Appendix F
Phase I and Phase II Reports

Appendix F-1
Phase I Report

PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.
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July 6, 2021

Jessie Barkley
ICF, Inc.

via email: Jessie.Barkley@icf.com

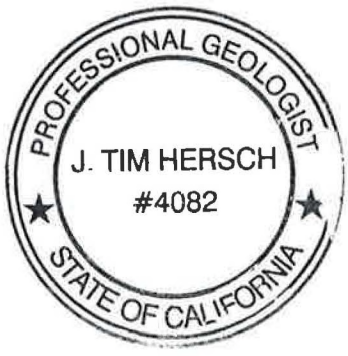
Re: Development Project
1111 S. Hill Street
Los Angeles, CA 90015

Greetings:

PIC Environmental Services (PIC) was retained by Crown Group to prepare a Phase I Environmental Site Assessment Report (ESA) dated February 19, 2019 and a Phase II Site Assessment Geologic Report (Phase II) dated March 31 2019. Based on our review of the updated project design dated May 17, 2021, the findings and recommendations within the Phase I and Phase II Reports remain valid and the change in project design would not change the analysis and conclusions within the reports.

Respectfully Submitted

J. Tim Hersch
California Professional Geologist #4082
President



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PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

PATRICK CARUSO
CROWN GROUP
511 NORTH LA CIENEGA BLVD., SUITE 206
WEST HOLLYWOOD, CA 90048

CONCERNING COMMERCIAL PROPERTY AT

1101-1117 SOUTH HILL STREET
200-214 WEST 11TH STREET
LOS ANGELES, CA 90015

FEBRUARY 19, 2019

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

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PIC ENVIRONMENTAL SERVICES

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February 19, 2019

INTRODUCTION

PIC Environmental Services (PIC) was contracted by Crown Group to conduct a Phase I Environmental Site Assessment (PESA) at commercial property located in Los Angeles, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR), Division of Oil, Gas, and Geothermal Resources (DOGGR) records
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. Los Angeles County Title Records
9. Historic Telephone Directories
10. Los Angeles Fire and Building Dept. records
11. Sanborn Fire Insurance Maps
12. Review of prior environmental and geotechnical reports

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydro-geologic information search.

SITE INSPECTION

On January 29, 2019, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. PIC was assisted by Patrick Caruso.

SITE DESCRIPTION

The subject property includes about one half acre of commercial property south of 11th Street and west of Hill Street in Los Angeles, CA.

Historic addresses used at the property appear to include 1101 through 1117 South Hill Street and 200 through 214 West 11th Street in Los Angeles, CA 90015 (see Sanborn insurance maps in Appendix E). Since the mid-1950s, when the existing building was constructed onsite, addresses appear limited to 1101 and 1111 South Hill Street (see Historic Telephone Directories in Appendix I). The subject property was unoccupied at the time of PIC's inspection. The Los Angeles County Assessor Parcel Number is 5139-019-022. Additional title information is attached in Appendix A.

Property boundaries are indicated by public streets to the north and east, a public alley (Midway Place) to the west and adjoining commercial developments (bank) to the south. Figures 2 and 7 and site photos in Appendix B illustrate features observed onsite by PIC. The subject property has been improved with one multi-story commercial structure. Permit records indicate the building was constructed in 1955 (see Appendix C). The onsite building is constructed of concrete. The building was used from the 1950s through the 1980s to publish newspapers and magazines. As documented in three prior Phase I Assessment Reports, the basement level contained hydraulic-powered equipment to lift newsprint and other supplies to upper levels (see Figures 2 & 2A and Appendices K, L and O).

Because the onsite building was constructed before 1980, asbestos containing construction materials (ACM) may be present. A reference diagram of common ACM in older commercial structures is illustrated on Figure 5.

PIC's inspection and review of historic records found no evidence of underground storage tanks, clarifiers or other significant environmental impairments at the property.

SITE HISTORY

Based on a review of regulatory records, County title records, Sanborn fire insurance maps, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially developed as early as 1888 for residential use (see Sanborn insurance maps in Appendix E). By 1906, numerous residential structures had been constructed onsite. By 1923, former residential dwellings were demolished and a former commercial building was constructed onsite as shown on historic Sanborn maps and historic aerial photos in Appendices E and H. As a result, addresses including 200 through 214 West 11th Street and 1101 through 1117 South Hill Street were used to identify onsite occupants prior to 1955 when the existing multi-story commercial building was constructed. Commercial uses are also confirmed to have commenced onsite in the 1920s according to historic telephone directories. (see Appendix I). A proprietary listing of historic commercial cleaners (including dry cleaners) is maintained by Environmental Data Resources (EDR). The EDR list in Appendix J identifies a former onsite cleaners at 208 West 11th Street in 1929 (see Appendix J). Telephone directory listings do not identify the former cleaners. As will be discussed more fully below, it is unlikely the former cleaners used chlorinated solvents (e.g. PCE) to conduct dry cleaning onsite.

In 1955 the existing three story commercial building was constructed for the production and distribution of newspapers and magazines. As documented in previous Phase I reports, the basement level contains two hydraulic lift facilities and above ground hydraulic oil storage tanks to lift newsprint and other supplies to upper levels (see Figures 2 & 2A and Appendices K and L). Photographic development chemicals were used on the upper levels and may have been stored in the basement as well.

In 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix F, the limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix F). By the mid-1990s, Chevron sold its interest in the oil field. Nasco Petroleum, LLC now operates all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. Nasco Petroleum, LLC remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination. Since 1985, the City of Los Angeles Fire Department has adopted and modified several ordinances to mitigate methane gas hazards from naturally-occurring subsurface oil fields. Since 2004, the City of Los Angeles has required assessment and mitigation of elevated methane gas concentrations as a requirement for redevelopment. The current 2004 methane mitigation ordinance is attached in Appendix P for reference.

In the early 1990s, the Associated Press and/or the Hearst Corp. discontinued publication of newspapers and magazines at the subject property. The building was subsequently occupied by "Super Trader." PIC has been advised that Crown Group intends to demolish the existing building and redevelopment the subject property.

To summarize, there is no historic evidence that crude oil wells were actually located onsite. In addition, there is no historic evidence that the property contained underground storage tanks, or other regulated facilities (e.g. industrial waste clarifiers). In 1929, a former commercial cleaners existed onsite at 208 West 11th Street (see Figure 2). However, the use of chlorinated degreasing solvents (PCE, etc) for dry cleaning was not common in the United States until after World War II. Moreover, the construction of the existing basement in 1955 required the excavation and removal of about 20 feet of near surface soil throughout the entire property, potentially mitigating environmental concerns. Nevertheless, the basement level does contain hydraulically-powered lifts which contain "shafts" that persist below the building foundation. In addition, certain building materials may contain asbestos due to construction prior to 1980.

PIC's review of historic records and permit documents determined that significant environmental concerns (Recognized Environmental Conditions) at the subject property are unlikely. However, abatement of potential asbestos containing materials by a state-licensed contractor will be necessary at the time of building demolition. Moreover, subsurface assessment of methane gas concentrations will be required prior to redevelopment of the subject property. As a result, PIC recommends performance of a precautionary, subsurface, Phase II Soil Assessment to confirm methane gas concentrations and verify a lack of hydraulic oil/PCBs and dry-cleaning solvent.

SURVEY OF ADJACENT PROPERTIES

Commercial developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. The EDR Report in Appendix J discovered no adjacent properties with known historic environmental concerns.

Surface runoff at all surrounding properties appeared to be southerly toward the Los Angeles River.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix H). Available photographs were dated 1923, 1928, 1938, 1948, 1952, 1964, 1970, 1972, 1983, 1989, 1994, 2002, 2005, 2009, 2012, 2016, and 2018.

The 1923 photo indicates the subject property was developed with a former commercial building. Hill Street and 11th Street are evident adjacent to the site in all photos. Similar features are observed on the 1928, 1938, 1948 and 1952 photos.

By 1955, the existing onsite commercial building had been constructed. Similar features are observed on all subsequent photos

The 2018 photo has been enlarged and reproduced as Figure 7 for reference.

The aerial photo study indicates no obvious environmental impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information

ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
LIENS 2	CERCLA LIEN Information
RADINFO	Radiation Information Database
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data
RAD INFO	Radiation Information Database
HISTORIC FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
US CDL	Clandestine Drug Labs
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
ECHO	Enforcement and Compliance History

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	"Cortese" Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database

SLIC	Statewide SLIC Cases
SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
AO CONCERN	San Gabriel Valley Areas of Concern
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
LIENS	Environmental Liens Listing
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
LA CO SITE MITIGATION	Site Mitigation List
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
LA CO HMS	HMS Street Number List
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
RESPONSE	State Response List
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
HAULERS	Registered Waste Tire Haulers Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	EDR Proprietary Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Cleaners and Drycleaners

All of the above records were examined for up to a one mile radius by EDR (see Appendix J). The subject property does appear on five of the regulatory lists. More specifically, the property is included on the following:

1. RCRA – SQG: Resource Conservation and Recovery Act – Small Quantity Generator – This federal list includes sites which have historically obtained permits to legally dispose of hazardous waste (e.g. spent photo chemicals or waste oil). Appearance on the federal RCRA list does not indicate the presence of a subsurface contamination problem.

2. FINDS: Facility Index and Registry System – This federal list includes sites which appear on one or more other federal regulatory and permit lists. The site is included on the FINDS list due to the RCRA waste disposal permit identified above. Appearance on the federal FINDS list does not indicate the presence of a subsurface contamination problem.

3. ECHO: Enforcement and Compliance History – This federal list, like the FINDS list, includes sites that appear on other lists. Appearance on the ECHO list does not indicate the presence of a subsurface contamination problem.

4. HAZNET - Facility and Manifest Data – This state list includes sites which have historically obtained permits to legally dispose of hazardous wastes (e.g. photochemical waste). Associated Press is included on the HAZNET list. Appearance on the HAZNET list does not indicate the presence of a subsurface contamination problem.

5. EDR US HIST CLEANERS: EDR Exclusive List of Historic Cleaners and Drycleaners – Based on historic telephone and business directories, Environmental Data Resources (EDR) maintains a proprietary list of sites that have contained commercial cleaners. The site appears on the EDR list due to a 1929 business directory listing at 208 West 11th Street. As discussed previously, it is very unlikely the former cleaners used chlorinated solvents (PCE) because these solvents were not commonly available until after World War II. In addition, about 20 feet of near surface soil was excavated and removed from the property in 1955 to construct the existing building and basement. Appearance on the EDR list does not indicate the presence of a subsurface contamination problem.

The EDR record search also revealed the following concerning properties located within a one mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	0
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL RECOVERY	SITE ONLY	0
CERCLIS (SEMS)	0.5	2
CERCLIS NFRAP (SEMS)	0.5	0
CORRACTS	1	0
RCRA – TSD	0.5	0
RCRA – Lg Gen	0.25	1
RCRA – Sm Gen	0.25	9
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	0
UMTRA	0.5	0
ODI	0.5	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
LIENS 2	SITE ONLY	0
ICIS	SITE ONLY	0
LUCIS	0.5	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	1
RAATS	SITE ONLY	0
ECHO	SITE ONLY	1

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
AWP	1	0
CAL-SITES	1	0
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
LANDFILLS	0.5	0
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	1
SWRCY	0.5	0
LUST	0.5	8
UST	0.25	9
SLIC	0.5	3
AO CONCERN	1	0
UST	0.25	15
HIST UST	0.25	13
AST	0.25	3
LIENS	SITE ONLY	0
SWEEPS UST	0.25	15
CHMIRS	SITE ONLY	0
NOTIFY 65	1	0
L.A. CO. MITIGATION	SITE ONLY	0
DEED	0.5	0
VCP	0.5	2
DRYCLEANERS	0.25	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
L.A. CO. HMS	SITE ONLY	0
WIP	0.25	1
CDL	SITE ONLY	0
RESPONSE	1	0
HAZNET	SITE ONLY	1
EMI	SITE ONLY	0
ENVIROSTOR	1	24
HAULERS	SITE ONLY	0

GOVERNMENT RECORDS Tribal	SEARCH RADIUS (miles)	NUMBER OF SITES
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

GOVERNMENT RECORDS EDR	SEARCH RADIUS (miles)	NUMBER OF SITES
MAN. GAS PLANTS	1	0
HIST AUTO STATIONS	0.25	35
HIST CLEANERS	0.25	8

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records, it appears the subject property is located above a portion of the Los Angeles Downtown Oil Field which was discovered in 1965 (see Appendix F). Figure 4 illustrates the locations of historic oil wells drilled in close proximity to the subject property. More specifically, in 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix F, the limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix F). By the mid-1990s, Chevron sold its interest in the oil field. Nasco Petroleum, LLC now operates all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. Nasco Petroleum, LLC remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix J also includes a review of listings concerning landfills. Figure 6 and the EDR report both indicate that no landfills have been located on or within one mile of the subject property. Drilling data available in Appendices M and N

confirm a lack of landfill debris under the site.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 245 feet above sea level. The surrounding topography generally slopes southerly toward the Los Angeles River (see Figure 1: Topographic Map and Appendix G).

The groundwater contour map published by the Los Angeles County Public Works Dept. indicates that depth to the first principal groundwater aquifer may exceed 200 feet below surface (see Figure 3). The groundwater flow direction (gradient) appears to be southwesterly. Geotechnical drilling results by Geocon in 2006 and AECOM in 2015 confirm a lack of groundwater above a depth of 120 feet (see Appendices M and N).

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Investigation, PIC offers the following:

1. No documented, historic occurrence of petroleum or hazardous materials contamination was discovered at the subject property.

2. No likely historic potential onsite sources of petroleum or hazardous materials contamination were discovered at the property. More specifically, historic oil wells which were drilled and completed by Chevron at a nearby "drill island" did not impact the surface of the property. In addition, Chevron Oil Corp. and/or Nasco Petroleum, LLC remain liable indefinitely for potential petroleum contamination resulting from oil well operations. In addition, hydraulic oil lifts are not regulated facilities. As a result, the hydraulic oil storage tank and lifts located in the onsite basement are not subject to regulatory closure guidelines. A former commercial laundry was located onsite at 208 West 11th Street in 1929. However, the use of chlorinated solvents (PCE) were not available and/or commonly used until after World War II. Moreover, about 20 feet of surficial soil was excavated and removed from the property in 1955 to construct the existing building and basement. However, Crown Group intends to demolish the existing building and redevelop the property. Redevelopment of the site will require performance of a subsurface investigation to determine if elevated concentrations of methane gas exists due to the underlying oil field. PIC recommends performance of a precautionary, subsurface, Phase II SoilInvestigation to determine the concentrations of methane gas, polychlorinated biphenyls (PCBs), and dry-cleaning solvent (tetrachloroethene aka PCE). Finally, potential asbestos containing construction materials are not considered a Recognized Environmental Concern by industry or federal EPA guidelines.

3. PIC concludes the site probably lacks significant environmental impairments (Recognized Environmental Conditions).

4. However, PIC recommends a precautionary Phase II Soil Investigation to evaluate methane, hydraulic oil, PCBs, and dry-cleaning solvent as discussed above.

The results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who are responsible for the accuracy and completeness of the information provided.

Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

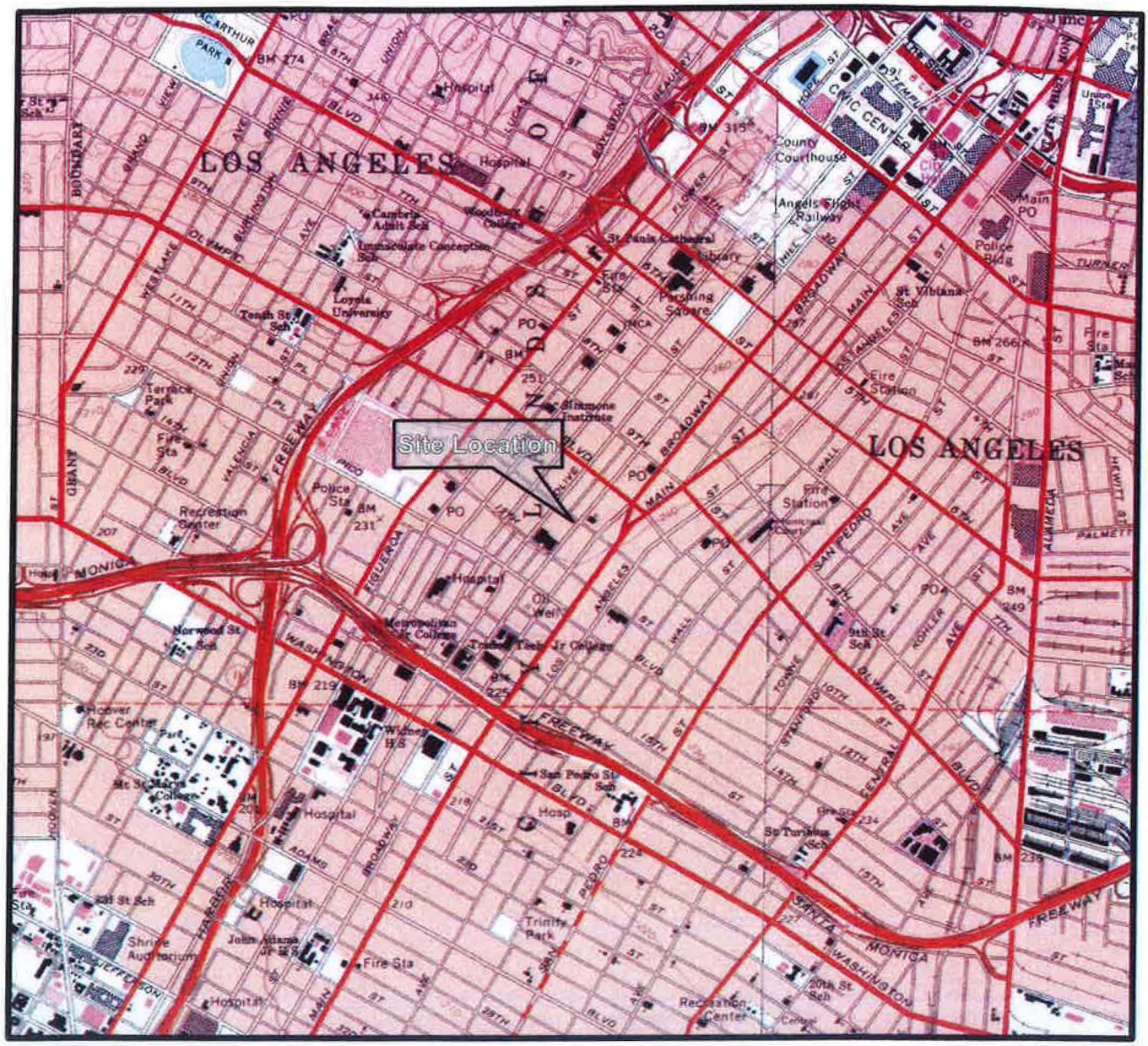
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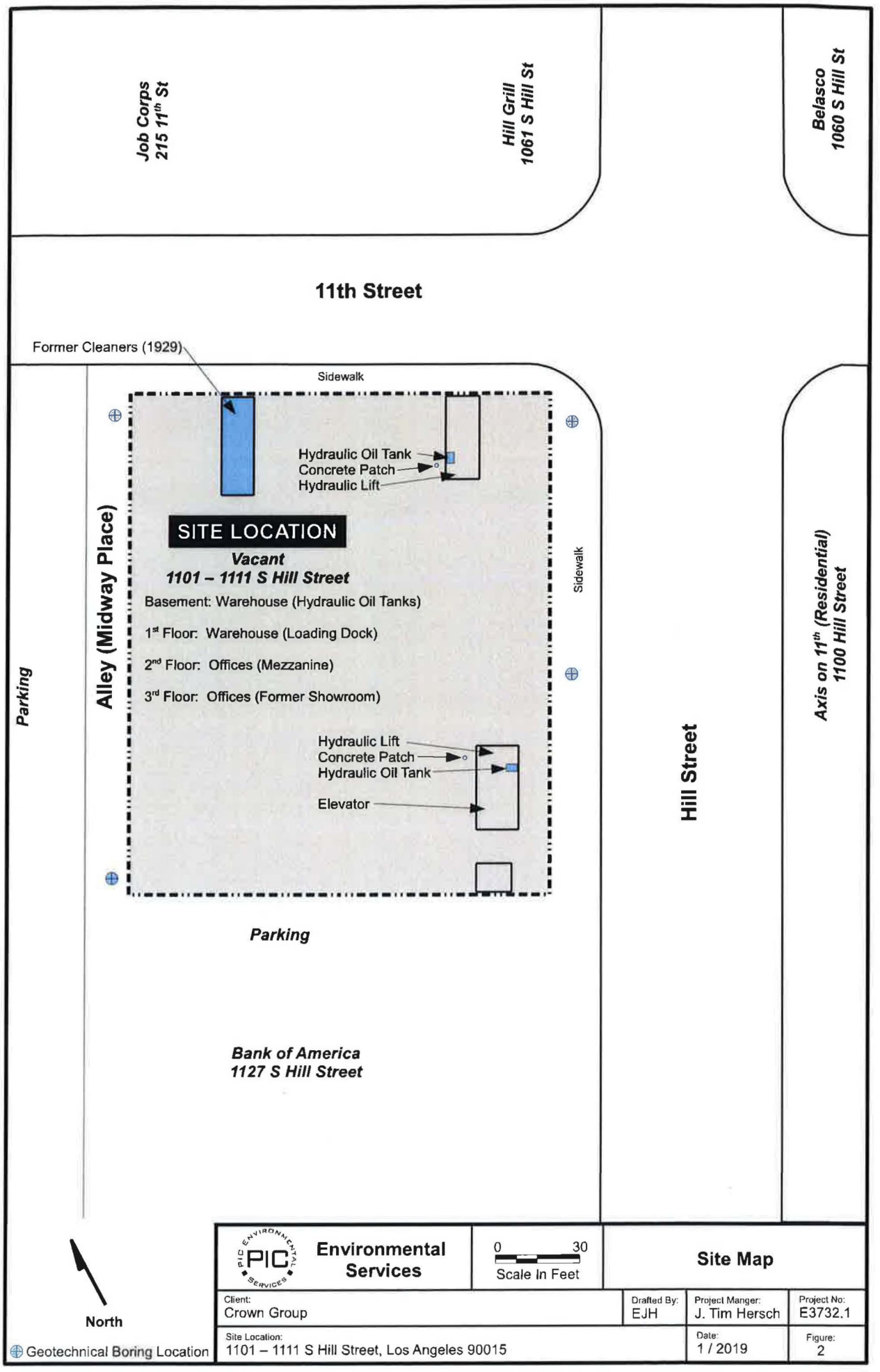
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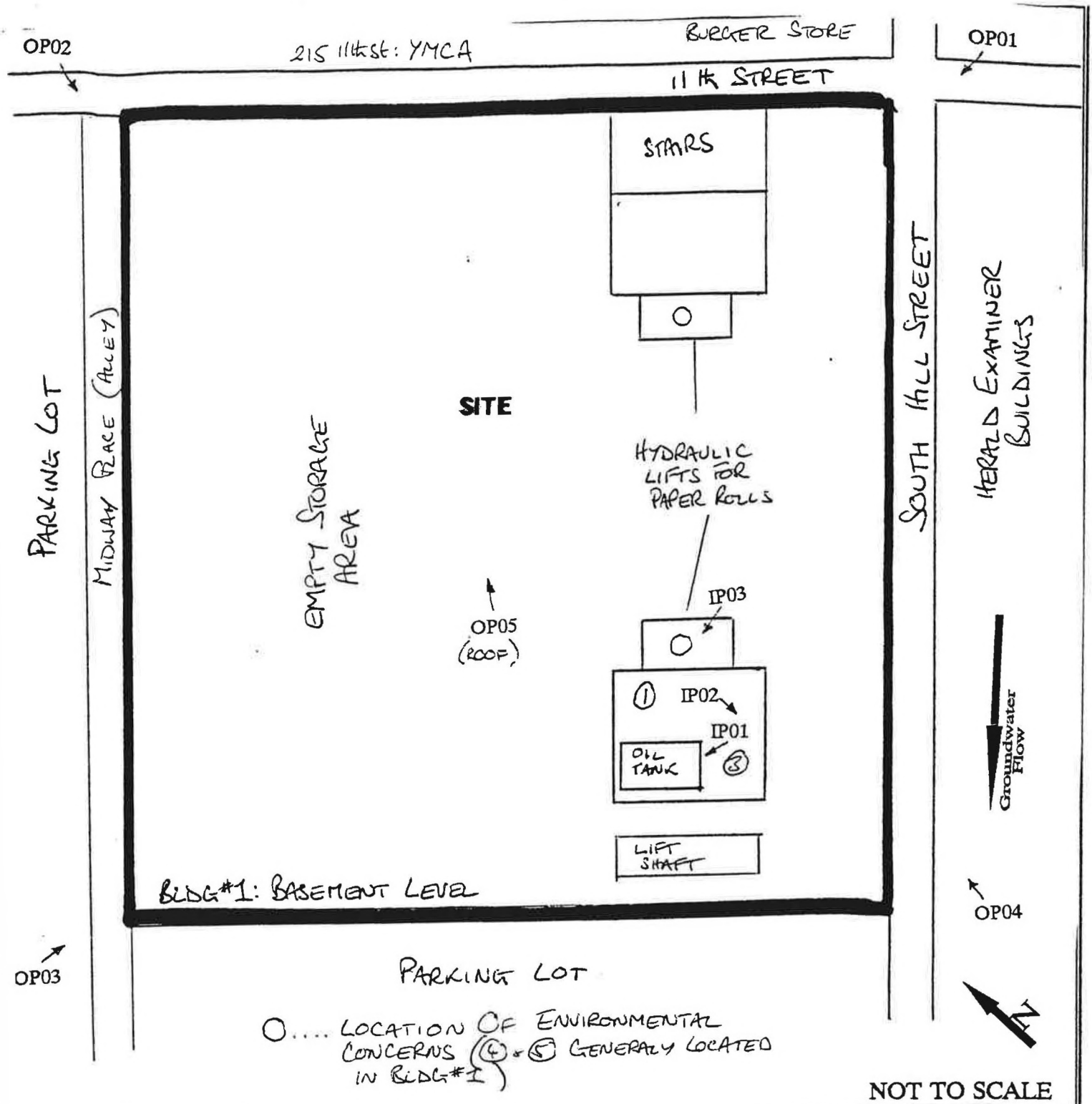
Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President




Site Location
LOS ANGELES
LOS ANGELES
MONICA
FREEWAY
FREEWAY
SANTA MONICA
Hospital
Hospital
Hospital
Hospital
Fire Sta
Police Sta
Recreation Center
Recreation Center
Fire Station
Fire Station
Fire Sta
Fire Sta
Police Bldg
Main PO
County Courthouse
Angels Flight Railway
Pershing Square
St Paul's Cathedral
Library
Los Angeles City College
Los Angeles Trade Tech Jr College
Metropolitan Business College
Loyola University
Immaculate Conception Sch
Canterbury Adult Sch
Tenth St Sch
Norwood St Sch
9th St Sch
20th St Sch
23rd St Sch
St Turibius Sch
St Vibiana Sch
San Pedro St Sch
Widney HS
Trinity Park
Shrine Auditorium
John Adams Jr HS
Hoover Rec Center
Terrace Park
Blessmore Institute
Oil Well
Oil Well
Oil Well


Job Corps
215 11th St
Hill Grill
1061 S Hill St
Belasco
1060 S Hill St
11th Street
Former Cleaners (1929)
Sidewalk
Hydraulic Oil Tank
Concrete Patch
Hydraulic Lift
SITE LOCATION
Vacant
1101 – 1111 S Hill Street
Basement: Warehouse (Hydraulic Oil Tanks)
1st Floor: Warehouse (Loading Dock)
2nd Floor: Offices (Mezzanine)
3rd Floor: Offices (Former Showroom)
Hydraulic Lift
Concrete Patch
Hydraulic Oil Tank
Elevator
Alley (Midway Place)
Sidewalk
Parking
Parking
Hill Street
Axis on 11th (Residential)
1100 Hill Street
Bank of America
1127 S Hill Street
North
Geotechnical Boring Location
PIC Environmental Services
0
30
Scale In Feet
Site Map
Client:
Crown Group
Drafted By:
EJH
Project Manger:
J. Tim Hersch
Project No:
E3732.1
Site Location:
1101 – 1111 S Hill Street, Los Angeles 90015
Date:
1 / 2019
Figure:
2



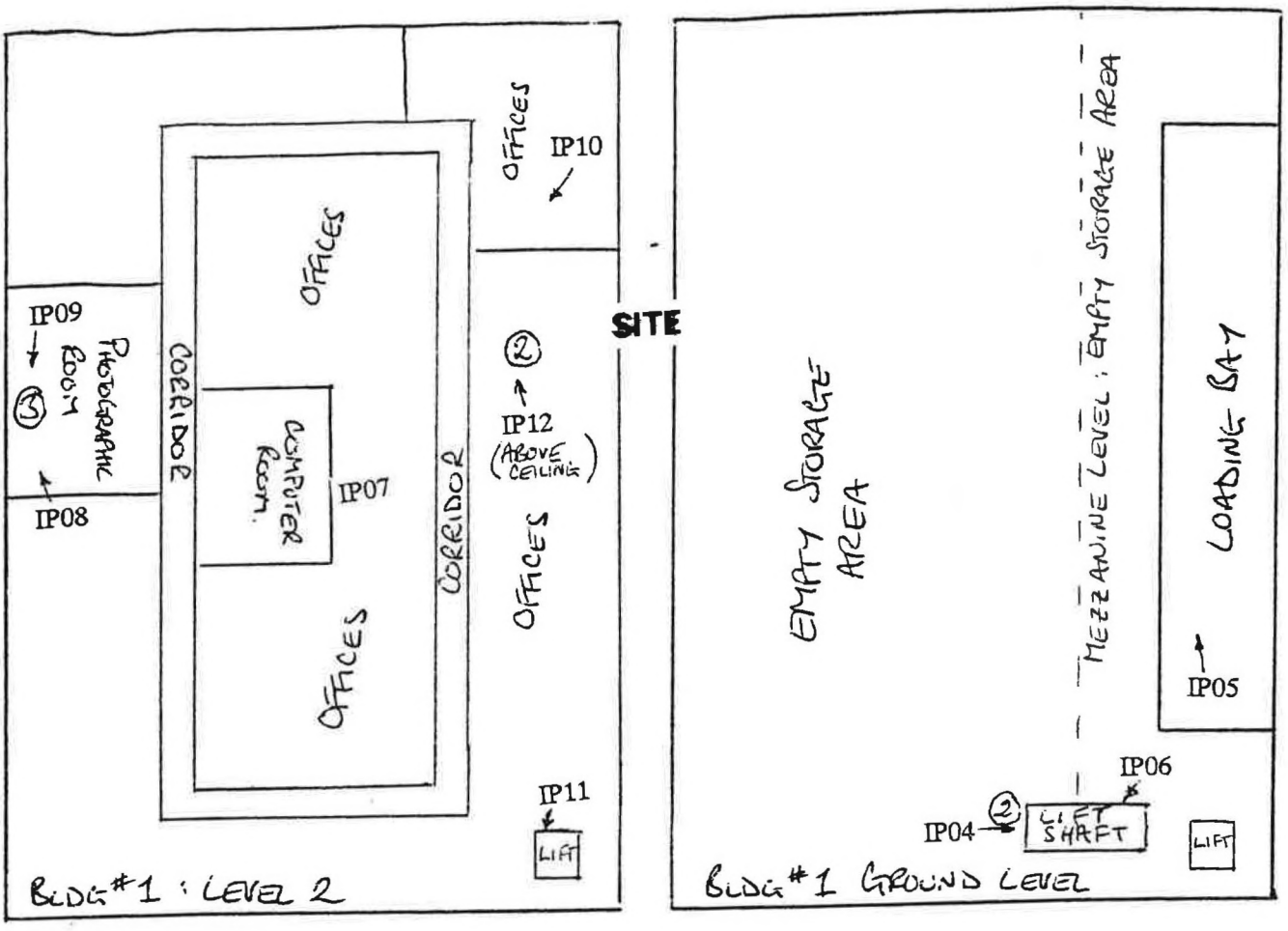
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2A

FOR: First Continental Bank

PLOT PLAN

)B 0709	*PHASE ONE* INC.	March, 1993
G. 9.3		DRWN BY: EDK



NOT TO SCALE

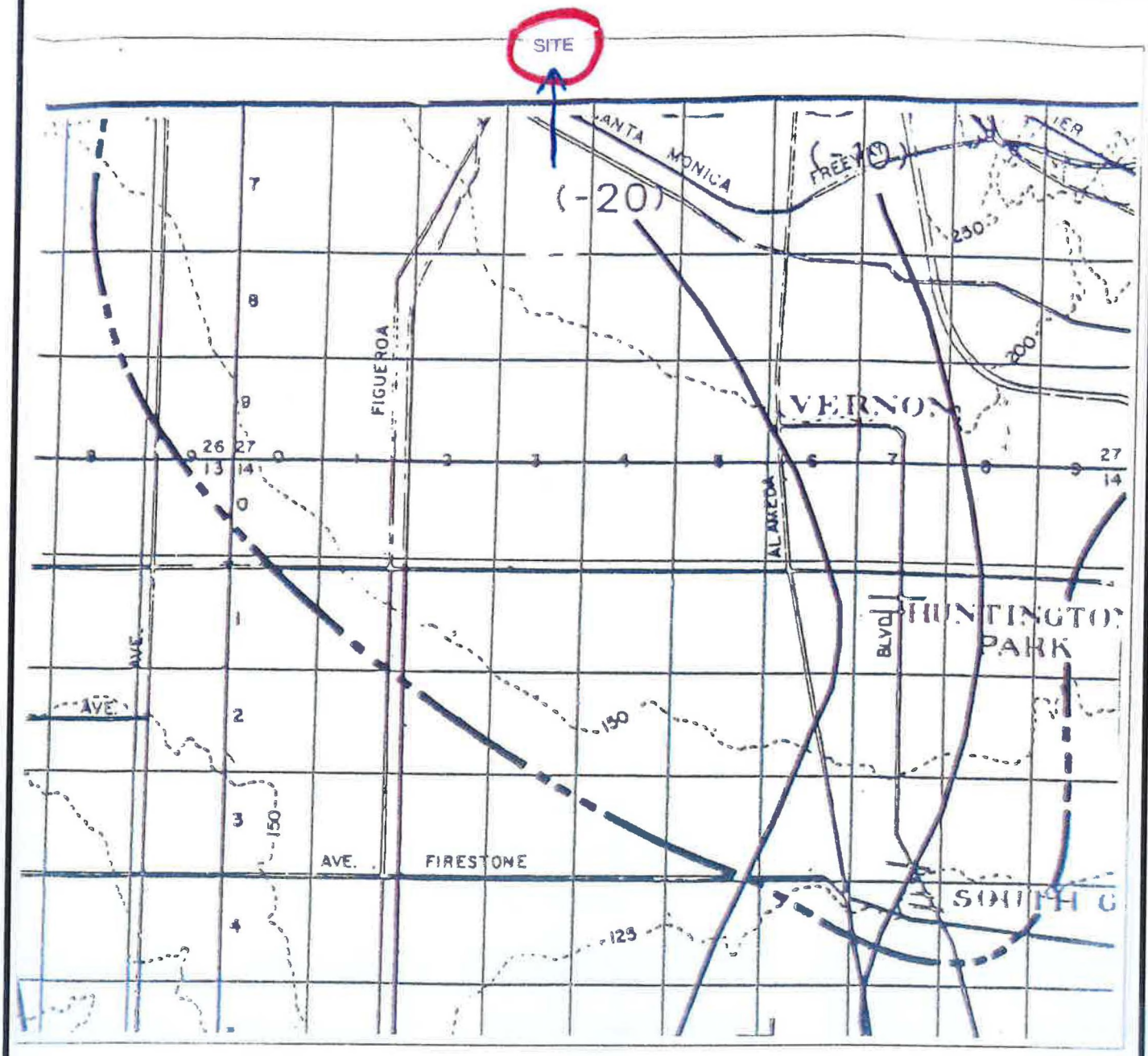
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2B

FOR: First Continental Bank

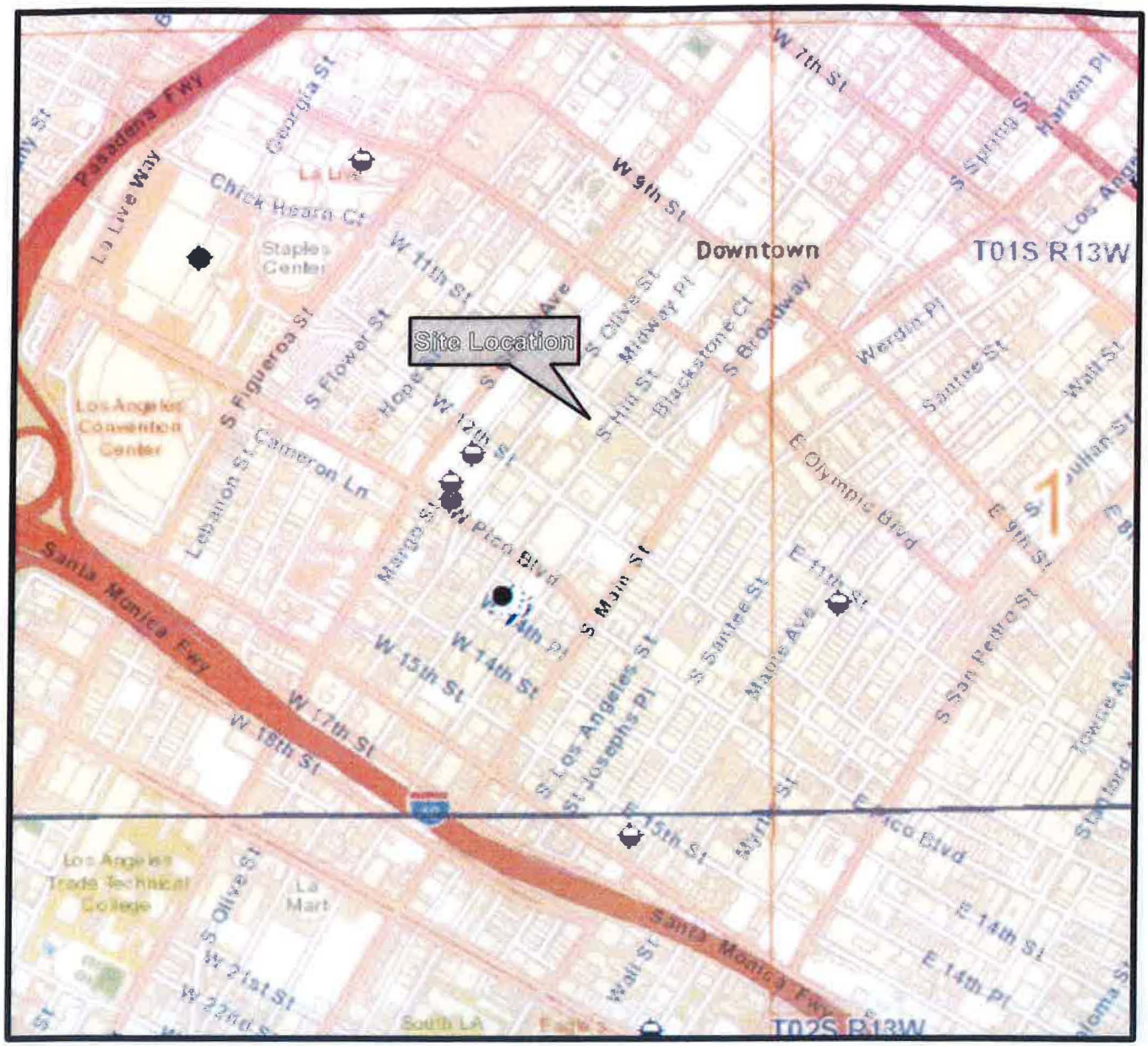
PLOT PLAN

)B 0709	*PHASE ONE* INC.	March, 1993
G. 9.3		DRWN BY: EDK



PIC Environmental Services	0 Scale In Feet	**Groundwater Contour Map**

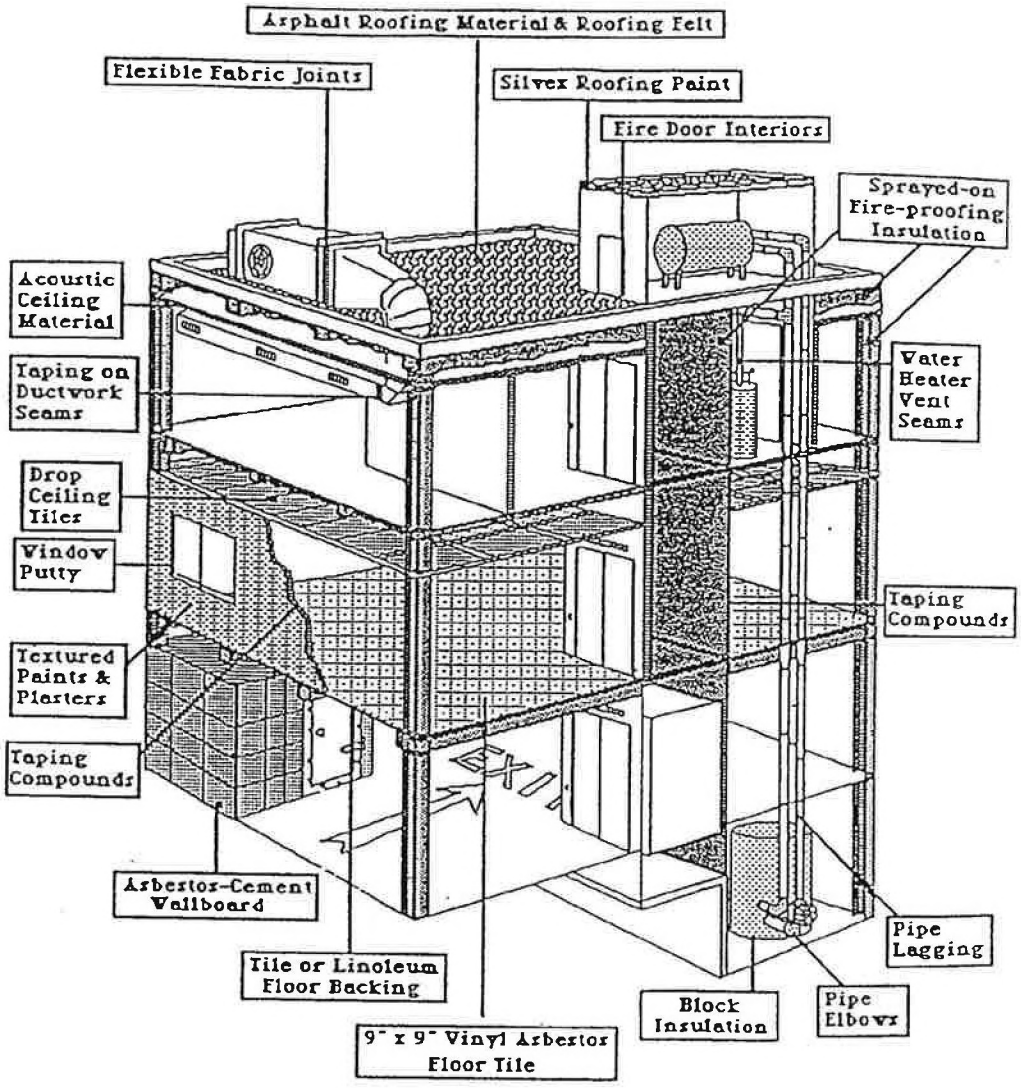
Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 3



PIC Environmental Services	0 1000 Scale In Feet	**Oil Well Map**

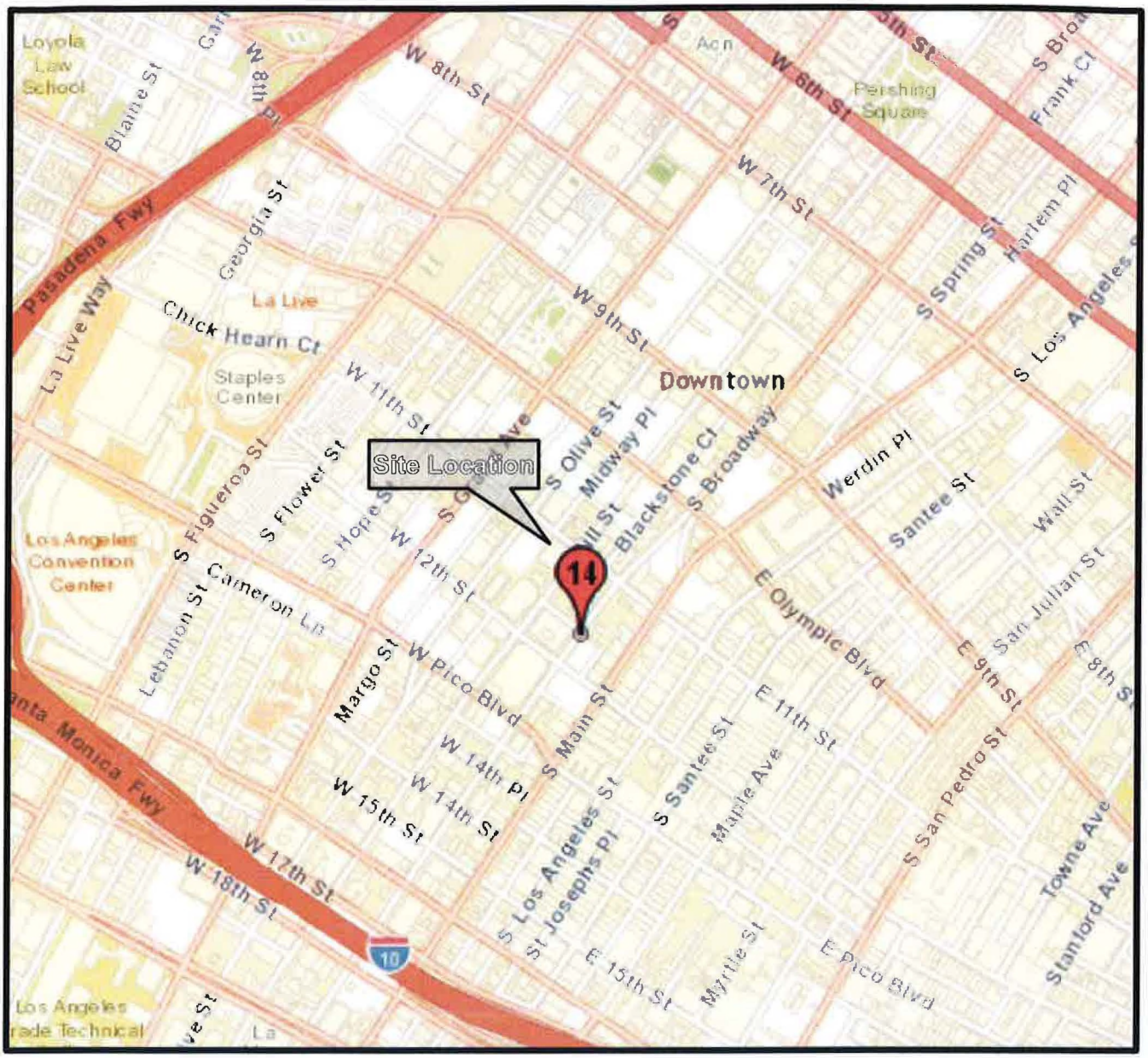
Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 4

Asbestos Containing Materials in Buildings



Environmental Services	Not to Scale	**Common Asbestos Containing Materials (ASM's)**

Client:	Drafted By:	Project Manger:	Project No:
Crown Group	EJH	J. Tim Hersch	E3732.1
Site Location:		**Date:**	**Figure:**
1101 – 1111 S Hill Street, Los Angeles 90015		1 / 2019	5



14 Lopez Canyon Environmental Center (Chipping and Grinding)

North

PIC Environmental Services	0 1000 Scale In Feet	**Landfill Map**

Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 6



North

PIC Environmental Services	0 100 Scale In Feet	**Aerial Photo June 2018**

Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 7

APPENDIX A:

TITLE INFORMATION

A

NETRonline

PROPERTY DETAIL REPORT

Prepared Exclusively for Ethan Hersch

Created: 1/31/2019
Expires: 3/2/2019

TARGET PROPERTY

1101 S HILL ST LOS ANGELES, CA 90015- C005

Owner Information

Owner Name:	SOUTH HILL HOLDINGS LLC		
Mailing Address:	310 W WOODWARD AVE #D ALHAMBRA CA 91801-2277 C001		
Phone Number:		**Vesting Codes:**	
Owner Occupied Indicator:	N	**Pending Record Indicator:**	
Corporate Owner:			

Location Information

Legal Description:	EX OF ST AND ALLEY LOT 5 BLK 77 ORDS SURVEY AS PER BK 53 PG 66 TO 73 OF M R AND EX OF ALLEY LOTS A AND B TRACT # 1394 AS PER BK 18 PG 106 OF MAPS		
County:	LOS ANGELES	**APN:**	5139-019-022 ←
Census Tract / Block:	2079.00	**Alternate APN:**	
Township-Range-Sect:		**Subdivision:**	ORDS SURV
Legal Book - Page:	18-106	**Map Reference:**	44-C4 /
Legal Lot:	5	**Tract #:**	1394
Legal Block:	77	**School District:**	LOS ANGELES
Market Area:	C42	**Munic / Township:**	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:		**Sale Price:**	
Document #:		**Deed Type:**	
Instrument #:		**1st Mtg Document #:**	
Book - Page:			

Last Market Sale Information

Recording / Sale Date:	10/31/2014 / 10/23/2014	**1st Mtg Amount / Type:**	/
Sale Price:	$16,000,000.00	**1st Mtg Int. Rate / Type:**	/
Sale Type:	FULL	**1st Mtg Term:**	
Document #:	1156287	**1st Mtg Document #:**	
Instrument #:	000001156287	**1st Mtg Instrument #:**	
Book - Page:		**1st Mtg Book - Page:**	
Deed Type:	GRANT DEED	**2nd Mtg Amount / Type:**	/
Transfer Document #:		**2nd Mtg Int. Rate / Type:**	/
New Construction:		**2nd Mtg Term:**	
Multi / Split Sale:		**Price per SqFt:**	$195.14
Cash Down Payment:		**Stamps Amount:**	$17,600.00
Title Company:	TICOR TITLE		
Lender:			
Seller Name:	CHEN H LIVING TRUST		

Prior Sale Information

Prior Rec / Sale Date:	04/08/1993 /	**Prior Deed Type:**	GIFT DEED
Prior Sale Price:		**Prior Lender:**	
Prior Sale Type:		**Prior 1stMtg Amount/Type:**	/
Prior Doc #:	663089	**Prior 1stMtg Int. Rate/Type:**	/
Prior Instrument #:	000000663089	**Prior Stamps Amount:**	

Prior Book - Page:

Site Information

Land Use:	LIGHT INDUSTRIAL	**Acres:**	.6291	**County Use:**	LIGHT MANUFACTURING
Flood Zone:		**Lot Area:**	27402	**State Use:**	
Flood Zone Map:		**Lot Width / Depth:**	151 / 121	**Site Influence:**	CORNER
Flood Panel Date:		**Usable Lot:**		**Sewer Type:**	
Res / Comm Units:		**Lot Shape:**		**Topography:**	
# of Buildings:	1	**Bldg Width / Depth:**	/	**Water Type:**	
Zoning:	LAC2	**Building Class:**		**Water District:**	SOUTHERN CALIFORNIA

Tax Information

Total Value:	$16,900,257.00	**Assessed Year:**	2018	**Property Tax:**	$215,403.14
Land Value:	$10,562,661.00	**Improve %:**		**Tax Area:**	13264
Improvement Value:	$6,337,596.00	**Dist:**		**Tax Year:**	2018
Total Taxable Value:	$16,900,257.00	**Fire Dist:**		**Tax Exemption:**	
Market Value:		**Garbage Dist:**		**Equal Rate:**	
		Delinquent Date:		**Equal Year:**	

Property Characteristics

Gross Area:	81993	**Parking Type:**	PARKING AVAIL	**Construction:**	CONCRETE
Living Area:	81993	**Garage Area:**		**Heat Type:**	
Tot Adj Area:		**Garage 2 Area:**		**Heat Fuel:**	
Above Grade:		**Garage Capacity:**		**Parcel Fuel:**	
Ground Floor Area:		**Parking Spaces:**		**Exterior Wall:**	CONCRETE
Base / Main Area:	/	**Carport:**		**Interior Wall:**	
Upper Area:		**Basement Area:**		**Foundation:**	CONCRETE
2nd Floor Area:		**Finish Bsmnt Area:**		**Air Cond:**	
3rd Floor Area:		**Basement Type:**		**Roof Type:**	CONCRETE
Rentable Area:		**Attic Type:**		**Roof Shape:**	FLAT
Additional Area:		**Porch Type:**		**Roof Frame:**	
Total Rooms:		**Porch 1 Area:**		**Roof Material:**	CONCRETE
Bedrooms:		**Porch 2 Area:**		**Floor Type:**	
Bath (F/H):	/	**Patio Type:**		**Floor Cover:**	
Total Baths / Fixtures:	/	**Patio 1 Area:**		**Style:**	
Year Built / Eff:	1955 / 1955	**Pool:**		**Quality:**	
Fireplace:		**Pool Area:**		**Condition:**	GOOD
Fireplace Description:				**# of Stories:**	2
Basement Description:				**Other Rooms:**	
Other Improvements:					
Bldg Comments:	04/93: 5006# IF MEZZANINE;VACANT AT SALE **				
Parcel Comments:					

Extra Features

Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

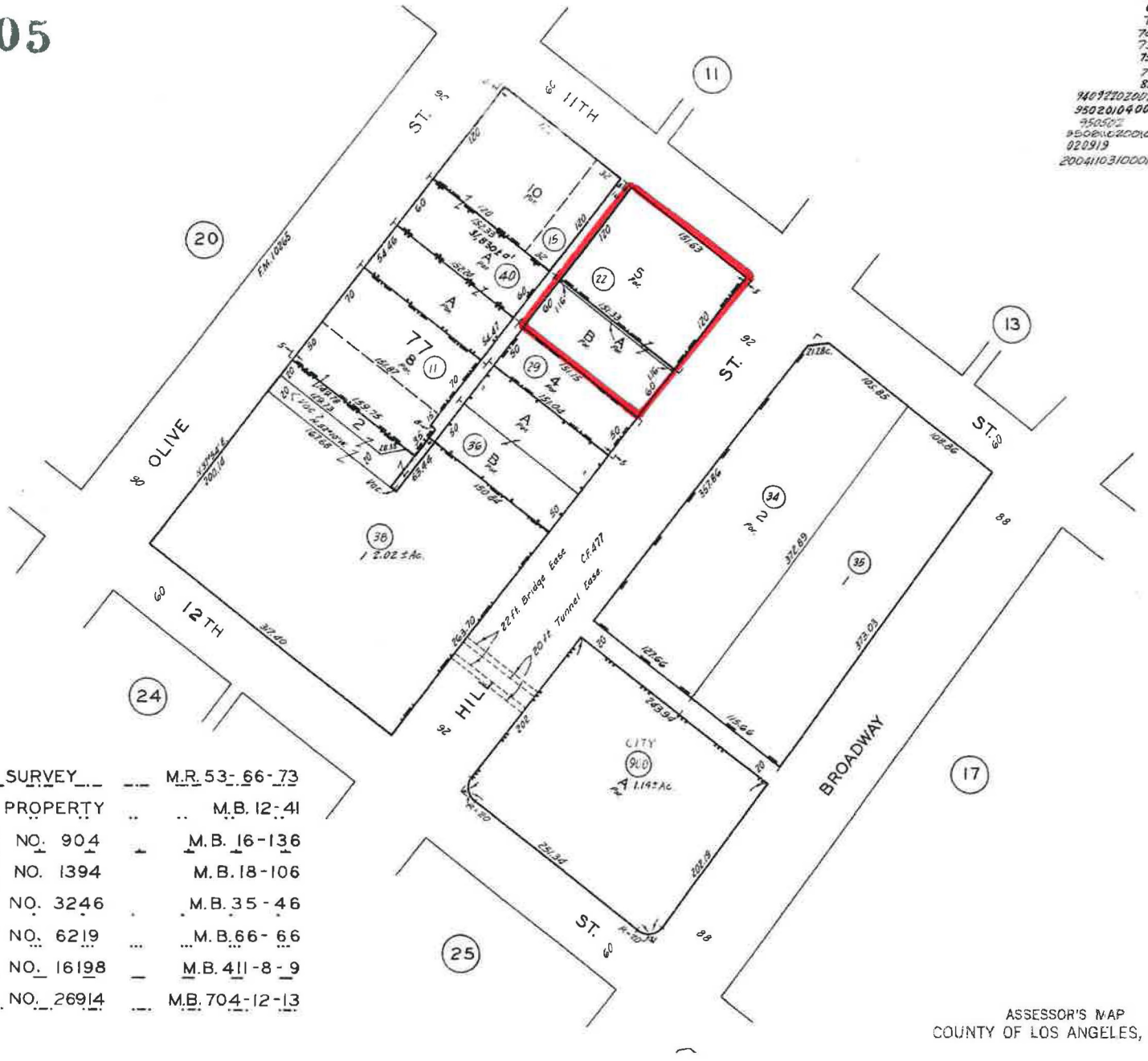
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ORD'S SURVEY	M.R. 53-66-73
AMES PROPERTY	M.B. 12-41
TRACT NO. 904	M.B. 16-136
TRACT NO. 1394	M.B. 18-106
TRACT NO. 3246	M.B. 35-46
TRACT NO. 6219	M.B. 66-66
TRACT NO. 16198	M.B. 411-8-9
TRACT NO. 26914	M.B. 704-12-13

