	0	0	0	
56	Holding Costs	422,594	422,594	0	4,226	
57	Local Development Impact Fees	598,261	598,261	0	5,983	
58	Market Study	14,000	14,000	0	140	
59	Marketing	80,000	80,000	0	800	
60	Permit Processing Fees	533,690	533,690	0	5,337	
61	**Relocation Expenses**	230,000	230,000	0	2,300	
62	Security	0	0	0	0	
63	TCAC App/Alloc/Monitor Fees	142,590	142,590	0	1,426	
64	Other: Property Taxes	181,250	181,250	0	1,813	
65	Other: CASp	4,000	4,000	0	40	
66	Other:	0	0	0	0	
67	Other:	0	0	0	0	
68	Other:	0	0	0	0	
69	Other:	0	0	0	0	
70	Other:	0	0	0	0	
71	Other:	0	0	0	0	
72	Soft Cost Contingency	172,065	172,065	0	1,721	
73	**Total Other Costs**	**2,502,570**	**2,502,570**	**0**	**25,026**	
	Developer Costs					
74	Developer Fee	2,000,000	2,000,000	0	20,000	
75	Consultant/Processing Agent	0	0	0	0	
76	Project Administration	0	0	0	0	
77	Broker fees paid by owner	0	0	0	0	
78	Other:	0	0	0	0	
79	Other:	0	0	0	0	
80	**Total Developer Costs**	**2,000,000**	**2,000,000**	**0**	**20,000**	
	Total Acquisition	**7,275,000**	**7,275,000**	**0**	**72,750**	
	Total Construction	**27,793,550**	**26,985,786**	**807,764**	**269,858**	
	Total Soft Costs	**8,123,357**	**8,106,047**	**0**	**81,060**	
	TOTAL PROJECT COST	**43,191,907**	**42,366,833**	**807,764**	**423,668**	

(For HCIDLA's use only)		Residential	Non-Residential
	% based on assumption	95.35%	4.65%
	% based on cost	98.1%	0.018701744

Meridian Apartments

Sources of Funds

Construction Sources

	Amount	Interest Rate	Term (mo)	Comments
Union Bank Construction Loar	24,721,944	2.70%	24	Constr. Commitment Ltr in 5.4.1.
HCD TOD Loan	2,841,406	3.00%	55	
HCID AHTF Loan	7,685,153	4.00%	24	
Source 4	0	0.00%	0	
Source 5	0	0.00%	0	
Source 6	0	0.00%	0	
Source 7	0	0.00%	0	
Source 8	0	0.00%	0	
Source 9	0	0.00%	0	
Source 10	0	0.00%	0	
Costs Deferred During Const.	0			
Deferred Developer Fee	875,000			Deferred Financing Ltr in 5.4.3
General Partner Equity	0			
Limited Partner Equity	6,562,500			
Total Construction Sources	**$42,686,003**			
Total Development Cost	**$43,191,907**			
Surplus / (Gap)	(505,904)			

Permanent Sources

	Amount	Interest Rate	Term (yr)	Amor-tizing	Residual Receipts	MHP	
Union Bank Perm Loan	4,534,444	6.50%	30	☑	☐	☐	Perm. Commitment Ltr in 5.4.2
HCD TOD Loan	2,841,406	3.00%	55	☐	☑	☑	Perm. Commitment Ltr in 5.4.2
HCID AHTF Loan	7,685,153	4.00%	40	☐	☑	☐	
Source 4	0	0.00%	0	☐	☐	☐	
Source 5	0	0.00%	0	☐	☐	☐	
Source 6	0	0.00%	0		☐	☐	
Source 7	0	0.00%	0		☐	☐	
Source 8	0	0.00%	0		☐	☐	
Source 9	0	0.00%	0		☐	☐	
Source 10	0	0.00%	0		☐	☐	
Deferred Developer Fee	875,000						
General Partner Equity	0						
Limited Partner Equity	26,750,000						
Total Permanent Sources	**$42,686,003**						
Total Development Cost	**$43,191,907**						
Surplus / (Gap)	(505,904)						

Residual Receipts Split

	Residual Receipts Payments	Cash Flow Share*
Union Bank Perm Loan	No	
HCD TOD Loan	Yes	13.50%
HCID AHTF Loan	Yes	36.50%
Source 4	No	
Source 5	No	
Source 6	No	
Source 7	No	
Source 8	No	
Source 9	No	
Source 10	No	
Total		**50.00%**

** Assumes 50% distribution of remaining cash flow for residual receipts payments*

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PROFORMA - LIHTC

Updated: 4/5/2011 By: G.L.N.