CITY
13264

FOR PREV. ASSM'T SEE:
1044-19
5139-18

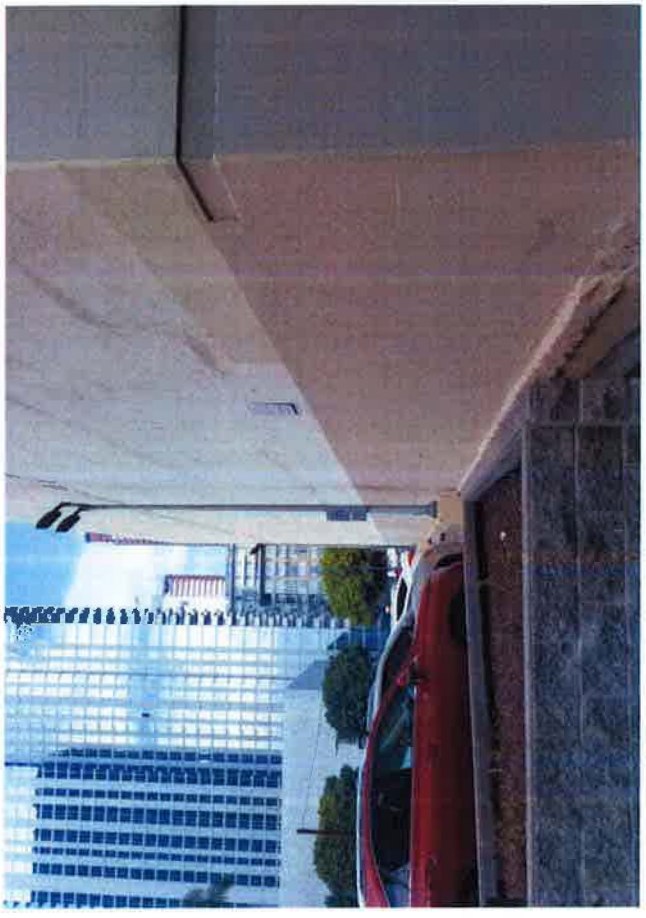
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

APPENDIX B:

SITE PHOTOS





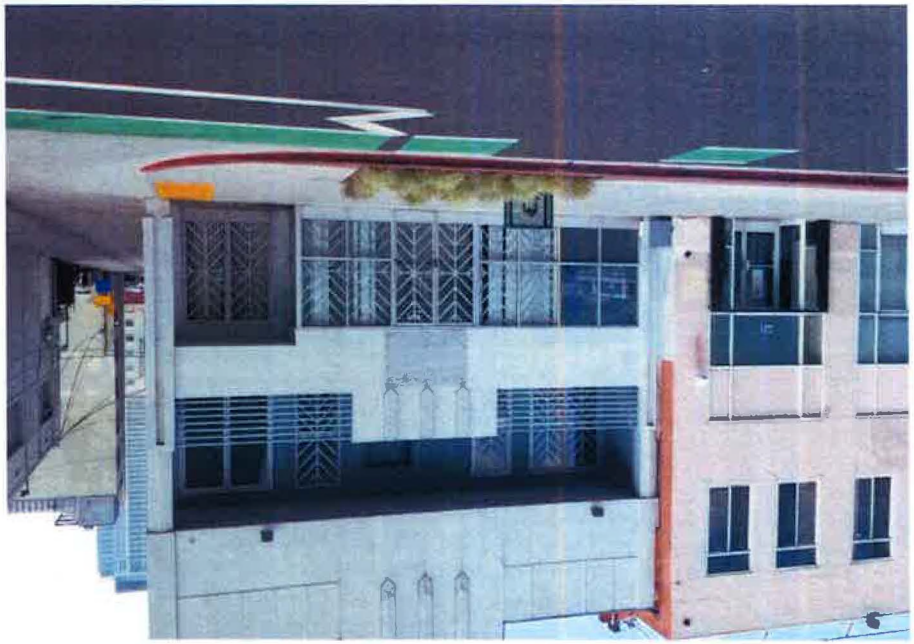



Bank of America

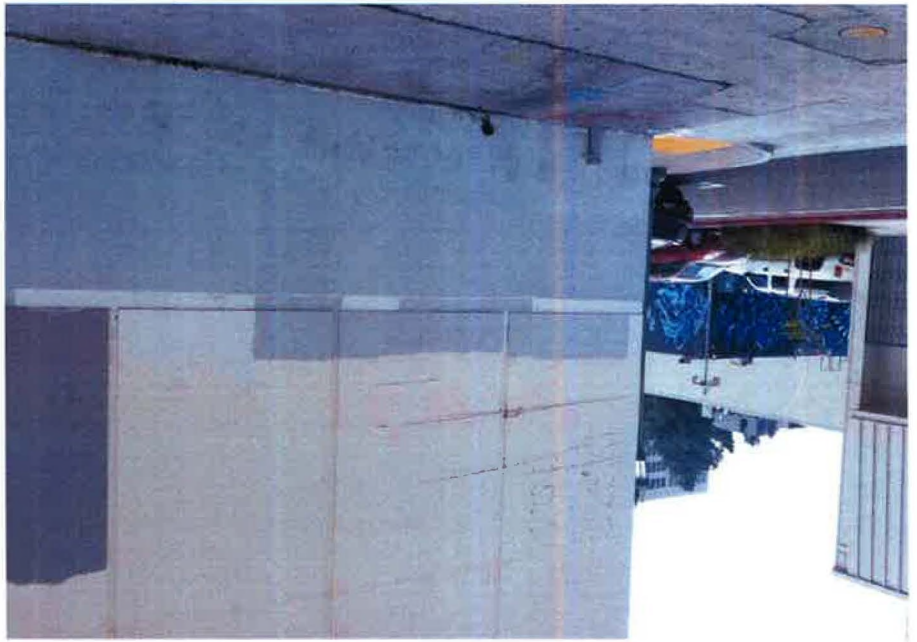










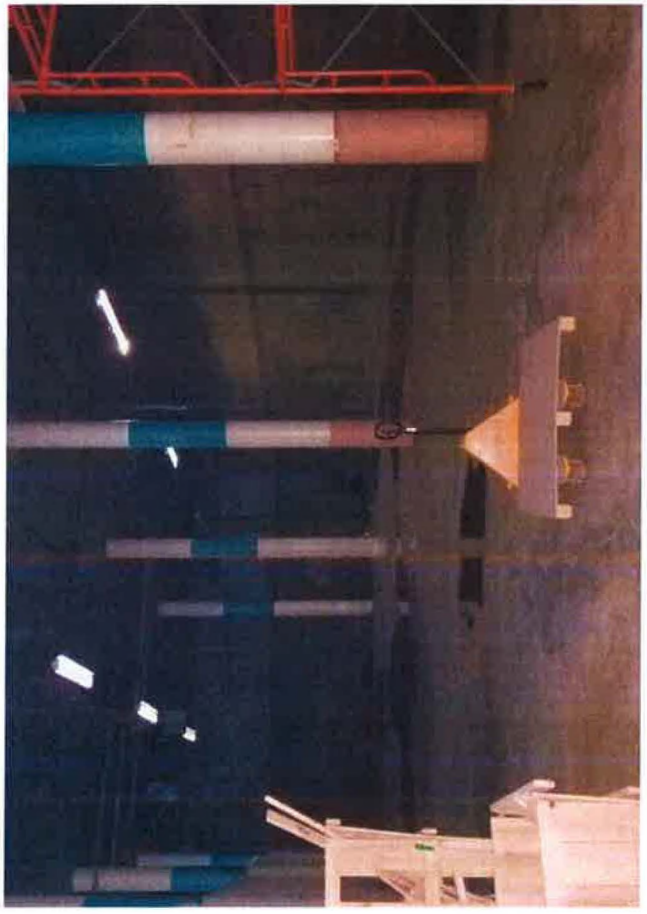


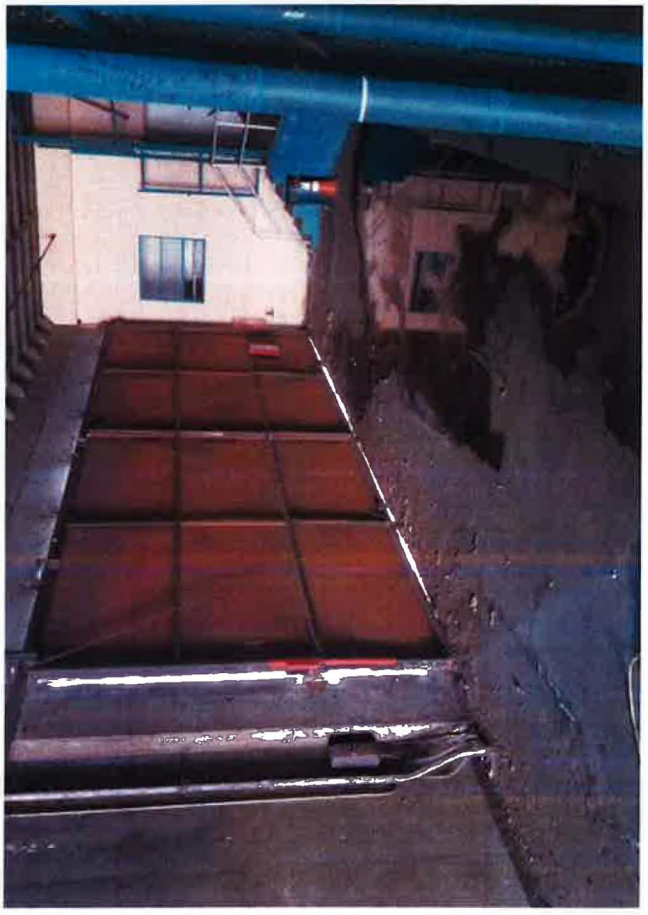






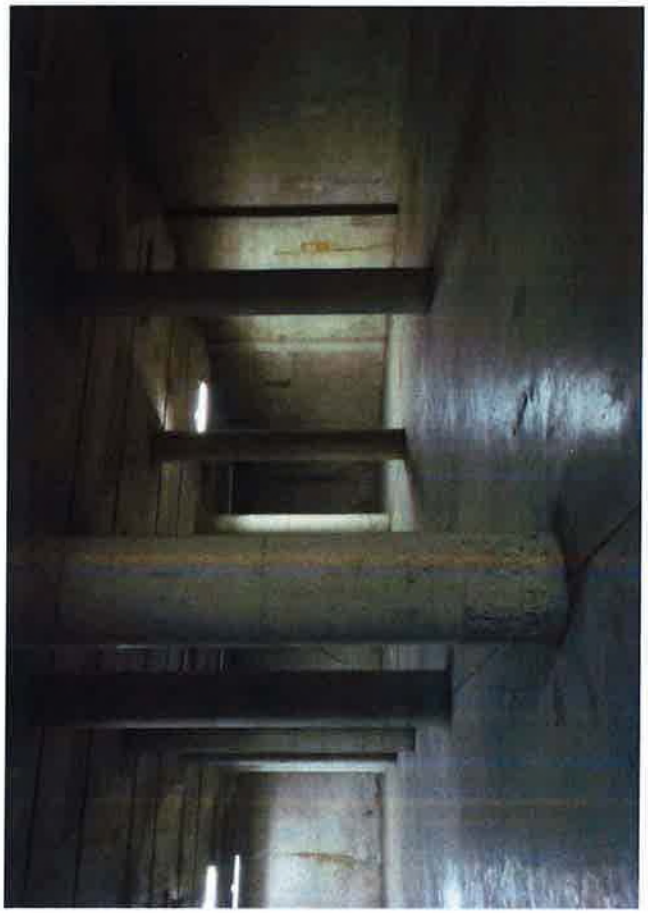


















APPENDIX C:

CITY PERMIT RECORDS

All applications must be filled out by applicant

WARD 1 — TYPEWRITER OR INDELIBLE PENCIL — PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Building

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.

(SIGN HERE) E J Nordquist (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR — Lot No. 5 Block 77

ASSESSOR PLEASE VERIFY — District No. 10 M. B. page 14 F. B. page 161

By City Assessor Deputy

TAKE TO ROOM NO. 34 THIRD FLOOR — No. ____

ENGINEER PLEASE VERIFY — 1101-1111 S Hill Street

O.K. City Engineer By ____ Deputy

1. PURPOSE OF BUILDING Stores Number of rooms 7
2. OWNER'S NAME Thos E Bundy and wife
3. Owner's address 204 Wright & Callender Bldg
4. Architect's name Hunt & Burns
5. CONTRACTOR'S NAME E J Nordquist 372
6. Contractor's address 532 Patton St
7. ENTIRE COST OF PROPOSED BUILDING $ 10,000.00
8. Size of lot 50 ft. x 150 ft. Size of building 120' x 75'
9. Will building be erected on front or rear of lot? Front
10. NUMBER OF STORIES IN HEIGHT one Height to highest point of roof 24'
11. Height of first floor joist above curb level, or surface
12. Character of ground: rock, clay, sand, filled, etc.
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 24"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 22"
16. GIVE width of FOUNDATION and cellar wall at top 16"
17. NUMBER and KIND of chimneys 7 Brick Number of flues 7
18. Number of inlets to each flue one Interior size of flues 8 x 12
19. Of what material will upper walls be constructed? Brick
20. Are there any buildings within 30 feet of the proposed structure? Yes

Date issued MAR 14 1933 1933. By ____

PERMIT NO. 6653 169

OVER

C

1933

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. 5 Block 77

Tract Subdivision

Location of Building 1101 -- 1111 So. Hill St. (House Number and Street)

Between what cross streets? 11th & 12th

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building (Store, Dwelling, Apartment House, Hotel or other purpose) Stores — Families — Rooms
2. State how long building has been used for present occupancy 40 YEARS
3. Use of building AFTER alteration or moving Demolish — Families — Rooms
4. Owner (Print Name) Hearst Publications — Phone 51212
5. Owner's Address 1111 So. Grand — P. O. L.A.
6. Certificated Architect — State License No. — Phone
7. Licensed Engineer — State License No. — Phone
8. Contractor Cleveland Wrecking Co. — State License No. W 368 — Phone AO6175
9. Contractor's Address 175 E. Jefferson
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) $ 1500.00 W.D.R.
11. State how many buildings NOW on lot and give use of each 1 — Stores (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 120 x 150 Number of stories high 1 Height to highest point 16'
13. Material Exterior Walls Masonry (Wood, Steel or Masonry) Exterior framework Masonry (Wood or Steel)
14. Describe briefly all proposed construction and work: Demolish 620 To Top of Cement Slab Floor.

NO 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 Cleveland Wrecking Co. (Owner or Authorized Agent)

By [signature]

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING	OCCUPANCY SURVEY	
Valuation $ / /	Area of Bldg Sq Ft	Investigation Fee $ —
Fee $	Fee $	Ce.t of Occupancy Fee $ —
		Bldg Permit Fee $ 7.50
		Total $ 7.50

TYPE III-A	Maximum No. Occupants DEMOLISH	Inside Lot	Key Lot — Corner Lot Keyed	Lot Size 120 x 151.	16 Ft. rear alley X Ft. side alley	Clerk Rice
GROUP G-1	Plans and Specifications Checked /	Zone C-5	Fire District No. 1 60' 90'		District Map No. 5512	
For Plans See —	Correction Verified /	Bldg. Line — Ft.	Street Widening — Ft.		Application checked and approved Rice 3-12-54 Clerk	
Filed with —	Plans, Specifications and Application rechecked and approved. William D. Rice	Continuous Inspection NONE	SPRINKLER Specified — Required Valuation Included Yes — No		Inspector	

1954

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit			LA62628		

Certificate of Occupancy | TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

ELECT. DIV.
Plns. approv'd.
Appl. not rec'd. before bldg. permit
Plns. filed

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form 8-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 5 ; BLOCK 77 ORD'S SURVEY AND LOTS A & B TRACT 1394

Tract

Location of Building 1111 S. HILL STREET (House Number and Street)

Approved by City Engineer

Between what cross streets? 11TH. & 12TH. STREETS

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building OFFICE & PAPER STORAGE (Store, Dwelling, Apartment House, Hotel or other purpose) [redacted] Families Rooms
2. Owner [redacted] CITY CENTER CORPORATION (Print Name) Phone TU. 4113
3. Owner's Address 3834 WILSHIRE BLVD. P. O. LOS ANGELES
4. Certificated Architect RAYMOND R. SHAW State License No. B 1081 Phone TR. 3176
5. Licensed Engineeer WM. D. COFFEY State License No. 3514 Phone TR. 0669
6. Contractor OWNER State License No. — Phone —
7. Contractor's Address SAME
8. 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 (herein or thereon.) $ 750.00
9. State how many buildings NOW on lot and give use of each. ONE - 1 STORY OFFICE BLDG. TO BE DEMOLISHED (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 151 x 181 No. Stories 2 Height to highest point 47' Size lot 151-63 x 181-16
11. Material Exterior Walls REINF. CONCRETE Type of Roofing COMPO ON CONCRETE
12. For Accessory Buildings and similar structures
    (a) Footing: Width VARIES Depth in Ground 26" Width of Wall 14"
    (b) Size of Studs CONC. WALL Material of Floor CONC.
    (c) Size of Floor Joists CONC Size of Rafters STEEL & CONC.

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 Californ. relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey (Owner or Authorized Agent)

By W. H. Wilcox.

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ 750,000	$				Investigation Fee $	
Fee $ 350-	$				Bldg. Permit Fee $	
					Total $ 723.50	
TYPE I	Maximum No. Occupants 154	Inside Lot (Corner Lot)	Key Lot — Corner Lot Keyed	Lot Size 151.63 X 151.15	Ft. rear alley — Ft. side alley	City Inv.
GROUP G1	Plans and Specifications checked Rt	Zone C-5	Fire District No. 1	92 60	District Map No.	
For Plans See	Correction Verified M Smith	Bldg. Line — Ft.	Street Widening — Ft.		Application checked and approved APR 15	Clerk
Filed with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER: Specifications required Yes No		Inspector	

1984

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TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	APR 15 1954		A885592		

DEPARTMENT

1/21/54 Approved for loading zone on Hill Boulevard & Yard Case 6977

ZONE AND YARDS O. K.

DATE 1-9-54 H. Lamb

1121 S HILL ST.
SOUTHWESTERN UNIVERSITY BLDG.
10 STORIES, TYPE I

YARD CASE 6977

EXIST. BLDG.

NEW BUILDING

PROP. LINE

18' ALLEY

PROPOSED LINE

DRIVE

DRIVE

SIDEWALK

PORTION OF LOT 1, BLOCK 77, SEPULVEDA SURVEY
PARTIENS OF LOTS A & B TRACT 13944

11TH. STREET

HILL ST.

N.

PLOT PLAN

TUNNEL TO PRESS ROOM

3 **APPLICATION FOR INSPECTION**

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

1 1 5 0 0 2 2 0 1 8

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: —	BLOCK: 71	TRACT: ORD'S SURVEY	COUNCIL DISTRICT NO: 00	DIST MAP: 26-B-209
					CENSUS TRACT: 1000.00
2. PRESENT USE OF BUILDING: (10 Office	NEW USE OF BUILDING: ( )				ZONE
3. JOB ADDRESS: 1111 S. Hill, Los Angeles, CA					FIRE DIST.
4. BETWEEEN CROSS STREETS: 11th AND 12th Hill					LOT TYPE
5. OWNER'S NAME: Los Angeles Herald Examiner			PHONE: (213) 744-8219		LOT SIZE
6. OWNER'S ADDRESS: 1111 S. Broadway	CITY: Los Angeles, CA		ZIP: 90015		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS: NOT HERE
10. CONTRACTOR: D. C. Taylor Co.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 451656-Contractor's Lic.	PHONE: (319) 363-2073		

11. SIZE OF EXISTING BLDG. WIDTH 153 LENGTH 180	STORIES: 5	HEIGHT: 45'	NO. OF EXISTING BUILDINGS ON LOT AND USE			
12. CONST MATERIAL OF EXISTING BLDG. →	EXT. WALLS: Concrete	ROOF: Concrete	FLOOR: Concrete			
3 13. JOB ADDRESS: 1111 S. Hill, Los Angeles, CA			STREET GUIDE	DISTRICT OFFICE		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 40,000.00				SEISMIC STUDY ZONE		
15. NEW WORK (Describe): RE ROOF CLASS A				GRADING	FLOOD	
				HWY. DED.	CONS.	
NEW USE OF BUILDING: OFFICE	SIZE OF ADDITION: NONE	STORIES: N/C	HEIGHT: N/C	ZONED BY		
TYPE: N/C	GROUP OCC.: N/C	FLOOR AREA: N/C	PLANS CHECKED	FILE WITH		
DWELL. UNITS: N/C	MAX OCC.: N/C	TOTAL	APPLICATION APPROVED: Jan Baer	TYPIST		
GUEST ROOMS: N/C	PARKING REQ'D: N/C	PARKING PROVIDED STO.: N/C COMP.	INSPECTION ACTIVITY COMB. / GEN. / MAJ. S. / CONS.	INSPECTOR		

P.C.	G.P.I.	CONT INSP	
S.P.C.	P.M.		
B.P. 224.00	E.I. 2.40	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 or extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.	
I.F.	O.S.S. 4.53		
O/S	S.G.S.		
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.	
P.C. NO.		ENERGY N/A	

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.

B & S B-3 (R 1-83)

CASHIER'S USE ONLY

C	224.00	BP-R		
C	2.60	E.I.		
C	4.53	OSS		
	28728	0001		
83379	1	01/14/86	231.33	CATD

1986

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 1/13/86 Lic. Class C-39 Lic. Number 451656 Contractor X (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. ..., U. & 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 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 1/13/86 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

1111 S HILL ST,
LOS ANGELES, CA 90015

SHOW MAP ()

Map ID: 1
Direction: N/A
Distance (mi.): 0.025
Distance (ft.): 131
Relative: N/A
Actual: N/A
EDR ID: 97485304
EPA ID: N/A

2002

PermitID_Start:	145051610|127
PermitDate:	Nov 4 2002 12:00AM
PermitType:	Not reported
Description:	No Plan Check REPLACE HOIST ROPES AS PER CITY ORDER M36647; STATE # 29451
PermitTypeDescription:	Elevator
WorkClass:	Not reported
Proposeduse:	Commercial
PermitNum:	020461000001259
PermitStatus:	Not reported
Valuation:	0.00
ContractorCompanyName:	Not reported
ContractorName:	TARGET ELEVATOR
PermitID_End:	145051610|127
PermitID_Start:	145051611|127
PermitDate:	Mar 12 2008 12:00AM
PermitType:	Not reported
Description:	No Plan Check REPLACE CONTROLLER.
PermitTypeDescription:	Elevator
WorkClass:	Not reported
Proposeduse:	Commercial
PermitNum:	080461000000363
PermitStatus:	Not reported
Valuation:	0.00
ContractorCompanyName:	Not reported
ContractorName:	CALIFORNIA STATE ELEVATOR COMPANY INC
PermitID_End:	145051611|127
PermitID_Start:	145051612|127
PermitDate:	Mar 23 2008 12:00AM
PermitType:	Not reported
Description:	No Plan Check TEAR OFF BUILT UP ROOF, INSTALL (4) PLY B.U.R.

BACK TO 1101 S HILL ST
0
TOP ()
155 W 11TH ST
1111 S HILL ST, LOS ANGELES, CA 90015
SHOW MAP

PermitTypeDescription:	Bldg-Alter/Repair
WorkClass:	Not reported
Proposeduse:	Commercial Warehouse
PermitNum:	080161000006787
PermitStatus:	Not reported
Valuation:	15000.00
ContractorCompanyName:	Not reported
ContractorName:	ROYAL ROOF CO
PermitID_End:	145051612|127

2007

BACK TO
1101 S HILL ST
0
TOP ()
155 W 11TH ST
2

1101 S HILL ST,
LOS ANGELES, CA 90099

SHOW MAP ()

Map ID: 0
Direction: N/A
Distance (mi.): N/A
Distance (ft.): TP
Relative: N/A
Actual: N/A
EDR ID: 97485297
EPA ID: N/A

2002

PermitID_Start:	145051609|127
PermitDate:	Aug 2 2002 12:00AM
PermitType:	Not reported
Description:	No Plan Check LATIN PRIDE FESTIVAL ELECTRICAL REQUIREMENTS; 8/4 1-10P (CEQA CATEGORICAL EXEMPTION CLASS 31 HISTORIC RESOURCE REHAB/RESTORATION)
PermitTypeDescription:	Electrical
WorkClass:	Not reported
Proposeduse:	Special Equipment
PermitNum:	020411000017027
PermitStatus:	Not reported
Valuation:	0.00
ContractorCompanyName:	Not reported
ContractorName:	WEEKS JERRY WAYNE
PermitID_End:	145051609|127

BACK TO TOP ()
1111 S HILL ST
1101 S HILL ST, LOS ANGELES, CA 90099
SHOW MAP

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR. SUITE 1500
NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (909) 593-2427 FAX NO: (909) 593-2105

NAME OF REQUESTER (PLEASE PRINT): Tim Hersch

REPRESENTING (COMPANY NAME): PIC Environmental

SIGNATURE: Tim Hersch DATE: 5/7/08

DRIVER LIC NO: P0548985 EXP: 8/1/08

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 1101 South Hill Street
Los Angeles, CA 90015

REASON FOR REQUEST: Phase II Assessment

FOR OFFICE USE ONLY:

☐ REVIEW ONLY (NO COPIES)

☐ REQUEST COPIES

NUMBER OF COPIES: _____

X .10 ¢

= _____

+ $11.00

TOTAL FEE AMOUNT: _____

BILLING & ACCOUNTS RECEIVABLE
4th FLOOR, 201 N. Figueroa (REV CODE #3887)

NO FILE FOUND

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR. SUITE 1500
NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED. ↓

PHONE NO: (909) 593-2427 FAX NO: (909) 593-2105

NAME OF REQUESTER (PLEASE PRINT): Tim Hesch

REPRESENTING (COMPANY NAME): PIC Environmental

SIGNATURE: Tim Hesch DATE: 5/7/08

DRIVER LIC NO: P0518985 EXP: 8/1/08

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 1111 South Hill Street
Los Angeles CA 90015

REASON FOR REQUEST: Phase II Assessment

FOR OFFICE USE ONLY:

☐ REVIEW ONLY (NO COPIES)

☐ REQUEST COPIES

NUMBER OF COPIES: _____

X .10 ¢

= _____

+ $11.00

TOTAL FEE AMOUNT: _____

BILLING & ACCOUNTS RECEIVABLE
4TH FLOOR, 201 N. Figueroa (REV CODE #3887)

NO FILE FOUND

APPENDIX D:

STATE WASTE DISPOSAL RECORDS

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for Environmental Protection

Meredith Williams, Ph.D. , Acting Director
1001 I Street
P.O. Box 806
Sacramento , CA 958120806

Gavin Newsom
Governor

D

1990 – 2004

EPA ID PROFILE

Map

ID Number:	CAL000037211 ←	**Status:**	INACTIVE
Name:	ASSOCIATED PRESS	**Inactive Date:**	6/30/1998 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	8/1/1990 12:00:00 AM
NAICS:	N/A	**Last Updated:**	4/11/2006 8:35:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	ASSOCIATED PRESS	1111 SOUTH HILL STREET	LOS ANGELES	CA	900150000	
Mailing		221 S FIGUEROA ST #300	LOS ANGELES	CA	900122552	
Owner	ASSOCIATED PRESS	50 ROCKEFELLER PLAZA	NEW YORK	NY	100200000	2126211900
Operator/Contact	ANDY LIPPMAN /CHIEF OF BUREAU	INACT PER 98VQ FINAL NOTICE	LOS ANGELES	CA	900122552	2136262500

Based Only Upon ID Number: **CAL000037211**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
1993	7 1.69700	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1994	13 3.29400	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1995	6 2.13080	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1996	5 1.78360	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1997	7 1.68860	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1998	3 1.00070	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1999	4 0.93810	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2000	4 0.82780	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2001	4 0.37520	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2004	1 0.01600	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

Waste Code Matrix as a spreadsheet

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: *02/14/2019*

Jared Blumenfeld
Secretary for Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D., Acting Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806

Gavin Newsom
Governor

1990

EPA ID PROFILE

Map

ID Number:	CAD982522054 ←	**Status:**	INACTIVE
Name:	ASSOCIATED PRESS	**Inactive Date:**	1/1/1995 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	6/29/1990 12:00:00 AM
NAICS:	N/A	**Last Updated:**	8/10/2004 11:17:55 AM

	Name	Address	City	State	Zip Code	Phone
Location	ASSOCIATED PRESS	1111 S HILL ST	LOS ANGELES	CA	900150000	
Mailing		1111 S HILL ST	LOS ANGELES	CA	900150000	
Owner	--	--	--	99	--	0000000000
Operator/Contact	INACT SURVEY 94	--	--	99	--	--

Based Only Upon ID Number: **CAD982522054**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

No Records Found

Non California Manifest Total Tonnage

No Records Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: *02/14/2019*

APPENDIX E:

SANBORN INSURANCE MAPS

E

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015

1101-1117 South Hill St.
200-214 West 11th St.

Inquiry Number: 5531537.3
January 10, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/10/19

Site Name:	Client Name:
1101 S HILL ST	PIC Environmental Services
1101 S HILL ST	2619 Sierra Way
LOS ANGELES, CA 90015	La Verne, CA 91750
EDR Inquiry # 5531537.3	Contact: Tim Hersch

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7D59-4BD9-9598

PO # NA

Project E3732.1

Maps Provided:

1970	1953
1968	1950
1967	1906
1963	1894
1962	1888
1960	
1958	
1955	

Sanborn® Library search results

Certification #: 7D59-4BD9-9598

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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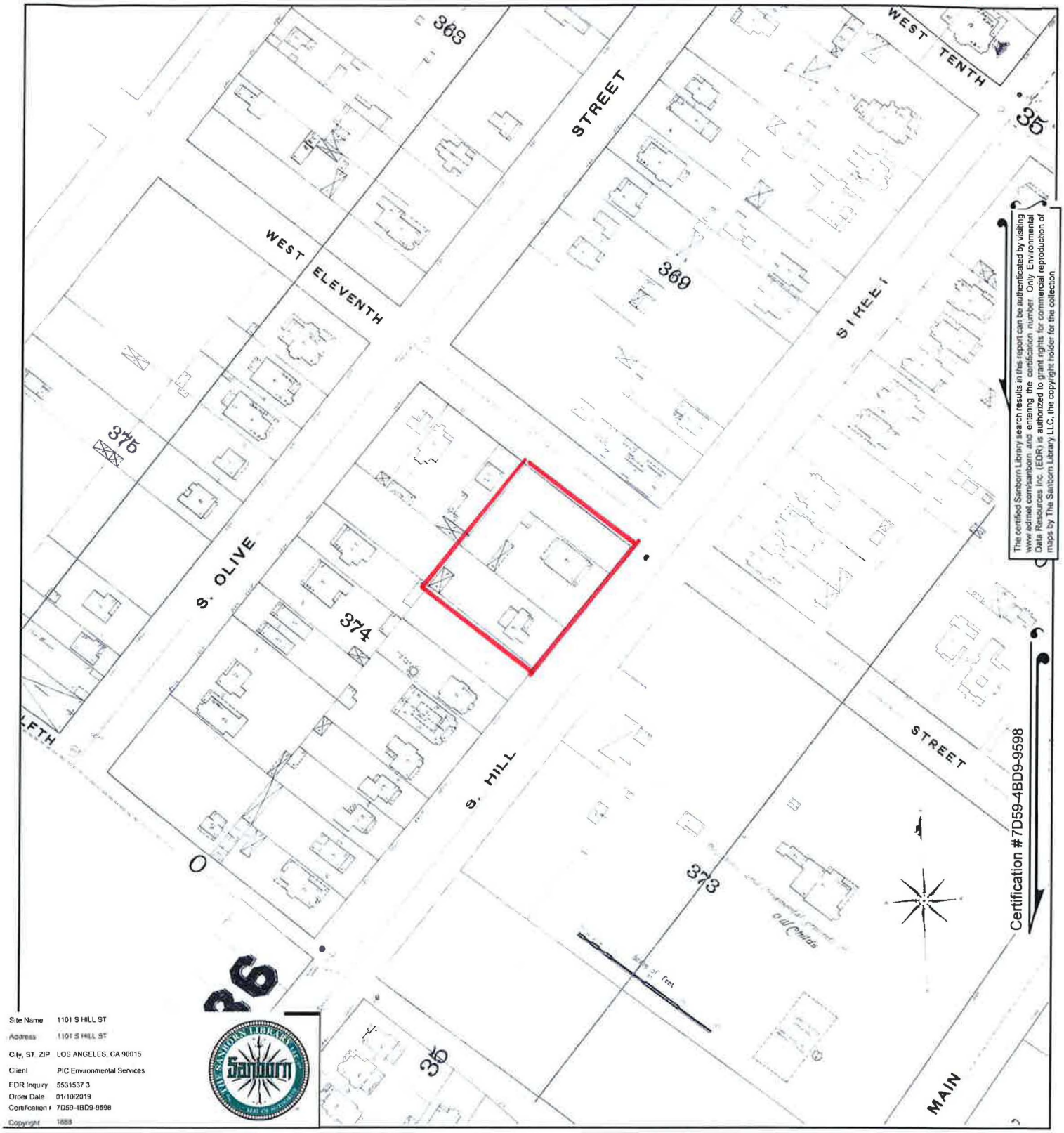
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Certified Sanborn® Map

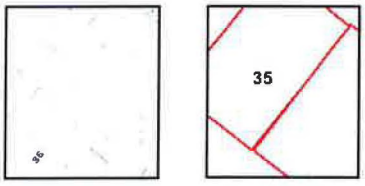
1888



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Site Name	1101 S HILL ST
Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1888

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Outlined areas indicate map sheets within the collection.



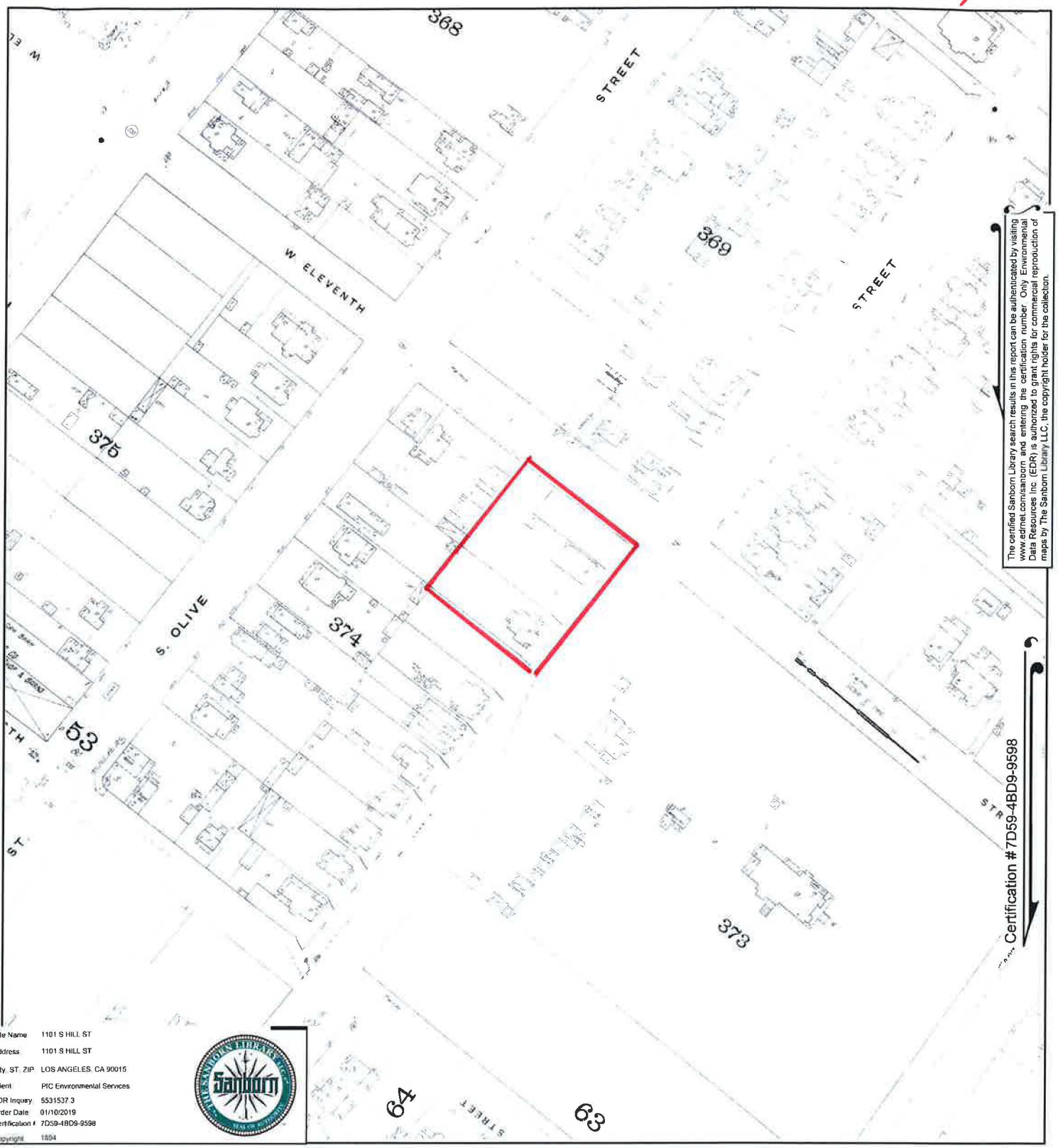
Volume 1, Sheet 35
Volume 1, Sheet 35

0 Feet 150 300 600

N

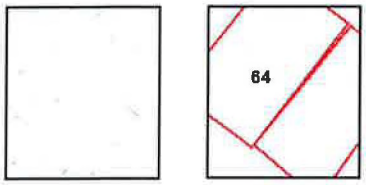
Certified Sanborn® Map

1894



Site Name 1101 S HILL ST
Address 1101 S HILL ST
City, ST, ZIP LOS ANGELES, CA 90015
Client PIC Environmental Services
EDR Inquiry 5531537.3
Order Date 01/10/2019
Certification # 7D59-4BD9-9598
Copyright 1894

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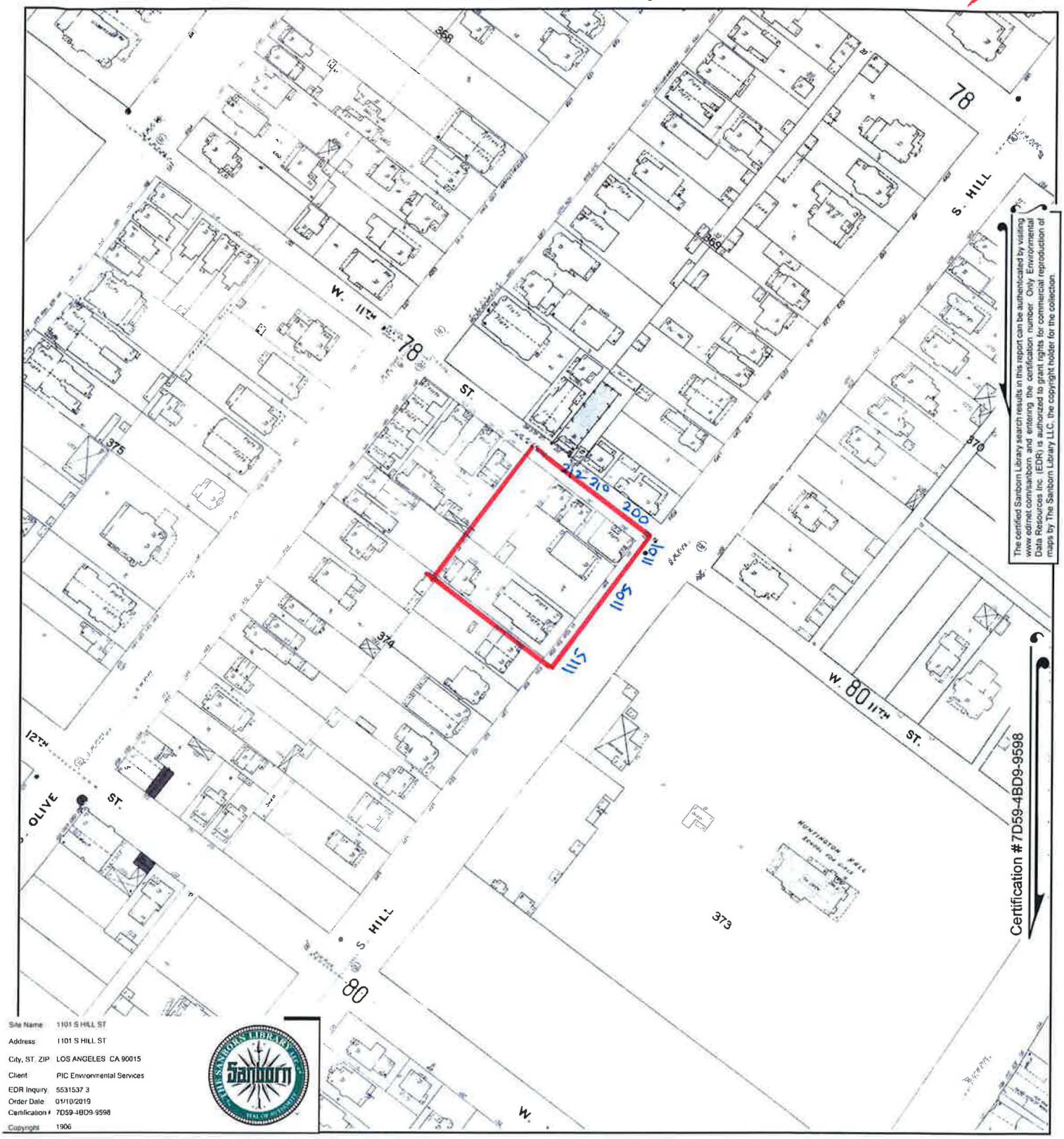
Volume 2, Sheet 64
Volume 2, Sheet 64

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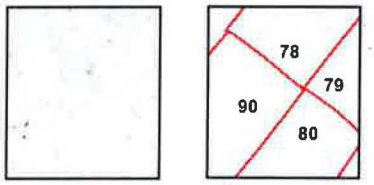
1906



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Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1906

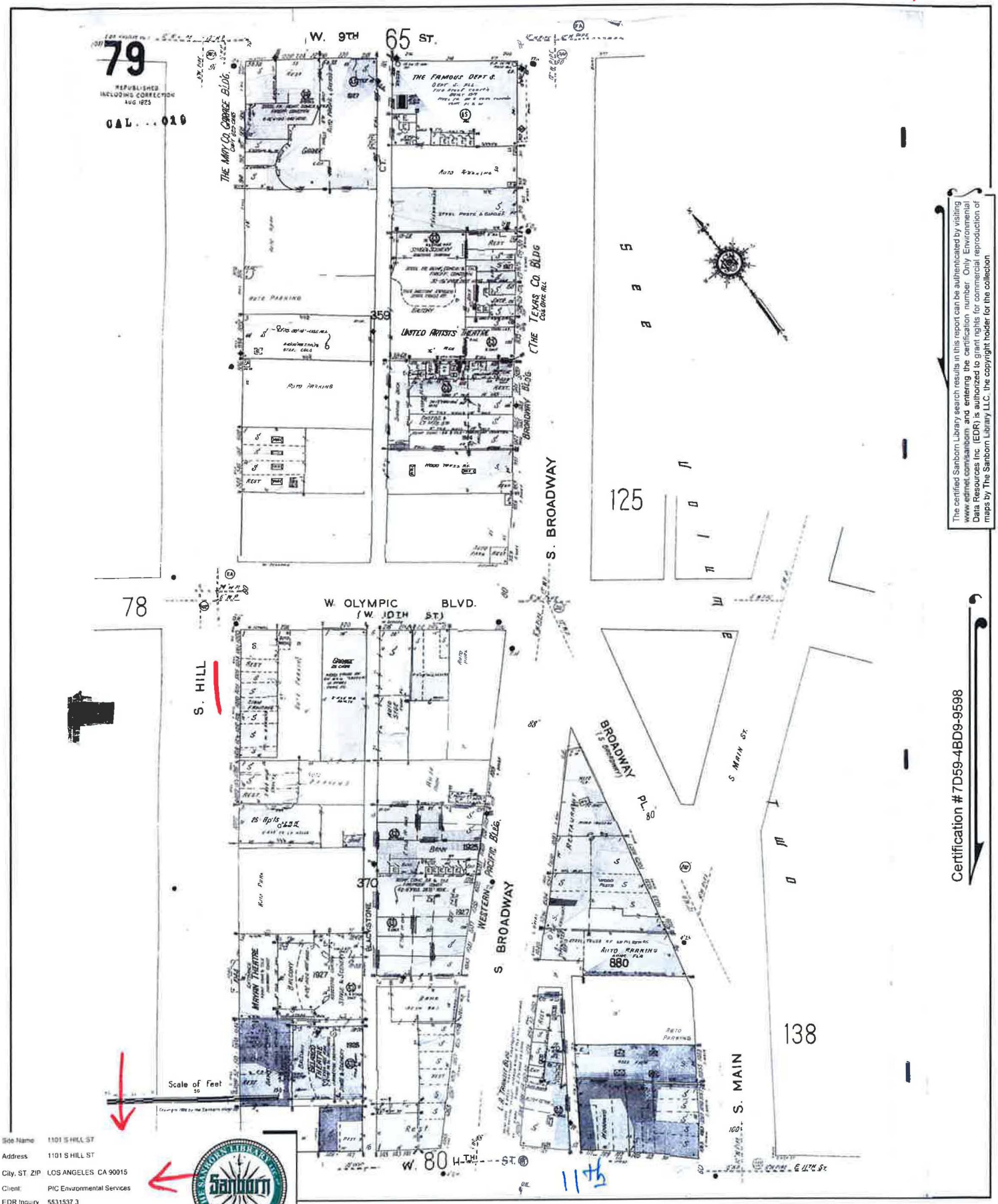
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Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

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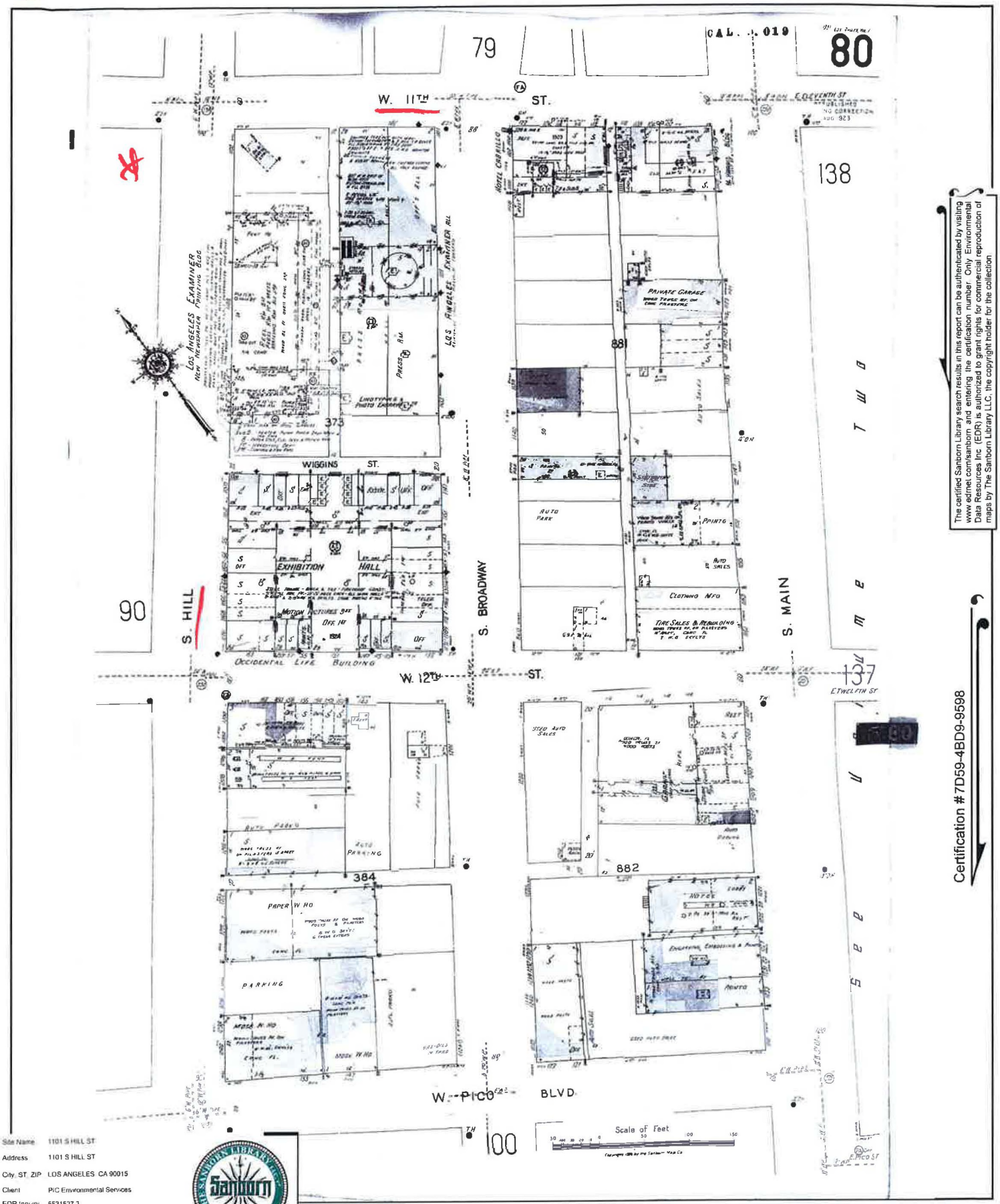
N



Site Name 1101 S HILL ST
Address 1101 S HILL ST
City, ST, ZIP LOS ANGELES, CA 90015
Client PIC Environmental Services
EDR Inquiry 5531537.3
Order Date 01/10/2019
Certification # 7D59-4BD9-9598
Copyright 1950

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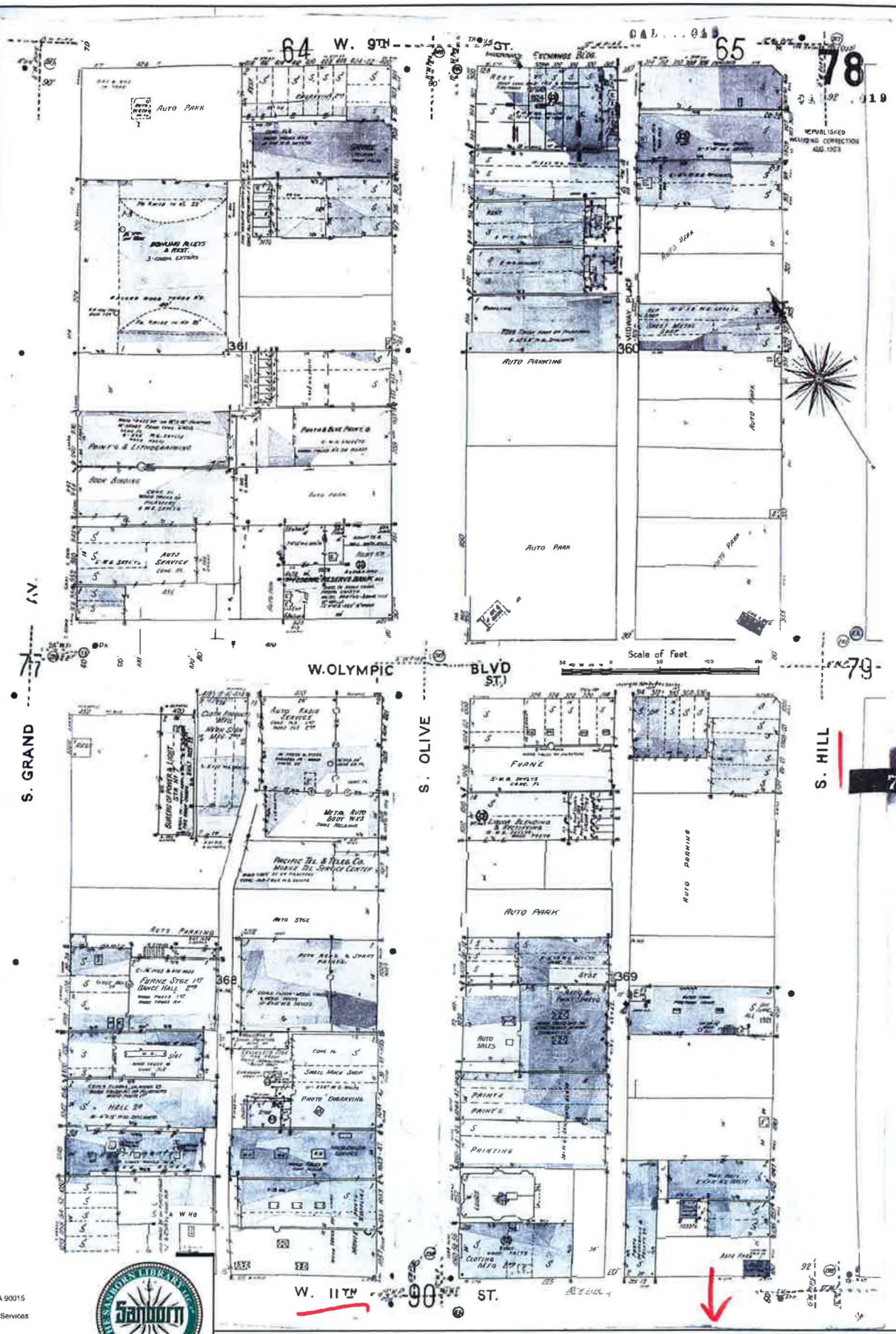
Certification #7D59-4BD9-9598



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Site Name	1101 S HILL ST
Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1950



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Address:	1101 S HILL ST
City, ST, ZIP:	LOS ANGELES, CA 90015
Client:	PIC Environmental Services
EDR Inquiry:	5531537.3
Order Date:	01/10/2019
Certification #:	7D59-4BD9-9598
Copyright:	1950



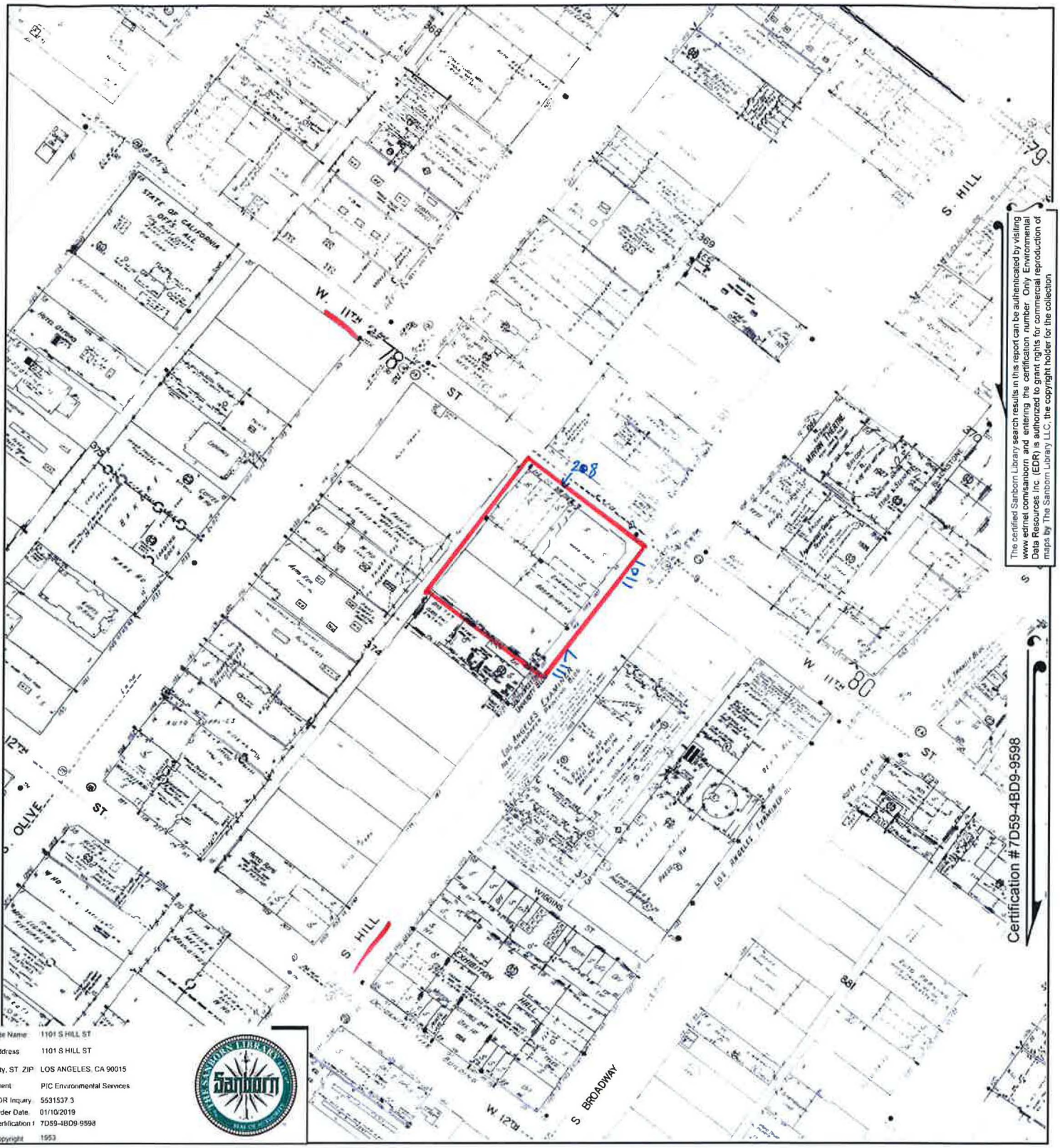
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Certification #7D59-4BD9-9598

Site Name	1101 S HILL ST
Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1950

Certified Sanborn® Map

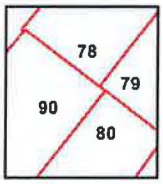
1953



Site Name: 1101 S HILL ST
Address: 1101 S HILL ST
City, ST, ZIP: LOS ANGELES, CA 90015
Client: PIC Environmental Services
EDR Inquiry: 5531537.3
Order Date: 01/10/2019
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Copyright: 1953

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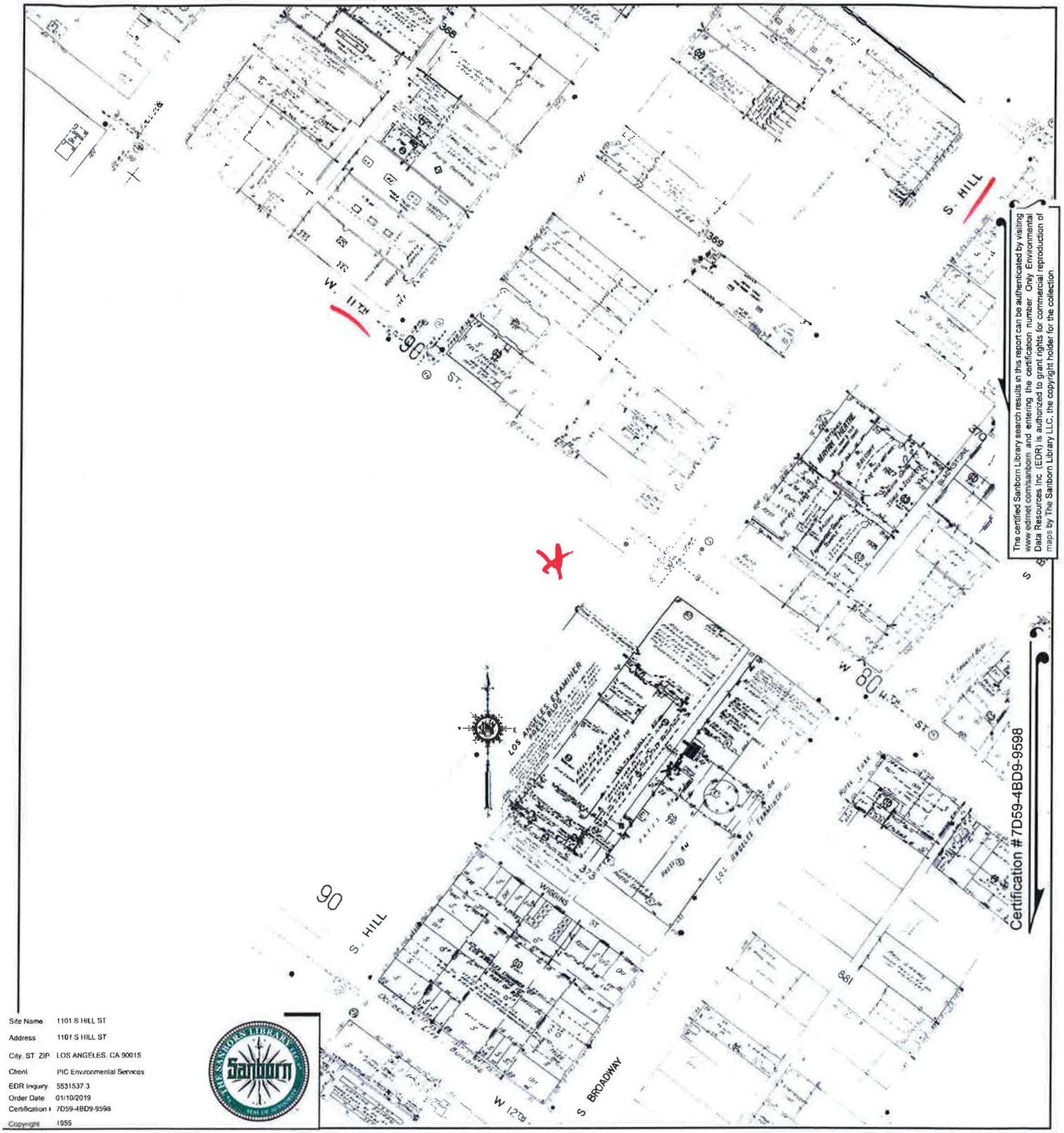
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

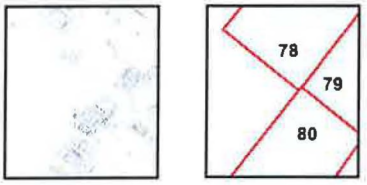
1955



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Copyright	1955

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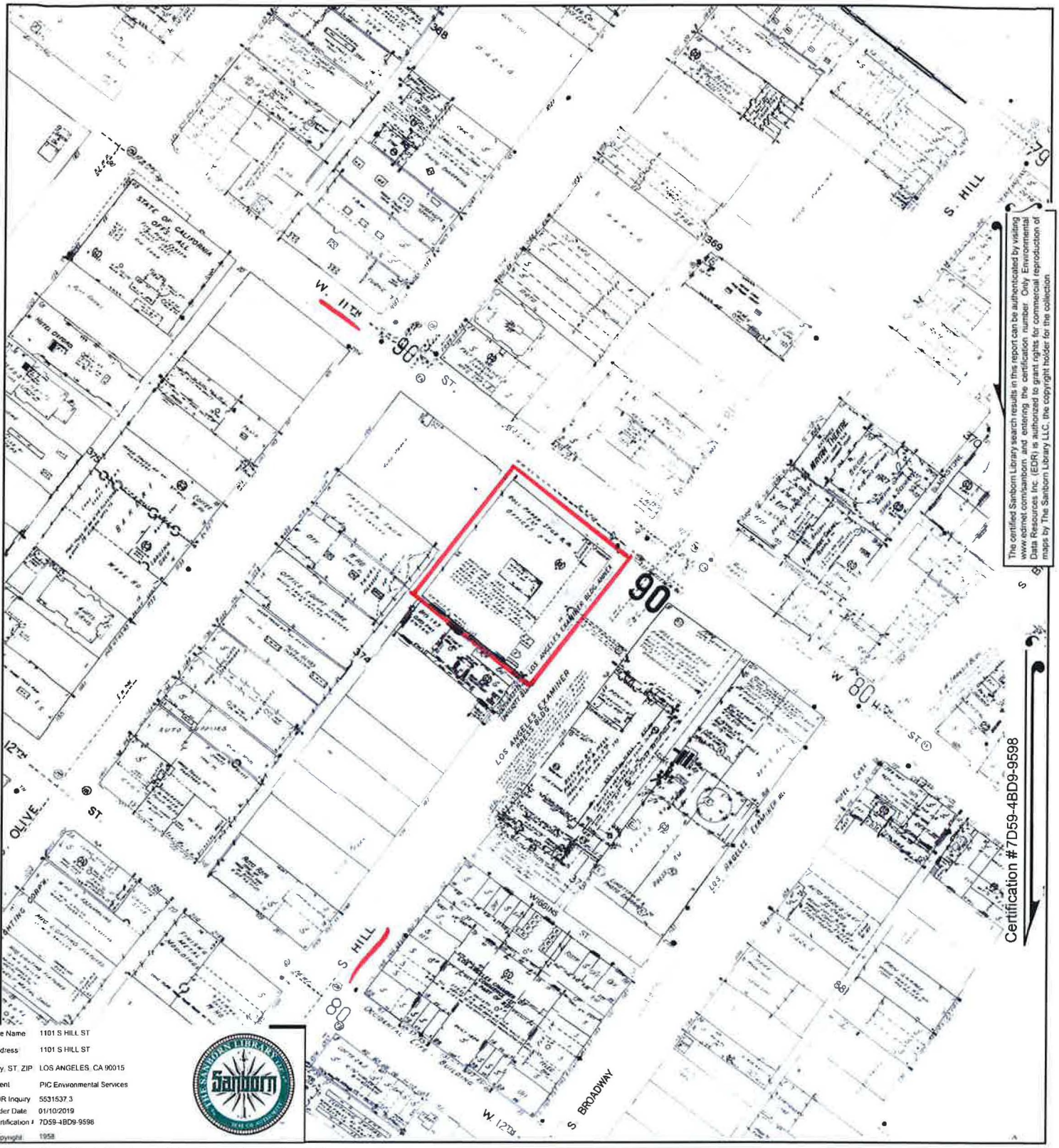
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1958

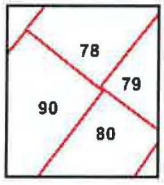


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Certification #	7D59-4BD9-9598
Copyright	1958

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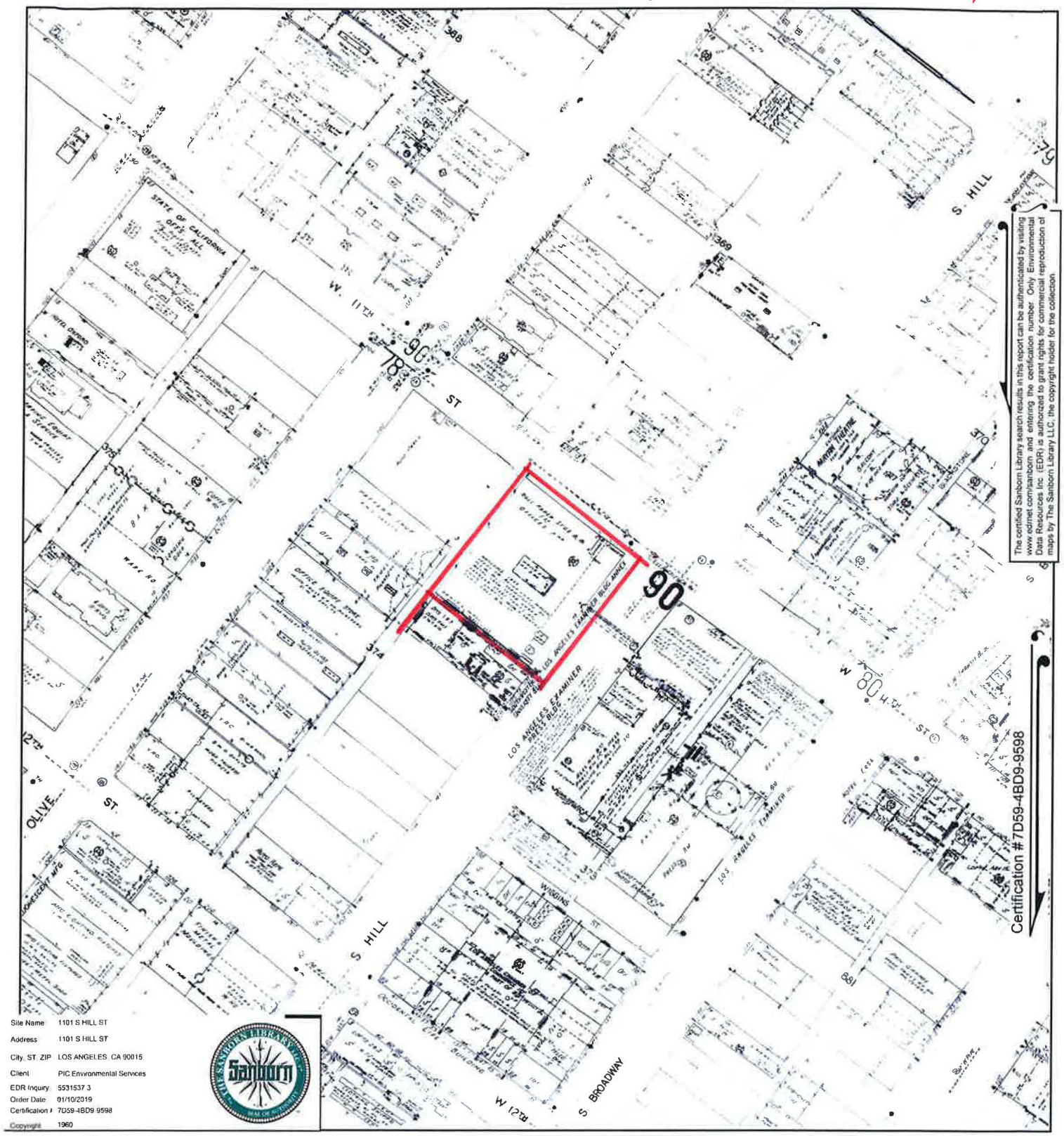
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

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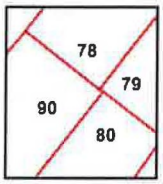
1960



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Client PIC Environmental Services
EDR Inquiry 5531537.3
Order Date 01/10/2019
Certification # 7D59-4BD9-9598
Copyright 1960

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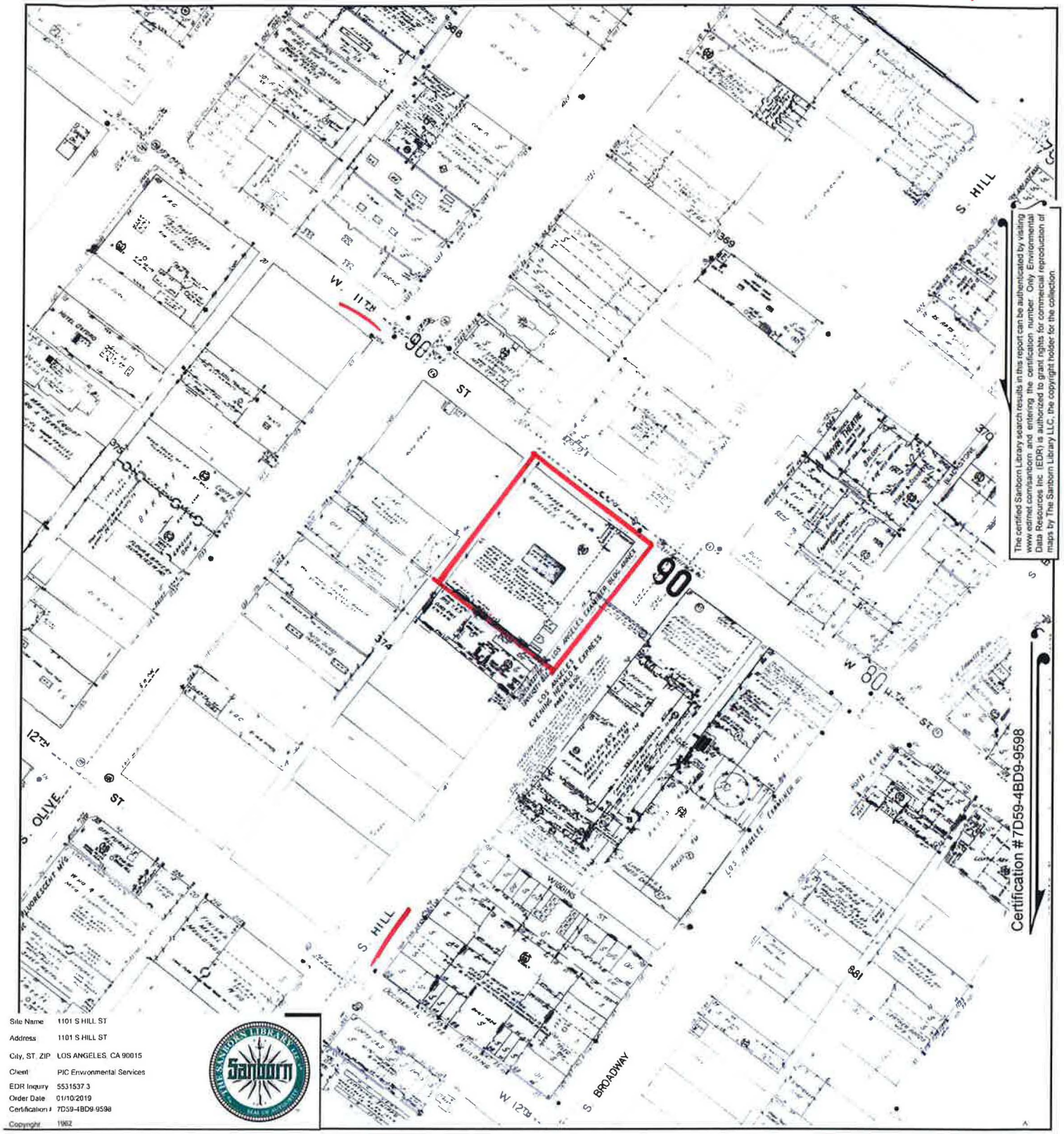
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1962

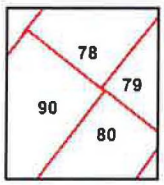


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Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1962

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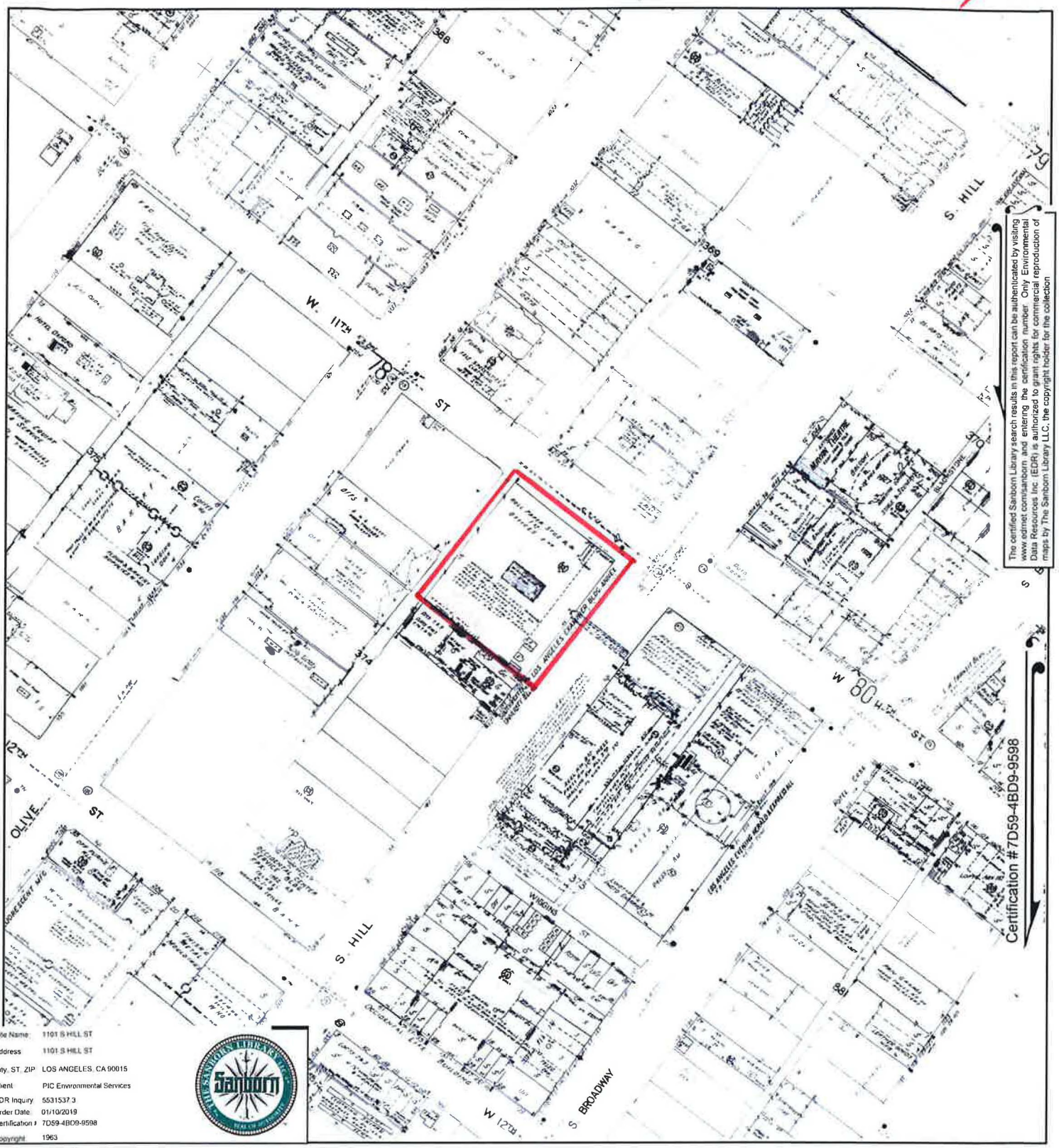
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1963



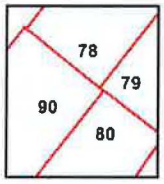
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Order Date: 01/10/2019
Certification #: 7D59-4BD9-9598
Copyright: 1963

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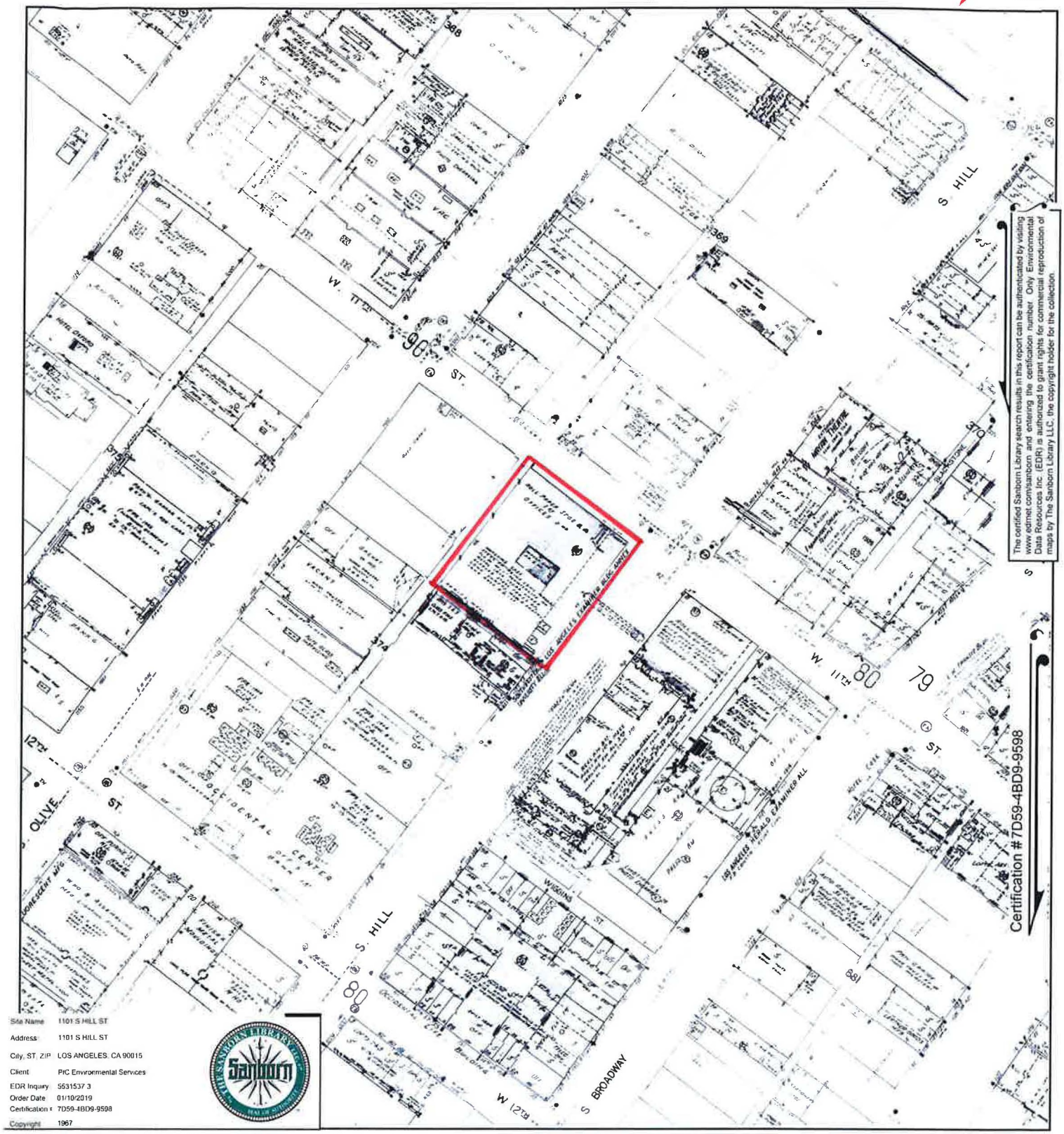
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1967

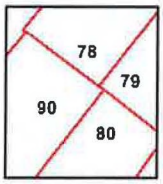


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Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1967

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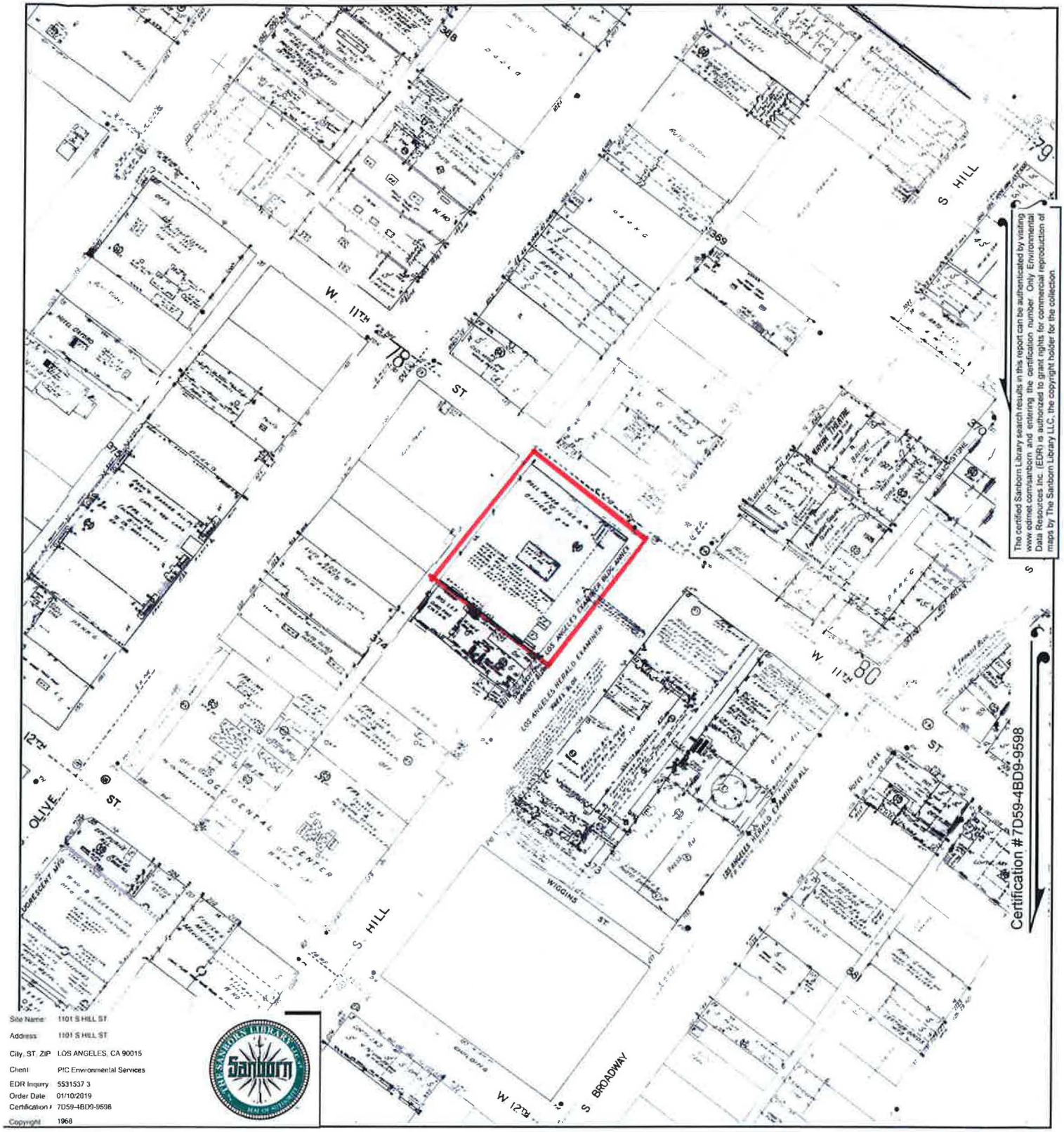
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1968



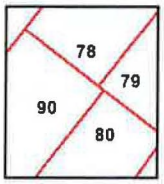
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Order Date: 01/10/2019
Certification #: 7D59-4BD9-9598
Copyright: 1968

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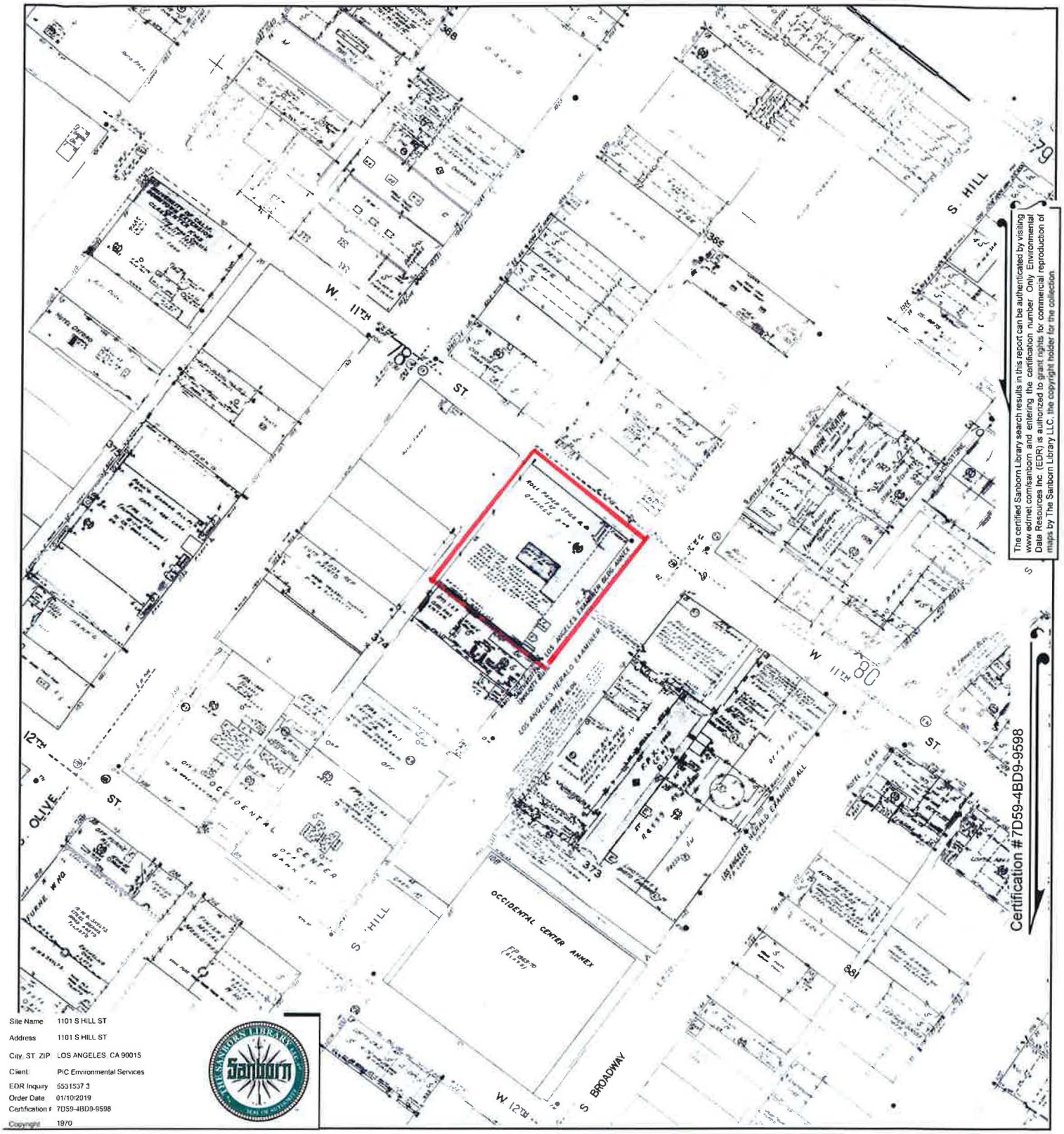
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1970



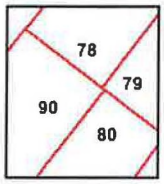
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Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1970

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Volume 1, Sheet 78

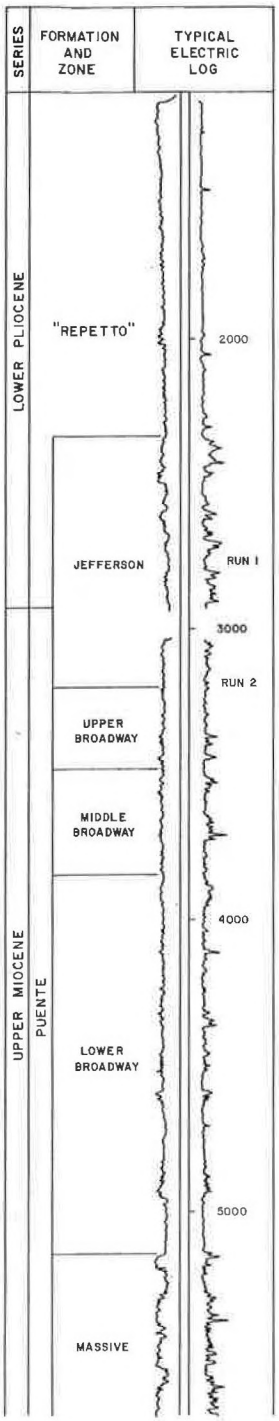
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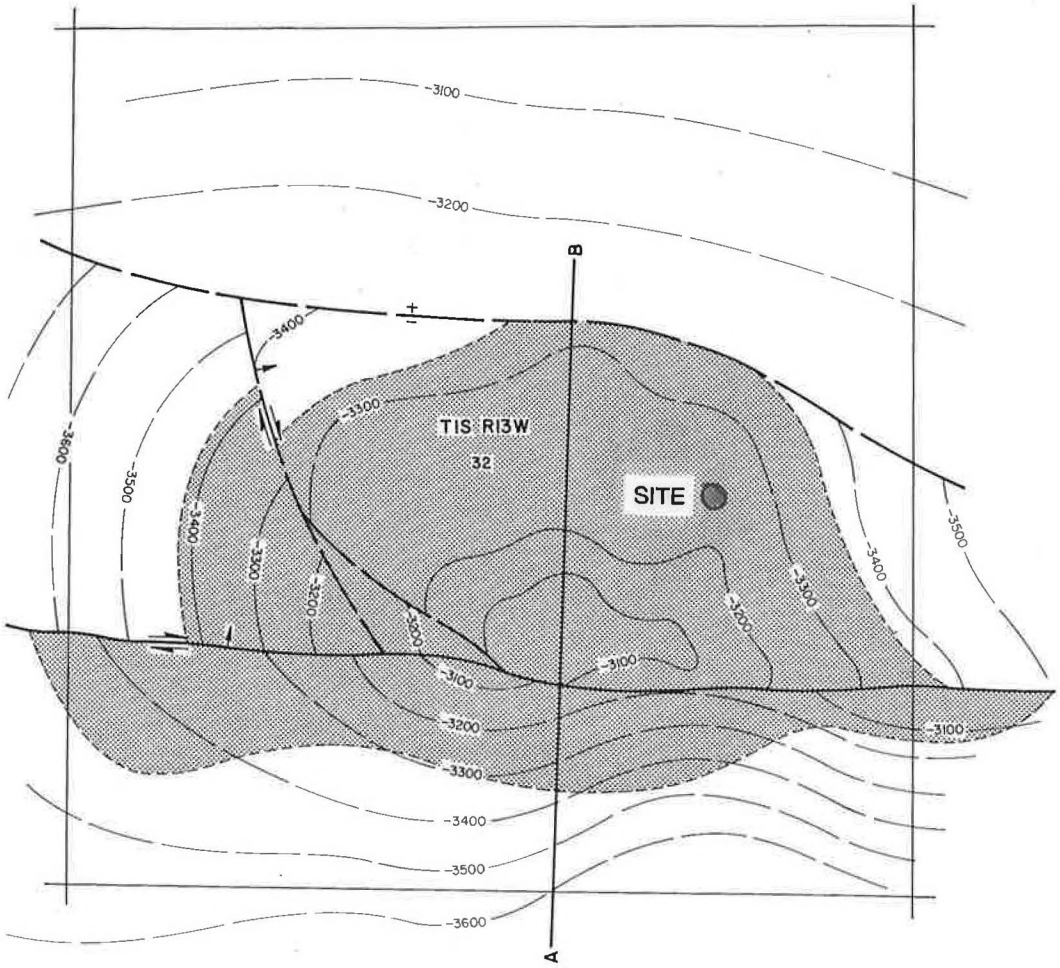
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APPENDIX F:

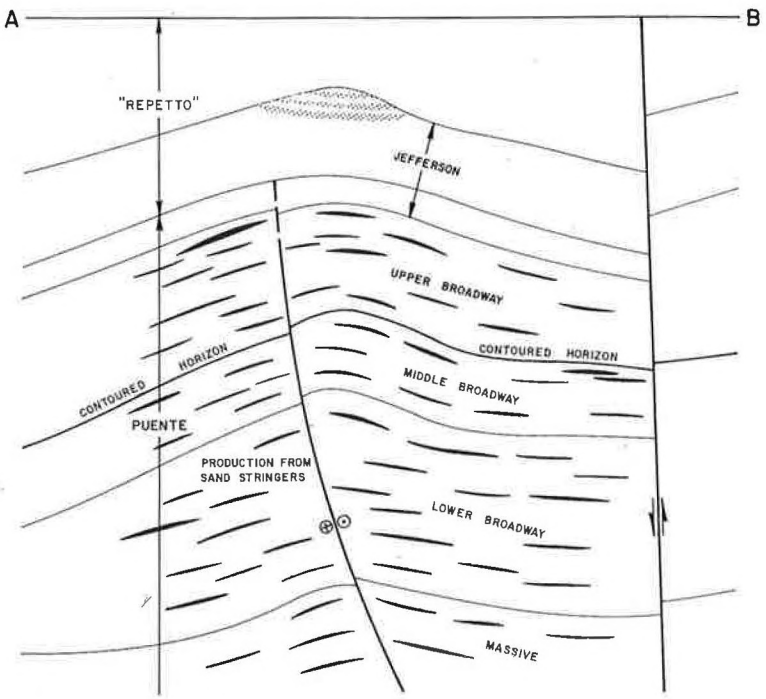
OIL WELL RECORDS

LOS ANGELES DOWNTOWN OIL FIELD





CONTOURS ON TOP OF MIDDLE BROADWAY



LOCATION: Downtown Los Angeles

TYPE OF TRAP: Faulted anticline

ELEVATION: 235

DISCOVERY DATA

Zone	Present operator and well name	Original operator and well name	Sec. T. & R.	B & M	Initial daily production: Oil (bbl)	Initial daily production: Gas (Mcf)	Date of completion
Jefferson (Gas)	Standard Oil Co. of Calif. "L.A. Unit" 6	Standard Oil Co. of Calif. "Flower Community Corehole" 1	32 1S 13W	SB	0	1,169	Mar 1969
Upper Broadway	Standard Oil Co. of Calif. "L.A. Unit Venice Comm." 2	Standard Oil Co. of Calif. "Venice Community" 2	32 1S 13W	SB	106	248	Mar 1965
Middle Broadway	Standard Oil Co. of Calif. "L.A. Unit Venice Comm." 2	Standard Oil Co. of Calif. "Venice Community" 2	32 1S 13W	SB	*	*	Mar 1965
Lower Broadway	Standard Oil Co. of Calif. "L.A. Unit Venice Comm." 1	Standard Oil Co. of Calif. "Venice Community" 1	32 1S 13W	SB	320	264	Mar 1965
Massive	Standard Oil Co. of Calif. "L.A. Unit Flower Comm." 2	Standard Oil Co. of Calif. "Flower Community" 2	32 1S 13W	SB	135	490	May 1965

Remarks: * Production from Upper and Middle Broadway zones was commingled.

DEEPEST WELL DATA

Present operator and well name	Original operator and well name	Date started	Sec. T. & R.	B & M	Depth (feet)	At total depth: Strata	At total depth: Age
Standard Oil Co. of Calif. "Spring" 2	Same	Jul 1969	32 1S 13W	SB	8,510	Puente	late Mio

PRODUCING ZONES

Zone	Average depth (feet)	Average net thickness (feet)	Geologic: Age	Geologic: Formation	Oil gravity (°API) or Gas (btu)	Salinity of zone water gr/gal	Class BOPE required
Jefferson (Gas)	2,000	40	early Pliocene	"Repetto"	-	860	IV
Upper Broadway	2,900	200	late Miocene	Puente	29	1,370	IV
Middle Broadway	3,100	400	late Miocene	Puente	34	1,370	IV
Lower Broadway	3,500	1,300	late Miocene	Puente	37	1,370	IV
Massive	4,800	1,100	late Miocene	Puente	35	1,370	IV

PRODUCTION DATA (Jan. 1, 1974) (Dry gas production data not included--see remarks)

1973 Production: Oil (bbl)	1973 Production: Net gas (Mcf)	1973 Production: Water (bbl)	1973 Proved acreage	1973 Average number producing wells	Cumulative production: Oil (bbl)	Cumulative production: Gas (Mcf)	Peak oil production: Barrels	Peak oil production: Year	Total number of wells: Drilled	Total number of wells: Completed	Maximum proved acreage
598,109	956,735	1,361,294	220	15	8,173,371	10,349,193	1,687,957	1967	32	27	240

STIMULATION DATA (Jan. 1, 1974)

Type of project	Date started	Cumulative injection - Water, bbl; Gas, Mcf; Steam, bbl (water equivalent)	Maximum number of wells used for injection
Water flood	1966	20,715,645	7

SPACING ACT: Applies

BASE OF FRESH WATER: 300

CURRENT CASING PROGRAM: 20" cem. 90; 13 3/8" cem. 1,000; 9 5/8" or 7" cem. through zone.

METHOD OF WASTE DISPOSAL: Sewer system.

REMARKS: 1973 dry gas production 196,677 Mcf. from 1 producing well; cumulative dry gas production 1,153,861; proved acreage (1973) 10, maximum 10.

REFERENCES:

APPENDIX G:

HISTORIC TOPOGRAPHIC MAPS

6

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015

Inquiry Number: 5531537.4
January 10, 2019

EDR Historical Topo Map Report
with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

01/10/19

Site Name:	Client Name:
1101 S HILL ST	PIC Environmental Services
1101 S HILL ST	2619 Sierra Way
LOS ANGELES, CA 90015	La Verne, CA 91750
EDR Inquiry # 5531537.4	Contact: Tim Hersch

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by PIC Environmental Services were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: E3732.1

Coordinates:

Latitude:	34.04011 34° 2' 24" North
Longitude:	-118.260375 -118° 15' 37" West
UTM Zone:	Zone 11 North
UTM X Meters:	383658.30
UTM Y Meters:	3767319.68
Elevation:	246.00' above sea level

Maps Provided:

2012	1920
1991, 1994	1902
1981	1900
1972	1898
1966	1896
1953	1894
1928	
1921	

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Historical Topo Map

1894



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Los Angeles, 1894, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

1896



This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

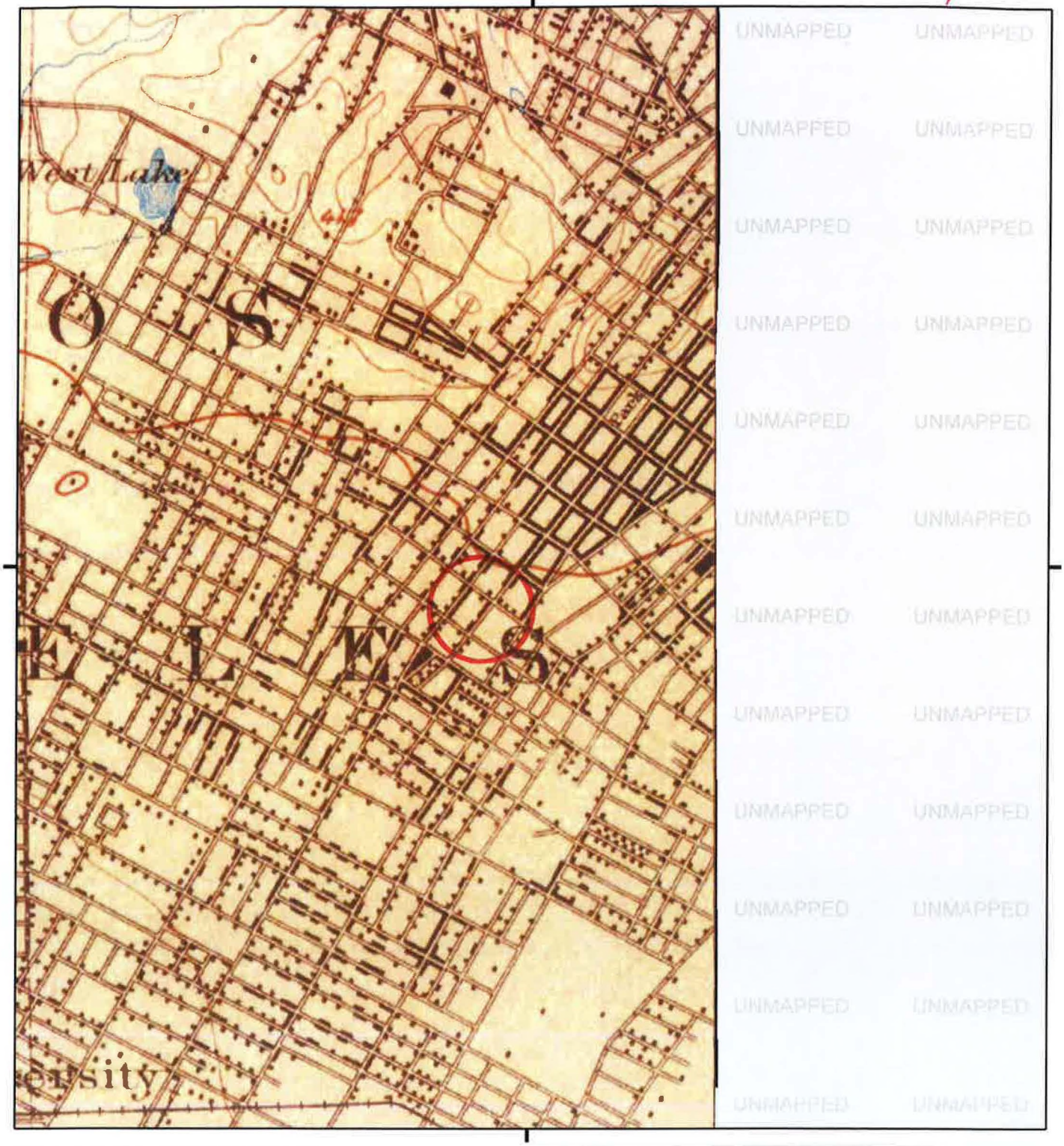
TP, Santa Monica, 1896, 15-minute
NE, Pasadena, 1896, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

1898



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Monica, 1898, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

1900



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W E
SW S SE

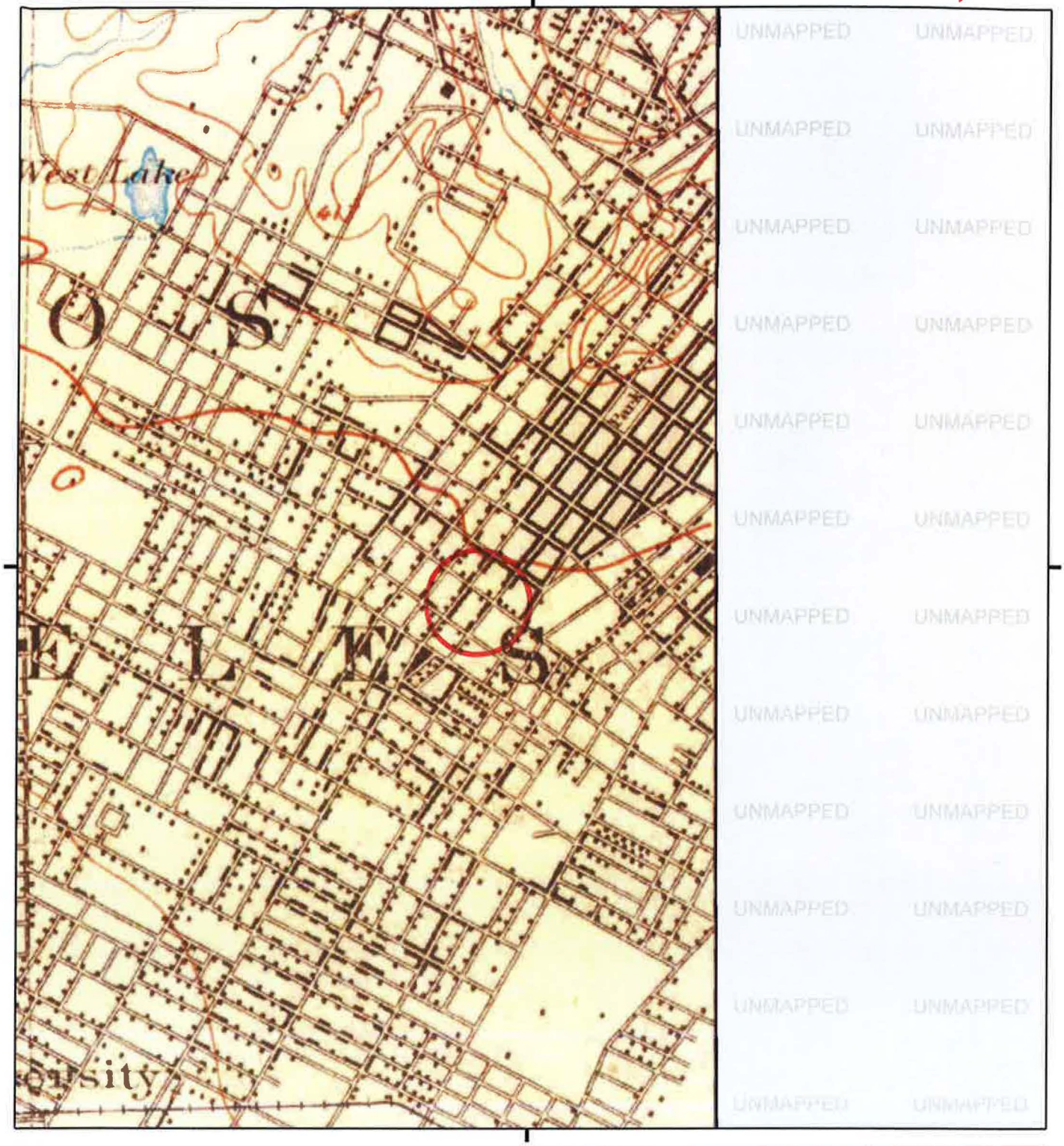
TP, Los Angeles, 1900, 15-minute
NE, Pasadena, 1900, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

1902



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W E
SW S SE

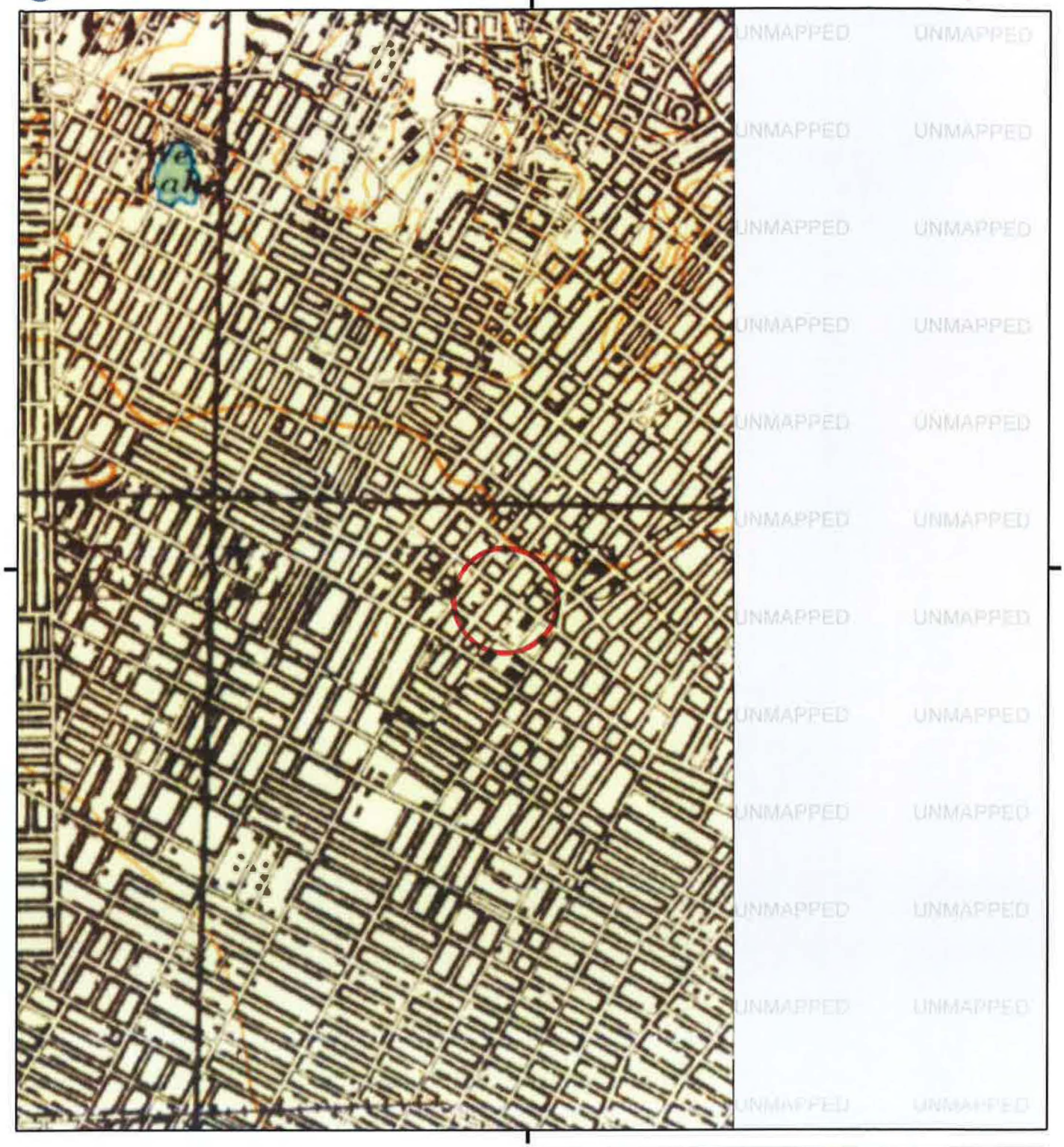
TP, Santa Monica, 1902, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

1920



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W E
SW S SE

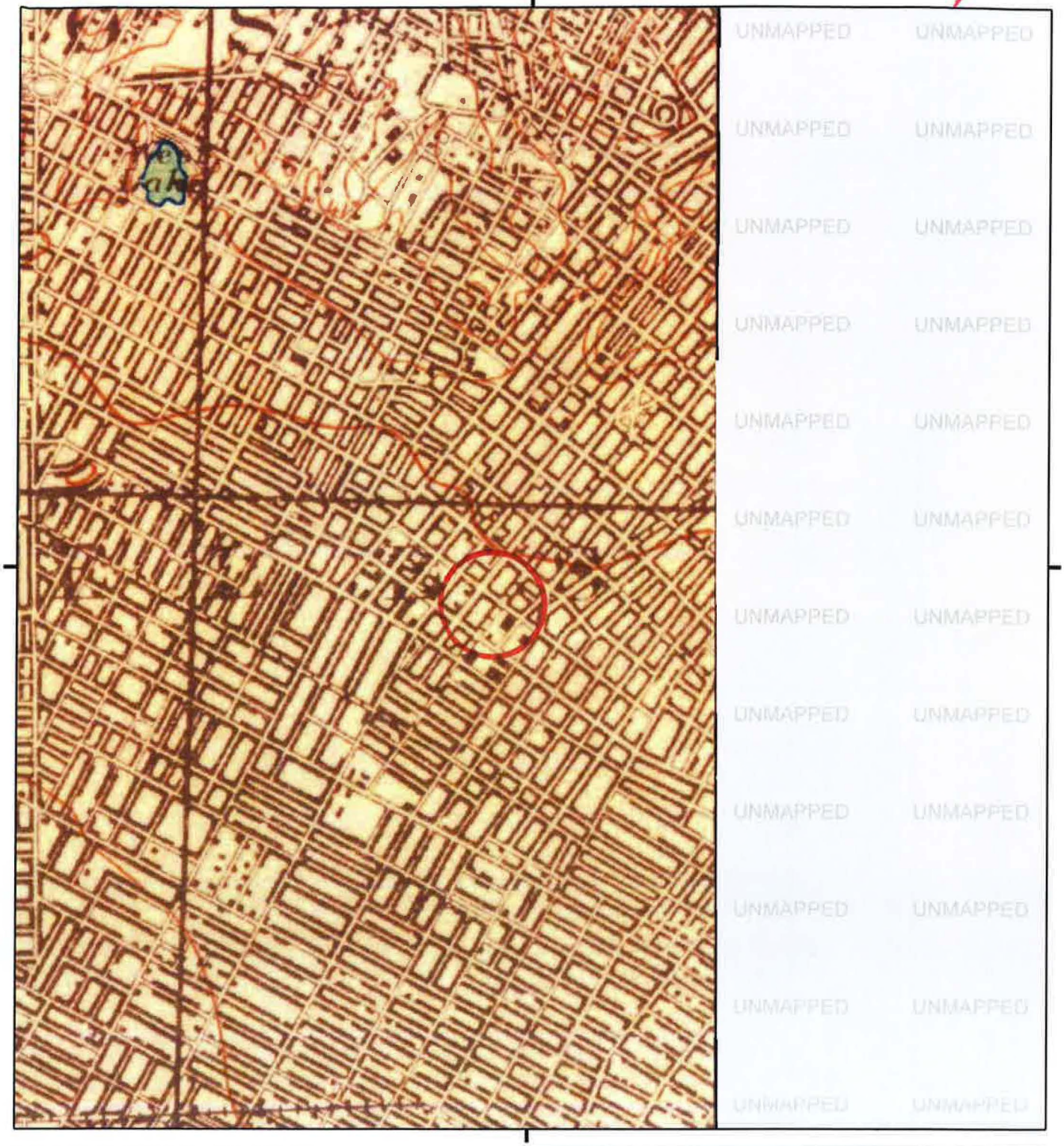
TP, SANTA MONICA, 1920, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

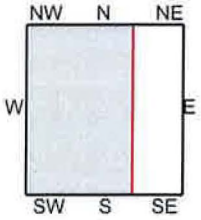
Historical Topo Map

1921



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0 Miles 0.25 0.5 1 1.5



TP, Santa Monica, 1921, 15-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

1928



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

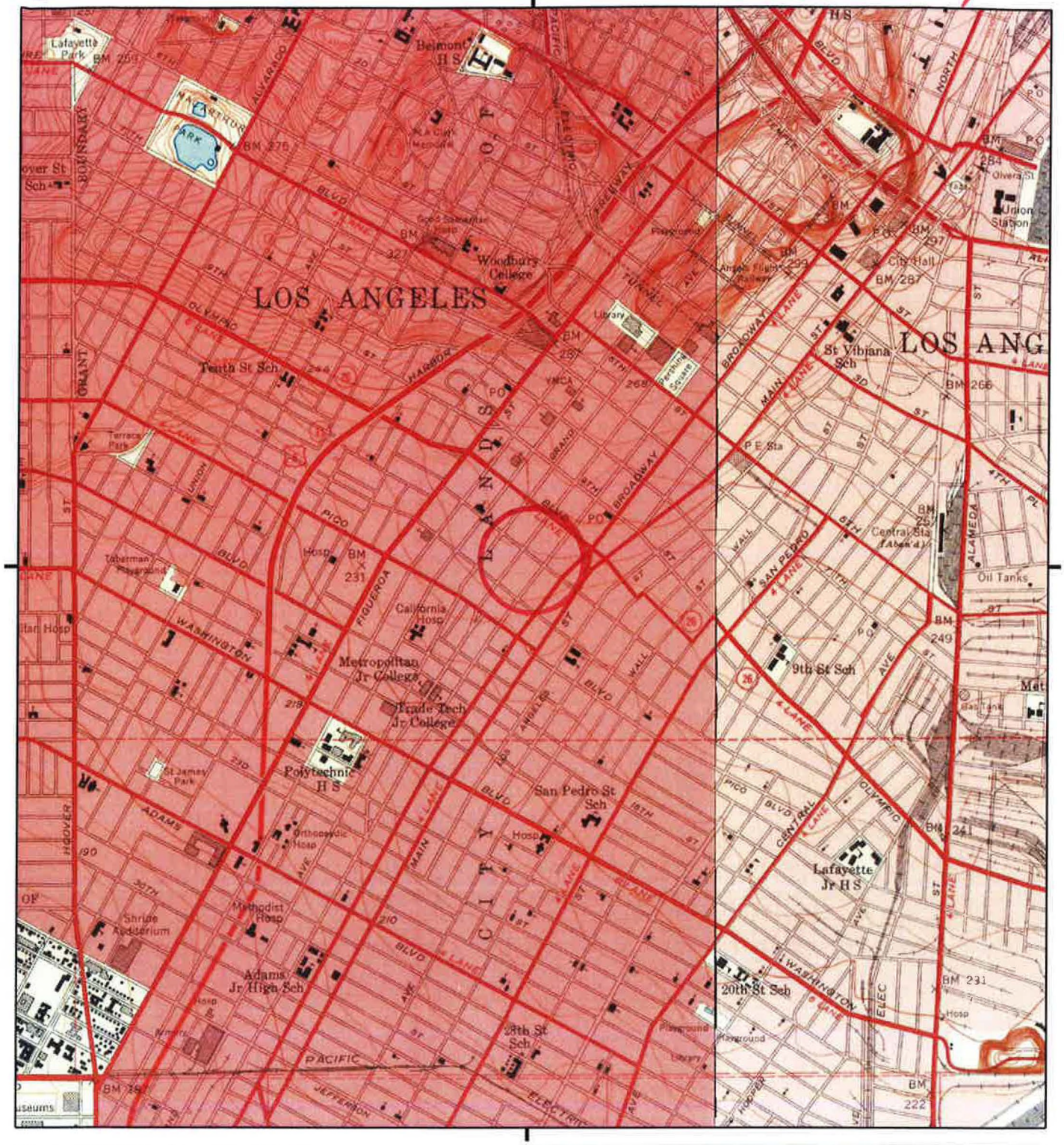
TP, Los Angeles, 1928, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

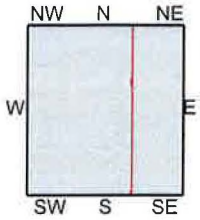
Historical Topo Map

1953



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



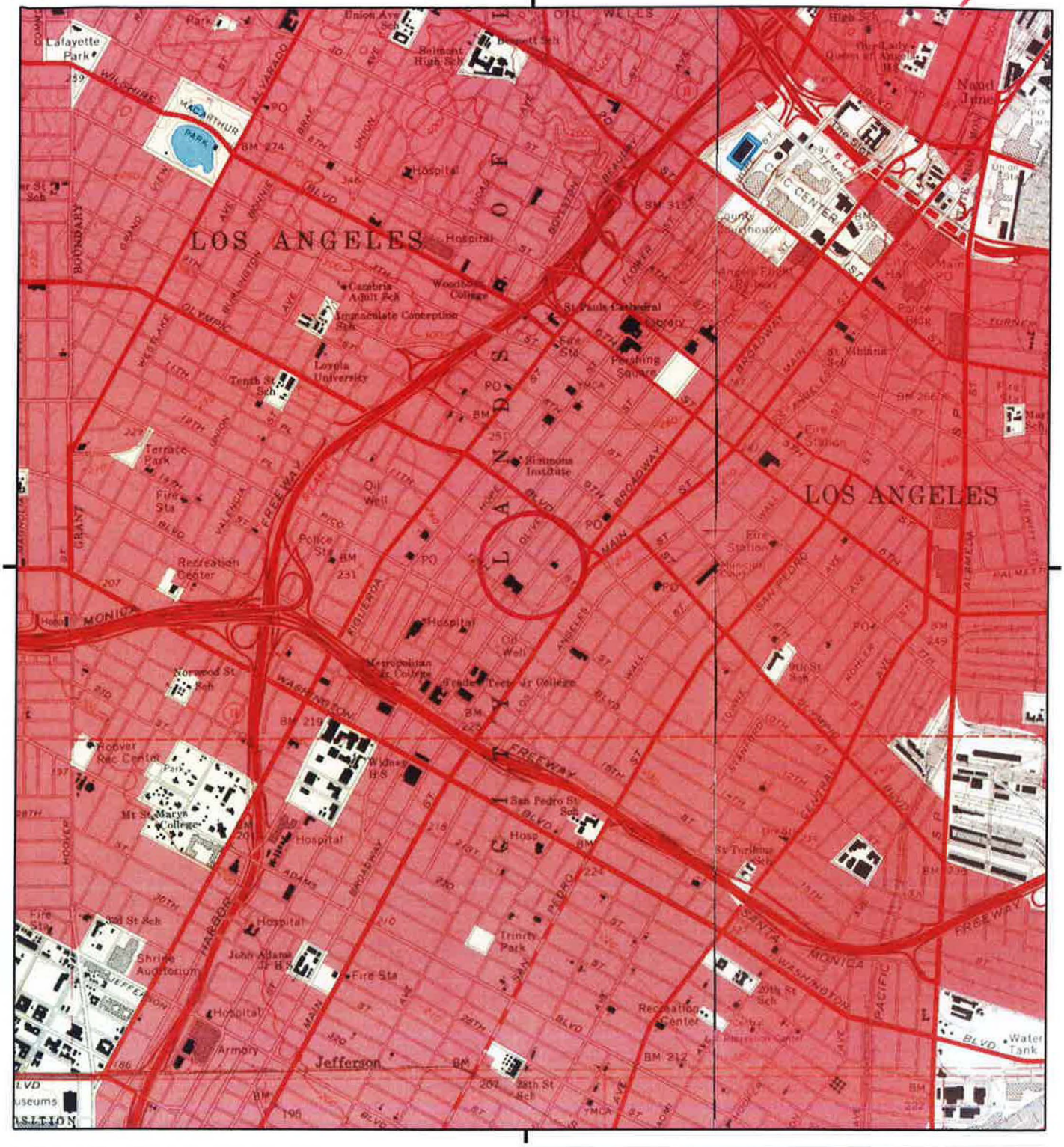
TP, Hollywood, 1953, 7.5-minute
E, Los Angeles, 1953, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

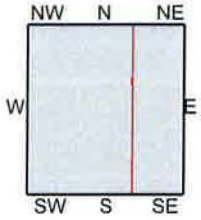
N

Historical Topo Map

1966



This report includes information from the following map sheet(s).