Project name	Meridian Apartments		Geographic	L.A.	Prime	3.25%
City / County	Los Angeles	Los Angeles	Type	Family	LIBOR	0.18%
Type of Credits	9%		Land Acreage	0.99	Const. Per.	16 months
Set Aside	n/a		Project Type	Construction or F	T.C. Factor	
DDA or QCT	yes				Cap. Rate	5.50%

Notes:

Equity from Fed. Tax Credits	26,250,000
Permanent Loan	3,464,189
DDF + Soft $	8,851,160
Annual Fed. Tax Credits	2,500,000
Fed. Tax Credit Price	$1.050

Affordable Units

Unit Square Feet	# of Bedrooms	# of Units	Proposed Rents less Utilities	Aggregate Monthly Rents	Monthly Utility Allow.	Aggregate Rents + Utility	100% Median Rents	Aggregate 100% Rents	% AMI
550	SRO	0	0	-		-	1426	-	30%
550	SRO	0	0	-	16	-	1426	-	45%
550	SRO	0	0	-	16	-	1426	-	50%
550	SRO	0	0	-	16	-	1426	-	60%
587	1bd/1ba	3	434	1,302	24	1,374	1528	4,584	30%
587	1bd/1ba	9	511	4,599	24	4,815	1528	13,752	35%
587	1bd/1ba	9	587	5,283	24	5,499	1528	13,752	40%
587	1bd/1ba	4	663	2,652	24	2,748	1528	6,112	45%
587	1bd/1ba	4	740	2,960	24	3,056	1528	6,112	50%
587	1bd/1ba	5	893	4,465	24	4,585	1528	7,640	60%
787	2bd/2ba	3	520	1,560	30	1,650	1834	5,502	30%
787	2bd/2ba	2	795	1,590	30	1,650	1834	3,668	45%
787	2bd/2ba	3	887	2,661	30	2,751	1834	5,502	50%
787	2bd/2ba	14	1071	14,994	30	15,414	1834	25,676	60%
1053	3bd/2ba	3	600	1,800	36	1,908	2120	6,360	30%
1053	3bd/2ba	3	918	2,754	36	2,862	2120	6,360	45%
1053	3bd/2ba	2	1024	2,048	36	2,120	2120	4,240	50%
1053	3bd/2ba	17	1236	21,012	36	21,624	2120	36,040	60%
	Avg. Income:	49.59%	Totals:	69,680		72,056		145,300	

Market Rate Units

550	SRO	0		-		-
587	1bd/1ba	0		-		-

Manager Units

787	2bd/2ba	1	1071	1,071		1,071
1053	3bd/2ba	0	1236	-		-

Total Units:	82	0 SRO units	34 1bd units	23 2bd units	25 4bd units
Density:	*83 du/ac*	*0%*	*41%*	*28%*	*30%*

Residential Building Structures:

Sqft excl. Mgr. Units	63,597	
Sqft incl. Mgr. Units	64,384	net sf
Sqft of Aff. Units	63,597	
Efficiency loss	14,133	
Total Bldg Sqft	78,517	gross sf

Applicable Fraction Calculation:

Total # of units excl. Mgr	81
Total # of Aff. Units	81
Units Ratio of Aff./ ttl - mgr	100.00%
Sqft Ratio of Aff./ ttl - mgr	100.00%
Applicable Fraction	100.00%

Residential Garage Parking:

Type	subterranean
No. Stalls	113
Sqft per stall	390
Garage sqft	44,070

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CITY PLANNING
COMMUNITY PLANNING BUREAU

THRESHOLD BASIS CALCULATIONS

Unit size	Unit Basis Limit	# of units	Total
SRO	164,507	0	-
1bd/1ba	189,675	34	6,448,950
2bd/2ba	228,800	22	5,033,600
3bd/2ba	292,864	25	7,321,600
Mgrs' Units:			
2bd/2ba	228,800	1	228,800
3bd/2ba	292,864	0	-
Total		82	19,032,950

Unadjusted Threshold Basis Limit			**19,032,950**
Adjustments to Basis:			
Prevailing Wage	yes		3,806,590
New const. parking below	yes		1,332,307
Day Care	no		-
Elevator	yes		1,903,295
Energy Efficiency	no		-
Local Impact Fees	yes		533,690
--	0%		-
--	0%		-
Adjusted Threshold Basis Limit			26,455,801
			26,455,801

Per unit 322,632

INCOME & EXPENSE (AT STABILIZED OCCUPANCY)

		(1st Trust) Annual	(Section 8) Annual			
Income from Rents		836,160	-			
Income from Section 8		-	-			
Other Income		8,856	-	9	per unit/mo.	laundry
Gross Income		845,016	-			
Avg Inc Adj	49.59%	-	-			
Vacancy @	5.00%	42,251	-	15.00%		
Adjusted Gross Inc.		**802,765**	-			
Operating Expenses		410,000	-	5,000	/unit/year	*[5,000 TCAC Minimum]*
Replacement Reserves		**49,200**	-	600	/unit/year	*[250 TCAC Minimum]*
Service Provider & Metro passes		38,865	-	474	/unit/year	*[10,000 Annual TCAC Minimum]*
Real Estate Taxes		2,500	-	30	/unit/year	
Total Expenses		**500,600**	-	6,105		
Net Operating Income		**302,165**	-			
Debt Service - Perm Loan		262,752	-	1.15	DCR - Perm	
Debt Service - Section 8		-	-	-	DCR - Section 8	
Debt Service -		-	-			
Cash Flow		39,413	-			
	Total Cash Flow	39,413				

CHECKSUMS:

	81 Affordable Units		1 Mgr. Units	0 Market Rate Units		
	Project Cost	Basis	Non Basis	Per D.U.	% Proj. Cost	$ per gross sf
Acquisition						
Land Cost or Land Value	7,250,000		7,250,000	88,415	18.32%	92.34
Land Lease Rent Prepayment	-		-	-	0.00%	0.00
Land Closing Cost	154,000		154,000	1,878	0.39%	1.96
Land Carrying Cost	825,000		825,000	10,061	2.09%	10.51
Demolition	95,000		95,000	1,159	0.24%	1.21
Existing Improvements Value	-	-		-	0.00%	0.00
Off Site Development	525,000	525,000		6,402	1.33%	6.69
New Construction				1		
Sitework						
Onsites/Common Area	2,937,825	2,937,825	-	35,827	7.42%	37.42
Underground Garage		-		-	0.00%	0.00
Structures						
Rec Building/Room	250,000	250,000		3,049	0.63%	3.18
Direct Building Const.	14,600,000	14,600,000	-	178,049	36.90%	185.95
GC Contingency		-		-	0.00%	0.00
General Requirements	927,820	927,820		11,315	2.34%	11.82
Contractor Overhead	1,159,775	1,159,775		14,144	2.93%	14.77
Contractor Profit	572,629	572,629		6,983	1.45%	7.29
Commercial (non-basis)	807,764		807,764	9,851	2.04%	10.29
Total: 21,875,813						
Architectural Fees						
Design	805,000	805,000		9,817	2.03%	10.25
Supervision	-	-		-	0.00%	0.00
Survey & Engineering	470,000	470,000		5,732	1.19%	5.99
Environmental Consultants	173,000					
Misc Consultants	135,000					
Soft Goods	5,000					
Construction Interest and Fees						
Constr'n Loan Origination Fee	412,349	412,349		5,029	1.04%	5.25
Constr'n Loan Interest Reserve	1,315,120	1,079,393	235,726	16,038	3.32%	16.75
G. C. Credit Enhancement	-	-		-	0.00%	0.00
Bond Premium	-	-		-	0.00%	0.00
Closing Costs	-	-		-	0.00%	0.00
Legal	-	-				
Property Taxes	181,250	181,250		2,210	0.46%	2.31
Insurance	206,537	206,537		2,519	0.52%	2.63
Title and Recording	25,000	25,000		305	0.06%	0.32