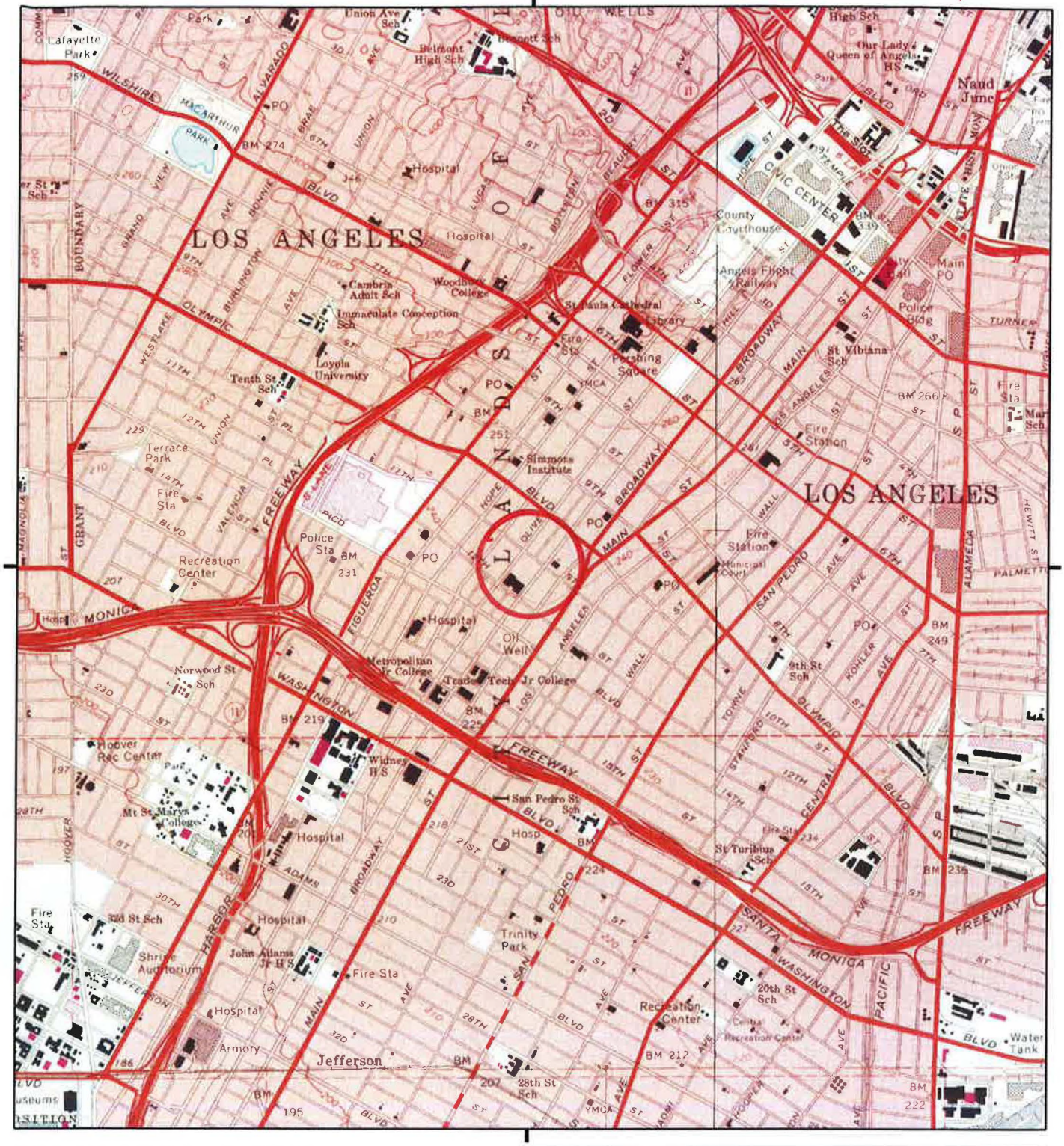
TP, Hollywood, 1966, 7.5-minute
E, Los Angeles, 1966, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

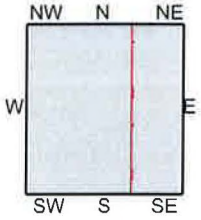
Historical Topo Map

1972



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



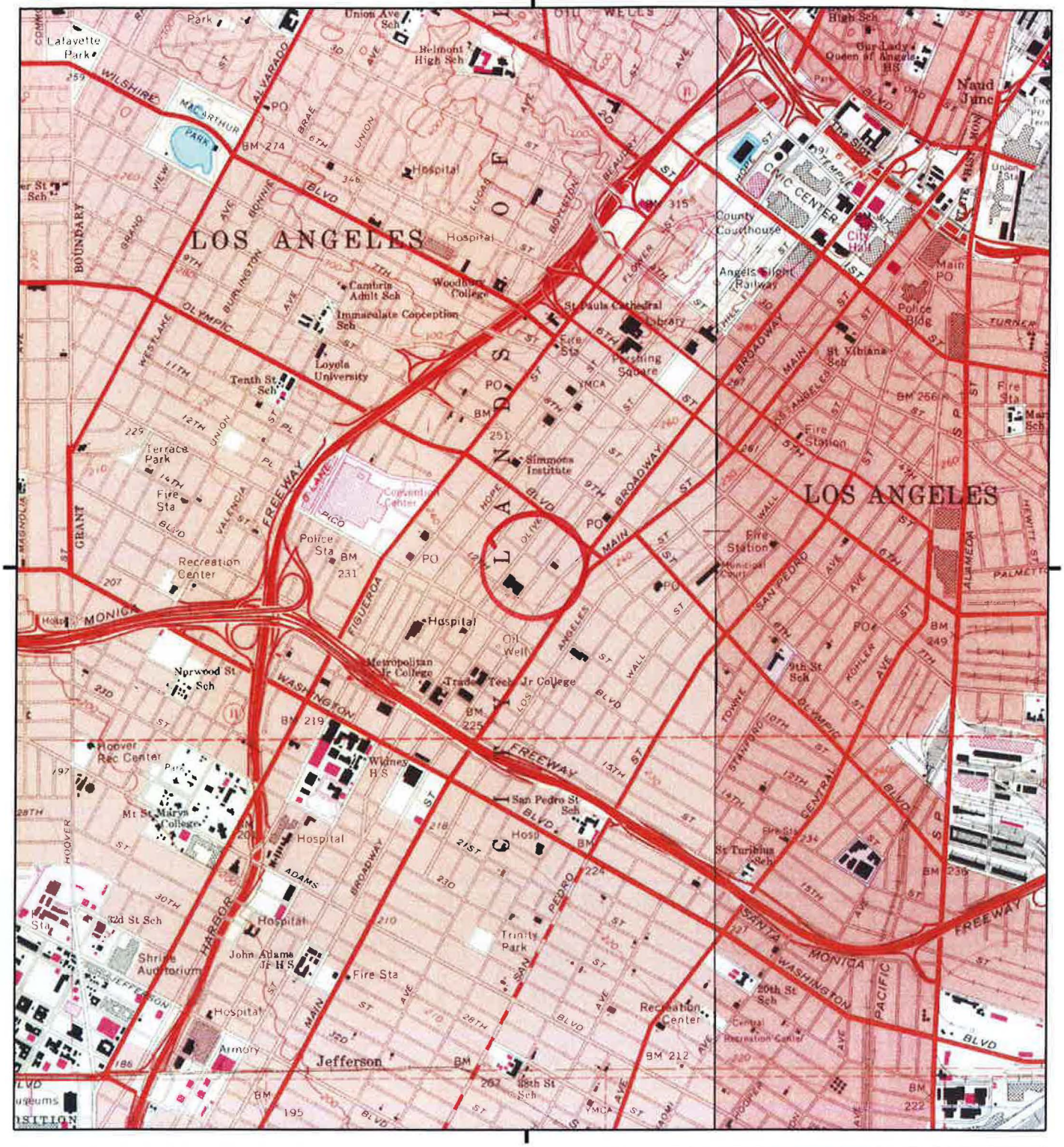
TP, Hollywood, 1972, 7.5-minute
E, Los Angeles, 1972, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

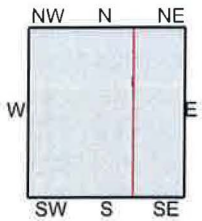
Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



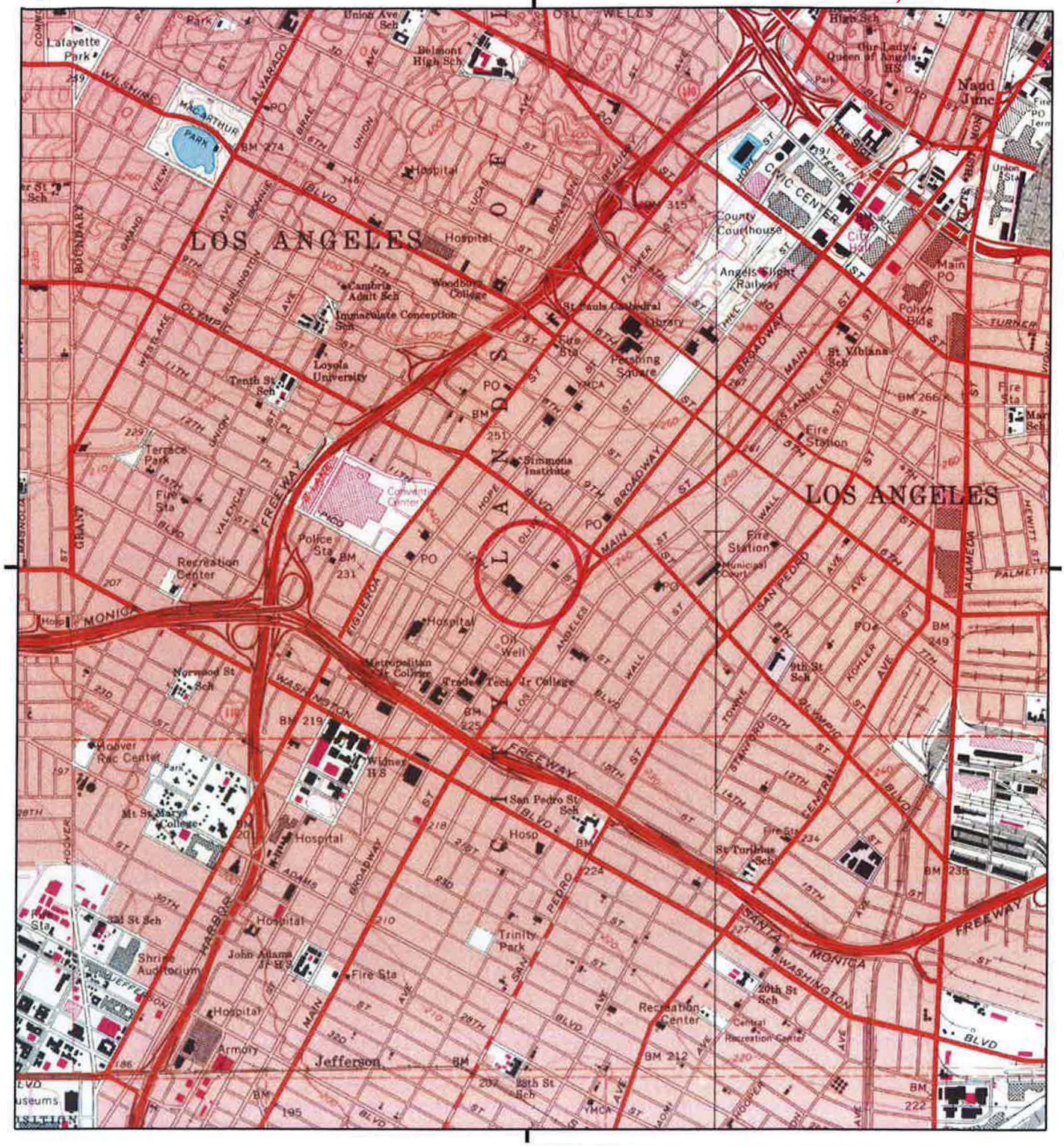
TP, Hollywood, 1981, 7.5-minute
E, Los Angeles, 1981, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

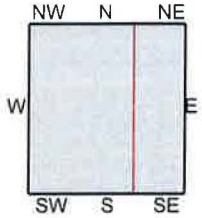
Historical Topo Map

1991, 1994



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



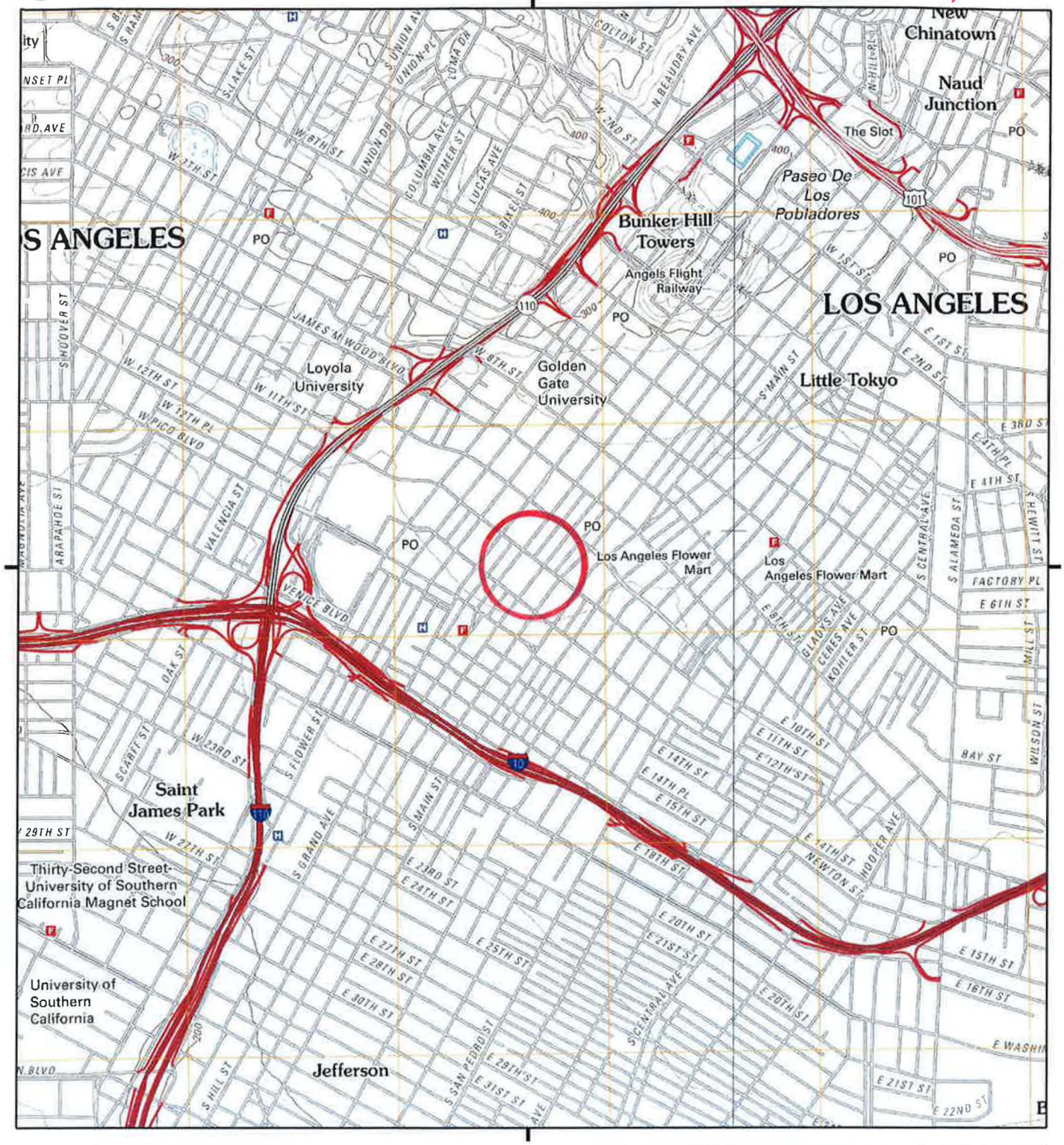
TP, Hollywood, 1991, 7.5-minute
E, Los Angeles, 1994, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Hollywood, 2012, 7.5-minute
E, Los Angeles, 2012, 7.5-minute

SITE NAME: 1101 S HILL ST
ADDRESS: 1101 S HILL ST
LOS ANGELES, CA 90015
CLIENT: PIC Environmental Services

N

APPENDIX H:

HISTORIC AERIAL PHOTOGRAPHS

H

1101 S HILL ST

1101 S HILL ST

LOS ANGELES, CA 90015

Inquiry Number: 5531537.8

January 11, 2019

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

01/11/19

Site Name:

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015
EDR Inquiry # 5531537.8

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch

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.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1983	1"=500'	Flight Date: November 19, 1983	EDR Proprietary Brewster Pacific
1972	1"=500'	Flight Date: November 21, 1972	EDR Proprietary Brewster Pacific
1970	1"=500'	Flight Date: February 17, 1970	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1952	1"=500'	Flight Date: August 01, 1952	USGS
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 22, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR
1923	1"=500'	Flight Date: January 01, 1923	FAIR

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

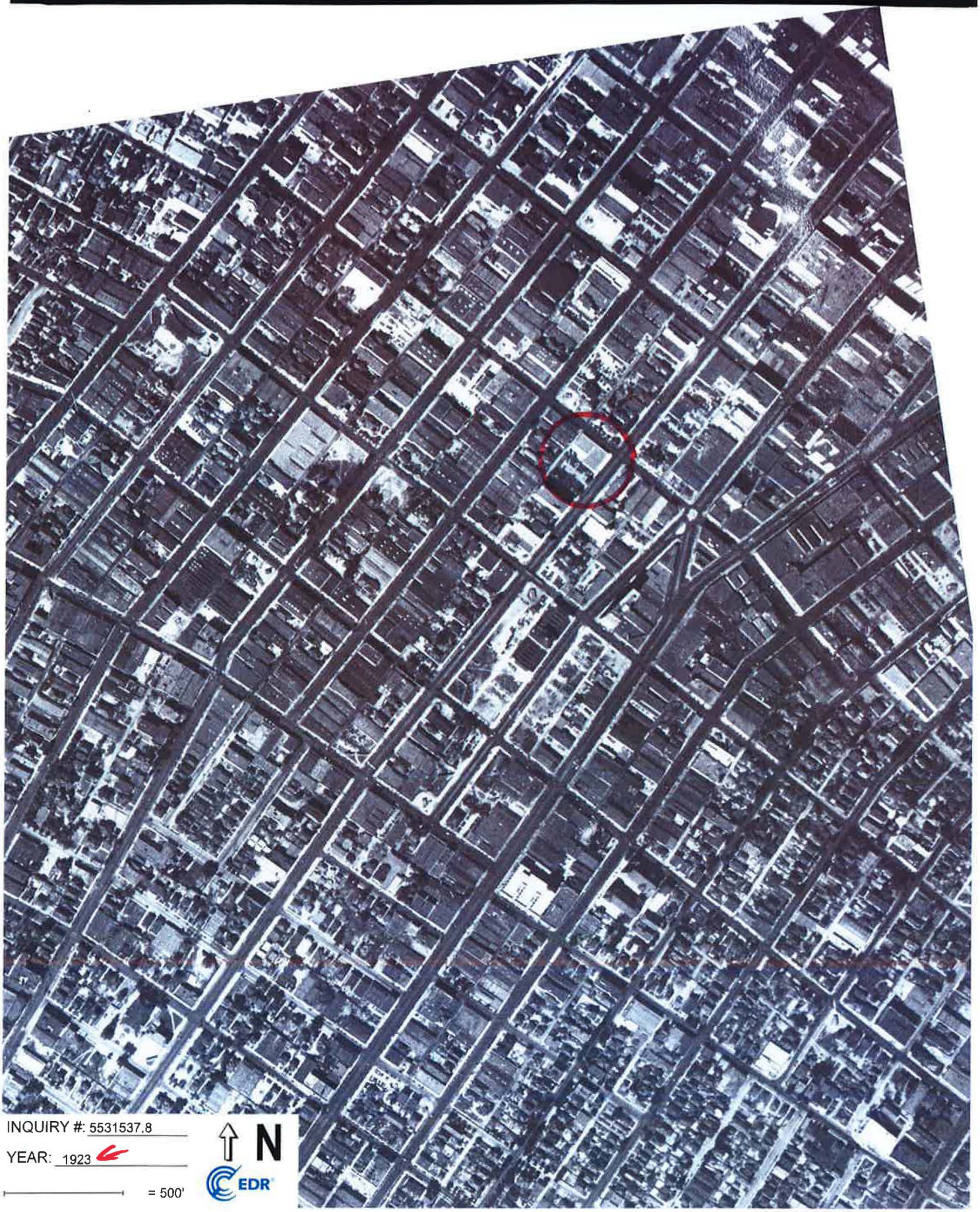
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[redacted]



INQUIRY #: 5531537.8

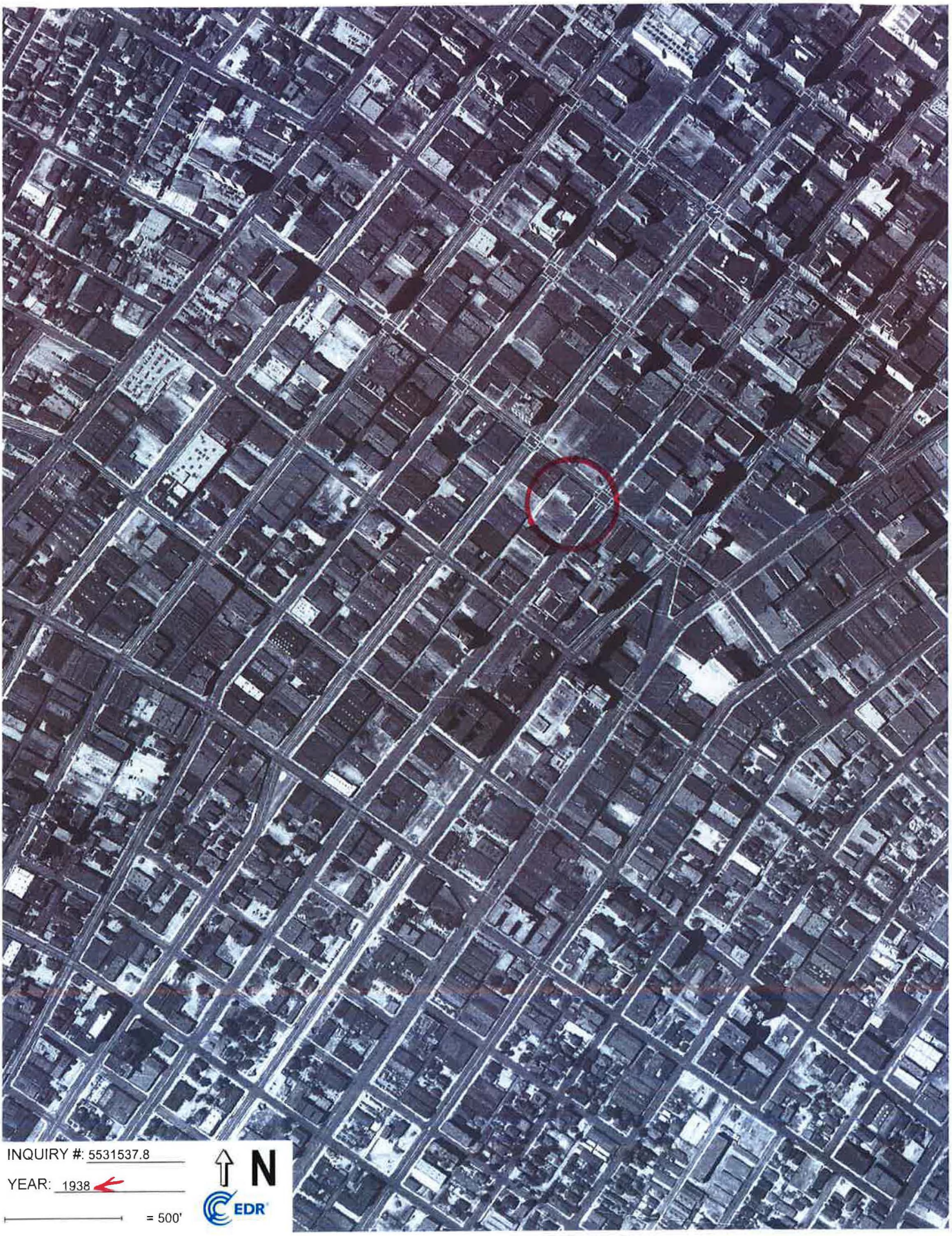
YEAR: 1923

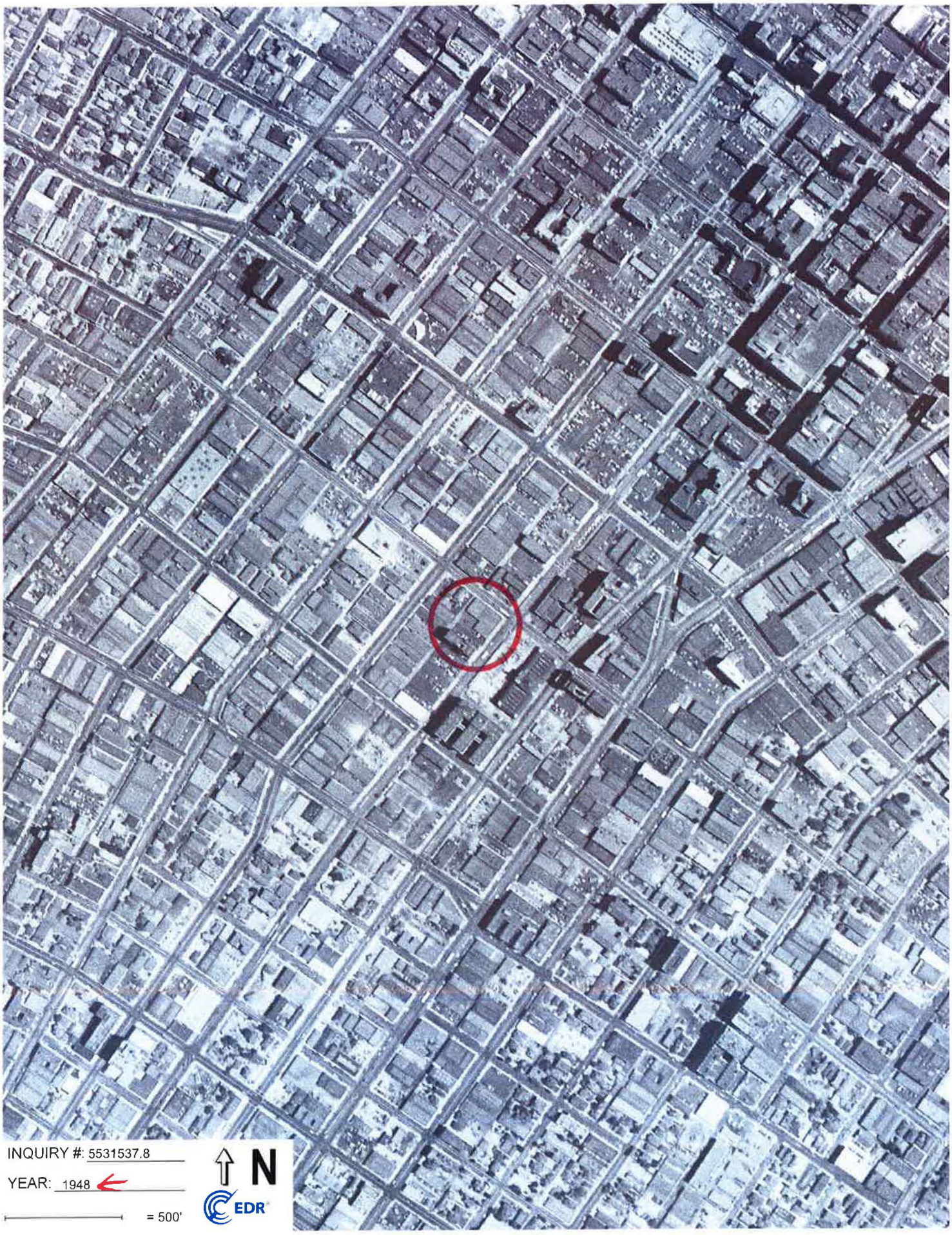
= 500'

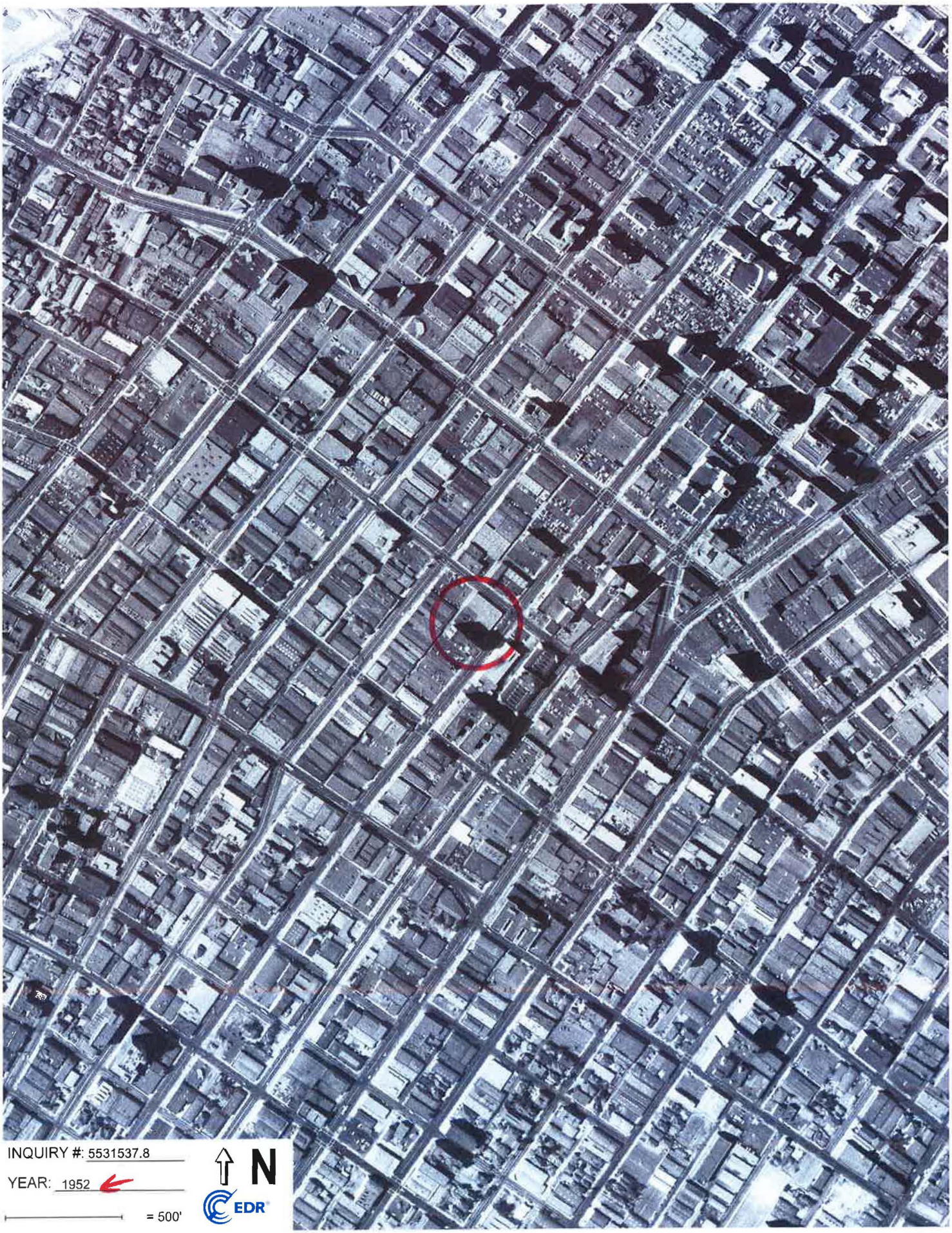
N

EDR

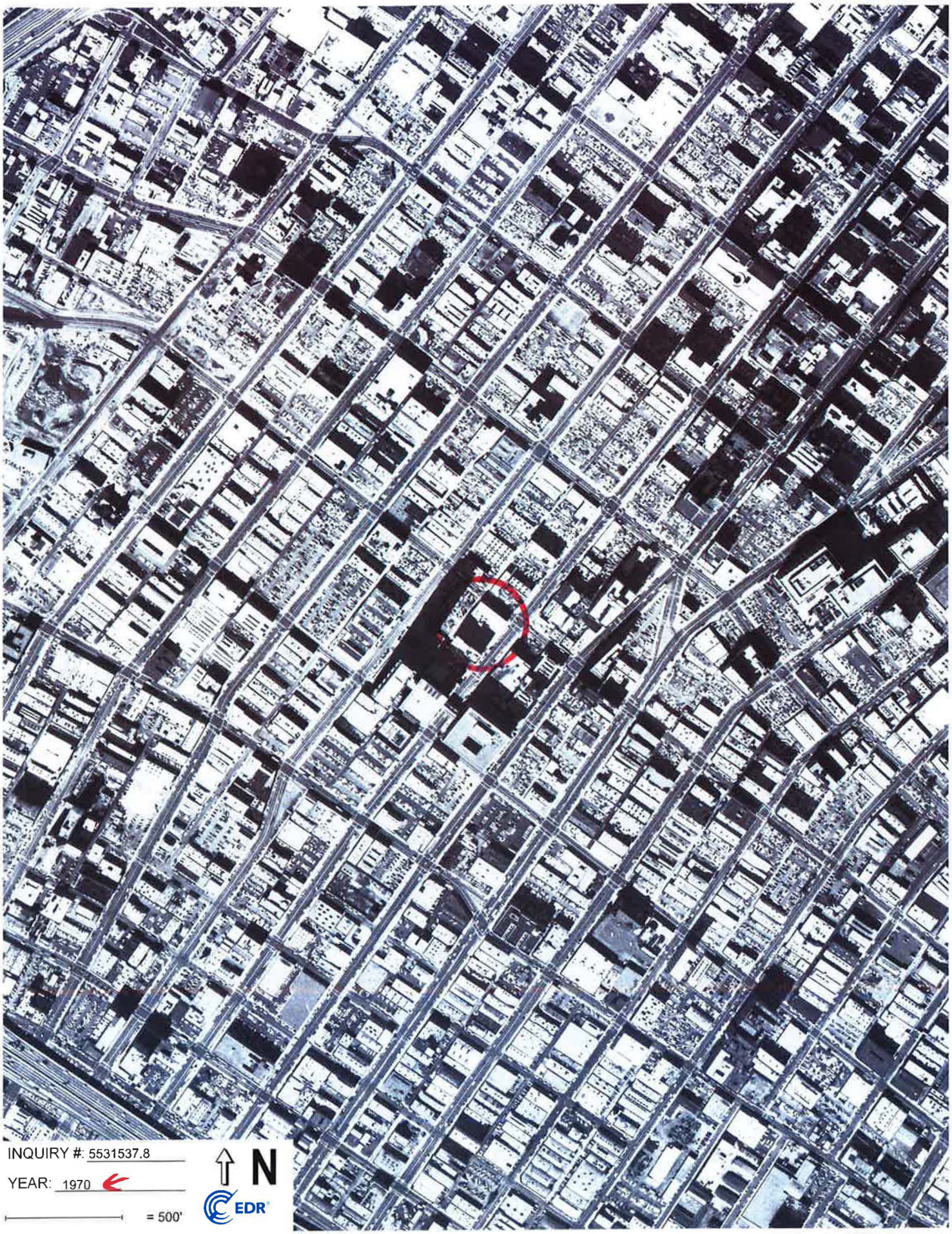

INQUIRY #: 5531537.8
YEAR: 1928
= 500'
N
EDR

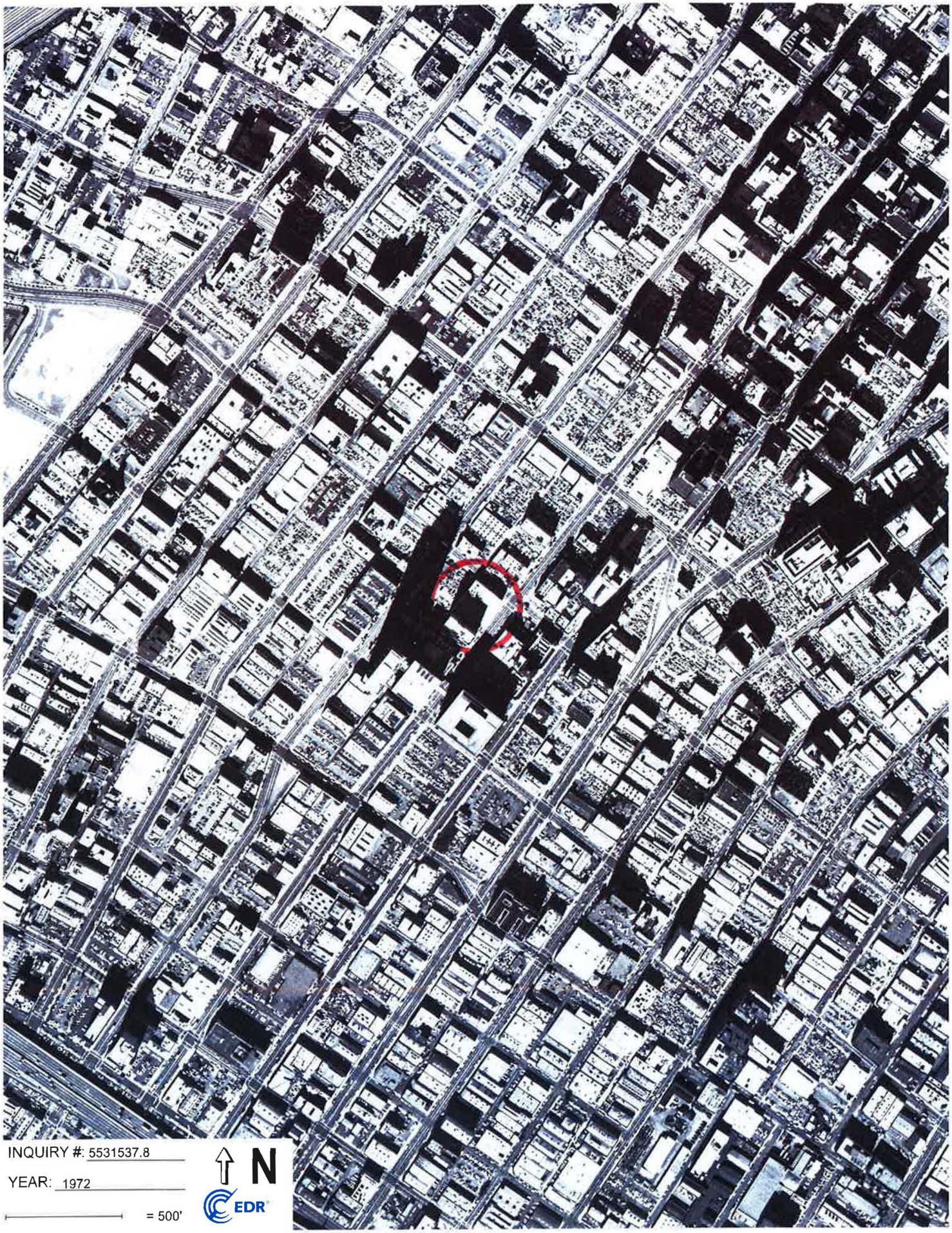

INQUIRY #: 5531537.8
YEAR: 1938
= 500'
N
EDR


INQUIRY #: 5531537.8
YEAR: 1948
= 500'
N
EDR


INQUIRY #: 5531537.8
YEAR: 1952
= 500'
N
EDR


INQUIRY #: 5531537.8
YEAR: 1964
= 500'
N
EDR


INQUIRY #: 5531537.8
YEAR: 1970
= 500'
N
EDR



INQUIRY #: 5531537.8

YEAR: 1972

= 500'

N

EDR



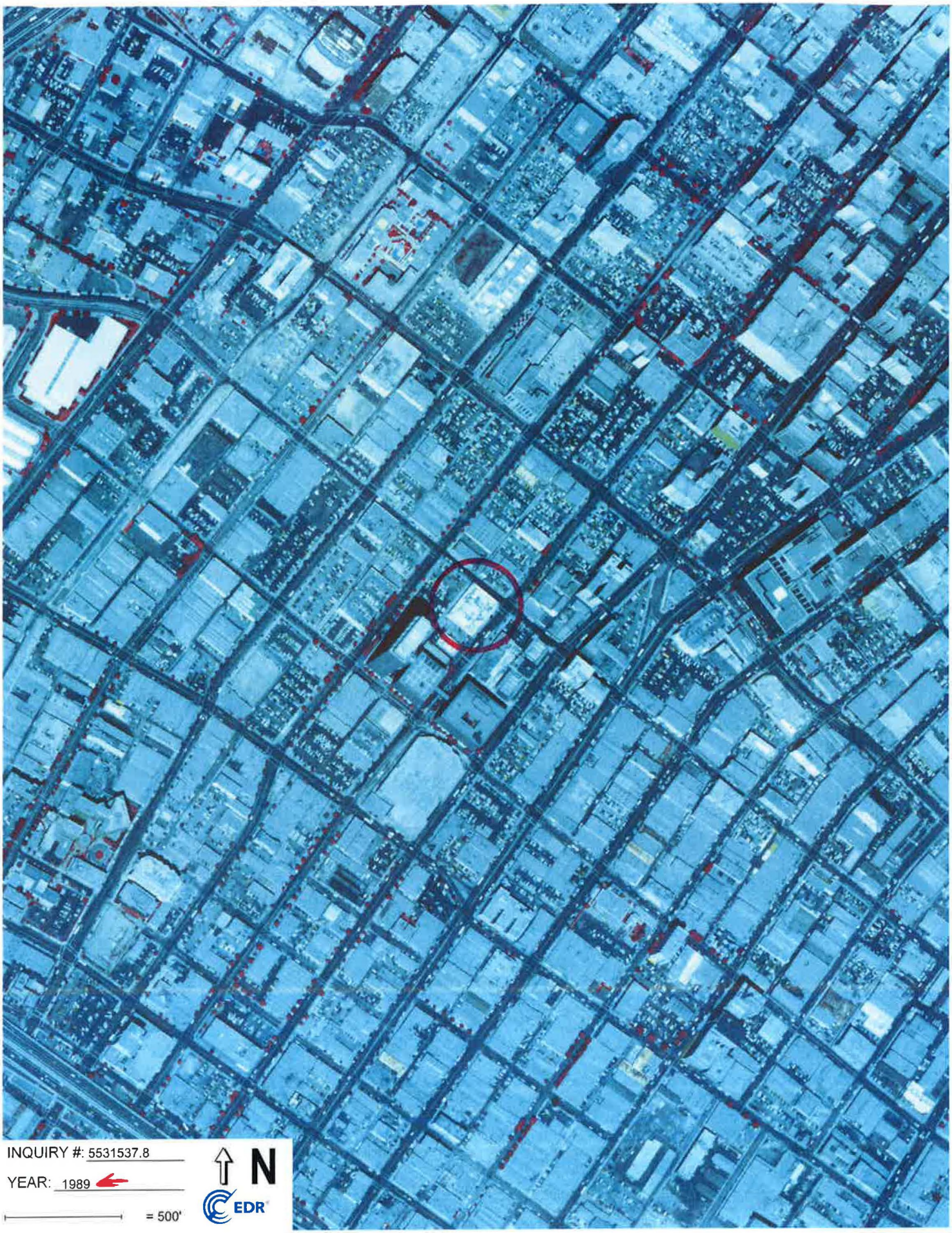
INQUIRY #: 5531537.8

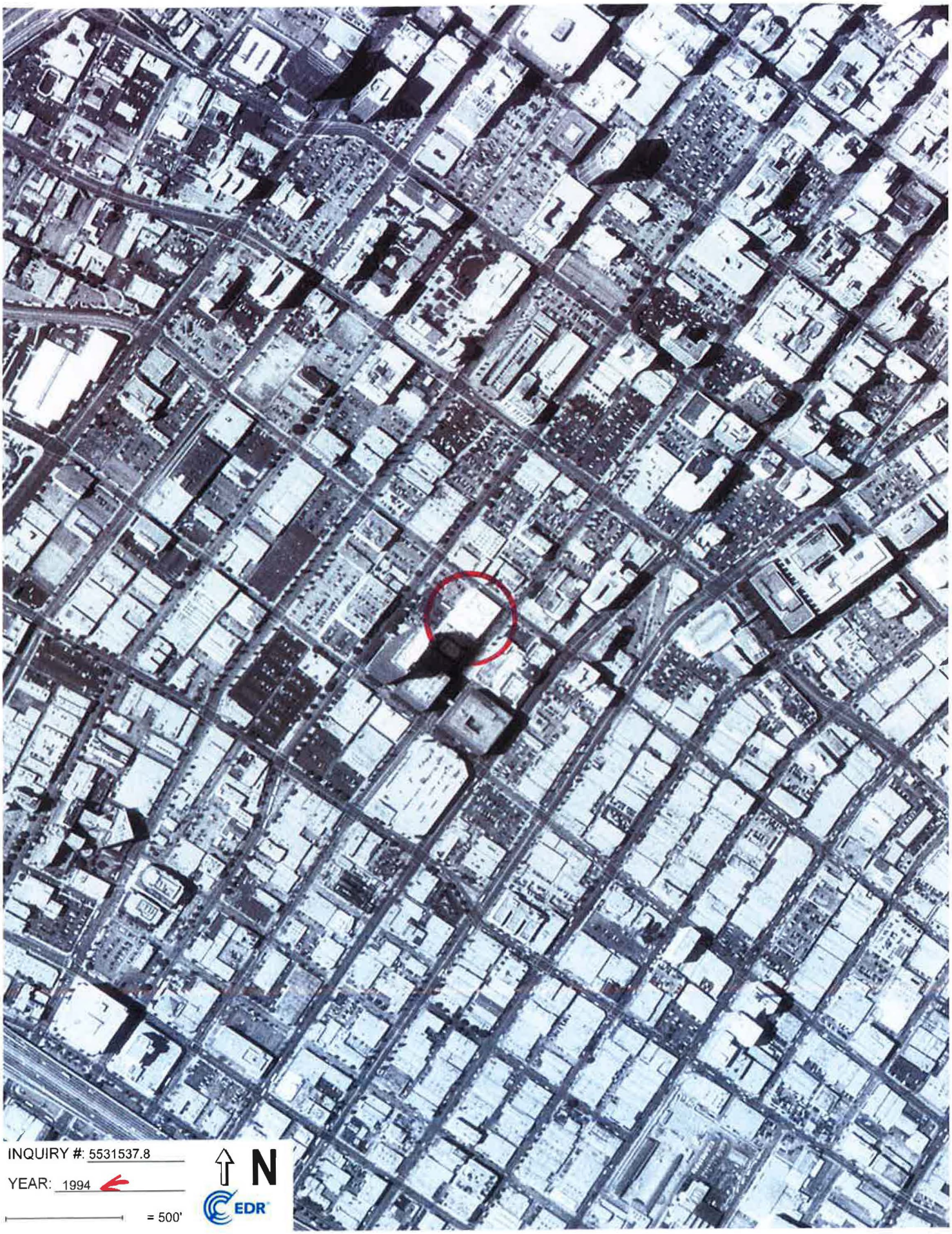
YEAR: 1983

= 500'

N

EDR


INQUIRY #: 5531537.8
YEAR: 1989
= 500'
N
EDR


INQUIRY #: 5531537.8
YEAR: 1994
= 500'
N
EDR



INQUIRY #: 5531537.8

YEAR: 2002

= 500'

N

EDR


INQUIRY #: 5531537.8
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 5531537.8
YEAR: 2009
= 500'
N
EDR



INQUIRY #: 5531537.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 5531537.8

YEAR: 2016

= 500'

N

EDR

APPENDIX I:

CITY DIRECTORY REPORT

I

1101 - 1117 South Hill St.
+
200 - 214 West 11th St.

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015

Inquiry Number: 5531537.5
January 10, 2019

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800 352.0050
www.edrnet.com

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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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 2014. 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.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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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
2014	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2006	Haines Company, Inc	-	X	X	-
	Haines Company, Inc	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1995	Pacific Bell	-	-	-	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	X	-	X	-
1967	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1966	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1958	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	X	X	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Los Angeles Directory Co Publishers	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	X	X	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
1111 S HILL ST	Client Entered	X
1117 S HILL ST	Client Entered	
200 W 11th ST	Client Entered	
214 W 11th ST	Client Entered	X
204 W 11th ST	Client Entered	X
206 W 11th ST	Client Entered	X
208 W 11th ST	Client Entered	
210 W 11th ST	Client Entered	X
212 W 11th ST	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1101 S HILL ST
LOS ANGELES, CA 90015

FINDINGS DETAIL

Target Property research detail.

HILL

1101 HILL

Year	Uses	Source
1969	VACANT	Pacific Telephone

S HILL

1111 S HILL

Year	Uses	Source
1990	ASSOCIATED PRESS MAIN OFC NEWS SERVICES	Pacific Bell
	ASSOCIATED PRESS RADIO	Pacific Bell
1986	ASSOCIATED PRESS	Pacific Bell
	ASSOCIATED PRESS RADIO	Pacific Bell
	CALIF LIVING	Pacific Bell
	HEARST ADVERTISING SERVICE INC	Pacific Bell
	PUCK THE COMIC WEEKLY	Pacific Bell
1981	ASSOCIATED PRESS	Pacific Telephone
	CALIF LIVING	Pacific Telephone
	HEARST ADVERTISING SERVICE INC	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	PUCK THE COMIC WEEKLY	Pacific Telephone
1980	HEARST ADVERTISING SERVICE INC	Pacific Telephone
1975	Hearst Advertising Service Inc	Pacific Telephone
1971	Associated Press	Pacific Telephone
	California LIVING	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	KEY MKT ADVERTISING REPRESENTATIVES INC	Pacific Telephone
	Main Ofc News Services	Pacific Telephone
1967	Associated Press	Pacific Telephone

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1101 S HILL ST
LOS ANGELES, CA 90015

FINDINGS DETAIL

Target Property research detail.

HILL S

1101 HILL S

Year	Uses	Source
2000	HSIAO Chen	Haines & Company

S HILL

1101 S HILL

Year	Uses	Source
1942	Chesterfield Paint Co paints	Los Angeles Directory Co.
1937	CAMPBELL Thos C Mae interviewer State Emp Serv	Los Angeles Directory Co.
1933	Fultz Eug furn	Los Angeles Directory Co.
1929	WEST AMERICAN INSURANCE COMPANY Harold Bayly Pres R J Giles V Pres J E Coberly V Pres F M Ludwick Sec R D Bayly Treas	Los Angeles Directory Co.
1924	Galles Eleanor D acct West American Ins Co r	Los Angeles Directory Co.
	WEST AMERICAN INSURANCE CO Wm L Hughson Pres Thos R Lamb V Pres and Gen Mgr G L Pickrell Asst V Pres H O Harrison Sec	Los Angeles Directory Co.
	WESTERN Underwriters Inc W L Hughson pres H O Harrison sec A D Plughof treas T R Lamb V pres & gen mgr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1967	California Living	Pacific Telephone
	Day Ofc	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	KEY MKT ADVERTISING REPS INC	Pacific Telephone
1962	Allen Franklin S Hearst Advertising Serv	Pacific Telephone
	American Weekly	Pacific Telephone
	Hearst Advertising Serv	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	Pictorial Living	Pacific Telephone
	Puck The Comic Weekly	Pacific Telephone
1942	Caligiuri Clara M pkr	Los Angeles Directory Co.
	Gallant Trading Co H A Gallant I S and S D Brill A H Frank genl mdse whol	Los Angeles Directory Co.
1924	Electro Therapeutic Appliance Co John A Wilferth	Los Angeles Directory Co.
	Gillett Lyman E electr r	Los Angeles Directory Co.
	LOS ANGELES Oratoria Society J A Wilferth pres John Smallman conductor	Los Angeles Directory Co.
	Mc LAUGHLIN Geo offico	Los Angeles Directory Co.

S Hill St

1111 S Hill St

Year	Uses	Source
2014	KATE AND OLIVIA INC	EDR Digital Archive
	SUPER TRADER INC	EDR Digital Archive
2010	SUPER TRADER INC	EDR Digital Archive

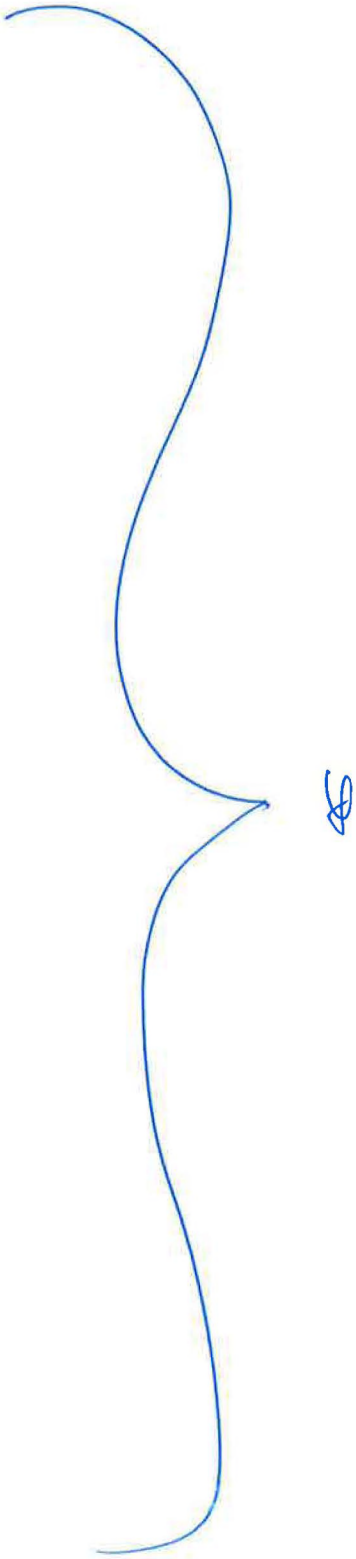
S HILL ST

1111 S HILL ST

Year	Uses	Source
2006	SUPERTRADER INC	Haines Company, Inc
	SUPERTTRADER INC	Haines Company, Inc
	SUPERTRADER INC	Haines Company, Inc
	SUPERTTRADER INC	Haines Company, Inc
1990	ASSOCIATED PRESS MAIN OFC NEWS SERVICES	Pacific Bell
	ASSOCIATED PRESS RADIO	Pacific Bell

FINDINGS

Year	Uses	Source
1986	ASSOCIATED PRESS	Pacific Bell
	ASSOCIATED PRESS RADIO	Pacific Bell
	CALIF LIVING	Pacific Bell
	HEARST ADVERTISING SERVICE INC	Pacific Bell
	PUCK THE COMIC WEEKLY	Pacific Bell
1981	ASSOCIATED PRESS	Pacific Telephone
	CALIF LIVING	Pacific Telephone
	HEARST ADVERTISING SERVICE INC	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	PUCK THE COMIC WEEKLY	Pacific Telephone
1980	HEARST ADVERTISING SERVICE INC	Pacific Telephone
1976	Associated Press Main Ofc News Services	Pacific Telephone
	CALIF LIVING	Pacific Telephone
	Contractors Transport Co trkng	Pacific Telephone
	Phoenix Security Services	Pacific Telephone
	Sunrise Co	Pacific Telephone
	Westport Inc	Pacific Telephone
	Wirephoto	Pacific Telephone
	Associated Press Main Ofc News Services	Pacific Telephone
	CALIF LIVING	Pacific Telephone
	Contractors Transport Co trkng	Pacific Telephone
	Phoenix Security Services	Pacific Telephone
	Sunrise Co	Pacific Telephone
	Westport Inc	Pacific Telephone
	Wirephoto	Pacific Telephone
1975	Hearst Advertising Service Inc	Pacific Telephone
1971	Associated Press	Pacific Telephone
	California LIVING	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	KEY MKT ADVERTISING REPRESENTATIVES INC	Pacific Telephone
	Main Ofc News Services	Pacific Telephone
1970	KEY MKT ADVERTISING REPS INC	Pacific Telephone
	KEY MKT ADVERTISING REPS INC	Pacific Telephone
1967	Associated Press	Pacific Telephone
	California Living	Pacific Telephone
	Day Ofc	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone



FINDINGS

Year	Uses	Source
1967	KEY MKT ADVERTISING REPS INC	Pacific Telephone
1962	Allen Franklin S Hearst Advertising Serv	Pacific Telephone
	American Weekly	Pacific Telephone
	Hearst Advertising Serv	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	Pictorial Living	Pacific Telephone
	Puck The Comic Weekly	Pacific Telephone
1958	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	Howard Morgan Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	Howard Morgan Hearst Consolidated Publications Inc	Pacific Telephone
1942	Caligiuri Clara M pkr	Los Angeles Directory Co.
	Gallant Trading Co H A Gallant I S and S D Brill A H Frank genl mdse whol	Los Angeles Directory Co.
1924	Electro Therapeutic Appliance Co John A Wilferth	Los Angeles Directory Co.
	Gillett Lyman E electr r	Los Angeles Directory Co.
	LOS ANGELES Oratoria Society J A Wilferth pres John Smallman conductor	Los Angeles Directory Co.
	Mc LAUGHLIN Geo offico	Los Angeles Directory Co.

1117 S HILL ST

Year	Uses	Source

W 11th ST

200 W 11th ST

Year	Uses	Source

204 W 11th ST

Year	Uses	Source
2006	CAROLINA	Haines Company, Inc
	FASHIONS	Haines Company, Inc
1990	TIGER FASHIONS	Pacific Bell

FINDINGS

206 W 11th ST

Year	Uses	Source
2006	ALONDRASHOE	Haines Company, Inc
	STORE	Haines Company, Inc
1990	1100 S L A PARTNERSHIP	Pacific Bell
	VIVA LA	Pacific Bell
1986	VIVA L A	Pacific Bell
1937	DOUGLAS Baymond C Mary lab	Los Angeles Directory Co.

208 W 11th ST

Year	Uses	Source

210 W 11th ST

Year	Uses	Source
2006	TALASAZAN DAVID	Haines Company, Inc
1986	DIAMOND S APPAREL	Pacific Bell
1958	Randolph Jettie E Mrs	Pacific Telephone
1924	Montanaro Frank h	Los Angeles Directory Co.

212 W 11th ST

Year	Uses	Source
2006	NINAROSSI	Haines Company, Inc
1990	LEE CHANG HUN	Pacific Bell
	THE CHICKEN COOP	Pacific Bell
1986	THE CHICKEN COOP	Pacific Bell
1981	THE CHICKEN COOP	Pacific Telephone
1971	Als Chicken Coop restrnt	Pacific Telephone
1967	Als Chicken Coop restrnt	Pacific Telephone
1962	Juanitas Cafe	Pacific Telephone
1958	Mercys Cafe	Pacific Telephone
1942	Haberman Car M Rose restr	Los Angeles Directory Co.

214 W 11th ST

Year	Uses	Source
1980	INDUSTRIAL SEWING MACHINE CO E 11TH ST LOS ANGELES	Pacific Telephone
1975	INDUSTRIAL SEWING MACHINE CO	Pacific Telephone
1967	CHANDLER MACH CO	Pacific Telephone
	INDUSTRIAL SEWING MACH CO	Pacific Telephone
	MARTIN ELECTRIC	Pacific Telephone

FINDINGS

Year	Uses	Source
1966	INDUSTRIAL SEWING MACHINE CO	Pacific Telephone
1960	PACKAGE FAST FREIGHT	Pacific Telephone
1958	Package Fast Freight	Pacific Telephone

FINDINGS

Year	Uses	Source
1933	De Luxe Dancing Academy Alice Arlington mgr	Los Angeles Directory Co.
1929	Chipmin Marie A Mrs dancing academy	Los Angeles Directory Co.

1059 S HILL

Year	Uses	Source
1942	ROBERTSON Violet H Mrs conrf	Los Angeles Directory Co.
1937	ROBERTSON Shelby L auto park	Los Angeles Directory Co.
	GIBSON Violet cigars	Los Angeles Directory Co.
1929	RANKIN W D soft drinks	Los Angeles Directory Co.
	Weiser Adolph Melvina auto park	Los Angeles Directory Co.
1924	Novotny Jos soft drinks	Los Angeles Directory Co.

1060 S HILL

Year	Uses	Source
1937	Loftus Wm Pauline auto park	Los Angeles Directory Co.

1061 S HILL

Year	Uses	Source
1990	TONY S BURGERS	Pacific Bell
1986	TONY S BURGERS	Pacific Bell
1981	TONY S BURGERS	Pacific Telephone
1971	Daves Char Broiler	Pacific Telephone
1937	Log Coffee Taverns Lawrence Gorvad dist mgr restr	Los Angeles Directory Co.

1102 S HILL

Year	Uses	Source
1942	GENERAL PETROLEUM CORP Gas Stations	Los Angeles Directory Co.
1937	Howie Albt S gas sta	Los Angeles Directory Co.
	Grosh Philip T atuto Indy	Los Angeles Directory Co.
1933	Howies Albt S auto pk	Los Angeles Directory Co.
	DICK Jas B Claire mfrs agt	Los Angeles Directory Co.
1929	HOWIE Albt S Ida gas sta	Los Angeles Directory Co.

1107 S HILL

Year	Uses	Source
1929	PARKS Gee N jr real est	Los Angeles Directory Co.
1924	MARTIN Electric Fixture Co C C and M C Martin	Los Angeles Directory Co.

FINDINGS

1108 S HILL

Year	Uses	Source
1962	Mannon Fred W	Pacific Telephone
	Hillbro Newspaper Printing Co Division of Hearst Publishing Co Inc	Pacific Telephone

1109 S HILL

Year	Uses	Source
1924	SCHLOSS MANUFACTUING CO Clif Lewis Mgr Sole Pacific Coast Agents Western Clock Co Makers of Westclox Big Ben and Baby Ben Clocks	Los Angeles Directory Co.
	WESTERN Clock Co Clif Lewis cok mfrs	Los Angeles Directory Co.

1111 S HILL

Year	Uses	Source
1990	ASSOCIATED PRESS MAIN OFC NEWS SERVICES	Pacific Bell
	ASSOCIATED PRESS MAIN OFC NEWS SERVICES	Pacific Bell
	ASSOCIATED PRESS RADIO	Pacific Bell
1986	ASSOCIATED PRESS	Pacific Bell
	ASSOCIATED PRESS	Pacific Bell
	ASSOCIATED PRESS RADIO	Pacific Bell
	CALIF LIVING	Pacific Bell
	HEARST ADVERTISING SERVICE INC	Pacific Bell
	PUCK THE COMIC WEEKLY	Pacific Bell
1981	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	PUCK THE COMIC WEEKLY	Pacific Telephone
	ASSOCIATED PRESS	Pacific Telephone
	CALIF LIVING	Pacific Telephone
	HEARST ADVERTISING SERVICE INC	Pacific Telephone
1980	HEARST ADVERTISING SERVICE INC	Pacific Telephone
1975	HEARST ADVERTISING SERVICE INC	Pacific Telephone
	Hearst Advertising Service Inc	Pacific Telephone
1971	Associated Press	Pacific Telephone
	Main Ofc News Services	Pacific Telephone
	California LIVING	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	KEY MKT ADVERTISING REPRESENTATIVES INC	Pacific Telephone
1967	Day Ofc	Pacific Telephone
	Associated Press	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	California Living	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	KEY MKT ADVERTISING REPS INC	Pacific Telephone
1962	Allen Franklin S Hearst Advertising Serv	Pacific Telephone
	American Weekly	Pacific Telephone
	Hearst Advertising Serv	Pacific Telephone
	Hearst Consolidated Publications Inc	Pacific Telephone
	Hearst Publishing Company Inc	Pacific Telephone
	Pictorial Living	Pacific Telephone
	Puck The Comic Weekly	Pacific Telephone
1942	Caligiuri Clara M pkr	Los Angeles Directory Co.
	Gallant Trading Co H A Gallant I S and S D Brill A H Frank genl mdse whol	Los Angeles Directory Co.
1924	WILFERTH JOHN A Electro Therapeutic Appliance Co	Los Angeles Directory Co.
	Electro Therapeutic Appliance Co John A Wilferth	Los Angeles Directory Co.
	Gillett Lyman E electr r	Los Angeles Directory Co.
	LOS ANGELES Oratoria Society J A Wilferth pres John Smallman conductor	Los Angeles Directory Co.
	Mc LAUGHLIN Geo offico	Los Angeles Directory Co.

1112 S HILL

Year	Uses	Source
1929	BROWN Julia cracker pkr	Los Angeles Directory Co.

1113 S HILL

Year	Uses	Source
1924	PACIFIC Tile & Marble Co Chas Hilf pres E E good v pres a F Turk sec treas	Los Angeles Directory Co.

1115 S HILL

Year	Uses	Source
1942	Berber Jack Lucretia auto park	Los Angeles Directory Co.
1937	WALSH John J shoe shiner	Los Angeles Directory Co.
	Berber Jack Lucretia auto parking	Los Angeles Directory Co.
1933	BERBER Jack auto park	Los Angeles Directory Co.
1929	Welker Alf K auto pk	Los Angeles Directory Co.
1924	Zasler M A h	Los Angeles Directory Co.
	PETERSEN Walter h	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1924	COLLINS John h	Los Angeles Directory Co.
	Foss Carl W barber r	Los Angeles Directory Co.
	FOSTER Apartments	Los Angeles Directory Co.
	Margo W h	Los Angeles Directory Co.
	OLDS Nellie Mrs apts	Los Angeles Directory Co.

1117 S HILL

Year	Uses	Source
1942	Berber Jack Lucretia auto park restr	Los Angeles Directory Co.
1937	Gardiner Bertha D restr	Los Angeles Directory Co.
1933	GARDINER Bertha D restr	Los Angeles Directory Co.
1929	BAILEY Royal restr	Los Angeles Directory Co.

1121 S HILL

Year	Uses	Source
1971	Coleman John M atty	Pacific Telephone
	Mennell Robt L atty	Pacific Telephone
	Parker Gertrude P Southwestern University	Pacific Telephone
	PARKER IGNATIUS F Southwestern University	Pacific Telephone
	Parker John F Southwestern University schl of law	Pacific Telephone
	Rose Bernard CPA	Pacific Telephone
	SOUTHWESTERN UNIVERSITY schl of law	Pacific Telephone
	Wildman Paul W Southwestern University schl of law	Pacific Telephone
1967	Clar & Spitzer Inc	Pacific Telephone
	Coleman John M atty	Pacific Telephone
	Danoff Herbert J atty	Pacific Telephone
	GAINES KENNETHC CO doors	Pacific Telephone
	Keeler Chas L atty	Pacific Telephone
	KINNEAR MFG CO THE doors	Pacific Telephone
	Parker Gertrude P Southwestern University	Pacific Telephone
	Parker Ignatius F Southwestern University	Pacific Telephone
	Peelle Co The doors	Pacific Telephone
	Rose Bernard CPA	Pacific Telephone
	Schumacher J J Mrs Southwestern University	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BROADWAY S

1102 BROADWAY S

Year	Uses	Source
2000	XXXX	Haines & Company

1106 BROADWAY S

Year	Uses	Source
2000	XXXX	Haines & Company

1108 BROADWAY S

Year	Uses	Source
2000	J & J COPFEE SHOP	Haines & Company

1111 BROADWAY S

Year	Uses	Source
2000	HOLLYWD LOCATIONS	Haines & Company

1120 BROADWAY S

Year	Uses	Source
2000	SCHALL Donald	Haines & Company

1138 BROADWAY S

Year	Uses	Source
2000	YOU ME INTERNATL INC	Haines & Company

1144 BROADWAY S

Year	Uses	Source
2000	LUCKY INTERNATIONAL TRADING	Haines & Company

S BROADWAY

1102 S BROADWAY

Year	Uses	Source
1971	Case Restaurant Delicatessen	Pacific Telephone
1967	Case Restaurant Delicatessen	Pacific Telephone
1962	Case Delicatessen Inc	Pacific Telephone

FINDINGS

1103 S BROADWAY

Year	Uses	Source
1960	INTERNATL AIRLINE AGCY	Pacific Telephone
1937	COHN Benj slsmn Saml Kohn	Los Angeles Directory Co.

1104 S BROADWAY

Year	Uses	Source
1937	EVANS Florence M beauty shop	Los Angeles Directory Co.
1933	Baskin Louis B Anna barber	Los Angeles Directory Co.

1106 S BROADWAY

Year	Uses	Source
1990	JOB CORPS DOWNTOWN MAIN OFC	Pacific Bell
1986	JOB CORPS DOWNTOWN MAIN OFC	Pacific Bell
	JOB CORPS DOWNTOWN MAIN OFC	Pacific Bell
1981	JOB CORPS CENTER	Pacific Telephone
1971	Job Corps Center For Women	Pacific Telephone
1967	JOB CORPS CENTER FOR WOMEN	Pacific Telephone
	Y W C A Job Corps Training Center	Pacific Telephone
1962	CASE HOTEL	Pacific Telephone
1942	BUTLER Clarie C	Los Angeles Directory Co.
	Cabrillo Hotel	Los Angeles Directory Co.
	Cam Billy J coml artist	Los Angeles Directory Co.
	COHEN Bernard	Los Angeles Directory Co.
	CORBETT Mat	Los Angeles Directory Co.
	Cubitt Maude H printer LAEF & E	Los Angeles Directory Co.
	DIXON H P	Los Angeles Directory Co.
	Dratz Emma H	Los Angeles Directory Co.
	EBERT Ferdinand H cook	Los Angeles Directory Co.
	EBERT Frank chef	Los Angeles Directory Co.
	EBERT Ruth cash Saml Berliner	Los Angeles Directory Co.
	EDWARDS Marte W sten WHL Co	Los Angeles Directory Co.
	Fay Edw C	Los Angeles Directory Co.
	Ferro Nicolas	Los Angeles Directory Co.
	Fitkin L	Los Angeles Directory Co.
	Garbey Edw	Los Angeles Directory Co.
	HANNON John M	Los Angeles Directory Co.
	Hossain Synd	Los Angeles Directory Co.
	HOTEL Cabrillo	Los Angeles Directory Co.
	HYDE C R slsmn Harman Equip Co	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	HYDE Carl R	Los Angeles Directory Co.
	Hyman Isaac	Los Angeles Directory Co.
	KAUFMAN Harry O mfrs agt	Los Angeles Directory Co.
	LANE Wm G Maud pres Lane Mortgage Co	Los Angeles Directory Co.
	Lehnhardt Paul court reporter	Los Angeles Directory Co.
	Lillard Chas prsmn	Los Angeles Directory Co.
	LUND Victor E	Los Angeles Directory Co.
	Malouf A	Los Angeles Directory Co.
	Max Sam	Los Angeles Directory Co.
	Mc CARTHY Leo D	Los Angeles Directory Co.
	Mc CARTHY Leo I eng SCTCo	Los Angeles Directory Co.
	Mc LAUGHLIN Hope A	Los Angeles Directory Co.
	MOORE Patk H	Los Angeles Directory Co.
	MORSE John C v pres Dan B Miner Co	Los Angeles Directory Co.
	Nasabal Aug M auto pk	Los Angeles Directory Co.
	ODONNELL M	Los Angeles Directory Co.
	Parmenter Geo E	Los Angeles Directory Co.
	Pond Mabel	Los Angeles Directory Co.
	RUDNICK Benj	Los Angeles Directory Co.
	Schlyen David drugs	Los Angeles Directory Co.
	Schnitzer Saml	Los Angeles Directory Co.
	SCOFIELD H E	Los Angeles Directory Co.
	Sparks Helen	Los Angeles Directory Co.
	Stegner Hazel D bkpr R A Chalme	Los Angeles Directory Co.
	Strano Dominic	Los Angeles Directory Co.
	TOWNSEND Roscoe	Los Angeles Directory Co.
	Voss Harry restr	Los Angeles Directory Co.
	WHITE Frank K housemn	Los Angeles Directory Co.
	Wohlford Carl	Los Angeles Directory Co.
	YOHN Carl F clk DW&P	Los Angeles Directory Co.
	Adler Thos A	Los Angeles Directory Co.
	ALDRICH Carl D	Los Angeles Directory Co.
	ALDRICH Dean C slsmn Sunshine Curtains	Los Angeles Directory Co.
	Alyward John	Los Angeles Directory Co.
	Aranoff Alex H mgr Abr Schwartz	Los Angeles Directory Co.
	BALZER Mabel	Los Angeles Directory Co.
	Beardsley Elis W Mrs	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1942	BURTON Roy C State dir community serv projects WPA	Los Angeles Directory Co.
1937	ALLEN Donald H clk	Los Angeles Directory Co.
	APPEL Albt W v pres Assoc Bail & Ins Agcy	Los Angeles Directory Co.
	Blackman John V adv mgr Sou Calif Tourist Bureau Inc	Los Angeles Directory Co.
	BUTLER O C mgr Pac Trans & Whs Co	Los Angeles Directory Co.
	COHEN Bernard slsmn	Los Angeles Directory Co.
	Coltrain Claude G meat ctr	Los Angeles Directory Co.
	Fanelli Louis tailor	Los Angeles Directory Co.
	Garbey Harry mgr Hanry Winston	Los Angeles Directory Co.
	Iben Henry T clk	Los Angeles Directory Co.
	KAUFMAN Harry C machy	Los Angeles Directory Co.
	KEMP Geo W dep District Attorney	Los Angeles Directory Co.
	Koen Frank F Dorothy ice cream mkr	Los Angeles Directory Co.
	Laeson Paul S garmt ftr	Los Angeles Directory Co.
	LOS ANGELES Press Club J L Conrad sec	Los Angeles Directory Co.
	Menning Kay M with Firemans Fund Ins Co	Los Angeles Directory Co.
	MORSE John C v pres Dan B Miner Co	Los Angeles Directory Co.
	ONEILL Danl lawyer	Los Angeles Directory Co.
	PARENT JAMES H News Editor Illustrated Daily News	Los Angeles Directory Co.
	Renner Robt D acct Bekins Van & Stge Co	Los Angeles Directory Co.
	Rutley Leonard tailor	Los Angeles Directory Co.
	WOODS Hugh M letter shop	Los Angeles Directory Co.
1933	BUTLER O Claire Pacific Transportation Co	Los Angeles Directory Co.
	Cabrillo Club B L Vaughn mgr	Los Angeles Directory Co.
	KEMP Geo W dep District Attorney	Los Angeles Directory Co.
	Lane Wm G pres Lane Mortgage Co	Los Angeles Directory Co.
	Lilienthal Julius police	Los Angeles Directory Co.
	Mc Guigan Joe E pres treas Beverly Hosiery Mills	Los Angeles Directory Co.
	RAMSEY Clyde A mgr Security Circulation Co	Los Angeles Directory Co.
	Rosenwald Perey D shoes	Los Angeles Directory Co.
	Selanader Fred pres Associated Material Co	Los Angeles Directory Co.
	VAUGHN Bert L Adele sugr Cabrillo Club	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	Andreini Lugi J Andreini & Smith	Los Angeles Directory Co.
	Brelsford Worthy L	Los Angeles Directory Co.
	COMMERCIAL CLUB OF SOUTHERN CALIFORNIA Harry D Clark Sec Mgr	Los Angeles Directory Co.
	Grundy Harold A Pac Transp Co	Los Angeles Directory Co.
	HAYES W KENNETH Financial Editor L A Examiner	Los Angeles Directory Co.
	Mc Caleb John A Lent police	Los Angeles Directory Co.
	ROSEN Arvid sec treas Kross Inc r	Los Angeles Directory Co.
	STOCK LAURENCE J Mgr Commercial National Office Bank of Italy Natl Trust & Savings Association r	Los Angeles Directory Co.

1108 S BROADWAY

Year	Uses	Source
1990	J & J COFFEE SHOP	Pacific Bell
	P & S AUTO PARKS	Pacific Bell
1986	J & J COFFEE SHOP	Pacific Bell
1981	J & J COFFEE SHOP	Pacific Telephone
1971	Jacks Sandwich Shop	Pacific Telephone
1967	Jacks Sandwich Shop	Pacific Telephone
1962	Jacks Sandwich Shop	Pacific Telephone
1942	Gill Velma	Los Angeles Directory Co.
1937	YOHN Carl F clk Dept Water & Power	Los Angeles Directory Co.
	Astor Auto Parks	Los Angeles Directory Co.
1924	Brelsford Worthy L used cars	Los Angeles Directory Co.
	MARTIN Kent K used cars	Los Angeles Directory Co.

1111 S BROADWAY

Year	Uses	Source
1991	HERALD-EXAMINER	Pacific Bell
	HERALD-EXAMINER	Pacific Bell
	HERALD-EXAMINER	Pacific Bell
	Culver City Subscribers	Pacific Bell
	Cla Culver City Subscribers	Pacific Bell
	All Other Departments	Pacific Bell
	Heranvi Farhad 8364438	Pacific Bell
	Heravi Omid 8360107	Pacific Bell
1990	HERALD-EXAMINER LOS ANGELES	Pacific Bell
1986	HERALD-EXAMINER LOS ANGELES MAIN OFFICE	Pacific Bell

FINDINGS

Year	Uses	Source
1985	HERALD-EXAMINER LOS ANGELES	Pacific Bell
	HERALD-EXAMINER LOS ANGELES	Pacific Bell
	HERALD-EXAMINER LOS ANGELES	Pacific Bell
	HERALD EXAMINER LOS ANGELES	Pacific Bell
	No Charge To Calling Party	Pacific Bell
	Classified	Pacific Bell
	No Charge To Calling Party	Pacific Bell
	HERALD EXAMINER LOS ANGELES	Pacific Bell
	HERALD EXAMINER LOS ANGELES	Pacific Bell
	Herald Examiner Los Angeles Main Office	Pacific Bell
1981	EICHEL LARRY PHILADELPHIA INQUIRER	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	HILLBRO NEWSPAPER PRINTING CO DIV OF HEARST PUBLISHING CO INC	Pacific Telephone
	PHILADELPHIA INQUIRER	Pacific Telephone
1980	Main Office	Pacific Telephone
	Classified Advertising Ofc	Pacific Telephone
	Los Angeles Herald Examiner see Heralde Examiner Los Angeles	Pacific Telephone
	Main Office	Pacific Telephone
	HERALD-EXAMINER LOS ANGELES	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
1975	Main Office	Pacific Telephone
	HERALD-EXAMINER LOS ANGELES MAIN OFFICE	Pacific Telephone
	HERALD-EXAMINER LOS ANGELES MAIN OFFICE	Pacific Telephone
1971	Main Ofc	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	Classified Advertising Ofc	Pacific Telephone
	Hillbro Newspaper Printing Co Div Of Hearst Publishing Co Inc	Pacific Telephone
	LOS ANGELES HERALD EXAMINER See Herald Examiner Los Angeles	Pacific Telephone
1970	HERALD-EXAMINER LOS ANGELES	Pacific Telephone
	HERALD-EXAMINER LOS ANGELES	Pacific Telephone
	HERALD-EXAMINER LOS ANGELES CIRCULATION DEALERS	Pacific Telephone
	HERALD-EXAMINER LOS ANGELES MAIN OFFICE	Pacific Telephone

FINDINGS

Year	Uses	Source
1970	HERALD-EXAMINER LOS ANGELES MAIN OFFICE	Pacific Telephone
1967	United Press International News Bureau	Pacific Telephone
	Main Ofc	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	Classified Advertising Ofc	Pacific Telephone
	Hillbro Newspapes Printing Co Div of Hearst Publishing Co Inc	Pacific Telephone
	LOS ANGELES HERALD EXAMINER	Pacific Telephone
	Photo Bureau	Pacific Telephone
1965	L A HEBREW HIGH SCHOOL	Pacific Telephone
1964	HERALD-EXAMINER LOS ANGELES	Pacific Telephone
	LOS ANGELES HERALDEXAMINER SEE HERALDEXAMINER LOS ANGELES	Pacific Telephone
1962	EXAMINER L A MAIN OFC	Pacific Telephone
	HERALD & EXPRESS LOS ANGELES EVENING	Pacific Telephone
	L A EXAMINER SEE EXAMINER L A	Pacific Telephone
	Associated Press	Pacific Telephone
	Day Ofc	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	Main Ofc	Pacific Telephone
	HERALD EXAMINER LOS ANGELES	Pacific Telephone
	Classified Advertising Offices Los Angeles	Pacific Telephone
	LOS ANGELES HERALD EXAMINER See Herald Examiner Los Angeles	Pacific Telephone
	Photo Bureau	Pacific Telephone
	UNITED PRESS INTERNATL	Pacific Telephone
	HERALD & EXPRESS LOS ANGELES EVENING	Pacific Telephone
1960	EXAMINER L A	Pacific Telephone
	HERALD & EXPRESS L A EVENING	Pacific Telephone
	L A EXAMINER SEE EXAMINER L A	Pacific Telephone
	L A HERALD-EXPRESS SEE HERALD & EXPRESS L A EVENING	Pacific Telephone
1958	EXAMINER L A	Pacific Telephone
	Classified Advertising Offices Los Angeles	Pacific Telephone
	L A EXAMINER See Examiner Los Angeles	Pacific Telephone
	L A HERALD EXPRESS See Herald & Express Los Angeles Evening	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	EXAMINER L A	Pacific Telephone
	HERALD & EXPRESS L A EVENING	Pacific Telephone
	INTERNATL NEWS SERV1N	Pacific Telephone
1957	EXAMINER LA	Pacific Telephone
	HERALD & EXPRESS L A EVENING MAIN OFC	Pacific Telephone
	INTERNATI NEWS SERV	Pacific Telephone
	L A EXAMINER SEE EXAMINER L A	Pacific Telephone
1956	EXAMINER L A	Pacific Telephone
	EXAMINER L A	Pacific Telephone
	L A EXAMINER SEE EXAMINER L A	Pacific Telephone
1954	LOS ANGELES EXAMINER SEE EXAMINER L A	R. L. Polk & Co.
1950	L A EXAMINER SEE EXAMINER L A	Pacific Telephone
	EXAMINER L A MAIN OFC	Pacific Telephone
	L A EXAMINER	Pacific Telephone
	EXAMINER L A MAIN OFC	Pacific Telephone
	L A EXAMINER	Pacific Telephone
1933	HEARST Consolidated Publications Inc	Los Angeles Directory Co.
1929	International Newsreel Corp Jos Hubbell mgr	Los Angeles Directory Co.

1112 S BROADWAY

Year	Uses	Source
1929	Commercial Auto Parking L M Miltenberger Orvil Jones	Los Angeles Directory Co.

1115 S BROADWAY

Year	Uses	Source
1942	Gehres Roy D Mary carp	Los Angeles Directory Co.

1116 S BROADWAY

Year	Uses	Source
1933	Cabrillo Auto Park Benj Hildreth mgr	Los Angeles Directory Co.
1924	SCHMITZ & Bowers C A Schmitz G F Bowers used cars	Los Angeles Directory Co.

1119 S BROADWAY

Year	Uses	Source
1962	Scott Johnnie Lee	Pacific Telephone

FINDINGS

1120 S BROADWAY

Year	Uses	Source
1971	Continental Liquor Store	Pacific Telephone
1967	Continental Liquor Store	Pacific Telephone
1962	Continental Liquor Store	Pacific Telephone

1123 S BROADWAY

Year	Uses	Source
1929	HUNTER STANLEY M Helen Osteopathic Physician and Specialist Eye Ear Nose and Throat	Los Angeles Directory Co.

1124 S BROADWAY

Year	Uses	Source
1929	WILLIAMS Noel E Della clk h	Los Angeles Directory Co.
1924	Swetman Jos V used cars	Los Angeles Directory Co.

1131 S BROADWAY

Year	Uses	Source
1933	Department of Agriculture Division of Weights and Measures Upholstered Furniture Bedding and Oil Inspection H M Zeiger supervising inspecter	Los Angeles Directory Co.
	Mc ALISTER Harold inv	Los Angeles Directory Co.
1929	COWLES ORGANIZATION Paul R Cowles Consulting Supervising and Construction Engineers Suite	Los Angeles Directory Co.
	COWLES PAUL R Cowles Organization Suite	Los Angeles Directory Co.
	CAMPBELL J P IRRIGATION CO Paul R Cowles Hazel Keith Campbell Overhead Irrigation Engineers and Construction	Los Angeles Directory Co.

1133 S BROADWAY

Year	Uses	Source
1942	HARDY Mabel L Mrs cigars	Los Angeles Directory Co.
	Flournoy Gamble W Florence shoe shiner	Los Angeles Directory Co.
1937	Wasserman Jos O soft drinks	Los Angeles Directory Co.
	Tamns Edw shoe shiner	Los Angeles Directory Co.

1135 S BROADWAY

Year	Uses	Source
1929	BARNHART BANDY BARGER Chas A Barnhart Walter J Barnhart Arthur J Bandy hartley B Barger Oil Properties	Los Angeles Directory Co.

FINDINGS

1225 S BROADWAY

Year	Uses	Source
1970	HOST-O-MATIC CATERERS	Pacific Telephone

S BROADWAY ST

1108 S BROADWAY ST

Year	Uses	Source
2006	THERMAS CAFE	Haines Company, Inc

S HILL

1127 S HILL

Year	Uses	Source
1990	SECURITY PACIFIC BANK OFFICES LOS ANGELES TRANSAMERICA OFFICE	Pacific Bell
1986	SECURITY PACIFIC NATIONAL BANK OFFICES LOS ANGELES	Pacific Bell
1981	SECURITY PACIFIC NATIONAL BANK LOS ANGELES OFFICES OCCIDENTAL CENTER	Pacific Telephone
1971	University Cafe	Pacific Telephone
1967	University Cafe	Pacific Telephone
1962	University Cafe	Pacific Telephone
1937	KELLEY Bros D W and T B auto reprs	Los Angeles Directory Co.
	GARRETT Leo B restr	Los Angeles Directory Co.
1933	FOWLER L Dee Ethel restr	Los Angeles Directory Co.

1149 S HILL

Year	Uses	Source
1990	GARBUS CARL & JERRY OPTOMETRISTS	Pacific Bell
	GOLD BRICK JWLRY	Pacific Bell
	KAMROSE NURI NURI S CARDS & GIFTS	Pacific Bell
	NURI S CARDS & GIFTS	Pacific Bell
	ROBINSON S FLOWER SHOP TRANSAMERICA CENTER	Pacific Bell
	SLOAN S DRY CLEANERS & LAUNDRY MAIN OFC	Pacific Bell
1986	ANGELES-CARDILLO TRAVEL AGCY INC	Pacific Bell
	BIG SHOT PHOTOGRAPHERS	Pacific Bell

FINDINGS

Year	Uses	Source
1986	BIG SHOT PHOTOGRAPHERS	Pacific Bell
	BLOW UPS	Pacific Bell
	CARDILLO TRAVEL SYSTEMS INC	Pacific Bell
	GARBUS CARL DR & JERRY DR	Pacific Bell
	GOLD BRICK JWLRY	Pacific Bell
	GOLD FANTASY	Pacific Bell
	KAMROSE NURI NURI S CARDS & GIFTS	Pacific Bell
	KNIGHT STEVEN ARTIST GOLD JWLR	Pacific Bell
	NURI S CARDS & GIFTS	Pacific Bell
	ROBINSON S FLOWER SHOP TRANSAMERICA CENTER	Pacific Bell
	SLOAN S DRY CLEANERS & LAUNDRY MAIN OFC	Pacific Bell
	TRANSAMERICA CENTER ROBINSON S FLOWER SHOP	Pacific Bell
1981	BIG SHOT PHOTO COMPANY	Pacific Telephone
	BLOW UPS	Pacific Telephone
	CARDILLO TRAVEL AGENCIES	Pacific Telephone
	GARBUS CARL THOMAS OD	Pacific Telephone
	GARBUS JERRY OD	Pacific Telephone
	GOLD BRICK JWLRY W	Pacific Telephone
	KAMROSE NURI NUN S CARDS & GIFTS	Pacific Telephone
	MCI TELECOMMUNICATIONS CORPORATION	Pacific Telephone
	MCI TELECOMMUNICATIONS CORPORATION	Pacific Telephone
	MCI TELECOMMUNICATIONS CORPORATION	Pacific Telephone
	NURI S CARDS & GIFTS	Pacific Telephone
	OCCIDENTAL CENTER ROBINSON S FLOWER SHOP	Pacific Telephone
	ROBINSON S FLOWER SHOP OCCIDENTAL CENTER	Pacific Telephone
	SAVIN CORPORATION	Pacific Telephone
	SLOANE S DRY CLEANERS & LAUNDRY MAIN OFC	Pacific Telephone
1971	Barbee dress shop	Pacific Telephone
	Garbus Jerry Dr optmtrst	Pacific Telephone
	INTERNATL SYSTEMS & EQUIP INC	Pacific Telephone
	KUTE Radio Stn	Pacific Telephone
	Kamrose Nuri Nuris Cards & Gifts	Pacific Telephone

FINDINGS

Year	Uses	Source
1971	KOREA TRADE CENTER	Pacific Telephone
	Mainstream International Inc	Pacific Telephone
	Marcy J Frederick & Associates consltnts	Pacific Telephone
	Mildar Corp	Pacific Telephone
	Nuris Cards & Gifts	Pacific Telephone
	Occidental Center Pharmacy	Pacific Telephone
	OCCIDENTAL CENTER ROBINSONS FLOWER SHOP	Pacific Telephone
	Occidental Employees Federal Credit Union	Pacific Telephone
	ROBINSONS OCCIDENTAL CENTER FLOWER SHOP	Pacific Telephone
	Transamerica Acturial Consultants Inc	Pacific Telephone
1967	Barbee dress shop	Pacific Telephone
	Ford Donald R CPA	Pacific Telephone
	Fountain Rayford atty	Pacific Telephone
	Garbus Jerry Dr optmtrst	Pacific Telephone
	INTERNATIONAL SYSTEMS & EQUIP INC	Pacific Telephone
	KUTE Radio Station	Pacific Telephone
	Kamrose Nurl Nurls Cards & Gifts	Pacific Telephone
	KOREA TRADE CENTER	Pacific Telephone
	LOOK WEST AGCY	Pacific Telephone
	Marcy J Frederick & Associates consitnts	Pacific Telephone
	Mildar Corp	Pacific Telephone
	Nuris Cards & Gifts	Pacific Telephone
	Occidental Center Barber Shop	Pacific Telephone
	Occidental Center Pharmacy	Pacific Telephone
	OCCIDENTAL CENTER ROBINSONS FLOWER SHOP	Pacific Telephone
	ROBINSONS OCCIDENTAL CENTER FLOWER SHOP	Pacific Telephone
1942	DOWNEY Arch N Ellen E auto pk	Los Angeles Directory Co.
1937	DOWNEY Archie N Ellen auto park	Los Angeles Directory Co.
1929	Cahill A auto Indy	Los Angeles Directory Co.
	SMITH Edw J Mary cigars	Los Angeles Directory Co.
	SUTTER & Amann Thos Sutter Ernest Amann auto pk	Los Angeles Directory Co.
1924	EARL Wm cook r	Los Angeles Directory Co.
	TRACY Tom swning wkr h	Los Angeles Directory Co.

FINDINGS

1150 S HILL

Year	Uses	Source
1990	HILL STREET GRILL THE	Pacific Bell
1986	HILL STREET GRILL THE	Pacific Bell
1981	COFFEE SHOP THE	Pacific Telephone
1971	Desk Set Coffee Shop the	Pacific Telephone

1155 S HILL

Year	Uses	Source
1990	BANK OF AMERICANT & SA BRANCH LOCATIONS LOS ANGELES TRANSAMERICA CENTER BRA	Pacific Bell
1986	PLUS SYSTEM-SELECTED VERSATELLER AUTOMATED TELLER MACHINES-BANK OF AMERICA	Pacific Bell
	BANK OF AMERICA NT & SA BRANCH OFFICES ALL DEPARTMENTS CAN BE DIALED DIRECT	Pacific Bell
	BANK OF AMERICA NT & SA AUTOMATED TELLER MACHINES PLUS SYSTEM-ERSATEL LOCAT	Pacific Bell
1981	BANK OF AMERICA NT & SA BRANCH OFFICES	Pacific Telephone
1967	Occidental Center Branch	Pacific Telephone
	BANK OF AMERICA N T & S A LOS ANGELES BRANCHES	Pacific Telephone
1942	Hyatt Co H H Hyatt printers	Los Angeles Directory Co.
1937	Hyatt Company H H Hyatt printers	Los Angeles Directory Co.
1933	HYATT Jones & Patrick H H Hyatt printers	Los Angeles Directory Co.
1929	HYATT Jones & Patrick H H Hyatt A A Jones H H Patrick printers	Los Angeles Directory Co.

S Hill St

1045 S Hill St

Year	Uses	Source
2014	TAQUERIA LLAMAS	EDR Digital Archive
	EL JARDINE RESTAURANT	EDR Digital Archive
	EL JARDINE RESTAURANT	EDR Digital Archive
	TAQUERIA LLAMAS	EDR Digital Archive
2010	TWO GUYS TAKE OUT	EDR Digital Archive
	TAQUERIA LLAMAS	EDR Digital Archive
	EL JARDINE RESTAURANT	EDR Digital Archive
	TWO GUYS TAKE OUT	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	TAQUERIA LLAMAS	EDR Digital Archive
	EL JARDINE RESTAURANT	EDR Digital Archive

1050 S Hill St

Year	Uses	Source
2014	BELASCO THEATER ENTERTAINMENT	EDR Digital Archive
	BELASCO UNLIMITED CORPORATION	EDR Digital Archive
	BELASCO MANAGEMENT CORPORATION	EDR Digital Archive
	VINTAGE 10 FIFTY	EDR Digital Archive
	HILLSONG LA LLC	EDR Digital Archive
	BELASCO UNLIMITED CORPORATION	EDR Digital Archive
	BELASCO THEATER ENTERTAINMENT	EDR Digital Archive
	BELASCO MANAGEMENT CORPORATION	EDR Digital Archive
	VINTAGE 10 FIFTY	EDR Digital Archive
	HILLSONG LA LLC	EDR Digital Archive
2010	COMPLETE PRODUCTS CO INC	EDR Digital Archive
	COMPLETE PRODUCTS CO INC	EDR Digital Archive

1053 S Hill St

Year	Uses	Source
2014	BLUE MOON HOOKAH INC	EDR Digital Archive

S HILL ST

1108 S HILL ST

Year	Uses	Source
1958	Hillbro Newspaper Printing Co Division of Hearst Publishing Co Inc	Pacific Telephone
	Mannon Fred W	Pacific Telephone

1121 S HILL ST

Year	Uses	Source
1958	GAINES KENNETH C doors	Pacific Telephone
	Wagner Wm C Mc Allister Wayne & Wagner Wm C archts	Pacific Telephone
	Beatty & Clar consltng engnrs	Pacific Telephone
	Chemical Const Corp	Pacific Telephone
	Clar Harold C Beatty & Clar consltng engnrs	Pacific Telephone
	Danoff Herbert J atty	Pacific Telephone

FINDINGS

Year	Uses	Source
1958	Stagner B A consltne cheml lab	Pacific Telephone
	Keeler Chas L CPA	Pacific Telephone
	KINNEAR MFG CO THE doors	Pacific Telephone
	Mc Allister Wayne & Wagner William C archts	Pacific Telephone
	Parker Ignatius F Southwestrn University	Pacific Telephone
	Peelle Co The doors	Pacific Telephone
	Riley Gerald C atty	Pacific Telephone
	Rose Bernard CPA	Pacific Telephone
	Schumacher J J Mrs Southwestrn University	Pacific Telephone
	Schumacher Miriam Southwestrn University	Pacific Telephone
	Southwestn Business Administration School Southwestn University	Pacific Telephone
	SOUTHWESTRN UNIVERSITY ofc & all depts	Pacific Telephone

S Hill St

1127 S Hill St

Year	Uses	Source
2014	A1 WATER DAMAGE REPAIR CONTRS	EDR Digital Archive
	BANK AMERICA NATIONAL ASSN	EDR Digital Archive

S HILL ST

1127 S HILL ST

Year	Uses	Source
2006	BANKAM	Haines Company, Inc
1958	University Cafe	Pacific Telephone

S Hill St

1139 S Hill St

Year	Uses	Source
2014	SUBWAY	EDR Digital Archive
	TRIMANA CO	EDR Digital Archive
	SUBWAY	EDR Digital Archive
	TRIMANA CO	EDR Digital Archive
2010	TRIMANA CO	EDR Digital Archive
	JUICE ROBEKS	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	TRIMANA CO	EDR Digital Archive
	JUICE ROBEKS	EDR Digital Archive

S HILL ST

1139 S HILL ST

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc

1149 S HILL ST

Year	Uses	Source
2006	C B RICHARD ELUS	Haines Company, Inc
	CA ST BAR	Haines Company, Inc
	CAFFEBELLAGIO	Haines Company, Inc
	CROSS CULTURE	Haines Company, Inc
	TRAVEL	Haines Company, Inc
	GARBUS CARL	Haines Company, Inc
	OPTOMETRISTS	Haines Company, Inc
	JOY CLEANERS	Haines Company, Inc
	NURIS CARDS	Haines Company, Inc
	GIFTS	Haines Company, Inc
	ROBINSONS	Haines Company, Inc
	FLOWER SHOP	Haines Company, Inc
	STATE BAROFCA	Haines Company, Inc
	STATE BAR OF CA	Haines Company, Inc
1976	CARDILLO TRAVEL AGENCIES INC Los Angeles	Pacific Telephone
	Garbus Jerry Dr Optmtrst	Pacific Telephone
	Kamrose Nuri Nuris Cards & Gifts	Pacific Telephone
	KOREA TRADE CENTER	Pacific Telephone
	Mildar Corp	Pacific Telephone
	Nuris Cards & Gifts	Pacific Telephone
	Nuris Sportswear	Pacific Telephone
	OCCIDENTAL CENTER ROBINSONS FLOWER SHOP	Pacific Telephone
	Robinsons Occidental Center Flower Shop	Pacific Telephone

1150 S HILL ST

Year	Uses	Source
1976	Desk Set Coffee Shop The	Pacific Telephone

FINDINGS

1155 S HILL ST

Year	Uses	Source
1976	Occidental Center Office	Pacific Telephone
	Brooklyn Breed Office Loan Department	Pacific Telephone

1159 S HILL ST

Year	Uses	Source
1958	Genl Ofcs	Pacific Telephone
	Jaxsons	Pacific Telephone

S Olive St

1119 S Olive St

Year	Uses	Source
2014	J LOUNGE & RESTAURANT	EDR Digital Archive
	LITTLE J S INC	EDR Digital Archive
	MERCO GROUP - LITTLE J LLC	EDR Digital Archive
	LITTLE J S INC	EDR Digital Archive
	J LOUNGE & RESTAURANT	EDR Digital Archive
	MERCO GROUP - LITTLE J LLC	EDR Digital Archive
2010	MERCO GROUP - LITTLE J LLC	EDR Digital Archive
	J LOUNGE & RESTAURANT	EDR Digital Archive
	LITTLE J S INC	EDR Digital Archive
	MERCO GROUP - LITTLE J LLC	EDR Digital Archive
	LITTLE J S INC	EDR Digital Archive
	J LOUNGE & RESTAURANT	EDR Digital Archive

1125 S Olive St

Year	Uses	Source
2010	BRAINS INC	EDR Digital Archive
	BRAINS INC	EDR Digital Archive

1133 S Olive St

Year	Uses	Source
2014	LEOS CONDITION	EDR Digital Archive
	LEOS CONDITION	EDR Digital Archive

FINDINGS

SOUTH BROADWAY

1116 SOUTH BROADWAY

Year	Uses	Source
1924	UNITED STATES MORTGAGE CO OF CALIFORNIA M J Koppel Pres H L Harris V Pres Frank Dwiggins Sec Treas Suite	Los Angeles Directory Co.

1120 SOUTH BROADWAY

Year	Uses	Source
1924	KITTS WILLIAM J Mortgage Loans Suits	Los Angeles Directory Co.
	ARCHITECTURAL & ENGINEERING CO William J Kitts suite	Los Angeles Directory Co.

1126 SOUTH BROADWAY

Year	Uses	Source
1929	SECURITY CLAIMS BUREAU Heber B Schultess Mgr Automobile and Railroad Personal Injury Adjusters Suite	Los Angeles Directory Co.

W 11TH

141 W 11TH

Year	Uses	Source
1990	FOOD CITY	Pacific Bell
1986	FOOD CITY	Pacific Bell
1981	CASA ROJAS NO TWO	Pacific Telephone
1971	Teds Delicatessen & Restaurant	Pacific Telephone
1962	Corkeys Fountain Grill	Pacific Telephone
	Kaufman Morris Corkeys Fountain Grill	Pacific Telephone
1929	PARK Lowell W restr	Los Angeles Directory Co.

147 W 11TH

Year	Uses	Source
1990	CORKY S BAR & RESTAURANT	Pacific Bell
1986	CORKYS BAR & RESTAURANT	Pacific Bell
1981	CORKY S BAR & RESTAURANT	Pacific Telephone
1971	Corkys Restaurant & Cork Room	Pacific Telephone
	Cork Room Corkys Restaurant	Pacific Telephone
1942	GALLAGHER Jack L restr	Los Angeles Directory Co.
1937	BROWN Stells M wid F C	Los Angeles Directory Co.
1933	Horton Anna Mrs slswn	Los Angeles Directory Co.
1929	GALLAGHER Edw restr	Los Angeles Directory Co.

FINDINGS

Year	Uses	Source
1929	BROWN Amelia wid S M	Los Angeles Directory Co.
1924	Gerke & Gerke C W and W J cigar mfrs	Los Angeles Directory Co.

155 W 11TH

Year	Uses	Source
1990	SHEKARCHI RESTAURANT	Pacific Bell

205 W 11TH

Year	Uses	Source
1937	Beaird Clark Bertha lather	Los Angeles Directory Co.

215 W 11TH

Year	Uses	Source
1990	JOB CORPS	Pacific Bell
1962	Herbert Elster & Co Inc	Pacific Telephone
	Elster Herbert & Co Inc	Pacific Telephone
1942	STROMMEN MERTON T B Lucille Distributor Mar O Oil Shampoo Marrows Product Trullp Lip Stick	Los Angeles Directory Co.
	Bearden Marvin Eliz clk	Los Angeles Directory Co.
1937	BURKE Golf Co T G Philpot br mgr	Los Angeles Directory Co.
	Philpot Clarkson & Co Inc T G Philpot pres sporting goods	Los Angeles Directory Co.
1933	KISTLER Will A Co W A and L R Kistler printers	Los Angeles Directory Co.
1929	KISTLER W A Co W A and L R Kistler printers	Los Angeles Directory Co.
1924	Kistler Will A Will A Kistler Co Poseid Pub Co	Los Angeles Directory Co.
	Kistler Will A Co Will A Kistler printers	Los Angeles Directory Co.
	Poseid Publishing Co Will D Kistler	Los Angeles Directory Co.

217 W 11TH

Year	Uses	Source
1924	Shaw W L h	Los Angeles Directory Co.
	Haggett Ethel S h	Los Angeles Directory Co.
	COOK Jas A lab City Eng r	Los Angeles Directory Co.

FINDINGS

W 11TH PL

139 W 11TH PL

Year	Uses	Source
1990	WILLIAMS JAS	Pacific Bell

140 W 11TH PL

Year	Uses	Source
1986	MATEEN DARLENE C	Pacific Bell

145 W 11TH PL

Year	Uses	Source
1981	WYINDON EVELYN	Pacific Telephone

155 W 11TH PL

Year	Uses	Source
1986	SIMMS LULA B	Pacific Bell

234 1/2 W 11TH PL

Year	Uses	Source
1986	SHAW LYDIE MAE	Pacific Bell

W 11TH ST

128 W 11TH ST

Year	Uses	Source
1967	Caldera Matilde	Pacific Telephone

141 W 11TH ST

Year	Uses	Source
1976	Casa Rojas No Two	Pacific Telephone
1967	Teds Delicatessen & Restaurant	Pacific Telephone
1958	Kaufman Morris Corkeys Fountain Grill	Pacific Telephone
	Corkeys Fountain Grill	Pacific Telephone

145 W 11TH ST

Year	Uses	Source
1929	Salmons Frank Gwendolyn clk h	Los Angeles Directory Co.

147 W 11TH ST

Year	Uses	Source
1976	Corkys Bar & Restaurant	Pacific Telephone

FINDINGS

Year	Uses	Source
1967	Cork Room Corkys Restaurant	Pacific Telephone
1958	Gallaghers Fine Foods	Pacific Telephone

149 W 11TH ST

Year	Uses	Source
1958	Bob Smiths Barber Shop	Pacific Telephone

154 W 11TH ST

Year	Uses	Source
1960	WEST COAST REFRIGERATION ISSC	Pacific Telephone

211 W 11TH ST

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc

215 W 11TH ST

Year	Uses	Source
1966	ROTEX DIV OF AVERY PRODUCTS CORPORATION	Pacific Telephone
1958	HERBERT ELSTER & CO INC	Pacific Telephone
	Elster Herbert & Co Inc	Pacific Telephone

W 11th St

217 W 11th St

Year	Uses	Source
2014	JOB CRPS OTRACH ADMSSIONS SVCS	EDR Digital Archive
	JOB CRPS OTRACH ADMSSIONS SVCS	EDR Digital Archive
2010	JOB CRPS OTRACH ADMSSIONS SVCS	EDR Digital Archive
	JOB CRPS OTRACH ADMSSIONS SVCS	EDR Digital Archive

W 11TH ST

217 W 11TH ST

Year	Uses	Source
2006	JOB CORPS	Haines Company, Inc
	JOB CORPS	Haines Company, Inc

FINDINGS

W 11th St

221 W 11th St

Year	Uses	Source
2014	SIATECH	EDR Digital Archive
	SIATECH	EDR Digital Archive

W 11TH ST

222 W 11TH ST

Year	Uses	Source
1976	Ross L	Pacific Telephone

W 11th St

224 W 11th St

Year	Uses	Source
2014	MO AND J INC	EDR Digital Archive
	MO AND J INC	EDR Digital Archive
2010	MO AND J INC	EDR Digital Archive
	MO AND J INC	EDR Digital Archive

APPENDIX J:

EDR REPORT

1101 – 1117 South Hill St
+
200 – 214 West 11th St.