Permanent Financing						
Loan Origination Fee	34,642		34,642	422	0.09%	0.44
Closing Fees & Reports	25,000		25,000	305	0.06%	0.32
Legal	25,000		25,000			
Credit Enhancement	-		-			
Title and Recording	-		-			
Property Taxes	-		-			
Insurance	-		-			
Legal Fees						
Legal and Audit (Construction)	125,000	125,000	-	1,524	0.32%	1.59
Reserves						
Operating Reserves	190,838		190,838	2,327	0.48%	2.43
Rent Reserves	120,860		120,860		0.31%	
Capitalized Rent Reserves	-		-			
Appraisal Costs	-	-		-	0.00%	0.00
Other						
TCAC Fees	135,210		135,210			
Permit Processing Fees						
Onsite (impact) Fees, Permits	533,690	533,690	-	6,508	1.35%	6.80
Bldg. Permit Fees	598,261	598,261		7,296	1.51%	7.62
Marketing	80,000		80,000	550	0.20%	1.02
Furnishings/Appliances	90,200	90,200		1,100	0.23%	1.15
Market Study	22,000	22,000			0.06%	
Relocation Expenses	230,000		230,000	2,805	0.58%	2.93
Accounting	10,121	10,121			0.03%	
Hard Cost Contingency	1,346,273	1,346,273			3.40%	
Soft Cost Contingency	167,652	167,652			0.42%	
Other	-	-		-	0.00%	0.00
Developer Costs						
Developer Overhead/Profit	1,999,999	1,400,000	599,999	24,390	5.05%	25.47
Consultant/Processing Agent	-	-		-	0.00%	0.00
Project Administration	-	-		-	0.00%	0.00
Other: Non-profit Partner	-	-		-	0.00%	0.00
Total Project Costs	39,567,814	28,445,775	10,809,040	482,534	99%	503.94

SOURCES & USES OF FUNDS

SOURCES	CONSTRUCTION PERIOD		Per Project
Construction Loan	*87% LTV*	*73% LTC*	27,489,956
Permanent Loan during construction			-
Deferred Developer Fee			1,299,999
Deferred Operating Costs			311,699
HCD TOD Funds			-
LAHD TOD/HOME FUNDS			7,841,160
Gap Financing #3			-
Gap Financing #4			-
Construction Period Bridge Amount			
Investor Bridge Loan/Tax Credit Equity:	10.00% of Tax Credit Equity		2,625,000
			39,567,814
USES			
Project costs at construction completion	39,567,814		0

SOURCES	PERMANENT PERIOD	
Federal Tax Credit Equity		26,250,000
State Tax Credit Equity		-
Permanent Loan (1st Trust Deed)		3,464,189
Permanent Loan (Section 8)		-
Deferred Developer Fee		1,010,000
HCD TOD Funds		
LAHD TOD/HOME FUNDS		[illegible]
Gap Financing #3		-
Gap Financing #4		-
School Fees		
TCAC Deposits		
Deposit #3		-
Deposit #4		-
Deposit #5		-
Deposit #6		-
		38,565,349
USES		(38,565,349)
Total Project Costs	39,567,814	
	Gap (deficit) or surplus:	(1,002,466)

TAX CREDIT CALCULATIONS - Federal		basis	credits equity
Total Eligible Basis		28,445,775	
Lesser of Total Eligible Basis or Threshold Basis Limit		26,455,801	
Deduct Ineligible Amounts and Voluntary Basis Reduction			
Requested Unadjusted Eligible Basis		26,455,801	
Total Adjusted Eligible Basis	130%	34,392,541	
Qualified Basis	100%	34,392,541	
Voluntary Credit Reduction	0%	-	
Total Adjusted Qualified Basis		34,392,541	
Maximum Federal Credits Available	7.60%		25,000,000
		10 Yr. Federal Credit Reservation:	
Equity Raised from Sale of Fed Credits	$1.050 price		26,250,000

TAX CREDIT CALCULATIONS - State		
Maximum State Credits Available		-
State Credits Necessary for Feasibility		-
	State Credit Reservation:	
Equity Raised from Sale of State Credits	$0.600 price	-
Blended Tax Credit Price	n/a	

PERMANENT LOAN CALCULATIONS

First Trust Deed

A.			
Amort. (yrs)	30	Loan:	$3,464,189
DSCR	1.15	PMT:	262,752
int. rate	6.50%	LTV:	63%
B.			
CAP	5.50%	Loan:	$4,669,826
LTV	85.00%	PMT:	354,198
		DSCR:	0.85
		Lesser of A & B:	$3,464,189