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015

Inquiry Number: 5531537.2s
January 11, 2019

EDR Summary Radius Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1101 S HILL ST
LOS ANGELES, CA 90015

COORDINATES

Latitude (North):	34.0401100 - 34° 2' 24.39"
Longitude (West):	118.2603750 - 118° 15' 37.35"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	383655.7
UTM Y (Meters):	3767125.0
Elevation:	246 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	E
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140513
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1101 S HILL ST
LOS ANGELES, CA 90015

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WILSON L C	208 W 11TH ST	EDR Hist Cleaner		TP
A2	ASSOCIATED PRESS	1111 S HILL ST	RCRA-SQG, FINDS, ECHO		TP
A3	ASSOCIATED PRESS	1111 SOUTH HILL STRE	HAZNET		TP
A4	HOWIE A S	1102 S HILL ST	EDR Hist Auto	Lower	92, 0.017, SSE
A5	KELLEY BROS	1127 S HILL ST	EDR Hist Auto	Lower	97, 0.018, SSW
A6	FOWLER L D	1129 S HILL ST	EDR Hist Auto	Lower	102, 0.019, SSW
A7	FC BROADWAY AND HILL	1108 S HILL STREET	ENVIROSTOR, VCP, HAZNET	Lower	109, 0.021, SSE
A8	CAMP G N	1100 S OLIVE ST	EDR Hist Auto	Higher	145, 0.027, WNW
A9	WHITLEY J A	1114 S OLIVE ST	EDR Hist Auto	Lower	166, 0.031, WNW
B10	HOFFMAN E H	1122 S OLIVE ST	EDR Hist Auto	Lower	181, 0.034, West
B11	HOFFMAN E H	1128 S OLIVE ST	EDR Hist Auto	Lower	195, 0.037, West
B12	MORRIS J H	1130 S OLIVE ST	EDR Hist Auto	Lower	200, 0.038, West
B13	JOHNSON J W REAR	1132 S OLIVE ST	EDR Hist Auto	Lower	205, 0.039, West
B14	LUARD L S	1138 S OLIVE ST	EDR Hist Auto	Lower	221, 0.042, West
C15	PHELEN FRANK	1050 S HILL ST	EDR Hist Auto	Higher	226, 0.043, East
B16	SCHERER S A	1148 S OLIVE ST	EDR Hist Auto	Lower	250, 0.047, West
B17	TRANSAMERICA OCCIDEN	1150 S OLIVE ST	UST	Lower	256, 0.048, WSW
B18	TRANSAMERICA OCCIDEN	1150 S OLIVE ST	SWEEPS UST, CA FID UST, EMI	Lower	256, 0.048, WSW
B19	RISDEN C W	1115 S OLIVE ST	EDR Hist Auto	Higher	260, 0.049, WNW
D20	LOS ANGELES HERALD E	1111 S BROADWAY	HIST UST	Lower	269, 0.051, SE
D21	LOS ANGELES HERALD E	1111 S BROADWAY	SWEEPS UST, CA FID UST	Lower	269, 0.051, SE
D22	BONE DEEP - HERRALD	1111 S BROADWAY	RCRA NonGen / NLR	Lower	269, 0.051, SE
D23	HERALD EXAMINER BUIL	1111 S BROADWAY	RCRA-LQG, FINDS, ECHO	Lower	269, 0.051, SE
B24	SLONES DRY CLEANER	1149 S HILL ST	EDR Hist Cleaner	Lower	272, 0.052, SW
B25	TRANSAMERICA CORP.	1149 S HILL ST	UST	Lower	272, 0.052, SW
B26	OCCUPANT	1149 S HILL ST	SWEEPS UST, CA FID UST, WIP	Lower	272, 0.052, SW
B27	KELLEY BROS	1127 S OLIVE ST	EDR Hist Auto	Lower	274, 0.052, WNW
B28	TRANSAMERICA OCCIDEN	1133 S OLIVE ST	SWEEPS UST, HIST UST, CA FID UST	Lower	288, 0.055, West
B29	LUARD L S	1133 S OLIVE ST	EDR Hist Auto	Lower	288, 0.055, West
B30	SERVICE STATION 2686	1133 S OLIVE ST	HIST UST	Lower	288, 0.055, West
B31	TRANSAMERICA CENTER/	1133 S OLIVE ST	UST	Lower	288, 0.055, West
B32	CLEGHORN ROBT	1137 S OLIVE ST	EDR Hist Auto	Lower	299, 0.057, West
C33	ROLDAN ALF	1091/2 S BROADWAY	EDR Hist Cleaner	Lower	337, 0.064, ESE
C34	A AND B AUTO BODY WO	1101 S BROADWAY	RCRA-SQG, FINDS, ECHO	Lower	348, 0.066, ESE
E35	COPPLE AUTO SERVICE	1032 S OLIVE ST	EDR Hist Auto	Higher	348, 0.066, North
C36	DAVIS EPHRAIM	1063 S BROADWAY	EDR Hist Cleaner	Lower	350, 0.066, East
D37	CITY OF LA - PW - PU	1149 S BROADWAY ST	UST	Lower	406, 0.077, SSE
D38	ANACOMP INC	1149 S BROADWAY ST	RCRA NonGen / NLR, FINDS, ECHO, HAZNET	Lower	406, 0.077, SSE
D39	MFS INTELENET	1149 S BROADWAY	UST	Lower	406, 0.077, SSE

MAPPED SITES SUMMARY

Target Property Address:
1101 S HILL ST
LOS ANGELES, CA 90015

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	BUCHER E R	1021 S HILL ST	EDR Hist Auto	Higher	421, 0.080, NE
F41	MORWAY STEPH	217 W 12TH ST	EDR Hist Auto	Lower	426, 0.081, SSW
F42	HUNT A F	211 W 12TH ST	EDR Hist Auto	Lower	427, 0.081, SW
F43	SKLAR ISEDORE	159 W 12TH ST	EDR Hist Cleaner	Lower	427, 0.081, SSW
F44	TIMPE A M	225 W 12TH ST	EDR Hist Cleaner	Lower	438, 0.083, WSW
F45	CAIN EARL	225 W 12TH ST	EDR Hist Auto	Lower	438, 0.083, WSW
C46	MARK GABAY	1022 S HILL ST	SWEEPS UST, CA FID UST	Higher	446, 0.084, ENE
E47	PRATT W M	1027 S OLIVE ST	EDR Hist Auto	Higher	450, 0.085, North
G48	SPEEDO ELECTRIC CO	1155 OLIVE WY	EDR Hist Auto	Lower	453, 0.086, WSW
E49	CLEGHORN R W	1025 S OLIVE ST	EDR Hist Auto	Higher	461, 0.087, North
F50	TRANSAMERICA REALTY	150 W 12TH ST	SWEEPS UST, CA FID UST	Lower	467, 0.088, SSW
F51	THOMPSON C H	224 W 12TH ST	EDR Hist Auto	Lower	477, 0.090, WSW
F52	SIMONIN RENE	1207 S HILL ST	EDR Hist Auto	Lower	549, 0.104, SSW
E53	FERGUSON TOW SERVICE	1017 S OLIVE ST	EDR Hist Auto	Higher	556, 0.105, North
54	ASSELIN ANDRE	1201 S BROADWAY	EDR Hist Auto	Lower	570, 0.108, South
55	ST HELENS PETROLEUM	1031 S BROADWAY	EDR Hist Auto	Higher	583, 0.110, ENE
H56	FARRER M P	111 W 11TH ST	EDR Hist Cleaner	Lower	587, 0.111, ESE
E57	SCHULTZ R R	1008 S OLIVE ST	EDR Hist Auto	Higher	588, 0.111, NNE
E58	EDMONDSON J E	1006 S OLIVE ST	EDR Hist Auto	Higher	600, 0.114, NNE
G59	FONTAINE A H	1206 S OLIVE ST	EDR Hist Auto	Lower	635, 0.120, WSW
I60	LEE TONG	1146 S GRAND AVE	EDR Hist Cleaner	Lower	636, 0.120, West
I61	WHITLEY JAS	1148 S GRAND AVE	EDR Hist Auto	Lower	637, 0.121, West
F62	EKLUND FRANK	1216 S HILL ST	EDR Hist Auto	Lower	648, 0.123, SSW
H63	STATION #23	1131 S MAIN	EDR Hist Auto	Lower	660, 0.125, SE
J64		409 W OLYMPIC BLVD	UST	Higher	827, 0.157, NNE
J65	US FEDERAL RESERVE B	409 W OLYMPIC BLVD	RCRA NonGen / NLR, FINDS, ECHO	Higher	827, 0.157, NNE
K66	RYDER TRUCK RENTAL	100 W 12TH ST	HIST UST	Lower	858, 0.162, SSE
67	GOODYEAR SERVICE CEN	940 S HILL ST	HIST UST	Higher	869, 0.165, NE
K68	LOS ANGELES HERALD E	1201 S MAIN ST # 19	HIST UST	Lower	883, 0.167, South
K69	LOS ANGELES HERALD E	1201-19 S MAIN STREE	HIST UST	Lower	883, 0.167, South
K70	FC BROADWAY AND HILL	1201 S MAIN STREET	ENVIROSTOR, VCP	Lower	883, 0.167, South
K71	LOS ANGELES HERALD E	1201 S MAIN ST	SWEEPS UST, CA FID UST, HAZNET	Lower	883, 0.167, South
L72	SHELL SERVICE STATIO	504 OLYMPIC BLVD. W.	LUST	Higher	945, 0.179, North
L73	SHELL SERVICE STATIO	504 W OLYMPIC	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	955, 0.181, NNW
L74	HARRY HAHN'S SHELL	504 W OLYMPIC BLVD	UST	Higher	955, 0.181, NNW
L75	HARRY'S AUTO SERVICE	504 W OLYMPIC BLVD	SWEEPS UST, CA FID UST	Higher	955, 0.181, NNW
L76	SHELL SERVICE STATIO	504 W OLYMPIC BLVD	RCRA-SQG, HAZNET	Higher	955, 0.181, NNW
L77	TEXACO	504 W OLYMPIC	HIST UST	Higher	955, 0.181, NNW
L78	NONE	505 W OLYMPIC BLVD	HIST UST	Higher	970, 0.184, North

MAPPED SITES SUMMARY

Target Property Address:
1101 S HILL ST
LOS ANGELES, CA 90015

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
M79	TRANSAMERICA OCCIDEN	150 W PICO BLVD	SWEEPS UST, CA FID UST	Lower	979, 0.185, SSW
80	SUPER CLEANERS	1115 S LA CLENEGA	RCRA-SQG, FINDS, ECHO	Lower	1044, 0.198, SE
N81	CR AND A CUSTOM INC	312 W PICO BLVD	RCRA-SQG, HAZNET	Lower	1068, 0.202, SW
O82	UNION BANK SERVICE C	1000 S HOPE ST	SWEEPS UST, HIST UST, CA FID UST	Higher	1106, 0.209, NNW
O83	UNION BANK SERVICE C	1000 S HOPE ST	HIST UST	Higher	1106, 0.209, NNW
M84	STANDARD BRANDS PAIN	124 W PICO BLVD	HIST UST	Lower	1144, 0.217, South
M85	STANDARD BRANDS PAIN	124 W PICO BLVD	SWEEPS UST, CA FID UST	Lower	1144, 0.217, South
P86	FEDERAL RESERVE BANK	950 S GRAND AVE	UST	Higher	1146, 0.217, North
P87	FEDERAL RESERVE BANK	950 S GRAND AVE	SWEEPS UST, CA FID UST, EMI	Higher	1146, 0.217, North
P88	US FEDERAL RESERVE B	950 S GRAND	RCRA-SQG, FINDS, ECHO	Higher	1146, 0.217, North
L89	GRAND PHOENIX CORP	501 W OLYMPIC BLVD	UST, SWEEPS UST	Higher	1157, 0.219, North
L90	UNK	501 W OLYMPIC BLVD	CA FID UST	Higher	1157, 0.219, North
M91	NASCO PETROLEUM LLC	1325 S BROADWAY	RCRA-SQG, FINDS, ECHO	Lower	1209, 0.229, SSW
M92		1325 S BROADWAY	AST	Lower	1209, 0.229, SSW
M93	NASCO PETROLUEM, LLC	1325 S BROADWAY	AST	Lower	1209, 0.229, SSW
N94	THE FEIT CO	1325 S OLIVE ST	AST	Lower	1228, 0.233, SW
O95	COMMUNITY REDEVELOPM	956 S HOPE ST	SWEEPS UST, CA FID UST	Higher	1231, 0.233, NNW
O96	91030	599 W OLYMPIC BLVD	HIST UST	Higher	1251, 0.237, NNW
O97	CHEVRON 91030	599 W OLYMPIC BLVD	SWEEPS UST, CA FID UST	Higher	1251, 0.237, NNW
98	BOOKBINDERS CO	1240 S HOPE ST	RCRA-SQG, FINDS, ECHO	Lower	1260, 0.239, West
99	PROPERTY UNDER CONST	1050-1070 FLOWER ST.	LUST	Higher	1268, 0.240, NW
100	ARCO #5033	1151 S FLOWER ST	LUST	Lower	1503, 0.285, WNW
101	UNOCAL #3300	730 OLYMPIC BLVD W	LUST, EMI, HIST CORTESE	Higher	1821, 0.345, NNW
102	CITY OF LOS ANGELES	1450 GRAND	CPS-SLIC	Lower	1994, 0.378, SW
Q103	CAL ST, GEN SERV DEP	1525 S BROADWAY	LUST, EMI	Lower	2088, 0.395, SSW
104	DOWNTOWN CAR WASH	811 OLYMPIC BLVD W	LUST	Higher	2194, 0.416, NNW
R105	DEMOCRATIC NATIONAL	1111 SOUTH FIGUEROA	SEMS	Lower	2226, 0.422, WNW
R106	CITY OF LOS ANGELES	1111 S FIGUEROA	CPS-SLIC	Lower	2226, 0.422, WNW
R107	CITY OF LOS ANGELES	1111 FIGUEROA	CPS-SLIC	Lower	2235, 0.423, WNW
Q108	MOBIL #11-H3K	1600 HILL ST S	LUST	Lower	2328, 0.441, SSW
109	LA DEPARTMENT WATER	1324 S WALL ST	LUST, FINDS	Lower	2436, 0.461, SSE
110	UNITED BUILDING ASSO	707 S BROADWAY #411	ENVIROSTOR	Higher	2546, 0.482, NE
S111	KIRK-RICH DIALS	404 W. 7TH STREET, S	SEMS	Higher	2599, 0.492, NE
S112	JEWELRY DESIGN CENTE	404 W. 7TH STREET #2	ENVIROSTOR	Higher	2599, 0.492, NE
S113	LOS ANGELES UNITED I	650 S. HILL STREET #	ENVIROSTOR	Higher	2844, 0.539, NE
T114	GOLDEN JEWELRY	640 S HILL ST STE 46	Financial Assurance, HAZNET, ICE, HWP	Higher	2872, 0.544, NE
T115	M & M HOLDING, LLC	629 S. HILL STREET #	ENVIROSTOR	Higher	3012, 0.570, NE
116	JOHNSON BRONZE COMPA	1818 S. GRAND AVENUE	ENVIROSTOR	Lower	3039, 0.576, SW
117	PARK CENTRAL BUILDIN	412 W 6TH ST	RCRA-SQG, ENVIROSTOR, FINDS, ECHO	Higher	3267, 0.619, NE

MAPPED SITES SUMMARY

Target Property Address:
1101 S HILL ST
LOS ANGELES, CA 90015

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
118	MGR JEWELRY	314 W SIXTH STREET	ENVIROSTOR, EMI	Higher	3330, 0.631, NE
119	1910-1918 S. LOS ANG	200-224 E. WASHINGTO	ENVIROSTOR, VCP	Lower	3609, 0.684, SSW
120	LAUSD MASTER AGREEME	1449 SOUTH SAN PEDRO	ENVIROSTOR, SCH	Lower	3615, 0.685, SSE
121	BELMONT NEW PRIMARY	927-937 BLAINE STREE	ENVIROSTOR, SCH	Higher	3987, 0.755, NW
122	JEFFRIES BANKNOTE CO	1330 WEST PICO BLVD	ENVIROSTOR	Lower	4117, 0.780, WNW
123	BELMONT PRIMARY CENT	950 SOUTH ALBANY STR	ENVIROSTOR, SCH	Higher	4205, 0.796, NW
124	CENTRAL REGION 9TH S	8TH ST./TOWNE AVE./9	ENVIROSTOR, SCH	Lower	4207, 0.797, ESE
125	ACE PLATING CO., INC	719 TOWNE AVENUE	ENVIROSTOR, CPS-SLIC, CHMIRS	Higher	4299, 0.814, East
126	ROYAL PLATING CO	787 E 15TH ST	RCRA-SQG, ENVIROSTOR, UST, VCP, SWEEPS UST, HIST...	Lower	4418, 0.837, SSE
127	GOOD SAMARITAN HOSPI	1225 WILSHIRE	ENVIROSTOR, LUST	Higher	4886, 0.925, NNW
U128	HOOPER NEW PRIMARY C	EAST 52ND STREET/HOO	ENVIROSTOR, SCH	Higher	4893, 0.927, NNE
U129	MANUAL ARTS NEW ELEM	JEFFERSON BOULEVARD/	ENVIROSTOR, SCH	Higher	4893, 0.927, NNE
130	ORTHOPEDIC HOSPITAL	WEST ADAMS BOULEVARD	ENVIROSTOR, SCH	Lower	5021, 0.951, SW
131	SOUTH CENTRAL AREA N	231 EAST 23RD STREET	ENVIROSTOR, SCH	Lower	5069, 0.960, SSW
132	GRATTS NEW PRIMARY C	WEST 6TH STREET/BIXE	ENVIROSTOR, SCH	Higher	5103, 0.966, North
133	SUNGRO PRODUCTS LLC	810 18TH	ENVIROSTOR, NPDES, CIWQS	Lower	5120, 0.970, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
WILSON L C 208 W 11TH ST LOS ANGELES, CA	EDR Hist Cleaner	N/A
ASSOCIATED PRESS 1111 S HILL ST LOS ANGELES, CA 90015	RCRA-SQG EPA ID:: CAD982522054 FINDS Registry ID:: 110002841051 ECHO Registry ID: 110002841051	CAD982522054
ASSOCIATED PRESS 1111 SOUTH HILL STRE LOS ANGELES, CA 90015	HAZNET GEPAID: CAL000037211	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS list

SEMS: A review of the SEMS list, as provided by EDR, and dated 11/14/2018 has revealed that there are 2 SEMS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KIRK-RICH DIALS Site ID: 0906068 EPA Id: CAN000906068	404 W. 7TH STREET, S	NE 1/4 - 1/2 (0.492 mi.)	S111	33

Lower Elevation	Address	Direction / Distance	Map ID	Page
DEMOCRATIC NATIONAL	1111 SOUTH FIGUEROA	WNW 1/4 - 1/2 (0.422 mi.)	R105	32

EXECUTIVE SUMMARY

Site ID: 0905578
EPA Id: CASFN0905578

Federal RCRA generators list

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HERALD EXAMINER BUIL EPA ID:: CAR000257261	***1111 S BROADWAY***	***SE 0 - 1/8 (0.051 mi.)***	***D23***	***13***

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there are 8 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO EPA ID:: CAR000117028	***504 W OLYMPIC***	***NNW 1/8 - 1/4 (0.181 mi.)***	***L73***	***24***
SHELL SERVICE STATIO EPA ID:: CAR000122838	***504 W OLYMPIC BLVD***	***NNW 1/8 - 1/4 (0.181 mi.)***	***L76***	***25***
US FEDERAL RESERVE B EPA ID:: CA3007890368	***950 S GRAND***	***N 1/8 - 1/4 (0.217 mi.)***	***P88***	***28***

Lower Elevation	Address	Direction / Distance	Map ID	Page
A AND B AUTO BODY WO EPA ID:: CAD983633009	***1101 S BROADWAY***	***ESE 0 - 1/8 (0.066 mi.)***	***C34***	***16***
SUPER CLEANERS EPA ID:: CAD981622335	***1115 S LA CLENEGA***	***SE 1/8 - 1/4 (0.198 mi.)***	***80***	***26***
CR AND A CUSTOM INC EPA ID:: CAR000205021	***312 W PICO BLVD***	***SW 1/8 - 1/4 (0.202 mi.)***	***N81***	***26***
NASCO PETROLEUM LLC EPA ID:: CAR000243162	***1325 S BROADWAY***	***SSW 1/8 - 1/4 (0.229 mi.)***	***M91***	***28***
BOOKBINDERS CO EPA ID:: CA0000134619	***1240 S HOPE ST***	***W 1/8 - 1/4 (0.239 mi.)***	***98***	***30***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 10/29/2018 has revealed that there are 24 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED BUILDING ASSO	707 S BROADWAY #411	NE 1/4 - 1/2 (0.482 mi.)	110	33

Facility Id: 71003260 Status: Refer: Other Agency				
JEWELRY DESIGN CENTE Facility Id: 71003145 Status: Refer: Other Agency	404 W. 7TH STREET #2	NE 1/4 - 1/2 (0.492 mi.)	S112	34
LOS ANGELES UNITED I Facility Id: 71003114 Status: Refer: Other Agency	650 S. HILL STREET #	NE 1/2 - 1 (0.539 mi.)	S113	34
M & M HOLDING, LLC Facility Id: 71003306 Status: Refer: Other Agency	629 S. HILL STREET #	NE 1/2 - 1 (0.570 mi.)	T115	34
PARK CENTRAL BUILDIN Facility Id: 71003138 Status: Refer: Other Agency	***412 W 6TH ST***	***NE 1/2 - 1 (0.619 mi.)***	***117***	***35***
MGR JEWELRY Facility Id: 71003112 Status: Refer: Other Agency	***314 W SIXTH STREET***	***NE 1/2 - 1 (0.631 mi.)***	***118***	***35***
BELMONT NEW PRIMARY Facility Id: 19750090 Status: Inactive - Needs Evaluation	***927-937 BLAINE STREE***	***NW 1/2 - 1 (0.755 mi.)***	***121***	***36***
BELMONT PRIMARY CENT Facility Id: 19590009 Status: Certified	***950 SOUTH ALBANY STR***	***NW 1/2 - 1 (0.796 mi.)***	***123***	***37***
ACE PLATING CO., INC Facility Id: 71002245 Status: Inactive - Needs Evaluation	***719 TOWNE AVENUE***	***E 1/2 - 1 (0.814 mi.)***	***125***	***37***
GOOD SAMARITAN HOSPI Facility Id: 71003074 Status: Refer: Other Agency	***1225 WILSHIRE***	***NNW 1/2 - 1 (0.925 mi.)***	***127***	***39***
HOOPER NEW PRIMARY C Facility Id: 19880043 Status: No Action Required	***EAST 52ND STREET/HOO***	***NNE 1/2 - 1 (0.927 mi.)***	***U128***	***39***
MANUAL ARTS NEW ELEM Facility Id: 19880011 Status: No Further Action	***JEFFERSON BOULEVARD/***	***NNE 1/2 - 1 (0.927 mi.)***	***U129***	***39***
GRATTS NEW PRIMARY C Facility Id: 19880042 Status: Certified	***WEST 6TH STREET/BIXE***	***N 1/2 - 1 (0.966 mi.)***	***132***	***40***

Lower Elevation	Address	Direction / Distance	Map ID	Page
FC BROADWAY AND HILL Facility Id: 60002032 Status: No Further Action	***1108 S HILL STREET***	***SSE 0 - 1/8 (0.021 mi.)***	***A7***	***10***
FC BROADWAY AND HILL Facility Id: 60002033 Status: No Further Action	***1201 S MAIN STREET***	***S 1/8 - 1/4 (0.167 mi.)***	***K70***	***23***
JOHNSON BRONZE COMPA Facility Id: 19340506 Status: Refer: Other Agency	1818 S. GRAND AVENUE	SW 1/2 - 1 (0.576 mi.)	116	35
1910-1918 S. LOS ANG	***200-224 E. WASHINGTO***	***SSW 1/2 - 1 (0.684 mi.)***	***119***	***36***

Facility Id: 60002663 Status: Active				
LAUSD MASTER AGREEME Facility Id: 19820019 Status: Active	***1449 SOUTH SAN PEDRO***	***SSE 1/2 - 1 (0.685 mi.)***	***120***	***36***
JEFFRIES BANKNOTE CO Facility Id: 19270326 Status: Refer: Other Agency	1330 WEST PICO BLVD	WNW 1/2 - 1 (0.780 mi.)	122	36
CENTRAL REGION 9TH S Facility Id: 60001149 Status: Certified	***8TH ST./TOWNE AVE./9***	***ESE 1/2 - 1 (0.797 mi.)***	***124***	***37***
ROYAL PLATING CO Facility Id: 19340770 Status: Certified O&M - Land Use Restrictions Only	***787 E 15TH ST***	***SSE 1/2 - 1 (0.837 mi.)***	***126***	***38***
ORTHOPEDIC HOSPITAL Facility Id: 19230002 Status: Certified	***WEST ADAMS BOULEVARD***	***SW 1/2 - 1 (0.951 mi.)***	***130***	***40***
SOUTH CENTRAL AREA N Facility Id: 19590012 Status: No Further Action	***231 EAST 23RD STREET***	***SSW 1/2 - 1 (0.960 mi.)***	***131***	***40***
SUNGRO PRODUCTS LLC Facility Id: 19281202 Status: Refer: Other Agency	***810 18TH***	***SSE 1/2 - 1 (0.970 mi.)***	***133***	***41***

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 8 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Global Id: T0603789214	504 OLYMPIC BLVD. W.	N 1/8 - 1/4 (0.179 mi.)	L72	23
PROPERTY UNDER CONST Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Global Id: T0603519348	1050-1070 FLOWER ST.	NW 1/8 - 1/4 (0.240 mi.)	99	30
UNOCAL #3300 Database: LUST, Date of Government Version: 09/10/2018 Database: LUST REG 4, Date of Government Version: 09/07/2004 Status: Completed - Case Closed Facility Id: 900150070 Status: Case Closed Global Id: T0603700550 Global ID: T0603700550	***730 OLYMPIC BLVD W***	***NNW 1/4 - 1/2 (0.345 mi.)***	***101***	***31***
DOWNTOWN CAR WASH Database: LUST, Date of Government Version: 09/10/2018	811 OLYMPIC BLVD W	NNW 1/4 - 1/2 (0.416 mi.)	104	32

Status: Completed - Case Closed
Global Id: T10000003408

Lower Elevation	Address	Direction / Distance	Map ID	Page
ARCO #5033	1151 S FLOWER ST	WNW 1/4 - 1/2 (0.285 mi.)	100	31
Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Global Id: T0603708034				
CAL ST, GEN SERV DEP	***1525 S BROADWAY***	***SSW 1/4 - 1/2 (0.395 mi.)***	***Q103***	***31***
Database: LUST, Date of Government Version: 09/10/2018 Status: Completed - Case Closed Global Id: T0603735696				
MOBIL #11-H3K	1600 HILL ST S	SSW 1/4 - 1/2 (0.441 mi.)	Q108	33
Database: LUST, Date of Government Version: 09/10/2018 Database: LUST REG 4, Date of Government Version: 09/07/2004 Status: Completed - Case Closed Facility Id: 900150098 Status: Case Closed Global Id: T0603700552 Global ID: T0603700552				
LA DEPARTMENT WATER	***1324 S WALL ST***	***SSE 1/4 - 1/2 (0.461 mi.)***	***109***	***33***
Database: LUST, Date of Government Version: 09/10/2018 Status: Open - Site Assessment Global Id: T0603790000				

CPS-SLIC: A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 3 CPS-SLIC sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF LOS ANGELES	1450 GRAND	SW 1/4 - 1/2 (0.378 mi.)	102	31
Database: SLIC REG 4, Date of Government Version: 11/17/2004 Database: CPS-SLIC, Date of Government Version: 09/10/2018 Facility Status: Completed - Case Closed Facility Status: Site Assessment Global Id: SLT4L1501772				
CITY OF LOS ANGELES	1111 S FIGUEROA	WNW 1/4 - 1/2 (0.422 mi.)	R106	32
Database: CPS-SLIC, Date of Government Version: 09/10/2018 Facility Status: Completed - Case Closed Global Id: SL163772345				
CITY OF LOS ANGELES	1111 FIGUEROA	WNW 1/4 - 1/2 (0.423 mi.)	R107	32
Database: SLIC REG 4, Date of Government Version: 11/17/2004 Facility Status: Remediation				

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, has revealed that there are 9 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24156	409 W OLYMPIC BLVD	NNE 1/8 - 1/4 (0.157 mi.)	J64	21
HARRY HAHN'S SHELL Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24406	504 W OLYMPIC BLVD	NNW 1/8 - 1/4 (0.181 mi.)	L74	24
FEDERAL RESERVE BANK Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24478 Facility Id: N/A	950 S GRAND AVE	N 1/8 - 1/4 (0.217 mi.)	P86	27
GRAND PHOENIX CORP Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24405	***501 W OLYMPIC BLVD***	***N 1/8 - 1/4 (0.219 mi.)***	***L89***	***28***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRANSAMERICA OCCIDEN Database: UST, Date of Government Version: 09/10/2018 Facility Id: FA0033990	1150 S OLIVE ST	WSW 0 - 1/8 (0.048 mi.)	B17	12
TRANSAMERICA CORP. Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24768	1149 S HILL ST	SW 0 - 1/8 (0.052 mi.)	B25	14
TRANSAMERICA CENTER/ Database: UST, Date of Government Version: 09/10/2018 Facility Id: FA0033208 Facility Id: 24766	1133 S OLIVE ST	W 0 - 1/8 (0.055 mi.)	B31	15
CITY OF LA - PW - PU Database: UST, Date of Government Version: 09/10/2018 Facility Id: FA0036204	1149 S BROADWAY ST	SSE 0 - 1/8 (0.077 mi.)	D37	16
MFS INTELENET Database: UST, Date of Government Version: 09/10/2018 Facility Id: 24767	1149 S BROADWAY	SSE 0 - 1/8 (0.077 mi.)	D39	17

AST: A review of the AST list, as provided by EDR, has revealed that there are 3 AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported Database: AST, Date of Government Version: 07/06/2016	1325 S BROADWAY	SSW 1/8 - 1/4 (0.229 mi.)	M92	29
NASCO PETROLUEM, LLC Database: AST, Date of Government Version: 07/06/2016	1325 S BROADWAY	SSW 1/8 - 1/4 (0.229 mi.)	M93	29
THE FEIT CO Database: AST, Date of Government Version: 07/06/2016	1325 S OLIVE ST	SW 1/8 - 1/4 (0.233 mi.)	N94	29

State and tribal voluntary cleanup sites

VCP: A review of the VCP list, as provided by EDR, and dated 10/29/2018 has revealed that there are 2 VCP sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FC BROADWAY AND HILL Status: No Further Action Facility Id: 60002032	***1108 S HILL STREET***	***SSE 0 - 1/8 (0.021 mi.)***	***A7***	***10***
FC BROADWAY AND HILL Status: No Further Action Facility Id: 60002033	***1201 S MAIN STREET***	***S 1/8 - 1/4 (0.167 mi.)***	***K70***	***23***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 15 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARK GABAY Comp Number: 6349	***1022 S HILL ST***	***ENE 0 - 1/8 (0.084 mi.)***	***C46***	***18***
HARRY'S AUTO SERVICE Status: A Tank Status: A Comp Number: 1192	***504 W OLYMPIC BLVD***	***NNW 1/8 - 1/4 (0.181 mi.)***	***L75***	***24***
UNION BANK SERVICE C Comp Number: 2850	***1000 S HOPE ST***	***NNW 1/8 - 1/4 (0.209 mi.)***	***O82***	***26***
FEDERAL RESERVE BANK Status: A Comp Number: 6485	***950 S GRAND AVE***	***N 1/8 - 1/4 (0.217 mi.)***	***P87***	***27***
GRAND PHOENIX CORP Status: A Comp Number: 7868	***501 W OLYMPIC BLVD***	***N 1/8 - 1/4 (0.219 mi.)***	***L89***	***28***
COMMUNITY REDEVELOPM Comp Number: 6931	***956 S HOPE ST***	***NNW 1/8 - 1/4 (0.233 mi.)***	***O95***	***29***
CHEVRON 91030 Comp Number: 3483	***599 W OLYMPIC BLVD***	***NNW 1/8 - 1/4 (0.237 mi.)***	***O97***	***30***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRANSAMERICA OCCIDEN Status: A Comp Number: 5211	***1150 S OLIVE ST***	***WSW 0 - 1/8 (0.048 mi.)***	***B18***	***12***
LOS ANGELES HERALD E	***1111 S BROADWAY***	***SE 0 - 1/8 (0.051 mi.)***	***D21***	***13***

Comp Number: 3778				
OCCUPANT Status: A Comp Number: 6072	***1149 S HILL ST***	***SW 0 - 1/8 (0.052 mi.)***	***B26***	***14***
TRANSAMERICA OCCIDEN Status: A Comp Number: 6073	***1133 S OLIVE ST***	***W 0 - 1/8 (0.055 mi.)***	***B28***	***14***
TRANSAMERICA REALTY Comp Number: 7466	***150 W 12TH ST***	***SSW 0 - 1/8 (0.088 mi.)***	***F50***	***19***
LOS ANGELES HERALD E Comp Number: 663	***1201 S MAIN ST***	***S 1/8 - 1/4 (0.167 mi.)***	***K71***	***23***
TRANSAMERICA OCCIDEN Comp Number: 7184	***150 W PICO BLVD***	***SSW 1/8 - 1/4 (0.185 mi.)***	***M79***	***25***
STANDARD BRANDS PAIN Comp Number: 1062	***124 W PICO BLVD***	***S 1/8 - 1/4 (0.217 mi.)***	***M85***	***27***

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 13 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GOODYEAR SERVICE CEN Facility Id: 00000029515	940 S HILL ST	NE 1/8 - 1/4 (0.165 mi.)	67	22
TEXACO Facility Id: 00000017375	504 W OLYMPIC	NNW 1/8 - 1/4 (0.181 mi.)	L77	25
NONE Facility Id: 00000039742	505 W OLYMPIC BLVD	N 1/8 - 1/4 (0.184 mi.)	L78	25
UNION BANK SERVICE C	***1000 S HOPE ST***	***NNW 1/8 - 1/4 (0.209 mi.)***	***O82***	***26***
UNION BANK SERVICE C Facility Id: 00000050920	1000 S HOPE ST	NNW 1/8 - 1/4 (0.209 mi.)	O83	26
91030 Facility Id: 00000061971	599 W OLYMPIC BLVD	NNW 1/8 - 1/4 (0.237 mi.)	O96	30

Lower Elevation	Address	Direction / Distance	Map ID	Page
LOS ANGELES HERALD E Facility Id: 00000065237	1111 S BROADWAY	SE 0 - 1/8 (0.051 mi.)	D20	12
TRANSAMERICA OCCIDEN	***1133 S OLIVE ST***	***W 0 - 1/8 (0.055 mi.)***	***B28***	***14***
SERVICE STATION 2686 Facility Id: 00000007907	1133 S OLIVE ST	W 0 - 1/8 (0.055 mi.)	B30	15
RYDER TRUCK RENTAL Facility Id: 00000066917	100 W 12TH ST	SSE 1/8 - 1/4 (0.162 mi.)	K66	22
LOS ANGELES HERALD E Facility Id: 00000005590 Facility Id: 00000065238	1201 S MAIN ST # 19	S 1/8 - 1/4 (0.167 mi.)	K68	22
LOS ANGELES HERALD E	1201-19 S MAIN STREE	S 1/8 - 1/4 (0.167 mi.)	K69	23
STANDARD BRANDS PAIN	124 W PICO BLVD	S 1/8 - 1/4 (0.217 mi.)	M84	27

EXECUTIVE SUMMARY

Facility Id: 00000016999

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 15 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARK GABAY Facility Id: 19007503 Status: A	***1022 S HILL ST***	***ENE 0 - 1/8 (0.084 mi.)***	***C46***	***18***
HARRY'S AUTO SERVICE Facility Id: 19042277 Status: A	***504 W OLYMPIC BLVD***	***NNW 1/8 - 1/4 (0.181 mi.)***	***L75***	***24***
UNION BANK SERVICE C Facility Id: 19013307 Status: I	***1000 S HOPE ST***	***NNW 1/8 - 1/4 (0.209 mi.)***	***O82***	***26***
FEDERAL RESERVE BANK Facility Id: 19040144 Status: A	***950 S GRAND AVE***	***N 1/8 - 1/4 (0.217 mi.)***	***P87***	***27***
UNK Facility Id: 19054673 Status: I	501 W OLYMPIC BLVD	N 1/8 - 1/4 (0.219 mi.)	L90	28
COMMUNITY REDEVELOPM Facility Id: 19056393 Status: A	***956 S HOPE ST***	***NNW 1/8 - 1/4 (0.233 mi.)***	***O95***	***29***
CHEVRON 91030 Facility Id: 19054295 Status: I	***599 W OLYMPIC BLVD***	***NNW 1/8 - 1/4 (0.237 mi.)***	***O97***	***30***

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRANSAMERICA OCCIDEN Facility Id: 19020393 Status: A	***1150 S OLIVE ST***	***WSW 0 - 1/8 (0.048 mi.)***	***B18***	***12***
LOS ANGELES HERALD E Facility Id: 19039847 Status: I	***1111 S BROADWAY***	***SE 0 - 1/8 (0.051 mi.)***	***D21***	***13***
OCCUPANT Facility Id: 19027841 Status: A	***1149 S HILL ST***	***SW 0 - 1/8 (0.052 mi.)***	***B26***	***14***
TRANSAMERICA OCCIDEN Facility Id: 19038113 Status: A	***1133 S OLIVE ST***	***W 0 - 1/8 (0.055 mi.)***	***B28***	***14***
TRANSAMERICA REALTY Facility Id: 19010041 Status: I	***150 W 12TH ST***	***SSW 0 - 1/8 (0.088 mi.)***	***F50***	***19***
LOS ANGELES HERALD E Facility Id: 19054181 Status: I	***1201 S MAIN ST***	***S 1/8 - 1/4 (0.167 mi.)***	***K71***	***23***
TRANSAMERICA OCCIDEN	***150 W PICO BLVD***	***SSW 1/8 - 1/4 (0.185 mi.)***	***M79***	***25***

Facility Id: 19056453
Status: A

STANDARD BRANDS PAIN	***124 W PICO BLVD***	***S 1/8 - 1/4 (0.217 mi.)***	***M85***	***27***
Facility Id: 19054204 Status: I				

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
US FEDERAL RESERVE B EPA ID:: CA7007890158	***409 W OLYMPIC BLVD***	***NNE 1/8 - 1/4 (0.157 mi.)***	***J65***	***22***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BONE DEEP - HERRALD EPA ID:: CAP000194159	1111 S BROADWAY	SE 0 - 1/8 (0.051 mi.)	D22	13
ANACOMP INC EPA ID:: CAD983673419	***1149 S BROADWAY ST***	***SSE 0 - 1/8 (0.077 mi.)***	***D38***	***16***

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #3300 Reg Id: 900150070	***730 OLYMPIC BLVD W***	***NNW 1/4 - 1/2 (0.345 mi.)***	***101***	***31***

HWP: A review of the HWP list, as provided by EDR, and dated 08/20/2018 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GOLDEN JEWELRY EPA Id: CAL000098454 Cleanup Status: OPERATING PERMIT	***640 S HILL ST STE 46***	***NE 1/2 - 1 (0.544 mi.)***	***T114***	***34***

EXECUTIVE SUMMARY

WIP: A review of the WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there is 1 WIP site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OCCUPANT	*1149 S HILL ST*	*SW 0 - 1/8 (0.052 mi.)*	*B26*	*14*

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 35 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CAMP G N	1100 S OLIVE ST	WNW 0 - 1/8 (0.027 mi.)	A8	10
PHELEN FRANK	1050 S HILL ST	E 0 - 1/8 (0.043 mi.)	C15	11
RISDEN C W	1115 S OLIVE ST	WNW 0 - 1/8 (0.049 mi.)	B19	12
COPPLE AUTO SERVICE	1032 S OLIVE ST	N 0 - 1/8 (0.066 mi.)	E35	16
BUCHER E R	1021 S HILL ST	NE 0 - 1/8 (0.080 mi.)	40	17
PRATT W M	1027 S OLIVE ST	N 0 - 1/8 (0.085 mi.)	E47	18
CLEGHORN R W	1025 S OLIVE ST	N 0 - 1/8 (0.087 mi.)	E49	19
FERGUSON TOW SERVICE	1017 S OLIVE ST	N 0 - 1/8 (0.105 mi.)	E53	20
ST HELENS PETROLEUM	1031 S BROADWAY	ENE 0 - 1/8 (0.110 mi.)	55	20
SCHULTZ R R	1008 S OLIVE ST	NNE 0 - 1/8 (0.111 mi.)	E57	20
EDMONDSON J E	1006 S OLIVE ST	NNE 0 - 1/8 (0.114 mi.)	E58	20

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOWIE A S	1102 S HILL ST	SSE 0 - 1/8 (0.017 mi.)	A4	9
KELLEY BROS	1127 S HILL ST	SSW 0 - 1/8 (0.018 mi.)	A5	9
FOWLER L D	1129 S HILL ST	SSW 0 - 1/8 (0.019 mi.)	A6	10
WHITLEY J A	1114 S OLIVE ST	WNW 0 - 1/8 (0.031 mi.)	A9	10
HOFFMAN E H	1122 S OLIVE ST	W 0 - 1/8 (0.034 mi.)	B10	10
HOFFMAN E H	1128 S OLIVE ST	W 0 - 1/8 (0.037 mi.)	B11	11
MORRIS J H	1130 S OLIVE ST	W 0 - 1/8 (0.038 mi.)	B12	11
JOHNSON J W REAR	1132 S OLIVE ST	W 0 - 1/8 (0.039 mi.)	B13	11
LUARD L S	1138 S OLIVE ST	W 0 - 1/8 (0.042 mi.)	B14	11
SCHERER S A	1148 S OLIVE ST	W 0 - 1/8 (0.047 mi.)	B16	11
KELLEY BROS	1127 S OLIVE ST	WNW 0 - 1/8 (0.052 mi.)	B27	14
LUARD L S	1133 S OLIVE ST	W 0 - 1/8 (0.055 mi.)	B29	15
CLEGHORN ROBT	1137 S OLIVE ST	W 0 - 1/8 (0.057 mi.)	B32	15
MORWAY STEPH	217 W 12TH ST	SSW 0 - 1/8 (0.081 mi.)	F41	17
HUNT A F	211 W 12TH ST	SW 0 - 1/8 (0.081 mi.)	F42	17
CAIN EARL	225 W 12TH ST	WSW 0 - 1/8 (0.083 mi.)	F45	18
SPEEDO ELECTRIC CO	1155 OLIVE WY	WSW 0 - 1/8 (0.086 mi.)	G48	19
THOMPSON C H	224 W 12TH ST	WSW 0 - 1/8 (0.090 mi.)	F51	19
SIMONIN RENE	1207 S HILL ST	SSW 0 - 1/8 (0.104 mi.)	F52	19
ASSELIN ANDRE	1201 S BROADWAY	S 0 - 1/8 (0.108 mi.)	54	20
FONTAINE A H	1206 S OLIVE ST	WSW 0 - 1/8 (0.120 mi.)	G59	21
WHITLEY JAS	1148 S GRAND AVE	W 0 - 1/8 (0.121 mi.)	I61	21
EKLUND FRANK	1216 S HILL ST	SSW 0 - 1/8 (0.123 mi.)	F62	21
STATION #23	1131 S MAIN	SE 0 - 1/8 (0.125 mi.)	H63	21

EXECUTIVE SUMMARY

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 7 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

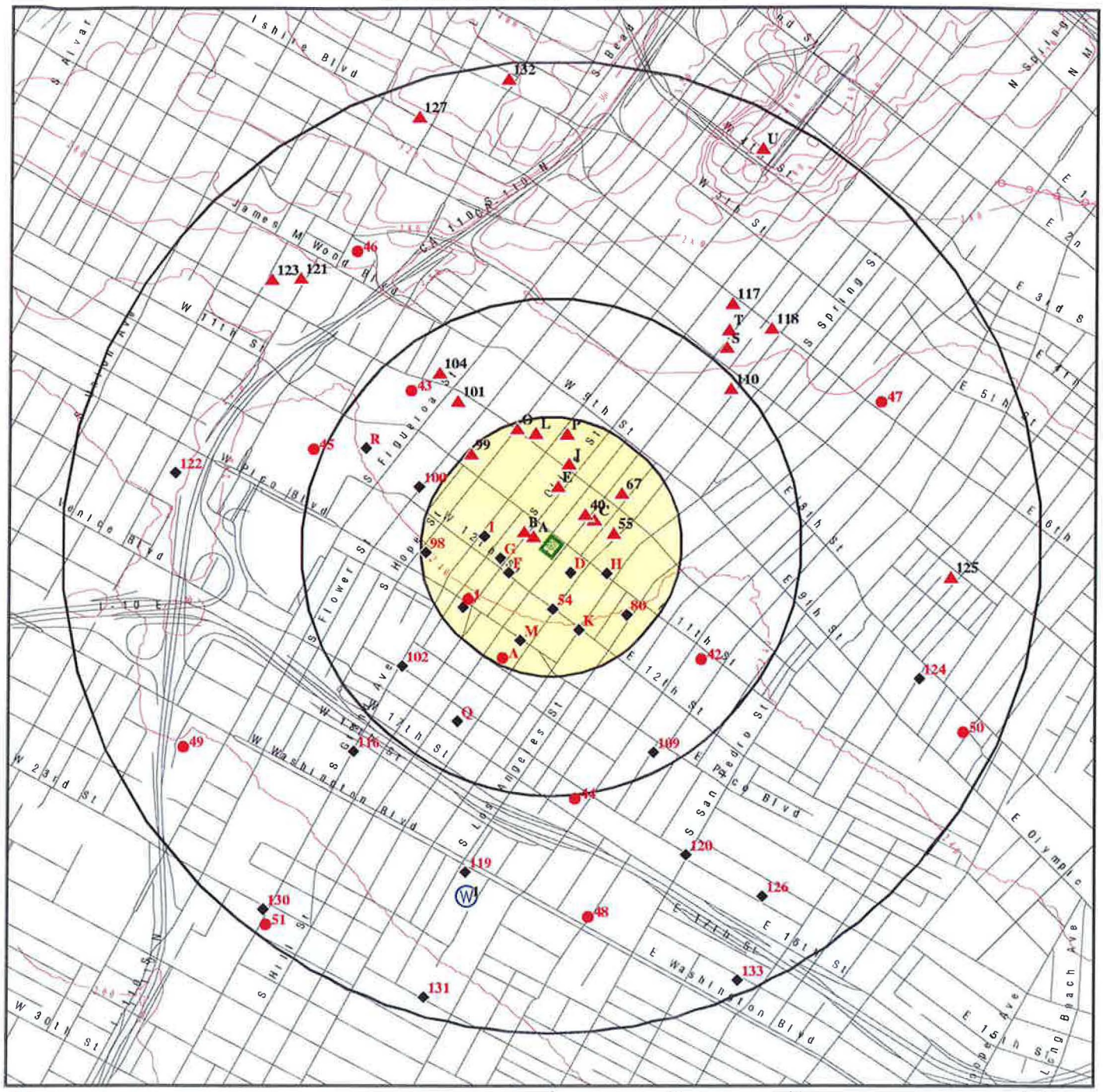
Lower Elevation	Address	Direction / Distance	Map ID	Page
SLONES DRY CLEANER	1149 S HILL ST	SW 0 - 1/8 (0.052 mi.)	B24	13
ROLDAN ALF	1091/2 S BROADWAY	ESE 0 - 1/8 (0.064 mi.)	C33	15
DAVIS EPHRAIM	1063 S BROADWAY	E 0 - 1/8 (0.066 mi.)	C36	16
SKLAR ISEDORE	159 W 12TH ST	SSW 0 - 1/8 (0.081 mi.)	F43	18
TIMPE A M	225 W 12TH ST	WSW 0 - 1/8 (0.083 mi.)	F44	18
FARRER M P	111 W 11TH ST	ESE 0 - 1/8 (0.111 mi.)	H56	20
LEE TONG	1146 S GRAND AVE	W 0 - 1/8 (0.120 mi.)	I60	21

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 5531537.2S



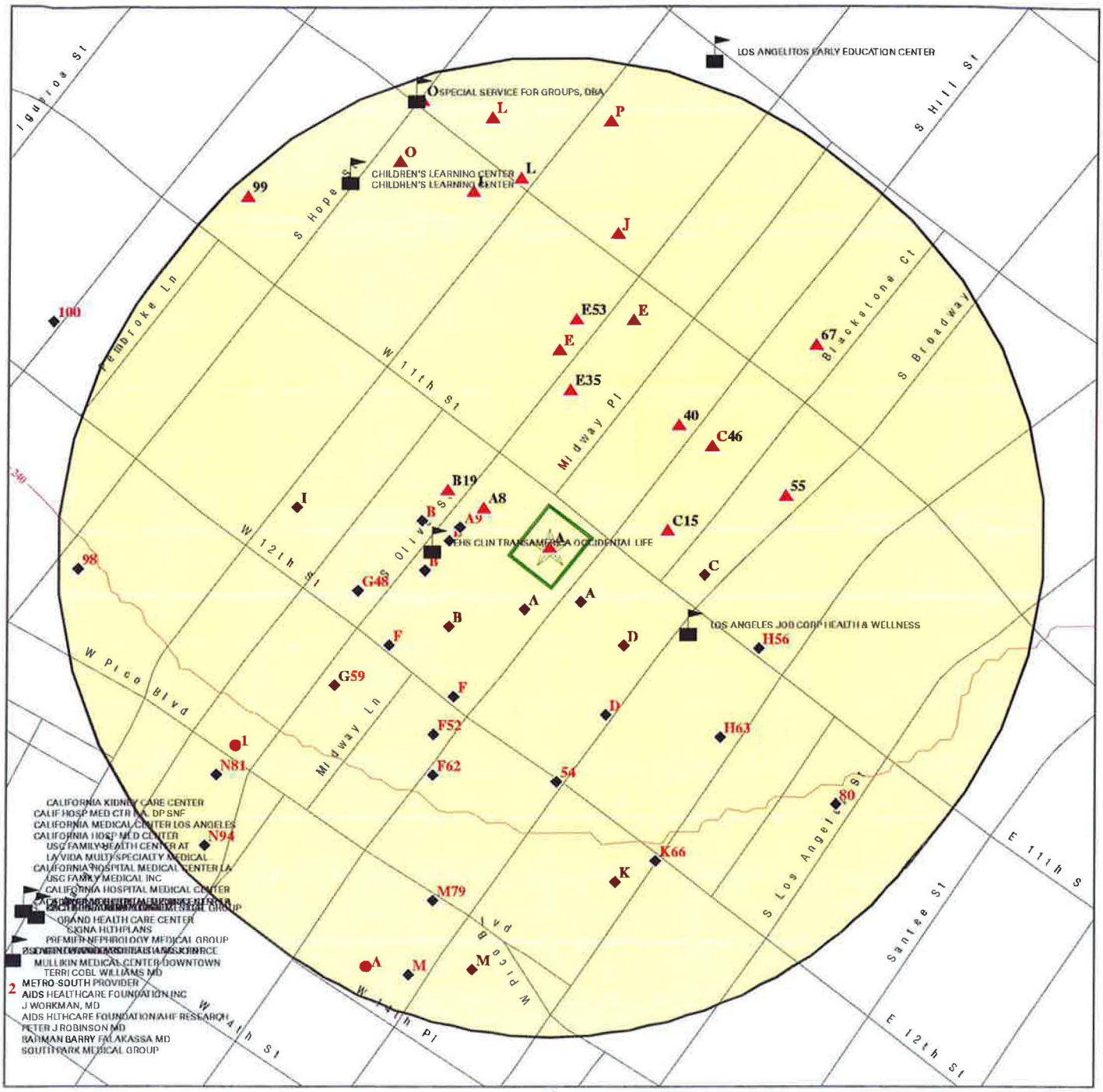
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1101 S HILL ST	CLIENT: PIC Environmental Services
ADDRESS: 1101 S HILL ST LOS ANGELES CA 90015	CONTACT: Tim Hersch
LAT/LONG: 34.04011 / 118.260375	INQUIRY #: 5531537.2s DATE: January 11, 2019 8:41 am

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DETAIL MAP - 5531537.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1101 S HILL ST	CLIENT: PIC Environmental Services
ADDRESS: 1101 S HILL ST LOS ANGELES CA 90015	CONTACT: Tim Hersch
LAT/LONG: 34.04011 / 118.260375	INQUIRY #: 5531537.2s DATE: January 11, 2019 8:43 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	2	NR	NR	2
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250	1	1	7	NR	NR	NR	9
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		1	1	2	20	NR	24
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	2	6	NR	NR	8

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	3	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		5	4	NR	NR	NR	9
AST	0.250		0	3	NR	NR	NR	3
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		1	1	0	NR	NR	2
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		6	9	NR	NR	NR	15
HIST UST	0.250		3	10	NR	NR	NR	13
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		6	9	NR	NR	NR	15
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	1	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001	1	0	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001	1	0	NR	NR	NR	NR	1
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	1	NR	NR	1
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		1	0	NR	NR	NR	1
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		35	NR	NR	NR	NR	35
EDR Hist Cleaner	0.125	1	7	NR	NR	NR	NR	8
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		5	69	47	14	21	0	156

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 **Target** **Property** **Actual:** **246 ft.**	**WILSON L C** **208 W 11TH ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Cleaner**	**1009191687** **N/A**
A2 **Target** **Property** **Actual:** **246 ft.**	**ASSOCIATED PRESS** **1111 S HILL ST** **LOS ANGELES, CA 90015** **Click here for full text details** **RCRA-SQG** EPA Id: CAD982522054 **FINDS** Registry ID:: 110002841051 **ECHO** Registry ID: 110002841051	**RCRA-SQG** **FINDS** **ECHO**	**1000327991** **CAD982522054**
A3 **Target** **Property** **Actual:** **246 ft.**	**ASSOCIATED PRESS** **1111 SOUTH HILL STREET** **LOS ANGELES, CA 90015** **Click here for full text details** **HAZNET** GEPAID: CAL000037211	**HAZNET**	**S113036373** **N/A**
A4 **SSE** **< 1/8** **0.017 mi.** **92 ft.** **Relative:** **Lower**	**HOWIE A S** **1102 S HILL ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Auto**	**1009080178** **N/A**
A5 **SSW** **< 1/8** **0.018 mi.** **97 ft.** **Relative:** **Lower**	**KELLEY BROS** **1127 S HILL ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Auto**	**1009082564** **N/A**

detail pages

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 **Target Property**	**WILSON L C** **208 W 11TH ST** **LOS ANGELES, CA**	**EDR Hist Cleaner**	**1009191687** **N/A**

Site 1 of 9 in cluster A

Actual: 246 ft.

EDR Hist Cleaner

Year:	Name:	Type:
1929	WILSON L C	CLOTHES PRESSERS CLEANERS AND REPAIRERS

A2 **Target Property**	**ASSOCIATED PRESS** **1111 S HILL ST** **LOS ANGELES, CA 90015**	**RCRA-SQG** **FINDS** **ECHO**	**1000327991** **CAD982522054**

Site 2 of 9 in cluster A

Actual: 246 ft.

RCRA-SQG:

Date form received by agency:	11/27/1989
Facility name:	ASSOCIATED PRESS
Facility address:	1111 S HILL ST LOS ANGELES, CA 90015
EPA ID:	CAD982522054
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1111 S HILL ST LOS ANGELES, CA 90015
Contact country:	US
Contact telephone:	213-746-1200
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	ASSOCIATED PRESS
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported

ASSOCIATED PRESS (Continued) **1000327991**

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002841051

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000327991
Registry ID: 110002841051
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002841051

A3 Target Property **ASSOCIATED PRESS**
1111 SOUTH HILL STREET
LOS ANGELES, CA 90015

HAZNET **S113036373**
N/A

Site 3 of 9 in cluster A

Actual: 246 ft.

HAZNET:
envid: S113036373
Year: 2004
GEPAID: CAL000037211
Contact: ANDY LIPPMAN /CHIEF OF BUREAU
Telephone: 2136262500

ASSOCIATED PRESS (Continued) **S113036373**

Mailing Name: Not reported
Mailing Address: 221 S FIGUEROA ST #300
Mailing City,St,Zip: LOS ANGELES, CA 900122552
Gen County: Not reported
TSD EPA ID: CAD059494310
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113036373
Year: 2004
GEPAID: CAL000037211
Contact: ANDY LIPPMAN /CHIEF OF BUREAU
Telephone: 2136262500
Mailing Name: Not reported
Mailing Address: 221 S FIGUEROA ST #300
Mailing City,St,Zip: LOS ANGELES, CA 900122552
Gen County: Not reported
TSD EPA ID: CAD059494310
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Treatment, Tank
Tons: 0
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113036373
Year: 2004
GEPAID: CAL000037211
Contact: ANDY LIPPMAN /CHIEF OF BUREAU
Telephone: 2136262500
Mailing Name: Not reported
Mailing Address: 221 S FIGUEROA ST #300
Mailing City,St,Zip: LOS ANGELES, CA 900122552
Gen County: Not reported
TSD EPA ID: CAD059494310
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Disposal, Other
Tons: 0
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: S113036373
Year: 2001
GEPAID: CAL000037211
Contact: ANDY LIPPMAN /CHIEF OF BUREAU
Telephone: 2136262500
Mailing Name: Not reported
Mailing Address: 221 S FIGUEROA ST #300
Mailing City,St,Zip: LOS ANGELES, CA 900122552

ASSOCIATED PRESS (Continued) **S113036373**

Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.37
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113036373
Year:	2000
GEPAID:	CAL000037211
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD050806850
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Transfer Station
Tons:	0.02
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
14 additional CA_HAZNET: record(s) in the EDR Site Report.

A4 **HOWIE A S** **EDR Hist Auto** **1009080178**
SSE **1102 S HILL ST** **N/A**
< 1/8 **LOS ANGELES, CA**
0.017 mi.
92 ft. **Site 4 of 9 in cluster A**

Relative: EDR Hist Auto
Lower

Actual: **245 ft.**

Year:	Name:	Type:
1929	HOWIE A S	GASOLINE AND OIL SERVICE STATION
1937	HOWIE A S	GASOLINE AND OIL SERVICE STATIONS

A5 **KELLEY BROS** **EDR Hist Auto** **1009082564**
SSW **1127 S HILL ST** **N/A**
< 1/8 **LOS ANGELES, CA**
0.018 mi.
97 ft. **Site 5 of 9 in cluster A**

Relative: EDR Hist Auto
Lower

Actual: **245 ft.**

Year:	Name:	Type:
1937	KELLEY BROS	AUTOMOBILE REPAIRING

ASSOCIATED PRESS
1111 S HILL ST
LOS ANGELES, CA 90015

Inquiry Number:
February 14, 2019

EDR Site Report™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary . . . . . Page 3

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports . . . . . Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. . . . . Page 8

Name, source, update dates, contact phone number and description of each of the databases for this report.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 **ASSOCIATED PRESS** 1111 S HILL ST LOS ANGELES, CA 90015 EDR ID #1000327991 EPA #CAD982522054
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	**YES - p4**
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility is a FUSRAP Site	NO
Facility is a UXO Site	NO
Facility is a FUELS Site	NO
Facility is an DockHWC/ECHO Site	**YES - p5**
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility is a Record of Decision Site (ROD)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (SEMS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	**YES - p6**
Facility is listed in other database records (OTHER)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
Facility is named in a CERCLA-related Consent Decree	NO
TOTAL (YES)	3

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility generates hazardous waste

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

ASSOCIATED PRESS
1111 S HILL ST
LOS ANGELES, CA 90015
EDR ID #1000327991

RCRA-SQG:

Date form received by agency:	11/27/1989
Facility name:	ASSOCIATED PRESS
Facility address:	1111 S HILL ST LOS ANGELES, CA 90015
EPA ID:	CAD982522054
Contact:	ENVIRONMENTAL MANAGER
Contact address:	1111 S HILL ST LOS ANGELES, CA 90015
Contact country:	US
Contact telephone:	213-746-1200
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	ASSOCIATED PRESS
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	415-555-1212
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

WASTE MANAGEMENT

Facility is an Hazardous Waste/Enforcement and Compliance History Site (DocketHWC/ECHO)

DATABASE: Hazardous Waste/Enforcement and Compliance History Sites (DocketHWC/ECHO)

ASSOCIATED PRESS
1111 S HILL ST
LOS ANGELES, CA 90015
EDR ID #1000327991

ECHO:

Envid:	1000327991
Registry ID:	110002841051
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002841051

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

MULTIMEDIA

Facility is listed in EPA's index system

DATABASE: Facility Index System (FINDS)

ASSOCIATED PRESS
1111 S HILL ST
LOS ANGELES, CA 90015
EDR ID #1000327991

This site is listed in the Federal FINDS database. The FINDS database may contain references to records from government databases included elsewhere in the report.
Please note: the FINDS database may also contain references to out of date records formerly associated with the site.

Registry ID:	110002841051
Facility Name:	ASSOCIATED PRESS
Facility Address:	1111 S HILL ST LOS ANGELES, CA 90015
Facility URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002841051
FIPS:	06037
Fed Facility:	Not reported
Tribal Land:	Not reported
Tribal Name:	Not reported
Congressional District:	34
Hydrologic Unit Code:	18070105
EPA Region:	09
Site Type:	STATIONARY
Date Created:	01-MAR-2000 00:00:00
Date Updated:	08-AUG-2010 16:53:23
U.S-Mexico Border:	Not reported
Latitude:	34.039971
Longitude:	-118.259989
Horizontal Collection:	ADDRESS MATCHING-HOUSE NUMBER
Horizontal Accuracy:	50
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Horizontal Datum:	NAD83
Coordinates Source:	Not reported

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Program System ID:	CAD982522054 ←
Program Sys. Name:	RCRAINFO
Env. Interest Type:	SQG
Env. Interest Start Dt.:	27-NOV-1989 00:00:00
Start Date Qualifier:	FIRST NOTIFICATION DATE
Env. Interest End Dt.:	Not reported
End Date Qualifier:	Not reported
Data Source:	RCRAINFO
Active Code:	Not reported

Alternative Name:	ASSOCIATED PRESS

Contact Name:	ENVIRONMENTAL MANAGER
Contact Type:	REGULATORY CONTACT
Contact Title:	Not reported
Contact Telephone:	(213) 746-1200
Contact Fax:	Not reported
Contact email:	Not reported
Contact Address:	Not reported Not reported

Organization Name:	ASSOCIATED PRESS
Affiliation Type:	OWNER
Organization Type:	PRIVATE
DUNS Number:	Not reported
Division Name:	Not reported
Telephone Number:	415-555-1212
Alternative Number:	Not reported
Fax Number:	Not reported
Email:	Not reported
EIN:	Not reported
State Business ID:	Not reported
Parent Name:	Not reported
Parent DUNS:	Not reported
Mailing Address:	Not reported

Not reported

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

RCRA-SQG: RCRA - Small Quantity Generators
Source: Environmental Protection Agency
Telephone: 703-308-8895
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Database Release Frequency: Quarterly
Date of Last EDR Contact: 12/03/2018
Date of Next Scheduled Update: 04/08/2019

FINDS: Facility Index System/Facility Registry System
Source: EPA
Telephone: Not reported
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/15/2018
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/31/2019
Date of Next Scheduled Update: 03/18/2019

ECHO: Enforcement & Compliance History Information
Source: Environmental Protection Agency
Telephone: 202-564-2280
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/07/2019
Date of Next Scheduled Update: 03/18/2019

ASSOCIATED PRESS
1111 SOUTH HILL STREET
LOS ANGELES, CA 90015

Inquiry Number:
February 14, 2019

EDR Site Report™

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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary ..... **Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports ..... **Page 4**

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. ..... **Page 9**

Name, source, update dates, contact phone number and description of each of the databases for this report.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 **ASSOCIATED PRESS** 1111 SOUTH HILL STREET LOS ANGELES, CA 90015 EDR ID #S113036373
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility is a FUSRAP Site	NO
Facility is a UXO Site	NO
Facility is a FUELS Site	NO
Facility is an DockHWC/ECHO Site	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility is a Record of Decision Site (ROD)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (SEMS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in other database records (OTHER)	**YES - p4**
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
Facility is named in a CERCLA-related Consent Decree	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in other database records

DATABASE: Other Database Records (OTHER)

ASSOCIATED PRESS
1111 SOUTH HILL STREET
LOS ANGELES, CA 90015
EDR ID #S113036373

HAZNET:

envid:	S113036373
Year:	2004
GEPAID:	CAL000037211 ←
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD059494310
TSD County:	Not reported
Waste Category:	Laboratory waste chemicals ←
Disposal Method:	Transfer Station
Tons:	0
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	2004
GEPAID:	CAL000037211 ←
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD059494310
TSD County:	Not reported
Waste Category:	Laboratory waste chemicals ←
Disposal Method:	Treatment, Tank
Tons:	0
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	2004
GEPAID:	CAL000037211 ←
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD059494310
TSD County:	Not reported
Waste Category:	Laboratory waste chemicals ←
Disposal Method:	Disposal, Other
Tons:	0
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	2001
GEPAID:	CAL000037211 ←
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste ←
Disposal Method:	Recycler
Tons:	0.37
Cat Decode:	Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113036373
Year:	2000
GEPAID:	CAL000037211
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD050806850
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Transfer Station
Tons:	0.02
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113036373
Year:	2000
GEPAID:	CAL000037211
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD093459485
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.43
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113036373
Year:	2000
GEPAID:	CAL000037211
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD050806850
TSD County:	Not reported
Waste Category:	Liquids with pH <= 2
Disposal Method:	Transfer Station
Tons:	0.12
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113036373
Year:	2000
GEPAID:	CAL000037211
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD050806850
TSD County:	Not reported
Waste Category:	Laboratory waste chemicals
Disposal Method:	Transfer Station
Tons:	0.01
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles
envid:	S113036373
Year:	2000
GEPAID:	CAL000037211
Contact:	ANDY LIPPMAN /CHIEF OF BUREAU
Telephone:	2136262500
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST #300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD050806850

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Transfer Station
Tons:	0.01
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1999
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Tons:	.9381
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1998
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Tons:	1.0007
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1997
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	.2502
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1997
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Tons:	1.4384
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1996
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Tons:	1.7836
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1995
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	.3127
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1995
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAT000613976
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Tons:	2.1308
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1994
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	3.0438
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

envid:	S113036373
Year:	1994
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	.2502
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

envid:	S113036373
Year:	1993
GEPAID:	CAL000037211
Contact:	ASSOCIATED PRESS
Telephone:	2126211900
Mailing Name:	Not reported
Mailing Address:	221 S FIGUEROA ST STE 300
Mailing City,St,Zip:	LOS ANGELES, CA 900122552
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	1.69700000000
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Los Angeles

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HAZNET: Facility and Manifest Data
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/2019
Date of Next Scheduled Update: 04/22/2019

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
A6 **SSW** **< 1/8** **0.019 mi.** **102 ft.** **Relative:** **Lower**	**FOWLER L D** **1129 S HILL ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Auto**	**1009081697** **N/A**
A7 **SSE** **< 1/8** **0.021 mi.** **109 ft.** **Relative:** **Lower**	**FC BROADWAY AND HILL 1108 SOUTH HILL** **1108 S HILL STREET** **LOS ANGELES, CA 90015** **Click here for full text details** **ENVIROSTOR** Facility Id: 60002032 Status: No Further Action **VCP** Facility Id: 60002032 Status: No Further Action **HAZNET** GEPAID: CAC002822899	**ENVIROSTOR** **VCP** **HAZNET**	**S117038678** **N/A**
A8 **WNW** **< 1/8** **0.027 mi.** **145 ft.** **Relative:** **Higher**	**CAMP G N** **1100 S OLIVE ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Auto**	**1009081466** **N/A**
A9 **WNW** **< 1/8** **0.031 mi.** **166 ft.** **Relative:** **Lower**	**WHITLEY J A** **1114 S OLIVE ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Auto**	**1009082014** **N/A**
B10 **West** **< 1/8** **0.034 mi.** **181 ft.** **Relative:** **Lower**	**HOFFMAN E H** **1122 S OLIVE ST** **LOS ANGELES, CA** **Click here for full text details**	**EDR Hist Auto**	**1009078186** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
B11 **West** **< 1/8** **0.037 mi.** **195 ft.** **Relative:** **Lower**	**HOFFMAN E H** **1128 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080933** **N/A**
B12 **West** **< 1/8** **0.038 mi.** **200 ft.** **Relative:** **Lower**	**MORRIS J H** **1130 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009082494** **N/A**
B13 **West** **< 1/8** **0.039 mi.** **205 ft.** **Relative:** **Lower**	**JOHNSON J W REAR** **1132 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080717** **N/A**
B14 **West** **< 1/8** **0.042 mi.** **221 ft.** **Relative:** **Lower**	**LUARD L S** **1138 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009082057** **N/A**
C15 **East** **< 1/8** **0.043 mi.** **226 ft.** **Relative:** **Higher**	**PHELEN FRANK** **1050 S HILL ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009078040** **N/A**
B16 **West** **< 1/8** **0.047 mi.** **250 ft.** **Relative:** **Lower**	**SCHERER S A** **1148 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009078758** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
B17 **WSW** **< 1/8** **0.048 mi.** **256 ft.** **Relative:** **Lower**	**TRANSAMERICA OCCIDENTAL/ATT** **1150 S OLIVE ST** **LOS ANGELES, CA 90015** Click here for full text details **UST** Facility Id: FA0033990	**UST**	**U004264402** **N/A**
B18 **WSW** **< 1/8** **0.048 mi.** **256 ft.** **Relative:** **Lower**	**TRANSAMERICA OCCIDENTAL** **1150 S OLIVE ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Status: A Comp Number: 5211 **CA FID UST** Status: A Facility Id: 19020393 **EMI** Facility Id: 74186	**SWEEPS UST** **CA FID UST** **EMI**	**S101585150** **N/A**
B19 **WNW** **< 1/8** **0.049 mi.** **260 ft.** **Relative:** **Higher**	**RISDEN C W** **1115 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009078121** **N/A**
D20 **SE** **< 1/8** **0.051 mi.** **269 ft.** **Relative:** **Lower**	**LOS ANGELES HERALD EXAMINER** **1111 S BROADWAY** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000065237	**HIST UST**	**U001560616** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
D21 **SE** **< 1/8** **0.051 mi.** **269 ft.** **Relative:** **Lower**	**LOS ANGELES HERALD EXAMINER** **1111 S BROADWAY** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 3778 **CA FID UST** Status: I Facility Id: 19039847	**SWEEPS UST** **CA FID UST**	**S101617170** **N/A**
D22 **SE** **< 1/8** **0.051 mi.** **269 ft.** **Relative:** **Lower**	**BONE DEEP - HERRALD EXAMINER** **1111 S BROADWAY** **LOS ANGELES, CA 90015** Click here for full text details **RCRA NonGen / NLR** EPA Id: CAP000194159	**RCRA NonGen / NLR**	**1011861571** **CAP000194159**
D23 **SE** **< 1/8** **0.051 mi.** **269 ft.** **Relative:** **Lower**	**HERALD EXAMINER BUILDING** **1111 S BROADWAY** **LOS ANGELES, CA 90015** Click here for full text details **RCRA-LQG** EPA Id: CAR000257261 **FINDS** Registry ID:: 110067265364 **ECHO** Registry ID: 110067265364	**RCRA-LQG** **FINDS** **ECHO**	**1018273596** **CAR000257261**
B24 **SW** **< 1/8** **0.052 mi.** **272 ft.** **Relative:** **Lower**	**SLONES DRY CLEANER** **1149 S HILL ST** **LOS ANGELES, CA 90015** Click here for full text details	**EDR Hist Cleaner**	**1018425207** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
B25 **SW** **< 1/8** **0.052 mi.** **272 ft.** **Relative:** **Lower**	**TRANSAMERICA CORP.** **1149 S HILL ST** **LOS ANGELES, CA 90015** Click here for full text details **UST** Facility Id: 24768	**UST**	**U003880022** **N/A**
B26 **SW** **< 1/8** **0.052 mi.** **272 ft.** **Relative:** **Lower**	**OCCUPANT** **1149 S HILL ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Status: A Comp Number: 6072 **CA FID UST** Status: A Facility Id: 19027841	**SWEEPS UST** **CA FID UST** **WIP**	**S101585711** **N/A**
B27 **WNW** **< 1/8** **0.052 mi.** **274 ft.** **Relative:** **Lower**	**KELLEY BROS** **1127 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009081040** **N/A**
B28 **West** **< 1/8** **0.055 mi.** **288 ft.** **Relative:** **Lower**	**TRANSAMERICA OCCIDENTAL** **1133 S OLIVE ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Status: A Comp Number: 6073 **CA FID UST** Status: A Facility Id: 19038113	**SWEEPS UST** **HIST UST** **CA FID UST**	**S101586091** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
B29 **West** **< 1/8** **0.055 mi.** **288 ft.** **Relative:** **Lower**	**LUARD L S** **1133 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009077906** **N/A**
B30 **West** **< 1/8** **0.055 mi.** **288 ft.** **Relative:** **Lower**	**SERVICE STATION 2686** **1133 S OLIVE ST** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000007907	**HIST UST**	**U001560630** **N/A**
B31 **West** **< 1/8** **0.055 mi.** **288 ft.** **Relative:** **Lower**	**TRANSAMERICA CENTER/GARAGE** **1133 S OLIVE ST** **LOS ANGELES, CA 90015** Click here for full text details **UST** Facility Id: FA0033208 Facility Id: 24766	**UST**	**U003880021** **N/A**
B32 **West** **< 1/8** **0.057 mi.** **299 ft.** **Relative:** **Lower**	**CLEGHORN ROBT** **1137 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080576** **N/A**
C33 **ESE** **< 1/8** **0.064 mi.** **337 ft.** **Relative:** **Lower**	**ROLDAN ALF** **1091/2 S BROADWAY** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Cleaner**	**1009190498** **N/A**

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C34 **ESE** **< 1/8** **0.066 mi.** **348 ft.** **Relative:** **Lower**	**A AND B AUTO BODY WORKS** **1101 S BROADWAY** **LOS ANGELES, CA 90061** Click here for full text details **RCRA-SQG** EPA Id: CAD983633009 **FINDS** Registry ID:: 110002874033 **ECHO** Registry ID: 110002874033	**RCRA-SQG** **FINDS** **ECHO**	**1000686077** **CAD983633009**
E35 **North** **< 1/8** **0.066 mi.** **348 ft.** **Relative:** **Higher**	**COPPLE AUTO SERVICE** **1032 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009082049** **N/A**
C36 **East** **< 1/8** **0.066 mi.** **350 ft.** **Relative:** **Lower**	**DAVIS EPHRAIM** **1063 S BROADWAY** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Cleaner**	**1009185209** **N/A**
D37 **SSE** **< 1/8** **0.077 mi.** **406 ft.** **Relative:** **Lower**	**CITY OF LA - PW - PUBLIC WORKS BLDG** **1149 S BROADWAY ST** **LOS ANGELES, CA 90015** Click here for full text details **UST** Facility Id: FA0036204	**UST**	**U004264417** **N/A**
D38 **SSE** **< 1/8** **0.077 mi.** **406 ft.** **Relative:** **Lower**	**ANACOMP INC** **1149 S BROADWAY ST** **LOS ANGELES, CA 90015** Click here for full text details **RCRA NonGen / NLR** EPA Id: CAD983673419 **FINDS**	**RCRA NonGen / NLR** **FINDS** **ECHO** **HAZNET**	**1000857889** **CAD983673419**

ANACOMP INC (Continued) — **1000857889**

Registry ID:: 110002902967
Registry ID:: 110059795495

ECHO
Registry ID: 110002902967

HAZNET
GEPAID: CAD983673419

D39 | **MFS INTELENET** | **UST** | **U003780587**
SSE | **1149 S BROADWAY** | **N/A**
< 1/8 | **LOS ANGELES, CA 90015**
0.077 mi.
406 ft.

Relative: Lower

Click here for full text details

UST
Facility Id: 24767

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40 | **BUCHER E R** | **EDR Hist Auto** | **1009077219**
NE | **1021 S HILL ST** | **N/A**
< 1/8 | **LOS ANGELES, CA**
0.080 mi.
421 ft.

Relative: Higher

Click here for full text details

F41 | **MORWAY STEPH** | **EDR Hist Auto** | **1009079434**
SSW | **217 W 12TH ST** | **N/A**
< 1/8 | **LOS ANGELES, CA**
0.081 mi.
426 ft.

Relative: Lower

Click here for full text details

F42 | **HUNT A F** | **EDR Hist Auto** | **1009079998**
SW | **211 W 12TH ST** | **N/A**
< 1/8 | **LOS ANGELES, CA**
0.081 mi.
427 ft.

Relative: Lower

Click here for full text details

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
F43 **SSW** **< 1/8** **0.081 mi.** **427 ft.** **Relative:** **Lower**	**SKLAR ISEDORE** **159 W 12TH ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Cleaner**	**1009189552** **N/A**
F44 **WSW** **< 1/8** **0.083 mi.** **438 ft.** **Relative:** **Lower**	**TIMPE A M** **225 W 12TH ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Cleaner**	**1009191558** **N/A**
F45 **WSW** **< 1/8** **0.083 mi.** **438 ft.** **Relative:** **Lower**	**CAIN EARL** **225 W 12TH ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009079484** **N/A**
C46 **ENE** **< 1/8** **0.084 mi.** **446 ft.** **Relative:** **Higher**	**MARK GABAY** **1022 S HILL ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 6349 **CA FID UST** Status: A Facility Id: 19007503	**SWEEPS UST** **CA FID UST**	**S101583946** **N/A**
E47 **North** **< 1/8** **0.085 mi.** **450 ft.** **Relative:** **Higher**	**PRATT W M** **1027 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009078370** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
G48 **WSW** **< 1/8** **0.086 mi.** **453 ft.** **Relative:** **Lower**	**SPEEDO ELECTRIC CO** **1155 OLIVE WY** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080883** **N/A**
E49 **North** **< 1/8** **0.087 mi.** **461 ft.** **Relative:** **Higher**	**CLEGHORN R W** **1025 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009081983** **N/A**
F50 **SSW** **< 1/8** **0.088 mi.** **467 ft.** **Relative:** **Lower**	**TRANSAMERICA REALTY SERVICES** **150 W 12TH ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 7466 **CA FID UST** Status: I Facility Id: 19010041	**SWEEPS UST** **CA FID UST**	**S101584268** **N/A**
F51 **WSW** **< 1/8** **0.090 mi.** **477 ft.** **Relative:** **Lower**	**THOMPSON C H** **224 W 12TH ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009079620** **N/A**
F52 **SSW** **< 1/8** **0.104 mi.** **549 ft.** **Relative:** **Lower**	**SIMONIN RENE** **1207 S HILL ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009081752** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
E53 **North** **< 1/8** **0.105 mi.** **556 ft.** **Relative:** **Higher**	**FERGUSON TOW SERVICE** **1017 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009076478** **N/A**
54 **South** **< 1/8** **0.108 mi.** **570 ft.** **Relative:** **Lower**	**ASSELIN ANDRE** **1201 S BROADWAY** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080021** **N/A**
55 **ENE** **< 1/8** **0.110 mi.** **583 ft.** **Relative:** **Higher**	**ST HELENS PETROLEUM CORP OFFICE** **1031 S BROADWAY** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009081687** **N/A**
H56 **ESE** **< 1/8** **0.111 mi.** **587 ft.** **Relative:** **Lower**	**FARRER M P** **111 W 11TH ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Cleaner**	**1009186301** **N/A**
E57 **NNE** **< 1/8** **0.111 mi.** **588 ft.** **Relative:** **Higher**	**SCHULTZ R R** **1008 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080231** **N/A**
E58 **NNE** **< 1/8** **0.114 mi.** **600 ft.** **Relative:** **Higher**	**EDMONDSON J E** **1006 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009078877** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
G59 **WSW** **< 1/8** **0.120 mi.** **635 ft.** **Relative:** **Lower**	**FONTAINE A H** **1206 S OLIVE ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009080957** **N/A**
I60 **West** **< 1/8** **0.120 mi.** **636 ft.** **Relative:** **Lower**	**LEE TONG** **1146 S GRAND AVE** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Cleaner**	**1009193473** **N/A**
I61 **West** **< 1/8** **0.121 mi.** **637 ft.** **Relative:** **Lower**	**WHITLEY JAS** **1148 S GRAND AVE** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009081492** **N/A**
F62 **SSW** **< 1/8** **0.123 mi.** **648 ft.** **Relative:** **Lower**	**EKLUND FRANK** **1216 S HILL ST** **LOS ANGELES, CA** Click here for full text details	**EDR Hist Auto**	**1009081401** **N/A**
H63 **SE** **< 1/8** **0.125 mi.** **660 ft.** **Relative:** **Lower**	**STATION #23** **1131 S MAIN** **LOS ANGELES, CA 90015** Click here for full text details	**EDR Hist Auto**	**1022232037** **N/A**
J64 **NNE** **1/8-1/4** **0.157 mi.** **827 ft.** **Relative:** **Higher**	**409 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **UST** Facility Id: 24156	**UST**	**U003976701** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
J65 **NNE** **1/8-1/4** **0.157 mi.** **827 ft.** **Relative:** **Higher**	**US FEDERAL RESERVE BANK** **409 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **RCRA NonGen / NLR** EPA Id: CA7007890158 **FINDS** Registry ID:: 110002625632 **ECHO** Registry ID: 110002625632	**RCRA NonGen / NLR** **FINDS** **ECHO**	**1000214016** **CA7007890158**
K66 **SSE** **1/8-1/4** **0.162 mi.** **858 ft.** **Relative:** **Lower**	**RYDER TRUCK RENTAL** **100 W 12TH ST** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000066917	**HIST UST**	**U001560628** **N/A**
67 **NE** **1/8-1/4** **0.165 mi.** **869 ft.** **Relative:** **Higher**	**GOODYEAR SERVICE CENTER 9265** **940 S HILL ST** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000029515	**HIST UST**	**U001560614** **N/A**
K68 **South** **1/8-1/4** **0.167 mi.** **883 ft.** **Relative:** **Lower**	**LOS ANGELES HERALD EXAMINER** **1201 S MAIN ST # 19** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000005590 Facility Id: 00000065238	**HIST UST**	**U001560617** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
K69 **South** **1/8-1/4** **0.167 mi.** **883 ft.** **Relative:** **Lower**	**LOS ANGELES HERALD EXAMINER** **1201-19 S MAIN STREET** **LOS ANGELES, CA 90015** **Click here for full text details**	**HIST UST**	**S118412459** **N/A**
K70 **South** **1/8-1/4** **0.167 mi.** **883 ft.** **Relative:** **Lower**	**FC BROADWAY AND HILL 1201 SOUTH MAIN** **1201 S MAIN STREET** **LOS ANGELES, CA 90015** **Click here for full text details** **ENVIROSTOR** Facility Id: 60002033 Status: No Further Action **VCP** Facility Id: 60002033 Status: No Further Action	**ENVIROSTOR** **VCP**	**S117038679** **N/A**
K71 **South** **1/8-1/4** **0.167 mi.** **883 ft.** **Relative:** **Lower**	**LOS ANGELES HERALD EXAMINER** **1201 S MAIN ST** **LOS ANGELES, CA 90015** **Click here for full text details** **SWEEPS UST** Comp Number: 663 **CA FID UST** Status: I Facility Id: 19054181 **HAZNET** GEPAID: CAC002822902	**SWEEPS UST** **CA FID UST** **HAZNET**	**S101629310** **N/A**
L72 **North** **1/8-1/4** **0.179 mi.** **945 ft.** **Relative:** **Higher**	**SHELL SERVICE STATION** **504 OLYMPIC BLVD. W.** **LOS ANGELES, CA 90015** **Click here for full text details** **LUST** Status: Completed - Case Closed Global Id: T0603789214	**LUST**	**S108087193** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
L73 **NNW** **1/8-1/4** **0.181 mi.** **955 ft.** **Relative:** **Higher**	**SHELL SERVICE STATION** **504 W OLYMPIC** **LOS ANGELES, CA 90015** Click here for full text details **RCRA-SQG** EPA Id: CAR000117028 **FINDS** Registry ID:: 110012543168 **ECHO** Registry ID: 110012543168 **HAZNET** GEPAID: CAR000117028	**RCRA-SQG** **FINDS** **ECHO** **HAZNET**	**1005441239** **CAR000117028**
L74 **NNW** **1/8-1/4** **0.181 mi.** **955 ft.** **Relative:** **Higher**	**HARRY HAHN'S SHELL** **504 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **UST** Facility Id: 24406	**UST**	**U003780840** **N/A**
L75 **NNW** **1/8-1/4** **0.181 mi.** **955 ft.** **Relative:** **Higher**	**HARRY'S AUTO SERVICE INC.** **504 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Status: A Tank Status: A Comp Number: 1192 **CA FID UST** Status: A Facility Id: 19042277	**SWEEPS UST** **CA FID UST**	**S101586244** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
L76 **NNW** **1/8-1/4** **0.181 mi.** **955 ft.** **Relative:** **Higher**	**SHELL SERVICE STATION** **504 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **RCRA-SQG** EPA Id: CAR000122838 **HAZNET** GEPAID: CAR000122838	**RCRA-SQG** **HAZNET**	**1005904452** **CAR000122838**
L77 **NNW** **1/8-1/4** **0.181 mi.** **955 ft.** **Relative:** **Higher**	**TEXACO** **504 W OLYMPIC** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000017375	**HIST UST**	**U001560633** **N/A**
L78 **North** **1/8-1/4** **0.184 mi.** **970 ft.** **Relative:** **Higher**	**NONE** **505 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000039742	**HIST UST**	**U001560615** **N/A**
M79 **SSW** **1/8-1/4** **0.185 mi.** **979 ft.** **Relative:** **Lower**	**TRANSAMERICA OCCIDENTAL LIFE** **150 W PICO BLVD** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 7184 **CA FID UST** Status: A Facility Id: 19056453	**SWEEPS UST** **CA FID UST**	**S101588213** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
80 **SE** **1/8-1/4** **0.198 mi.** **1044 ft.** **Relative:** **Lower**	**SUPER CLEANERS** **1115 S LA CLENEGA** **LOS ANGELES, CA 90035** Click here for full text details **RCRA-SQG** EPA Id: CAD981622335 **FINDS** Registry ID:: 110002727354 **ECHO** Registry ID: 110002727354	**RCRA-SQG** **FINDS** **ECHO**	**1000210233** **CAD981622335**
N81 **SW** **1/8-1/4** **0.202 mi.** **1068 ft.** **Relative:** **Lower**	**CR AND A CUSTOM INC** **312 W PICO BLVD** **LOS ANGELES, CA 90015** Click here for full text details **RCRA-SQG** EPA Id: CAR000205021 **HAZNET** GEPAID: CAR000205021	**RCRA-SQG** **HAZNET**	**1014387070** **CAR000205021**
O82 **NNW** **1/8-1/4** **0.209 mi.** **1106 ft.** **Relative:** **Higher**	**UNION BANK SERVICE CENTER** **1000 S HOPE ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 2850 **CA FID UST** Status: I Facility Id: 19013307	**SWEEPS UST** **HIST UST** **CA FID UST**	**S101617177** **N/A**
O83 **NNW** **1/8-1/4** **0.209 mi.** **1106 ft.** **Relative:** **Higher**	**UNION BANK SERVICE CENTER** **1000 S HOPE ST** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000050920	**HIST UST**	**U001560634** **N/A**

M84
South
1/8-1/4
0.217 mi.
1144 ft.

Relative:
Lower

STANDARD BRANDS PAINT - 1
124 W PICO BLVD
LOS ANGELES, CA 90015

HIST UST **U001560631**
N/A

Click here for full text details

HIST UST
Facility Id: 00000016999

M85
South
1/8-1/4
0.217 mi.
1144 ft.

Relative:
Lower

STANDARD BRANDS PAINT - #1
124 W PICO BLVD
LOS ANGELES, CA 90015

SWEEPS UST **S101617175**
CA FID UST **N/A**

Click here for full text details

SWEEPS UST
Comp Number: 1062

CA FID UST
Status: I
Facility Id: 19054204

P86
North
1/8-1/4
0.217 mi.
1146 ft.

Relative:
Higher

FEDERAL RESERVE BANK OF SF
950 S GRAND AVE
LOS ANGELES, CA 90015

UST **U003780898**
N/A

Click here for full text details

UST
Facility Id: 24478
Facility Id: N/A

P87
North
1/8-1/4
0.217 mi.
1146 ft.

Relative:
Higher

FEDERAL RESERVE BANK OF S F
950 S GRAND AVE
LOS ANGELES, CA 90015

SWEEPS UST **S101586165**
CA FID UST **N/A**
EMI

Click here for full text details

SWEEPS UST
Status: A
Comp Number: 6485

CA FID UST
Status: A
Facility Id: 19040144

EMI
Facility Id: 54835

P88
North
1/8-1/4
0.217 mi.
1146 ft.

Relative:
Higher

US FEDERAL RESERVE BANK
950 S GRAND
LOS ANGELES, CA 90015

RCRA-SQG **1000214013**
FINDS **CA3007890368**
ECHO

Click here for full text details

RCRA-SQG
EPA Id: CA3007890368

FINDS
Registry ID:: 110002625213

ECHO
Registry ID: 110002625213

L89
North
1/8-1/4
0.219 mi.
1157 ft.

Relative:
Higher

GRAND PHOENIX CORP
501 W OLYMPIC BLVD
LOS ANGELES, CA 90015

UST **U003780839**
SWEEPS UST **N/A**

Click here for full text details

UST
Facility Id: 24405

SWEEPS UST
Status: A
Comp Number: 7868

L90
North
1/8-1/4
0.219 mi.
1157 ft.

Relative:
Higher

UNK
501 W OLYMPIC BLVD
LOS ANGELES, CA 90015

CA FID UST **S101586979**
N/A

Click here for full text details

CA FID UST
Status: I
Facility Id: 19054673

M91
SSW
1/8-1/4
0.229 mi.
1209 ft.

Relative:
Lower

NASCO PETROLEUM LLC
1325 S BROADWAY
LOS ANGELES, CA 90015

RCRA-SQG **1016452950**
FINDS **CAR000243162**
ECHO

Click here for full text details

RCRA-SQG
EPA Id: CAR000243162

FINDS
Registry ID:: 110056511163

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
	NASCO PETROLEUM LLC (Continued)		**1016452950**
	ECHO Registry ID: 110056511163		
M92 **SSW** **1/8-1/4** **0.229 mi.** **1209 ft.** **Relative:** **Lower**	**1325 S BROADWAY** **LOS ANGELES, CA** Click here for full text details	**AST**	**A100344485** **N/A**
M93 **SSW** **1/8-1/4** **0.229 mi.** **1209 ft.** **Relative:** **Lower**	**NASCO PETROLUEM, LLC** **1325 S BROADWAY** **LOS ANGELES, CA 90015** Click here for full text details	**AST**	**A100422619** **N/A**
N94 **SW** **1/8-1/4** **0.233 mi.** **1228 ft.** **Relative:** **Lower**	**THE FEIT CO** **1325 S OLIVE ST** **LOS ANGELES, CA 90015** Click here for full text details	**AST**	**A100425227** **N/A**
O95 **NNW** **1/8-1/4** **0.233 mi.** **1231 ft.** **Relative:** **Higher**	**COMMUNITY REDEVELOPMENT** **956 S HOPE ST** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 6931 **CA FID UST** Status: A Facility Id: 19056393	**SWEEPS UST** **CA FID UST**	**S101588157** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
O96 **NNW** **1/8-1/4** **0.237 mi.** **1251 ft.** **Relative:** **Higher**	**91030** **599 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **HIST UST** Facility Id: 00000061971	**HIST UST**	**U001560589** **N/A**
O97 **NNW** **1/8-1/4** **0.237 mi.** **1251 ft.** **Relative:** **Higher**	**CHEVRON 91030** **599 W OLYMPIC BLVD** **LOS ANGELES, CA 90015** Click here for full text details **SWEEPS UST** Comp Number: 3483 **CA FID UST** Status: I Facility Id: 19054295	**SWEEPS UST** **CA FID UST**	**S101586640** **N/A**
98 **West** **1/8-1/4** **0.239 mi.** **1260 ft.** **Relative:** **Lower**	**BOOKBINDERS CO** **1240 S HOPE ST** **LOS ANGELES, CA 90015** Click here for full text details **RCRA-SQG** EPA Id: CA0000134619 **FINDS** Registry ID:: 110002613805 **ECHO** Registry ID: 110002613805	**RCRA-SQG** **FINDS** **ECHO**	**1000886258** **CA0000134619**
99 **NW** **1/8-1/4** **0.240 mi.** **1268 ft.** **Relative:** **Higher**	**PROPERTY UNDER CONSTRUCTION** **1050-1070 FLOWER ST. S.** **LOS ANGELES, CA 90015** Click here for full text details **LUST** Status: Completed - Case Closed Global Id: T0603519348	**LUST**	**S106915902** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
100 **WNW** **1/4-1/2** **0.285 mi.** **1503 ft.** **Relative:** **Lower**	**ARCO #5033** **1151 S FLOWER ST** **LOS ANGELES, CA** Click here for full text details **LUST** Status: Completed - Case Closed Global Id: T0603708034	**LUST**	**S109117550** **N/A**
101 **NNW** **1/4-1/2** **0.345 mi.** **1821 ft.** **Relative:** **Higher**	**UNOCAL #3300** **730 OLYMPIC BLVD W** **LOS ANGELES, CA 90015** Click here for full text details **LUST** Status: Case Closed Status: Completed - Case Closed Facility Id: 900150070 Global Id: T0603700550 Global ID: T0603700550 **EMI** Facility Id: 76680 **HIST CORTESE** Reg Id: 900150070	**LUST** **EMI** **HIST CORTESE**	**S103065777** **N/A**
102 **SW** **1/4-1/2** **0.378 mi.** **1994 ft.** **Relative:** **Lower**	**CITY OF LOS ANGELES - MERCY HOUSING PROJECT** **1450 GRAND** **LOS ANGELES, CA 90245** Click here for full text details **CPS-SLIC** Facility Status: Completed - Case Closed Facility Status: Site Assessment Global Id: SLT4L1501772 Click here to access the California GeoTracker records for this facility	**CPS-SLIC**	**S106386932** **N/A**
Q103 **SSW** **1/4-1/2** **0.395 mi.** **2088 ft.** **Relative:** **Lower**	**CAL ST, GEN SERV DEPT** **1525 S BROADWAY** **LOS ANGELES, CA 90015** Click here for full text details **LUST** Status: Completed - Case Closed Global Id: T0603735696	**LUST** **EMI**	**S106827687** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
	CAL ST, GEN SERV DEPT (Continued)		**S106827687**
	EMI Facility Id: 7077		
104 **NNW** **1/4-1/2** **0.416 mi.** **2194 ft.** **Relative:** **Higher**	**DOWNTOWN CAR WASH** **811 OLYMPIC BLVD W** **LOS ANGELES, CA 90015** Click here for full text details **LUST** Status: Completed - Case Closed Global Id: T10000003408	**LUST**	**S111345541** **N/A**
R105 **WNW** **1/4-1/2** **0.422 mi.** **2226 ft.** **Relative:** **Lower**	**DEMOCRATIC NATIONAL CONVENTION - STAPLES CENTER** **1111 SOUTH FIGUEROA STREET** **LOS ANGELES, CA** Click here for full text details **SEMS** Site ID: 0905578 EPA Id: CASFN0905578	**SEMS**	**1005440840** **CASFN0905578**
R106 **WNW** **1/4-1/2** **0.422 mi.** **2226 ft.** **Relative:** **Lower**	**CITY OF LOS ANGELES - STAPLES ARENA** **1111 S FIGUEROA** **LOS ANGELES, CA 90015** Click here for full text details **CPS-SLIC** Facility Status: Completed - Case Closed Global Id: SL163772345 Click here to access the California GeoTracker records for this facility	**CPS-SLIC**	**S103975297** **N/A**
R107 **WNW** **1/4-1/2** **0.423 mi.** **2235 ft.** **Relative:** **Lower**	**CITY OF LOS ANGELES - STAPLES ARENA** **1111 FIGUEROA** **LOS ANGELES, CA 90015** Click here for full text details **CPS-SLIC** Facility Status: Remediation	**CPS-SLIC**	**S106387148** **N/A**

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
Q108 **SSW** **1/4-1/2** **0.441 mi.** **2328 ft.** **Relative:** **Lower**	**MOBIL #11-H3K** **1600 HILL ST S** **LOS ANGELES, CA 90015** Click here for full text details **LUST** Status: Case Closed Status: Completed - Case Closed Facility Id: 900150098 Global Id: T0603700552 Global ID: T0603700552	**LUST**	**S104406279** **N/A**
109 **SSE** **1/4-1/2** **0.461 mi.** **2436 ft.** **Relative:** **Lower**	**LA DEPARTMENT WATER & POWER** **1324 S WALL ST** **LOS ANGELES, CA 90015** Click here for full text details **LUST** Status: Open - Site Assessment Global Id: T0603790000 **FINDS** Registry ID:: 110018945784	**LUST** **FINDS**	**1008152274** **N/A**
110 **NE** **1/4-1/2** **0.482 mi.** **2546 ft.** **Relative:** **Higher**	**UNITED BUILDING ASSOCIATES** **707 S BROADWAY #411** **LOS ANGELES, CA 90014** Click here for full text details **ENVIROSTOR** Facility Id: 71003260 Status: Refer: Other Agency	**ENVIROSTOR**	**S110494422** **N/A**
S111 **NE** **1/4-1/2** **0.492 mi.** **2599 ft.** **Relative:** **Higher**	**KIRK-RICH DIALS** **404 W. 7TH STREET, SUITE 1215** **LOS ANGELES, CA 90014** Click here for full text details **SEMS** Site ID: 0906068 EPA Id: CAN000906068	**SEMS**	**1007372478** **CAN000906068**

S112
NE
1/4-1/2
0.492 mi.
2599 ft.

Relative:
Higher

JEWELRY DESIGN CENTER
404 W. 7TH STREET #221
LOS ANGELES, CA 90014

ENVIROSTOR **S110493956**
N/A

Click here for full text details

ENVIROSTOR
Facility Id: 71003145
Status: Refer: Other Agency

S113
NE
1/2-1
0.539 mi.
2844 ft.

Relative:
Higher

LOS ANGELES UNITED INVESTMENT CO.
650 S. HILL STREET #1010
LOS ANGELES, CA 90014

ENVIROSTOR **S110494021**
N/A

Click here for full text details

ENVIROSTOR
Facility Id: 71003114
Status: Refer: Other Agency

T114
NE
1/2-1
0.544 mi.
2872 ft.

Relative:
Higher

GOLDEN JEWELRY
640 S HILL ST STE 462
LOS ANGELES, CA 90014

Financial Assurance **S107145812**
HAZNET **N/A**
ICE
HWP

Click here for full text details

Financial Assurance
EPA ID Number: CAL000098454

HAZNET
GEPAID: CAL000087653

HWP
EPA Id: CAL000098454
Cleanup Status: OPERATING PERMIT

T115
NE
1/2-1
0.570 mi.
3012 ft.

Relative:
Higher

M & M HOLDING, LLC
629 S. HILL STREET #1202
LOS ANGELES, CA 90014

ENVIROSTOR **S110494027**
N/A

Click here for full text details

ENVIROSTOR
Facility Id: 71003306
Status: Refer: Other Agency

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number
116 **SW** **1/2-1** **0.576 mi.** **3039 ft.** **Relative:** **Lower**	**JOHNSON BRONZE COMPANY** **1818 S. GRAND AVENUE** **LOS ANGELES, CA 90017** Click here for full text details **ENVIROSTOR** Facility Id: 19340506 Status: Refer: Other Agency	**ENVIROSTOR**	**S101480797** **N/A**
117 **NE** **1/2-1** **0.619 mi.** **3267 ft.** **Relative:** **Higher**	**PARK CENTRAL BUILDING** **412 W 6TH ST** **LOS ANGELES, CA 90014** Click here for full text details **RCRA-SQG** EPA Id: CAD983608027 **ENVIROSTOR** Facility Id: 71003138 Status: Refer: Other Agency **FINDS** Registry ID:: 110009548891 Registry ID:: 110009535351 **ECHO** Registry ID: 110009535351 Registry ID: 110009548891	**RCRA-SQG** **ENVIROSTOR** **FINDS** **ECHO**	**1000596822** **CAD983608027**
118 **NE** **1/2-1** **0.631 mi.** **3330 ft.** **Relative:** **Higher**	**MGR JEWELRY** **314 W SIXTH STREET** **LOS ANGELES, CA 90014** Click here for full text details **ENVIROSTOR** Facility Id: 71003112 Status: Refer: Other Agency **EMI** Facility Id: 57386	**ENVIROSTOR** **EMI**	**S106835553** **N/A**

119
SSW
1/2-1
0.684 mi.
3609 ft.

Relative: Lower

1910-1918 S. LOS ANGELES ST.
200-224 E. WASHINGTON BLVD., 1910-1918 S. LOS ANGELES STREET
LOS ANGELES, CA 90015

Database(s): **ENVIROSTOR, VCP**
EDR ID Number: **S122495064**
EPA ID Number: **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 60002663
Status: Active

VCP
Facility Id: 60002663
Status: Active

120
SSE
1/2-1
0.685 mi.
3615 ft.

Relative: Lower

LAUSD MASTER AGREEMENT
1449 SOUTH SAN PEDRO STREET
LOS ANGELES, CA 90015

Database(s): **ENVIROSTOR, SCH**
EDR ID Number: **S111752578**
EPA ID Number: **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 19820019
Status: Active

SCH
Facility Id: 19820019
Status: Active

121
NW
1/2-1
0.755 mi.
3987 ft.

Relative: Higher

BELMONT NEW PRIMARY CENTER NO. 11B
927-937 BLAINE STREET
LOS ANGELES, CA 90015

Database(s): **ENVIROSTOR, SCH**
EDR ID Number: **S105628546**
EPA ID Number: **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 19750090
Status: Inactive - Needs Evaluation

SCH
Facility Id: 19750090
Status: Inactive - Needs Evaluation

122
WNW
1/2-1
0.780 mi.
4117 ft.

Relative: Lower

JEFFRIES BANKNOTE COMPANY
1330 WEST PICO BLVD
LOS ANGELES, CA 90015

Database(s): **ENVIROSTOR**
EDR ID Number: **S101480580**
EPA ID Number: **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 19270326

JEFFRIES BANKNOTE COMPANY (Continued) **S101480580**

Status: Refer: Other Agency

123
NW
1/2-1
0.796 mi.
4205 ft.

Relative: Higher

BELMONT PRIMARY CENTER NO. 11 **ENVIROSTOR** **S105954501**
950 SOUTH ALBANY STREET **SCH** **N/A**
LOS ANGELES, CA 90015

Click here for full text details

ENVIROSTOR
Facility Id: 19590009
Status: Certified

SCH
Facility Id: 19590009
Status: Certified

124
ESE
1/2-1
0.797 mi.
4207 ft.

Relative: Lower

CENTRAL REGION 9TH STREET K-8 SPAN SCHOOL **ENVIROSTOR** **S109821375**
8TH ST./TOWNE AVE./9TH ST./STANFORD AVE. **SCH** **N/A**
LOS ANGELES, CA 90021

Click here for full text details

ENVIROSTOR
Facility Id: 60001149
Status: Certified

SCH
Facility Id: 60001149
Status: Certified

125
East
1/2-1
0.814 mi.
4299 ft.

Relative: Higher

ACE PLATING CO., INC. **ENVIROSTOR** **S105632824**
719 TOWNE AVENUE **CPS-SLIC** **N/A**
LOS ANGELES, CA 90021 **CHMIRS**

Click here for full text details

ENVIROSTOR
Facility Id: 71002245
Status: Inactive - Needs Evaluation

CPS-SLIC
Facility Status: Open - Site Assessment
Global Id: T10000004814

Click here to access the California GeoTracker records for this facility

CHMIRS
OES Incident Number: 351

126
SSE
1/2-1
0.837 mi.
4418 ft.

Relative:
Lower

ROYAL PLATING CO
787 E 15TH ST
LOS ANGELES, CA 90021

Click here for full text details

Database(s): RCRA-SQG, ENVIROSTOR, UST, VCP, SWEEPS UST, HIST UST, CA FID UST, DEED, FINDS, ECHO, EMI, HAZNET

EDR ID Number: 1000148255
EPA ID Number: CAD008252173

RCRA-SQG
EPA Id: CAD008252173

ENVIROSTOR
Facility Id: 19340770
Status: Certified O&M - Land Use Restrictions Only

UST
Facility Id: 24452

VCP
Facility Id: 19340770
Status: Certified O&M - Land Use Restrictions Only

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 2183

HIST UST
Facility Id: 00000041151

CA FID UST
Status: A
Facility Id: 19028175

DEED
Envirostor ID: 19340770
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

FINDS
Registry ID:: 110002630840

ECHO
Registry ID: 110002630840

ROYAL PLATING CO (Continued) **1000148255**

EMI
Facility Id: 16475

HAZNET
GEPAID: CAD008252173

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127 **GOOD SAMARITAN HOSPITAL ER ENTRANCE** **ENVIROSTOR** **S110493875**
NNW **1225 WILSHIRE** **LUST** **N/A**
1/2-1 **LOS ANGELES, CA 90017**
0.925 mi.
4886 ft.

Relative: Higher

Click here for full text details

ENVIROSTOR
Facility Id: 71003074
Status: Refer: Other Agency

LUST
Status: Completed - Case Closed
Global Id: T10000004822

U128 **HOOPER NEW PRIMARY CENTER** **ENVIROSTOR** **S118756618**
NNE **EAST 52ND STREET/HOOPER AVENUE** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90011**
0.927 mi.
4893 ft.

Relative: Higher

Click here for full text details

ENVIROSTOR
Facility Id: 19880043
Status: No Action Required

SCH
Facility Id: 19880043
Status: No Action Required

U129 **MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3** **ENVIROSTOR** **S107736663**
NNE **JEFFERSON BOULEVARD/SOUTH CATALINA STREET** **SCH** **N/A**
1/2-1 **LOS ANGELES, CA 90007**
0.927 mi.
4893 ft.

Relative: Higher

Click here for full text details

ENVIROSTOR
Facility Id: 19880011
Status: No Further Action

SCH
Facility Id: 19880011

MANUAL ARTS NEW ELEMENTARY SCHOOL NO. 3 (Continued) **S107736663**

Status: No Further Action

130
SW
1/2-1
0.951 mi.
5021 ft.

Relative:
Lower

ORTHOPEDIC HOSPITAL MAGNET HIGH SCHOOL
WEST ADAMS BOULEVARD/SOUTH GRAND AVENUE
LOS ANGELES, CA 90007

ENVIROSTOR **S107736972**
SCH **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 19230002
Status: Certified

SCH
Facility Id: 19230002
Status: Certified

131
SSW
1/2-1
0.960 mi.
5069 ft.

Relative:
Lower

SOUTH CENTRAL AREA NEW HS (SANTEE DAIRY)
231 EAST 23RD STREET
LOS ANGELES, CA 90011

ENVIROSTOR **S107737369**
SCH **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 19590012
Status: No Further Action

SCH
Facility Id: 19590012
Status: No Further Action

132
North
1/2-1
0.966 mi.
5103 ft.

Relative:
Higher

GRATTS NEW PRIMARY CENTER
WEST 6TH STREET/BIXEL STREET
LOS ANGELES, CA 90017

ENVIROSTOR **S105628645**
SCH **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 19880042
Status: Certified

SCH
Facility Id: 19880042
Status: Certified

133
SSE
1/2-1
0.970 mi.
5120 ft.

Relative:
Lower

SUNGRO PRODUCTS LLC
810 18TH
LOS ANGELES, CA 90021

ENVIROSTOR **1000365753**
NPDES **N/A**
CIWQS

Click here for full text details

ENVIROSTOR
Facility Id: 19281202
Status: Refer: Other Agency

NPDES
Facility Status: Active

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	State Water Resources Control Board	09/24/2018	09/25/2018	10/15/2018
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2017	06/12/2018	08/06/2018
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	10/22/2018	10/23/2018	11/30/2018
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	10/22/2018	10/23/2018	11/30/2018
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	10/22/2018	10/23/2018	11/30/2018
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	04/06/2018	04/24/2018	06/14/2018
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	09/04/2018	09/05/2018	10/02/2018
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	09/24/2018	09/25/2018	10/16/2018
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	08/28/2018	08/30/2018	11/01/2018
CA	CUPA SAN FRANCISCO CO	CUPA Facility Listing	San Francisco County Department of Environmen	09/11/2018	09/12/2018	09/19/2018
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	09/04/2018	09/05/2018	10/02/2018
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	10/15/2018	10/16/2018	11/16/2018
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	10/04/2018	10/05/2018	11/01/2018
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/30/2018	09/27/2018	11/01/2018
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2017	06/20/2018	08/06/2018
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	11/01/2018	11/02/2018	12/13/2018
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	10/19/2018	10/23/2018	11/30/2018
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/14/2018	08/16/2018	09/10/2018
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/26/2018	09/28/2018	11/01/2018
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2017	10/10/2018	11/16/2018
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	08/20/2018	08/21/2018	09/10/2018
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	10/09/2018	10/10/2018	11/16/2018
CA	ICE	ICE	Department of Toxic Subsances Control	08/20/2018	08/21/2018	09/10/2018
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Qualilty Control Board	09/10/2018	09/12/2018	10/08/2018
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	08/29/2018	08/30/2018	10/01/2018
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/08/2018
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	09/10/2018	09/12/2018	10/09/2018
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	08/28/2018	09/05/2018	10/03/2018
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	09/19/2018	09/20/2018	10/19/2018
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	11/12/2018	11/14/2018	12/13/2018
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	09/04/2018	09/05/2018	10/03/2018
CA	PROC	Certified Processors Database	Department of Conservation	09/10/2018	09/12/2018	10/15/2018
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	09/11/2018	09/12/2018	10/11/2018
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	11/12/2018	11/14/2018	12/13/2018
CA	SWRCY	Recycler Database	Department of Conservation	09/10/2018	09/12/2018	10/15/2018
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	04/27/2018	06/13/2018	07/17/2018
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	09/10/2018	09/12/2018	10/09/2018
CA	UST	Active UST Facilities	SWRCB	09/10/2018	09/12/2018	10/03/2018
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	09/10/2018	09/12/2018	10/03/2018
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	12/04/2018	12/06/2018	12/14/2018
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	10/29/2018	10/30/2018	12/13/2018
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	05/08/2018	07/11/2018	09/13/2018
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	09/10/2018	09/12/2018	10/09/2018
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/10/2018	09/11/2018	09/14/2018
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2018	10/12/2018	12/07/2018
US	CORRACTS	Corrective Action Report	EPA	03/01/2018	03/28/2018	06/22/2018
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	11/14/2018	11/27/2018	12/07/2018
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/02/2018	09/05/2018	09/14/2018
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/24/2018	09/25/2018	11/09/2018
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/07/2016	01/05/2017	04/07/2017
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	08/07/2018	09/05/2018	10/05/2018
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/22/2018	08/22/2018	10/05/2018
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/26/2018	03/27/2018	06/08/2018
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/10/2018	05/18/2018	07/20/2018
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/10/2018	05/18/2018	07/20/2018
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	08/13/2018	10/04/2018	11/16/2018
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	08/13/2018	10/04/2018	11/16/2018
US	LUCIS	Land Use Control Information System	Department of the Navy	10/17/2018	10/25/2018	12/07/2018
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	11/14/2018	11/27/2018	12/07/2018
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	09/14/2018	10/11/2018	12/07/2018
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	PRP	Potentially Responsible Parties	EPA	08/13/2018	10/04/2018	11/09/2018
US	Proposed NPL	Proposed National Priority List Sites	EPA	11/14/2018	11/27/2018	12/07/2018
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	10/02/2018	10/03/2018	11/09/2018
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2018	08/22/2018	10/05/2018
US	ROD	Records Of Decision	EPA	08/13/2018	10/04/2018	11/16/2018
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	11/14/2018	11/27/2018	12/07/2018
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	11/14/2018	11/28/2018	12/07/2018
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/18/2018	09/18/2018	11/09/2018
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	09/21/2018	09/21/2018	11/09/2018
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	07/31/2018	08/28/2018	09/14/2018
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	08/31/2018	09/25/2018	11/09/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/21/2018	09/21/2018	11/09/2018
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	07/31/2018	08/28/2018	09/14/2018
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/01/2018	08/29/2018	10/05/2018
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/30/2017	06/19/2018	09/14/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	11/12/2018	11/14/2018	12/04/2018
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	07/13/2018	08/01/2018
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	10/01/2018	10/31/2018	12/20/2018
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2017	10/23/2018	11/27/2018
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2017	02/23/2018	04/09/2018
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2017	06/15/2018	07/09/2018
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015

TARGET PROPERTY COORDINATES

Latitude (North):	34.04011 - 34° 2' 24.40"
Longitude (West):	118.260375 - 118° 15' 37.35"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	383655.7
UTM Y (Meters):	3767125.0
Elevation:	246 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630741 HOLLYWOOD, CA
Version Date:	2012
East Map:	5630795 LOS ANGELES, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

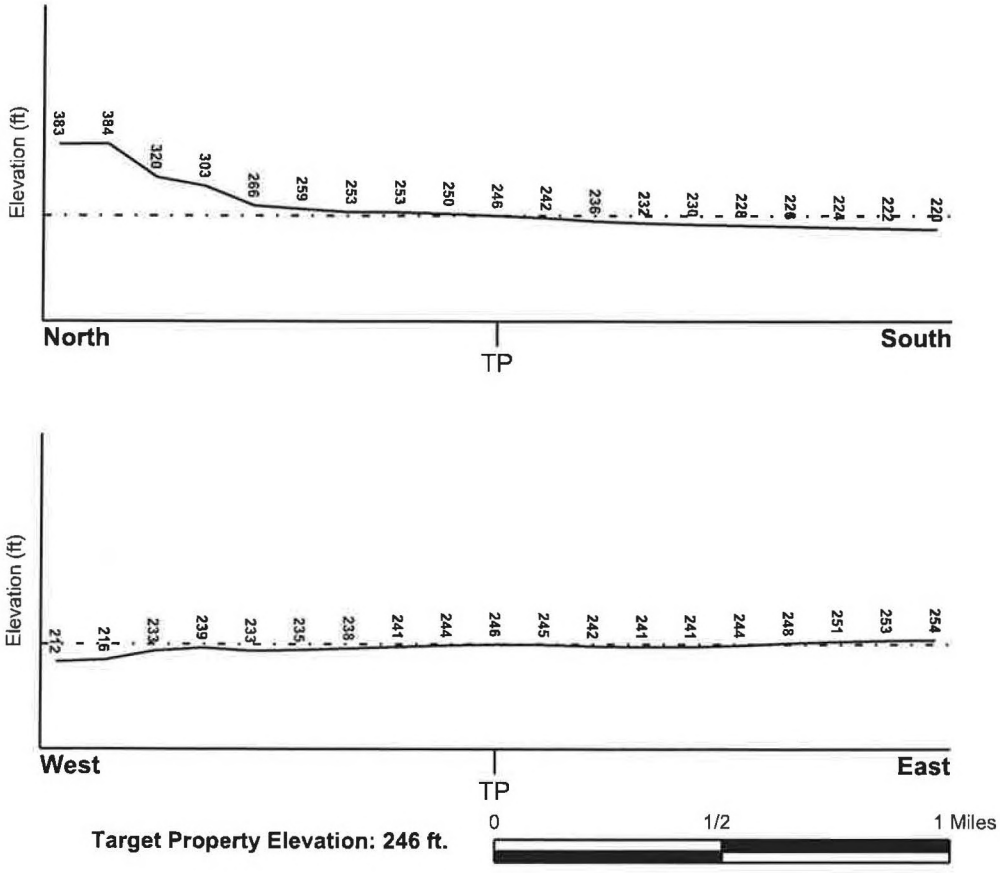
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1620F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1636F	FEMA FIRM Flood data
06037C1638F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HOLLYWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1/2 - 1 Mile NE
Site Name:	SO CALIF RAPID TRANSIT DISTRICT
Site EPA ID Number:	CAD981989841
Groundwater Flow Direction:	GENERALLY SE.
Measured Depth to Water:	approximately 37 feet.
Hydraulic Connection:	The uppermost aquifer at the site is the Gaspur aquifer. The Gaspur aquifer is hydraulically connected to underlying aquifers.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	URBAN LAND
Soil Surface Texture:	variable
Hydrologic Group:	Not reported
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 10 inches
Depth to Bedrock Max:	> 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types:
sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types:
fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types:
gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000139899	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

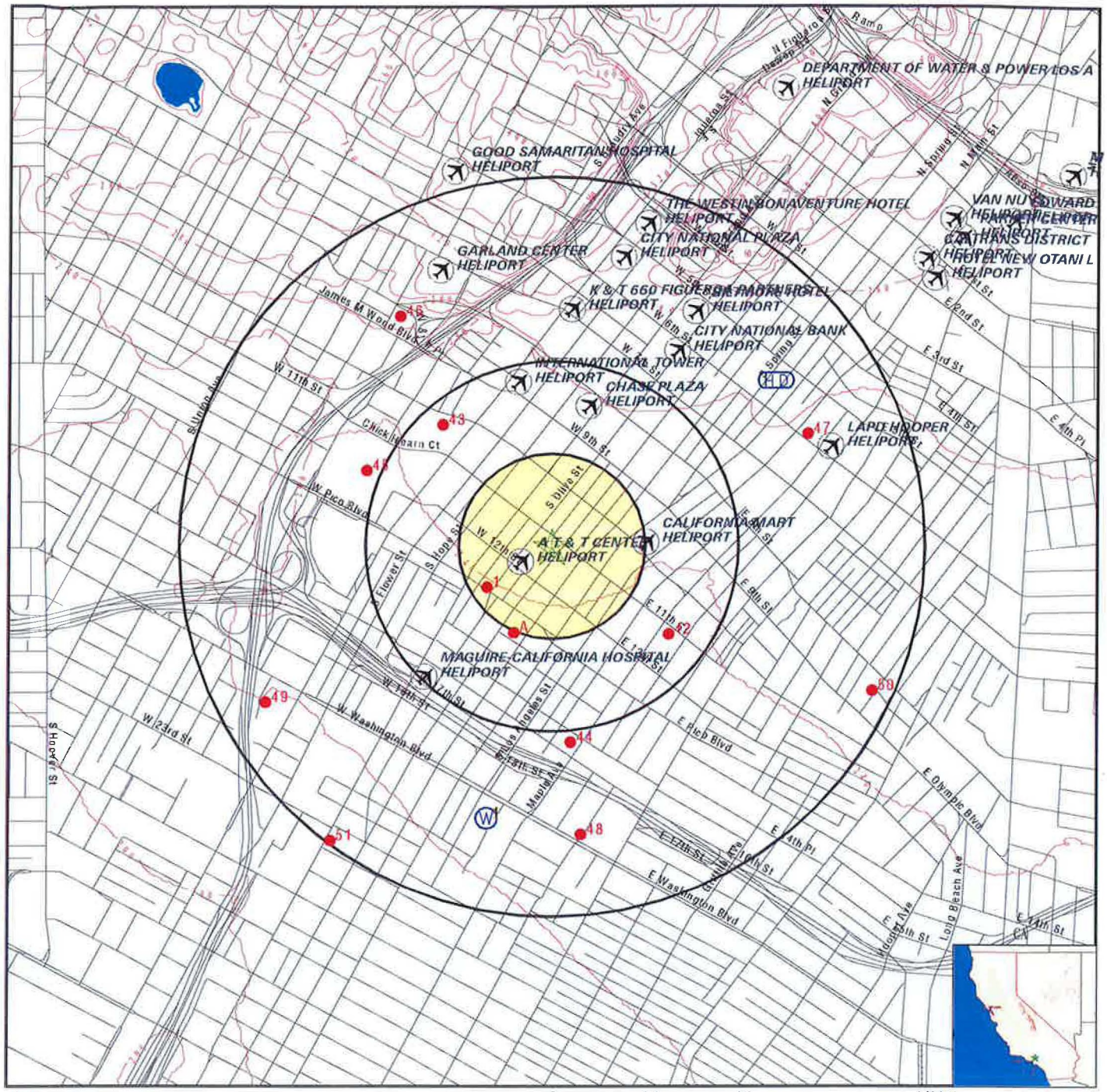
MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000208886	1/8 - 1/4 Mile WSW
A3	CAOG11000191605	1/4 - 1/2 Mile SSW
A2	CAOG11000191604	1/4 - 1/2 Mile SSW
A4	CAOG11000193179	1/4 - 1/2 Mile SSW
A5	CAOG11000192995	1/4 - 1/2 Mile SSW
A6	CAOG11000191607	1/4 - 1/2 Mile SSW
A7	CAOG11000193057	1/4 - 1/2 Mile SSW
A8	CAOG11000193036	1/4 - 1/2 Mile SSW
A9	CAOG11000193023	1/4 - 1/2 Mile SSW
A11	CAOG11000193013	1/4 - 1/2 Mile SSW
A10	CAOG11000193012	1/4 - 1/2 Mile SSW
A12	CAOG11000191613	1/4 - 1/2 Mile SSW
A14	CAOG11000193191	1/4 - 1/2 Mile SSW
A13	CAOG11000193190	1/4 - 1/2 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A15	CAOG11000188755	1/4 - 1/2 Mile SSW
A16	CAOG11000188753	1/4 - 1/2 Mile SSW
A17	CAOG11000188754	1/4 - 1/2 Mile SSW
A18	CAOG11000191608	1/4 - 1/2 Mile SSW
A19	CAOG11000191609	1/4 - 1/2 Mile SSW
A20	CAOG11000191610	1/4 - 1/2 Mile SSW
A21	CAOG11000188745	1/4 - 1/2 Mile SSW
A22	CAOG11000188746	1/4 - 1/2 Mile SSW
A23	CAOG11000188747	1/4 - 1/2 Mile SSW
A25	CAOG11000188750	1/4 - 1/2 Mile SSW
A24	CAOG11000188751	1/4 - 1/2 Mile SSW
A27	CAOG11000193046	1/4 - 1/2 Mile SSW
A26	CAOG11000193045	1/4 - 1/2 Mile SSW
A28	CAOG11000188752	1/4 - 1/2 Mile SSW
A29	CAOG11000191614	1/4 - 1/2 Mile SSW
A30	CAOG11000193193	1/4 - 1/2 Mile SSW
A31	CAOG11000191612	1/4 - 1/2 Mile SSW
A32	CAOG11000191606	1/4 - 1/2 Mile SSW
A33	CAOG11000188757	1/4 - 1/2 Mile SSW
A35	CAOG11000189636	1/4 - 1/2 Mile SSW
A34	CAOG11000189635	1/4 - 1/2 Mile SSW
A37	CAOG11000188759	1/4 - 1/2 Mile SSW
A36	CAOG11000188758	1/4 - 1/2 Mile SSW
A38	CAOG11000188748	1/4 - 1/2 Mile SSW
A39	CAOG11000188749	1/4 - 1/2 Mile SSW
A40	CAOG11000188756	1/4 - 1/2 Mile SSW
A41	CAOG11000191611	1/4 - 1/2 Mile SSW
42	CAOG11000204849	1/4 - 1/2 Mile SE
43	CAOG11000205258	1/4 - 1/2 Mile NW
44	CAOG11000204850	1/2 - 1 Mile South
45	CAOG11000208887	1/2 - 1 Mile WNW
46	CAOG11000214319	1/2 - 1 Mile NNW
47	CAOG11000214096	1/2 - 1 Mile ENE
48	CAOG11000205268	1/2 - 1 Mile South
49	CAOG11000204507	1/2 - 1 Mile WSW
50	CAOG11000205250	1/2 - 1 Mile ESE
51	CAOG11000205041	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 5531537.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location
- (HD) Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 1101 S HILL ST	CLIENT: PIC Environmental Services
ADDRESS: 1101 S HILL ST LOS ANGELES CA 90015	CONTACT: Tim Hersch
LAT/LONG: 34.04011 / 118.260375	INQUIRY #: 5531537.2s DATE: January 11, 2019 8:43 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 WSW 1/8 - 1/4 Mile	Click here for full text details	OIL_GAS	CAOG11000208886
A3 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000191605
A2 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000191604
A4 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000193179
A5 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000192995
A6 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000191607
A7 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000193057
A8 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000193036
A9 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000193023
A11 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000193013

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A10 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000193012**
A12 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000191613**
A14 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000193191**
A13 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000193190**
A15 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188755**
A16 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188753**
A17 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188754**
A18 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000191608**
A19 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000191609**
A20 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000191610**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A21 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188745**
A22 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188746**
A23 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188747**
A25 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188750**
A24 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188751**
A27 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000193046**
A26 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000193045**
A28 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000188752**
A29 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000191614**
A30 **SSW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000193193**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A31 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000191612
A32 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000191606
A33 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000188757
A35 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000189636
A34 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000189635
A37 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000188759
A36 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000188758
A38 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000188748
A39 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000188749
A40 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000188756

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
A41 SSW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000191611
42 SE 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000204849
43 NW 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG11000205258
44 South 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000204850
45 WNW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000208887
46 NNW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000214319
47 ENE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000214096
48 South 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000205268
49 WSW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000204507
50 ESE 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG11000205250

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
51 **SW** **1/2 - 1 Mile**	**Click here for full text details**	**OIL_GAS**	**CAOG11000205041**
1 **SSW** **1/2 - 1 Mile** **Lower**	**Click here for full text details**	**FED USGS**	**USGS40000139899**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX K:

PHASE I REPORT
DATED MARCH, 1993

Phase I Environmental Assessment

for

FIRST CONTINENTAL BANK

SITE: 1101 TO 1111 SOUTH HILL STREET
LOS ANGELES, CALIFORNIA 90015

DATED: MARCH 1993

PHASE ONE INC.SM

THE ENVIRONMENTAL ASSESSMENT SPECIALISTS

"Setting the Industry Standard"

PHASE ONE INC.SM

ENVIRONMENTAL ASSESSMENT SPECIALISTS

March 5, 1993

Mr. Alex Lu
First Continental Bank
8632 East Valley Blvd.
Rosemead, CA 91770

RE: Phase I Environmental Assessment Report
Property Location: 1101 to 1111 South Hill Street, Los Angeles, California
Project No. 0709

Dear Mr. Lu:

We are pleased to enclose a Phase I Environmental Assessment report for the above-referenced property.

PHASE ONE **INC.**SM appreciates the opportunity to have been of assistance to you, and we look forward to working with you again. If you need further assistance or have any questions, please call us.

Please note that Section 1.0, the Executive Summary, and Section 6.0, Conclusions and Recommendations, effectively summarize the entire report.

Sincerely,

John T. French
Principal

JTF:ve

Enclosure

85 Argonaut, Suite 190, Aliso Viejo, CA 92656 Tel: (714) 457-0097 • Fax: (714) 457-8586

PHASE I ENVIRONMENTAL ASSESSMENT

FOR

FIRST CONTINENTAL BANK

PROJECT NAME:

1101 TO 1111 SOUTH HILL STREET
LOS ANGELES, CALIFORNIA 90015

PROJECT No. 0709

BY

PHASE ONE INC.SM

Eric D. Kieselbach, Registered Environmental Assessor
REA No. 02881



THIS REPORT IS PREPARED FOR THE SOLE USE AND BENEFIT OF FIRST CONTINENTAL BANK AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY FIRST CONTINENTAL BANK. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN FIRST CONTINENTAL BANK. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY PHASE ONE INC.SM APPLY AT ALL TIMES AND FOR ALL REPORTS.

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PHASE I ENVIRONMENTAL ASSESSMENT

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_____The items that have been stricken were considered but not deemed necessary to this report.

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SECTION 1.0

EXECUTIVE SUMMARY

A Phase I Environmental Assessment was performed at the request of Mr. Lu in accordance with ***PHASE ONE*** **INC.'s** Letter of Intent/Authorization and Standard Terms and Conditions, Project No. 0709. The findings of this investigation are based upon review of historic land use activities, governmental agency records, visual site inspections, and client/site interviews.

The site is located at 1101 to 1111 South Hill Street, Los Angeles, California and consists of one building situated on less than five acre(s) of land. For more information, see the Fact Sheet at the conclusion of this section. All concerns or potential concerns are fully explained in the text of the report and fully summarized in Section 6.0. In short, information gathered for this report indicates the following:

- No Major environmental concern(s) appear(s) to exist.
- No Medium environmental concern(s) appear(s) to exist.
- Three Minor environmental concern(s) appear(s) to exist.
- Two Potential environmental concern(s) exist(s).
- The potential for contamination of the subject property by on- or off-site sources appears low.
- No underground and two aboveground tank(s) exist according to historical records. (Septic tanks were not assessed.)
- PCB sampling is recommended.
- Asbestos sampling is recommended. Asbestos sampling has not been completed.
- Fifty-one sites are listed in the regulatory database search and are in the area of this complex; none appear to be of an environmental concern to this site. (See Table 15.0.)
- No site(s) of concern are adjacent to the property.
- No site(s) of concern are within a one-mile radius/zip code database search of the property.

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- The project site is currently in compliance with regulatory agencies checked.
- Hazardous or potentially hazardous materials are stored on-site. Copies of on-site Material Safety Data Sheets (MSDS) were not available.
- Based on the data gathered and reviewed, further investigation is recommended.

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CONCLUSIONS SUMMARY

All conclusions are based on information obtained from the visual site inspection, the regulatory records search, and the historical review of the subject property. The following conclusions are subject to the quality of the information that was on file and reviewed at the appropriate regulatory agencies. Visual site inspections only recognize obvious environmental concerns. The conclusions are generated by experienced persons in the environmental field.

AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT

The following is a table summarizing areas of environmental concern.

Table 1.0 Summary Table of Areas of Concern

Location Description	Level of Concern	Location* #	Description of Possible Concern
Basement Level	Minor	1	Leakage of hydraulic oil has occurred in the lift systems in the basement area. This oil may have impacted the ground soil below the tank area and through any housing for the buried hydraulic cylinders. It may also have leaked into a nearby sump which is discharged to the sewer system.
Level 1 & Level 2	Minor	2	During the visual inspection of the site, materials were identified that are suspected to contain asbestos. Some of the materials, specifically wall plaster on the ground level and duct insulation in the ceiling area, appeared in a deteriorated condition (possibly friable). Additionally, loose fibrous insulation is laid on the suspended ceiling. No samples of the suspected materials were taken.
Basement Level & Level 2	Minor	3	Hazardous materials are stored in the building. Because the building is currently vacant and the materials apparently unused, they should be removed from the building.

*Location numbers are shown on Figure(s) 9.2/9.3 and correspond directly with Section 6.0.

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AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN

Areas of potential or future concern are areas that appear to pose no known immediate threat to the subject site, but, with time (groundwater movement, demolition, disturbance, etc.), may pose a long-term or chronic environmental concern. Also, potential concerns can describe issues that may have a negligible impact on the subject property, and therefore, do not necessitate immediate remedial action.

The following is a table summarizing areas of potential or future concern.

Table 2.0 Summary Table of Areas of Potential or Future Concern

Location Description	Location* #	Description of Potential Future Concern
Bldg. #1	4	During the visual inspection of the site, materials were identified that are suspected to contain asbestos; no samples of some materials were taken.
Bldg. #1	5	Equipment was identified during the visual site inspection that, based on its presumed date of manufacture, may contain fluids contaminated with Polychlorinated Biphenyls (PCBs).

*Location numbers are shown on Figure(s) 9.2/9.3 and correspond directly with Section 6.0.

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FACT SHEET

SITE: NON VACANT PROPERTY

Name: Herald Examiner Building

Address: 1101 to 1111 South Hill Street, Los Angeles, California

County: Los Angeles

Parcel # 5139-079 22

Current Owner(s) Name: Black, Stanley & Joyce et.al

Site Contact: Edward Lorin

Current use of property: Vacant building

Total # of acres: <5

Total # of buildings: 1

Date building(s) were originally built: 1956

Total # of stories: Two stories and one basement level

Total # of Units/Offices: 3

Total # of Units/Offices/Buildings visually inspected
(asbestos, hazardous materials and conditions) 3

Unit/Office/Building #'s Basement level; levels 1 and 2

Were enough units/offices/buildings inspected to
ensure that the inspection was homogenous? Yes

The subject property obtains its potable water from municipal sources.

The subject property disposes of its sewage through use of the city system.

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SECTION 2.0

INTRODUCTION

2.1 PURPOSE OF THE INVESTIGATION

The purpose of this Phase I environmental assessment is to determine whether present or historic land use activities have created a potential environmental concern or impairment on the subject site. Such determinations allow the purchaser or lessor to make an informed decision.

2.2 ASSESSMENT PROCEDURES/SCOPE OF INVESTIGATION

PHASE ONE **INC.**™ Phase I environmental assessment reviews and identifies past and present land use, including identification of possible on-site releases or disposal of manufacturing or other wastes, if such information is contained within regulatory reports, files and/or is currently visible on-site. The assessment reviews Local, County, State, and U.S. Environmental Protection Agency lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations that may be of concern to this site.

The items that have been identified as possible environmental concerns or impairments to the subject site have been summarized and addressed in the Conclusions and Recommendations, Section 6.0.

2.2.1 Existing Literature Review

The following literature or government data bases may be reviewed to identify any possible on-site or off-site environmental concerns.

Table 3.0 Regulatory Database List

FEDERAL	CERCLIS	NPL	FEDFAC	LIENS		
STATE	SWIS	SWAT	LUST	BEP	CORTESE	ASPIS
REGIONAL	TPC	WIP	LUST	FIRE DEPT.	BUILD. DEPT.	BUS. LIC. DEPT.

Acronyms are defined in Appendix E.

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The number of adjacent site(s) and other sites reviewed according to draft ASTM standards that pose an environmental concern within a one-mile radius have been reviewed and addressed. Other literature or databases that ***PHASE ONE*** **INC.** deems necessary have also been reviewed and addressed.

Review and interpretation of available documents, maps, and historical aerial photographs of the site and vicinity have helped determine geologic, historic, and hydrogeologic conditions or concerns as they pertain to previous environmental conditions on this site.

2.2.2 Regulatory and Other Agencies' Review

All regulatory agency files that ***PHASE ONE*** **INC.** considers appropriate to this Phase I environmental assessment have been reviewed. The following are the standard agencies where files are regularly reviewed (if available), either at the agency location or by written request:

- City Planning and Building Department
- Local and County Fire Departments
- County Health Department
- Regional Water Quality Control Board
- Local Sanitation District

Inquiries to applicable Local, County, and State regulatory agencies for information regarding building or environmental permits, environmental violations or incidents, and/or enforcement actions at the subject site or adjacent properties have been noted and reviewed. Due to the long response time of some regulatory agencies, any pertinent information not addressed in this report will be addressed, if necessary, in an addendum.

2.2.3 Visual Site Inspection/Reconnaissance

The visual site inspection/reconnaissance is designed and conducted to identify any obvious visual signs of current contamination, environmental impairment, hazardous waste storage concerns, and/or underground or above ground storage tanks which may be on-site or on adjacent sites (not including septic systems or tanks). The visual site survey makes every attempt to identify the following:

- Possibility of PCBs
- Possibility of Asbestos
- On-site Storage Tanks
- Hazardous Materials Spills or Discharges
- Current Visual Environmental Condition of the Site
- Current Environmental Hazardous Surface Impairments
- Compliance/Status with Respect to Obvious and Known Hazardous Material Conditions

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All visual field surveys are conducted by highly qualified environmental assessors who are familiar with common signs of environmental concerns or impairments. All final reports are reviewed by a registered environmental assessor.

2.2.4 Recommendations and Conclusions

Conclusions include only information that is considered an apparent or potential environmental concern or impairment. Conclusions are based on facts and are presented in a concise format. From the conclusions, recommendations are made to give the client direction as to what the next steps may be (if there is a next step) and the approximate next-step cost range. Both conclusions and recommendations are based solely on the facts gleaned from regulatory files, databases, lists, and trained field observations documented by photographs. The accuracy of the regulatory information and the field survey cannot be 100 percent without conclusive sampling and investigation, which is not part of this Scope of Work.

NOTE:

All items that are identified within the following report as possible environmental concerns to the subject site will be addressed in Section 6.0, Conclusions and Recommendations.

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SECTION 3.0

SITE DESCRIPTION

The subject site is located in Los Angeles, California near the crossroads of South Hill Street and 11th Street (Figure 9.1). The site is within an area dominated by industrial properties.

3.1 CURRENT SITE USE AND SITE PHOTOGRAPH DESCRIPTIONS

The current use at this site consists of the following (approximately):

30% office space
70% storage/warehouse space

The site photographs taken during the site visit show the following.

Table 4.0 Site Photograph Descriptions (Outside)

Photo ID #	Date of Photo	Description of Observations	Env. Concern?
OP01	02/26/93	Looking west across the intersection of 11th Street and S. Hill Street; a single two-story reinforced concrete building fully occupies the subject site. The building was built as an extension of the Herald Examiner publishing buildings located to the southeast across S. Hill Street.	No
OP02	02/26/93	Looking south across 11th Street; the building has two levels (ground and basement) used for storage and a second story used for offices. A parking lot lies adjacent to the site to the northeast.	No
OP03	02/26/93	Looking east across the adjacent parking lot; a second parking lot lies immediately southwest of the subject property.	No
OP04	02/26/93	Looking north across S. Hill Street; the structure on the roof houses lift machinery for the building.	No
OP05	02/26/93	View on the roof looking northeast towards downtown Los Angeles; a synthetic material was used to reroof the building in 1986. The raised structure in the roofs center contains air conditioning equipment. No obvious signs of asbestos were noticed from the limited access.	No

All photos are provided and labeled in the Appendices, Section 10.0. Photos may also be cross-referenced on the Site Plan/Plot Plan (Figure 9.2/9.3) by their photo ID number and direction arrows showing the direction at which photos were taken.

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Table 5.0 Site Photograph Descriptions (Inside)

Photo ID #	Date of Photo	Description of Observations	Env. Concern?
IP01	02/26/93	Basement Level: The basement level was used to store large spools of print paper and two hydraulic lifts were used to raise these to ground level. Though the building is now vacant, the lift machinery remains and this photograph shows one part of the hydraulic operating systems located in a room at the southwest end of the buildings. A rectangular tank held hydraulic oil which was pumped into a single hoist cylinder to raise the lift approximately 25 feet to the ground level. The tank contents appear currently to be dirty water and a hose pipe from a water supply can be seen in the photograph. The floor of the room is covered with absorbent material used to contain what appears to have been substantial oil leakage. The red drum in the photograph contained an oil labeled "Dromus B-65" and was approximately half full.	Yes
IP02	02/26/93	Basement Level: In the same room, what appears to be a sump pump is installed. Discharge from the pump appeared to be connected to a sewer header. Visible oil leakage stains could be seen around the base plate of the pump. Dry absorbent material can be seen in the foreground.	Yes
IP03	02/26/93	Basement Level: View of the top of the hydraulic lift cylinder in the southwest lift; extensive oil staining can be seen in the void space below the lift. The cylinder extends some 25-30 feet below the level shown and appears to be surrounded by a metal casing. A liquid, which appeared to be oil, could be observed deep in the annulus.	Yes
IP04	02/26/93	Ground Level: Some of the internal walls are plaster and due to the age of the building, are suspected of containing asbestos. Some, such as this shown next to the lift shaft, are in a deteriorated condition.	Yes
IP05	02/26/93	Ground Level: A loading bay appeared to be asphalt-covered over concrete and extensive oil staining was apparent. The oil staining, however, appeared to be contained by the asphalt/concrete (no signs of staining on the basement ceiling).	No
IP06	02/26/93	Mezzanine Level: A large service lift travels from the basement to the ground level. The operating machinery shown here on the mezzanine level is all dry electrical systems.	No
IP07	02/26/93	Level 2: This level is currently vacant but was used as office space. This room had housed computer equipment and traces of mastic remained from the removal of vinyl floor tiles. Asbestos is suspected in this mastic, though it appears non-friable.	Yes
IP08	02/26/93	Level 2: A photographic developer machine in a deteriorated condition is present in what appears to have been a photographic room. Containers of photographic chemicals remain.	Yes
IP09	02/26/93	Level 2: Additional photographic chemicals remain in a room adjacent to the developer machine.	Yes
IP10	02/26/93	Level 2: Stick-on ceiling tiles were present over much of this level; suspended ceiling tiles had also been installed in some areas. Vinyl floor tiles were also widely in evidence. These materials are suspected of containing asbestos due to the building's age.	Yes

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IP11	02/26/93	Roof Level: A passenger lift travels between the ground and level 2 and its operating machinery is located on the roof. The machinery shown here is a dry electrical system. Some containers of lubricating oil could be seen.	No
IP12	02/26/93	Ceiling Level: The ceiling of level 2 is suspended and air conditioning ducts are present in the void space. Some duct insulation appeared in a deteriorated condition and may, due to its age, contain asbestos. An apparent insulating material which was loose and fibrous appeared to cover the ceiling areas and this too is suspected of containing asbestos.	Yes

All photos are provided and labeled in the Appendices, Section 10.0. Photos may also be cross-referenced on the Site Plan/Plot Plan (Figure 9.2/9.3) by their photo ID number and direction arrows showing the direction at which photos were taken.

3.2 ENVIRONMENTAL SETTING OF EXISTING PROPERTY

The site is located within a industrial area bounded on two sides by parking lots. The environmental setting becomes important only if there is an environmental concern on or adjacent to the site that could possibly cause an environmental impairment to the subject site.

3.2.1 Geology (Soil Type/Conditions)

The common soil type in this vicinity is Hanford Association consisting of coarse sandy loam and does not appear to be overlain by fill material. This type of soil is generally very permeable and does tend to transport fluids easily.

3.2.2 Hydrogeology (Groundwater Flow and Depth)

The groundwater in the general vicinity of the site tends to flow in a southwesterly direction. A groundwater direction flow arrow is located on Figure 9.2/9.3, Site/Plot Plan. The accuracy of the groundwater direction may be influenced by seasons, tidal activity, and local groundwater extraction or infusion.

In this area, the depth to groundwater from the surface is estimated to be 200 feet, though shallower perched groundwater zones may be common. The depth to groundwater and the direction of flow (groundwater gradient) may vary because of the season or the groundwater use in the vicinity.

There are no apparent waterways, ponds, or wetlands within the subject site.
There are no apparent waterways, ponds, or wetlands adjacent to the subject site.
This site is located within a 500+ -year flood plain.

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SECTION 4.0

REVIEW OF EXISTING INFORMATION

4.1 PROPERTY HISTORY

The property history provides ***PHASE ONE*** **INC.,** with background information and data needed to assess the possibility of historical and present environmental concerns. When practical, all historical and regulatory searches, past and present, are conducted prior to the visual site inspection/reconnaissance. This material enables the assessor to use all available and pertinent information in preparation for the visual site inspection/reconnaissance. This information also helps ensure that all current environmental concerns and impairments that are possible to identify visually are duly noted during the site inspection/reconnaissance.

4.1.1 Historical Aerial Photographs and U.S.G.S. Map Review

Historical aerial photos were reviewed at Rupp Aerial Photography in the City of Corona.

The following table describes observations of each historical photograph that was reviewed.

Table 6.0 Historical Aerial Photograph and U.S.G.S. Map Descriptions

Photo ID #	Collection Reviewed and ID# of Photo/Map	Photo/Map Date	Description of Observations	Env. Concern?
HP01	USGS "Hollywood"	1953	11th Street and Hill Street are shown; elevation of the site is 240 feet gently sloping to the southwest	No
HP02	USGS "Hollywood"	1953	An oil well is shown located about ¼-mile to the south on S. Hill and W. 14th Street	No
HP03	Rupp Aerial AXJ-26-64	05/22/38	A large L-shaped building (similar to that seen on the Sanborn Map of 1950) can be seen occupying most of the subject site; a large multi-store building is adjacent to the site to the southwest (this is the southwestern university building identified on the Sanborn Maps); several buildings lie to the northwest adjacent to the subject site, including a gas station on the corner of W. 11th Street and Orange Street	No
HP04	Rupp Aerial AXJ-7K-120	12/01/52	The subject site appears unchanged since 1938; the southwest university building is still present and a parking lot exists where the buildings and gas station once stood	No
HP05	Rupp Aerial GS-VC44 2-120	10/25/72	A large single structure fills the subject site and appears to be the same building which occupies the site today; the adjacent southwest university building and parking lot can still be seen	No

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HP06	Rupp Aerial LA44 2638-18	04/01/85	The site appears as it does today with a large single structure occupying the subject site; the southwest university building has been removed and a small building plus parking lot is adjacent to the site to the southwest	No

4.1.2 Building Permit Review

A ***PHASE ONE*** **INC.**℠ assessor visited the local building department to request and review all building permits issued that were presently on file for the subject property. Building permits are reviewed to identify such items as:

- Construction material types (asbestos, PCBs)
- Underground or aboveground storage tanks
- Sumps or drainage basins
- Discharge points
- Fill material
- Etc.

The review of building permits for this site indicated no identifiable environmental concerns resulting from permitted construction.

Table 7.0 Summary Table of Building Permit Concerns

ID#	Description	Env. Concern?
BP01	A concrete building which had been used as storage was built in 1933 and demolished in 1954. In 1954 the present building was constructed. The building was reroofed in 1986.	No

4.1.3 Business License Review

A ***PHASE ONE*** **INC.**℠ assessor contacted the local business license department to request and review all business licenses issued for the subject property that were presently on file or available. Business licenses are reviewed to identify items such as:

- Types of businesses occupying facility
- Activities conducted on-site
- Manufacturing, industrial, etc.

No business license information was available for this site at the time of inspection.

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4.1.4 Historical Map Review

The following items were identified in this review.

Table 9.0 Historical Map(s) Review

Date and No. of Map	Identified Occupant of Site	Adjacent Sites	Env. Concern?
Los Angeles Vol. I p.90 1906	Private dwellings addresses included 204-212 W. 11th Street and 1101-1105 S. Hill Street	Private dwellings	No
Los Angeles Vol I p.90 1950	Publishing offices including printing, engraving, bookbinding and storage	Private dwellings and vacant lots	No

4.1.5 Historical Directories Review

The following items were identified in this review.

Table 10.0 Historical Directories Review

Date of Book	Identified Occupant of Site	Adjacent Sites	Env. Concern?
Haines 1991	1111 S. Hill Street: Associated Press	Not listed	No
Haines 1985	1111 S. Hill Street: Associated Press	Not listed	No
Haines 1972	1111 S. Hill Street: Associated Press	Not listed	No

4.1.6 Chain of Title/Tax Assessor Review

The chain of title/tax assessor review identifies previous owners of the property. The list of property owners and company names may reveal a clue as to the historical uses of the property.

The chain of title/tax assessor review was not required and/or requested by the client for this report.

4.2 COMPLIANCE STATUS

The compliance status of the items below has been reviewed through regulatory records normally reviewed in the course of ***PHASE ONE*** **INC.'s**$_{SM}$ standard Phase I environmental site assessment. Whether the items meet current regulatory standards may or may not be identified in the regulatory records searches. The compliance status is identified for use within this assessment only. The compliance status may reveal clues to the assessor of possible environmental concerns. Items that are presently on-site and have no regulatory record may be a concern and may be noted in the Recommendations Section along with other discovered items. Only underground storage tanks, HMBP/HMMP plans, NPDES, and visual basic hazardous materials storage are reviewed for compliance status. This is not a compliance audit; rather it is an attempt to determine any possible environmental impact on the site.

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4.2.1 Storage Tanks (does not include septic tanks)

Based upon regulatory records reviewed, no tanks are currently permitted or were noted for this site.

Additional storage tank information may be presented in Section 5.2.2.6.

4.2.2 Hazardous Materials Storage

There was no hazardous materials storage noted in the regulatory record reviews.

4.2.3 Sumps, Trenches, and Discharge Points (does not include septic systems)

No sumps, trenches, or discharge permits were observed within the regulatory records reviewed.

4.2.4 Hazardous Materials Business/Management Plan (HMBP/HMMP)

This site did not have a HMBP/HMMP on file at the local regulatory agencies inspected.

4.3 RECORDS SEARCH

4.3.1 City of Los Angeles, Fire Department

No HMBP/HMMP or Hazardous Materials Inventory for the subject site is on file, nor were any incidents reported to these agencies. No storage tanks were previously permitted; none are currently permitted.

4.3.2 County of Los Angeles, Department of Health Services/Environmental Health

The Department of Health Services has been notified and a request has been made to review any records for the subject site. A review of these records, if any exist, is pending. Any information that is pertinent or appears to be of concern to this site will be addressed in an addendum.

4.3.3 County of Los Angeles, Sewer District

The Sewer District has been notified and a request has been made to review any records for the subject site. A review of these records, if any exist, is pending. Any information that is pertinent or appears to be of concern to this site will be addressed in an addendum.

4.3.4 Regional Water Quality Control Board

No environmental concerns were noted in the Regional Water Quality Control Board's files regarding the subject site.

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4.3.5 Other Regulatory Records Searched

No information that would add value to this assessment was obtained from other regulatory contacts.

4.3.6 Summary of Regulatory Review

Because no concerns are cited in Sections 4.2.1 through 4.3.5, a summary is not required for this report.

4.4 REGULATORY DATABASE RECORDS SEARCH REVIEW

Regulatory files and records contain an enormous amount of information about all types of environmental concerns. In most instances, there are no environmental concerns or impairments arising from these listings because most sites are at such a distance from the subject property that an existing environmental problem has only a remote chance of affecting the subject property.

The regulatory database lists sites within a one-mile radius of the subject property that are known hazardous waste generators or polluters. Information such as the depth and gradient of the groundwater, the direction and distance from the subject site, and the current status of the listed site are all considered when determining any potential environmental impact to the subject property. The complete database search document is included in Appendix D for the client's further review and interpretation.

4.4.1 U.S. Environmental Protection Agency (EPA)

The following databases may be included in this search:

- RCRA Resource, Conservation and Recovery Act
- LIENS Federal Superfund Liens
- NPL National Priority List
- CERCLIS Comprehensive Env. Response, Conservation & Liability Act

This site was not identified in the regulatory database records.
An adjacent site was not identified in the regulatory database records.
Eight site(s) were identified within a one-mile radius/zip code database search of the subject site.
No site(s) appear(s) to be of an environmental concern to the subject property.

4.4.2 State Sources

The following databases may be included in this search:

- SWIS Solid Waste Information Systems
- SWAT(S) Solid Waste Assessment Test Program

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- LUST(S) Leaking Underground Storage Tanks
- BEP Bond Expenditure Plan
- ASPIS Abandoned Sites Program Information System

This site was not identified in the regulatory database records.
An adjacent site was not identified in the regulatory database records.
Forty-seven site(s) were identified within a one-mile radius/zip code database search of the subject site.
No site(s) appear(s) to be of an environmental concern to the subject property.

4.4.3 Regional and Local Sources

The following databases may be included in this search:

- RWQCB Regional Water Quality Control Board
- WIP Well Investigation Program
- LUST (R) Leaking Underground Storage Tanks (Regional)
- NT Toxic Releases
- TPC Toxic Pits
- SWAT(R) Solid Waste Assessment Test Program (Regional)

This site was not identified in the regulatory database records.
An adjacent site was not identified in the regulatory database records.
Eighteen site(s) were identified within a one-mile radius/zip code database search of the subject site.
No site(s) appear(s) to be of an environmental concern to the subject property.

4.4.4 Regulatory Database Search Review and Summary

4.4.4.1 Regulatory Listed Sites Within a One-Mile Radius

Table 13.0 Total Number of Sites Listed in Regulatory Records Database Search (Within One-Mile Radius/Zip Code Database Search)

Number of Sites Listed	Regulatory Body
8	Federal (Environmental Protection Agency)
47	State (DHS, RWQCB, Etc.)
18	Regional (DHS, Building Dept., etc)

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4.4.4.2 Adjacent Sites

Table 14.0 Number of Adjacent Sites Listed in Regulatory Records Database Search

Number of Sites Listed	Regulatory Body
0	Federal (Environmental Protection Agency)
0	State (DHS, RWQCB, Etc.)
0	Regional (DHS, Building Dept., Etc)

4.4.5 Detailed Regulatory Database Search Review

4.4.5.1 All Regulatory Listed Sites Within an ¼-Mile Radius of the Subject Site

The table below references all sites listed in the regulatory database search within a ¼-mile radius of the subject property. Each ID number in the left-hand column of the table identifies a site listed in the regulatory database search in Appendix D. Those sites considered to be an environmental concern are discussed in the Conclusions and Recommendations, Section 6.0. The following site(s) or subject site have been reviewed for potential environmental concerns.

Table 15.0 Summary Table of Sites Within an ¼-mile Radius of the Subject Site (That Were Identified in the Regulatory Database)

ID #	Site Name and Location	Why Concern or Not?	Listed Agencies	Site Status	Env. Concern?
RE1	Hometer 313 W. 9th St.	Site is not directly upgradient from the subject site and is over two blocks long	CAL-EPA	Site screen required	No
RE2	Bookbinder's Co. 944 S. Grand Ave.	Site is not directly upgradient from the subject site and is over two blocks long	CAL-EPA	Preliminary endangerment assessment - low priority	No
RE3	Modern Air Corp. 952 S. Grand Ave.	Site is not directly upgradient from the subject site and is over two blocks long	CAL-EPA	Preliminary endangerment assessment - low priority	No
RE4	A.S. Aloe, Co. 937 S. Hill St.	Site is upgradient from the subject site but is over two blocks long	CAL-EPA	Preliminary endangerment assessment - medium priority	No
RE5	Louise Dabney Estate 620 Olympic Blvd.	Site is not directly upgradient from the subject site and is over two blocks long	CAL-EPA	Site screening required	No

ID numbers match site numbers on regulatory database search records located in Appendix D.

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4.4.5.2 Regulatory Listed Sites Within a One-Mile Radius That May Be of Environmental Concern

No sites appear to be listed in the regulatory database search within a one-mile radius of the subject site that may be of environmental concern to the subject property (not including those sites within a ¼-mile radius; see above).

4.4.6 Regulatory Listed Wells (Oil, Gas, or Water)

No wells that appear to have an environmental impact on the subject site are listed in the regulatory sources checked.

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SECTION 5.0

VISUAL SITE INSPECTION/RECONNAISSANCE

The visual site inspection/reconnaissance was performed by a highly qualified ***PHASE ONE*** **INC.,** environmental assessor to identify any major visible environmental concerns or impairments. Items such as the following may be detected and noted:

- Hazardous materials, spills, stains, and storage concerns
- Transformers, hydraulics, and electronic switch gears that may contain PCBs
- Ceiling tile, floor tile, insulation, and wall board that may contain asbestos
- Identification of specific hazardous materials such as lead, pesticides, and heavy metals
- Any visual environmental concern or impairment that can be readily seen and detected by the human eye

5.1 INTERVIEWS

Regulators and site personnel were interviewed to identify any possible locations of environmental concerns or impairment. Occasionally, an interview will reveal items that normally would not be included in regulatory files or are not currently visible to the field assessor. Only those interviews that provide pertinent, supportive data have been included.

5.1.1 Site Personnel and Other Interviews

PHASE ONE **INC's.,** assessors attempt to interview people who may add value to the Phase I environmental assessment such as:

- Current and Previous Owners
- Plant Manager
- Operations Manager
- Senior Employees
- Environmental Manager

The following people were interviewed:

Name	Position/Agency
Michael Tsaparian	Owner Representative

The following table reveals any pertinent information obtained from the interviews that were conducted. Copies of the interview notes are included in Appendix A.

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Table 18.0 Summary of Site Personnel and Other Interview Notes

ID#	Date	On-site, Off-site, or Phone?	Name of Interviewee	Relevant Discussions	Env. Concern?
PI01	02/26/93	On-site	Michael Tsaparian	Building vacant for nearly one year; storage area has been used for storage of newsprint paper	No

5.2 THE PROPERTY

5.2.1 Property Composition

Table 19.0 Property Composition

%	Type of Property	Construction Type
100	Building(s)	Reinforced concrete; two-story and one basement level
0	Open Land	N/A
0	Parking/Driveway	N/A
0	Landscaping	N/A
0	Storage Area	N/A

5.2.2 Property Inspection (Inside and Outside)

5.2.2.1 General Usage

The site is generally used as storage and offices and currently is vacant.

5.2.2.2 Electrical Transformer/PCB Inspection

The site has the following possible PCB-containing or contamination concerns.

Table 20.0 PCB Equipment Identifications

I/O	ID#	Description; why concern?	Env. Concern?
I	PCB1	Electrical transformer of indeterminant age is located in the basement level; the use of PCB fluids in the identified equipment may be suspected	Yes
I	PCB2	Fluorescent lighting units; fluorescent light ballasts manufactured prior to 1979 may contain PCBs in the basement	Yes
I	PCB3	Hydraulic oil used for the hydraulic lift rams in the basement may contain PCBs	Yes

I/O=Inside/Outside

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5.2.2.3 Asbestos Reconnaissance

Building materials such as ceiling and floor tiles, wall and ceiling materials, and thermal system insulation may be suspected asbestos-containing materials (ACMs). These materials might include cement and cement-like products and putty and caulk. Asbestos-containing materials are not limited to building materials but may also be present in machinery and lab equipment. While it is possible to suspect that a material contains asbestos by visual identification, actual determination can only be done by laboratory analysis.

All material identifications and sampling conducted by ***PHASE ONE*** **INC.** are strictly for screening purposes and not intended to be used as an asbestos survey.

All samples collected by ***PHASE ONE*** **INC.** are random bulk samples.

The following table lists all apparent building materials and types observed on the subject site that may contain asbestos.

Table 21.0 Possible Asbestos Identifications

				Present			Sampled	
I/O	ID#	Description	Room/Bldg./Unit	Yes	No	Susp.	Yes	No
I	A01	Duct Exteriors	Ceiling area			✓		✓
I	A02	Plaster (ceilings)	Level 2			✓		✓
I	A03	Plaster (walls)	All levels			✓		✓
I	A04	Insulation (attic)	Ceiling area			✓		✓
I	A05	Suspended Ceiling Tiles	Level 2			✓		✓
I	A06	Glued-on Ceiling Tiles	Level 2			✓		✓
I	A07	Floor Tile, Linoleum (kitchen)	Level 2			✓		✓
I	A08	Floor Tile, Linoleum (bath)	Level 2			✓		✓
I	A09	Floor Tile, Linoleum (entry)	Level 2			✓		✓
I	A10	Mastic	Level 2			✓		✓

Susp.=Suspected
I/O=Inside/Outside
Y(present)__%=Percentage of asbestos found in sample
Y(sampled)#__=Number assigned to sample which corresponds to chain of custody and sample results located in the appendix.

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5.2.2.4 Hazardous Materials Storage and Handling

The following hazardous materials were stored and apparently handled on-site. The site does not have Material Safety Data Sheets (MSDS) on file for the materials listed below. Copies of the MSDS are not included in Appendix F.

Table 22.0 Hazardous Materials Storage and Handling

I/O	ID#	Location Description	Material Name or Description	Env. Concern?
I	HM01	Basement	Dromus B hydraulic oil; 55-gallon drum is open and seemingly unused	Yes
I	HM02	Level 2	Photographic chemicals including waste developer	Yes
I	HM03	Level 2 and roof	Assorted containers of lubricants and other oils seemingly not in use	Yes

I/O=Inside/Outside

5.2.2.5 Specific Hazardous Materials Reconnaissance

There was no apparent indication of any past or present contamination from agricultural chemicals, Radon, Lead, Formaldehyde, or heavy metals. The following table details the above determination.

Table 23.0 Specific Hazardous Materials

I/O	ID#	Material	Sampled		Why or Why Not a Concern?	Env. Concern?
			Yes	No		
O	SHA1	Agricultural chemicals		✓	There is no indication based on the information reviewed	No
I	SHR2	Radon		✓	The subject property is located in an area that is considered to have a low occurrence of radon; however, the occurrence of radon is site-specific; only testing can determine the actual radon level at the site	No
I	SHL3	Lead paint		✓	Presence possible, given the age of the structure, although the potential for ingestion of the paint is low	No
I	SHL4	Lead water		✓	Presence possible, given the age of the structure, although the potential for lead-containing plumbing to impact the tap water with lead is low	No
I	SHF5	Formaldehyde		✓	There is no indication that the material was used, based on the information reviewed	No

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I/O	ID#	Material	Sampled		Why or Why Not a Concern?	Env. Concern?
			Yes	No		
I	SHM6	Heavy metals		✓	There is no indication that the material was used, based on the information reviewed	No

I/O=Inside/Outside

5.2.2.6 Storage Tanks (does not include septic tanks)

The following storage tanks were observed on the subject site.

24.0 Storage Tanks

I/O	ID#	Description (size)	Contents	Construction	Monitoring	Age	Above/ Below Ground	Double Wall/ Contained	Env. Concern?
I	ST01	Approx. 250 gals.	Oily water	Metal	No	Unk.	Above	No	Yes; evidence of past leakage
I	ST02	Approx. 100 gals.	Oily water	Metal	No	Unk.	Above	No	Yes; evidence of past

I/O=Inside/Outside

All observed tank and sump locations are noted on Figure 9.2/9.3 and are listed by the Tank ID number.

5.2.2.7 Clarifiers, Sumps, Trenches, and Wastewater Discharge Sources (does not include septic systems)

No clarifiers, one sump, no trenches, and no discharge sources were noted and are described below.

Table 25.0 Clarifiers, Sumps, Trenches, and Wastewater Discharge Sources

I/O	ID#	Location	Description	Env. Concern?
I	CT1	Sump located in basement area	The sump is located in an area where an oil tank has leaked in the past and the sump may contain oil contaminated water. The sump contents appeared to be oil and water.	Yes

I/O=Inside/Outside

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5.2.2.8 Asphalt, Concrete, and Other Surface Conditions

The following are the visually observed surface conditions as they existed on the date of inspection.

26.0 Surface Conditions

I/O	ID#	Possible Type of Material	Approx. Size (sq.ft.)	Description	Env. Concern?
I	S01	Engine oil	20	In a truck loading bay at ground level, staining from engine oil was observed but appeared to be contained by the asphalt covered concrete flooring	No
I	S02	Hydraulic oil	30	In two separate rooms, adjacent to the hydraulaic lifts there is evidence of oil leakage on the concreted floor. The concreted floor appears to be in reasonable condition but surface liquids appear to drain into the adjacent lift void spaces	Yes

5.2.2.9 Storm Water Discharge (Outside)

The general flow direction for storm water run-off appears to be southwesterly.

There is no facility for handling storm water.

5.2.2.10 Agricultural Impairments (Outside)

The site does not appear to currently use any pesticide, rodenticide, fungicide, or other chemicals for agricultural purposes.

5.2.2.11 Soil, Grass, and Plant Observations (Outside)

No visual observations of disfigured, discolored, or dying vegetation; absence of plant life; or unusual soil conditions due to environmental impairments were noted on the subject site.

5.2.2.12 Other Environmental Concerns or Impairments

One other environmental concerns is noted below and is addressed in the Conclusions and Recommendations, Section 6.0.

Table 29.0 Summary of Other Concerns or Impairments

I/O	ID #	Description of Concern
I	EC01	Two hydraulic lifts are located in the basement area. One of these to the southwest end of the property has evidence of leaked hydraulic oil both in the void space below the lift and in the annular space between the piston cylinder and housing. The possible impact to the subsoil cannot be ascertained without further investigation.

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5.3 ADJACENT SITES

Sites adjacent to the subject site may or may not be a concern depending upon the type of environmental problems that may exist on the adjacent site and the type of transport agent. For example, if the adjacent site has a contaminated groundwater problem and the groundwater flow is away from the subject site, then there may not be a major environmental concern for the subject site. All available data regarding adjacent sites is gathered either from visual observations of them from the vantage of the subject property, or the vantage of a nearby public thoroughfare, or from any existing regulatory agency documentation. The following section only references adjacent sites that may contain environmental problems of concern to the subject site.

5.3.1 Visual Observations

The following was observed on the adjacent sites.

Table 30.0 Visual Observations, Adjacent Sites

ID#	Descriptions of Observations	Environmental Concern to Subject Property? If yes, why? If not, why?
VOA01	North View-Hamburger restaurant and YMCA premises across 11th Street	No; no visual concerns
VOA02	South View-Parking lot adjacent to a bank	No; no visual concerns
VOA03	West View-Parking lot across Midway Place	No; no visual concerns
VOA04	East View-Herald Examiner buildings across S. Hill Street	No; no visual concerns

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SECTION 6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT

The following tables list all environmental concerns. Each table represents one concern and summarizes all ID numbers, sections, and page numbers related to that particular concern. All location numbers are marked on Figure 9.2 or 9.3.

LOCATION# 1		**IDENTIFIED LOCATION APPEARS TO BE A MINOR ENVIRONMENTAL CONCERN**	
ID#	SECTION#	PAGE#	COMMENTS
IP01-IP03	3.1	3-2	Photographic evidence of past leakage from a hydraulic lift system
IST01-2	5.2.2.6	5-5	Observation of storage tank with evidence of leakage
IEC01	5.2.2.12	5-6	Observation of a leaking hydraulic lift piston
ICT1	5.2.2.7	5-5	Observation of a basement sump located in the vicinity of a leaking hydraulic oil tank
IPCB3	5.2.2.2	5-2	Hydraulic oil used in the lift system may contain PCBs
IS02	5.2.2.8	5-6	Observation of surface staining in the area of the hydraulic lift systems
DESCRIPTION OF CONCERN: Leakage of hydraulic oil has occurred in the lift systems in the basement area. This oil may have impacted the ground soil below the tank area and through any housing for the buried hydraulic cylinders. It may also have leaked into a nearby sump which is discharged to the sewer system.			
ACTION SUGGESTED: Sampling of the soil beneath the tank and the lift void area adjacent to the lift cylinder is recommended to establish the degree of impact. The contents and surrounding area of the basement sump should also be sampled. The hydraulic oil system and surrounding area should be analyzed for the presence of PCBs.			
ACTION CODE: 11 and 10 See Tables, Pages 6-4 and 6-5		COST INDEX: 11A and 10A	

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LOCATION# 2		IDENTIFIED LOCATION APPEARS TO BE A MINOR ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
IP04; IP07; IP12	3.1	3-2	Photographs of deteriorated wall plaster, duct insulation, and loose fibrous ceiling insulation
IA01;IA03-4	5.2.2.3	5-3	Observation of building materials which may, due to the age of the building, contain asbestos
DESCRIPTION OF CONCERN: During the visual inspection of the site, materials were identified that are suspected to contain asbestos. Some of the materials, specifically wall plaster on the ground level and duct insulation in the ceiling area, appeared in a deteriorated condition (possibly friable). Additionally, loose fibrous insulation is laid on the suspended ceiling. No samples of the suspected materials were taken.			
ACTION SUGGESTED: Sample the possible asbestos-containing materials for positive identification and, if positive, dispose of in compliance with federal, state, county, and city regulations.			
ACTION CODE: 3 See Tables, Pages 6-4 and 6-5		COST INDEX: 3A	

LOCATION# 3		IDENTIFIED LOCATION APPEARS TO BE A MINOR ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
IP01, IP08-9	3-1	3-2	Photographs of hazardous materials, including lubricating oil and photographic chemicals
IHM01-3	5.2.2.4	5-4	Observation of hazardous materials storage in the building
DESCRIPTION OF CONCERN: Hazardous materials are stored in the building. Because the building is currently vacant and the materials apparently unused, they should be removed from the building.			
ACTION SUGGESTED: Sample the contents of the containers for the presence of hazardous substances and dispose of in compliance with federal, state, county and city regulations.			
ACTION CODE: 7 See Tables, Pages 6-4 and 6-5		COST INDEX: 7A	

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6.2 AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN

Areas of potential or future concern are areas that appear to pose no immediate impairment, are currently not supported by enough evidence to make a concise determination, or appear not to pose an immediate threat to the subject property. These issues may have only a negligible impact on the subject property, but in some instances may pose a greater concern in time.

The following tables list all potential or future environmental concerns. Each table represents one issue and summarizes all ID numbers, sections, and page numbers related to that particular issue. All location numbers are marked on Figure 9.2 or 9.3.

LOCATION# 4		**IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN**	
ID#	SECTION#	PAGE#	COMMENTS
IP10	3.1	3-2	Photographs of possible asbestos-containing materials
IA02, IA05-10	5.2.2.3	5-3	Observation of possible asbestos-containing materials
DESCRIPTION OF CONCERN: During the visual inspection of the site, materials were identified that are suspected to contain asbestos; no samples of suspected materials were taken.			
ACTION SUGGESTED: At the time of inspection, the identified or suspected materials appeared to be intact and undisturbed and, thus, may not pose an immediate environmental concern; however, the identified materials may, over time, become hazardous, due to damage or a disturbance, such as remodeling. Contact an asbestos consultant for sampling of these materials prior to disturbing them. If sampling tests positive, develop an Operations and Maintenance (O & M) plan detailing material handling procedures to be implemented.			

LOCATION# 5		**IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN**	
ID#	SECTION#	PAGE#	COMMENTS
IPCB1-2	5.2.2.2	5-2	Observation of possible PCB containing equipment
DESCRIPTION OF CONCERN: Equipment was identified during the visual site inspection that, based on its presumed date of manufacture, may contain fluids contaminated with Polychlorinated Biphenyls (PCBs).			
ACTION SUGGESTED: There was no evidence of fluid leakage from the identified equipment. If leaks should develop, sample the fluids for the presence of PCBs and, if positive, dispose of the fluids in accordance with federal and state regulations.			

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6.3 GENERIC LIST OF INITIAL AND SUBSEQUENT ACTION CODE DESCRIPTIONS

These only apply if listed in Section 6.0 tables as an action code number.

1. Solicit bids from qualified specialty geotechnical firms to determine or confirm and delineate the extent of surface and subsurface contamination. Insure that a registered geologist is in-charge of the project and will sign the report along with stamping his registration number on the report.

2. Solicit bids from qualified specialty geotechnical firms to delineate the extent of subsurface contamination. Insure that a registered geologist is in-charge of the project and will sign the report along with stamping his registration number on the report.

3. Hire a firm that specializes in asbestos abatement to take samples of the possible asbestos-containing-material and define extent and determine whether the material is friable or non-friable. Ensure that the survey will satisfy EPA requirements for preparation of an O&M program.

4. Contact specialty environmental firms or the manufacturer of the transformer(s) or PCB equipment to determine if the equipment contains PCBs and what the level of contamination is in parts per million.

5. Hire a specialty environmental remediation firm to remove and properly dispose of the minor surface stains. Insure that manifests are used to properly document the disposal of the material.

6. Solicit bids from multiple specialty environmental firms to remediate the site. Insure that the firm retained has all necessary state licenses. (A-1 with hazwaste certificate)

7. Contract with an environmental firm that specializes in lab-packing and disposal of hazardous materials. Insure that manifests are used to properly document the disposal of the material. Dealing directly with disposal sites can save money.

8. Hire a specialized asbestos abatement firm to remove the asbestos that was identified by the sampling firm and/or prepare a O&M program for the asbestos-containing materials. Insure that all permits are obtained and that an AHERA trained person supervises the project.

9. Solicit bids from electrical contractors and environmental firms that specialize in retrofitting or decommissioning PCB contaminated equipment.

10. Contract with a laboratory for sampling and analysis services.

11. Contract with a geotechnical firm to install a sample boring(s) to identify any environmental impairment.

12. Hire a geotechnical firm to sample beside or underneath the sump(s), tank(s), or concrete to determine if any environmental impairments have occurred.

13. Make sure UST is properly installed, monitored and fitted with overfill protection by hiring a specialized tank installation and maintenance company.

14. Hire a specialty firm to use a magnetometer to determine if a tank(s) still exists.

Verify that all the above contracts have at least $1 million General Liability, $1 million Errors & Omission insurance and all proper licenses. Check references!!!

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6.4 ASSOCIATED APPROXIMATE COST INDEX

These costs only apply if referenced in a table in Section 6.0 in the Cost Index section. These estimated costs are only for a general average cost associated with similar conditions and may not reflect the true costs.

Table 31.0 Associated Approximate Cost Index

Action Codes	Level of Concern		
	Minor (A)	Medium (B)	Major (C)
1	$5000-$20,000	$20,000-$40,000	$40,000==>$100,000
2	$15,000-$40,000	$40,000-$80,000	$80,000==>$150,000
3	$2,000-$10,000	$10,000-$20,000	$20,000==>$40,000
4	$2,000-$6,000	$6,000-$15,000	$15,000==>$30,000
5	$1,000-$5,000	$5,000-$10,000	$10,000==>$25,000
6	$5,000-$25,000	$25,000-$100,000	$100,000==>$250,000
7	$1,500-$15,000	$15,000-$50,000	$50,000==>$250,000
8	$2,500-$10,000	$10,000-$50,000	$50,000==>$150,000
9	$10,000-$30,000	$30,000-$150,000	$150,000==>$250,000
10	$500-$2,500	$2,500-$5,000	$5,000==>$20,000
11	$2,000-$5,000	$5,000-$25,000	$25,000==>$50,000
12	$1,000-$2,500	$2,500-$15,000	$15,000==>$25,000
13	$1,000-$5,000	$5,000-$20,000	$20,000==>$50,000
14	$500-$2,500	$2,500-$10,000	$10,000==>$25,000
15	$2,500-$10,000	$10,000-$50,000	$50,000==>$100,000

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SECTION 7.0

LIMITATIONS

To achieve the study objectives stated in this report, we were required to base ***PHASE ONE*** **INC.'s℠** conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by ***PHASE ONE*** **INC.'s℠** client in the contract/authorization agreement and standard terms and conditions.

PHASE ONE **INC.'s℠** professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination, the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the site, as well as features noted during the site walk. The absence of any potential gross contamination sources, historic or present, does not necessarily imply that the site is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the site. No other warranty guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. These limitations contained within this report supersedes all other contracts or scope of work, implied or otherwise, except those stated or acknowledged here within.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by you is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, Section 4.2., is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject site and is not to be used as a guide to the legal compliance to regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of ***PHASE ONE*** **INC.℠**, in accordance with generally accepted professional practices. No warranty or guarantee is expressed or implied. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with ***PHASE ONE*** **INC.'s℠** recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead or any other sampling is sampled in a good faith effort by ***PHASE ONE*** **INC.℠** assessors. All sample results should not be construed as conclusive and binding in anyway. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. ***PHASE ONE*** **INC.℠** only relays the information supplied by the laboratory conducting the analysis.

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SECTION 8.0

REFERENCES

8.1 AGENCIES

United States Geological Survey

California State University, Northridge, Map Room

University of California, Berkeley, Map Room

University of California, Los Angeles, Aerial Photography Department

Los Angeles County

Los Angeles County Department of Health Services
Los Angeles Department of Public Works
Los Angeles County Sanitation District
Los Angeles County Tax Assessor's Office
Los Angeles County Fire Department
California Regional Water Quality Control Board, Region #4

Orange County

Orange County Archives
Orange County Tax Assessor's Office
Orange County Health Care Agency
Orange County Fire Department, Hazardous Materials Section
Orange County Sanitation District
Orange County Water District
California Regional Water Quality Control Board, Region #8
Fullerton Public Library, Launer Room

Riverside County

Riverside County Tax Assessor's Office
Riverside Public Library
Riverside County Environmental Health Department
Riverside Flood Control District
Western Municipal Water District
California Regional Water Quality Control Board, Region #8

San Diego County

San Diego Tax Assessor's Office
San Diego Environmental Health Services
San Diego County Department of Public Works
San Diego Main Library
California Regional Water Quality Control Board, Region #9

8.2 PUBLICATIONS

Basic Guide for Environmental Inspection. EEA. 1991.

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"Geologic Principles for Prudent Land Use." Geological Survey Professional Paper No. 946. 1990.

"Groundwater Geology of the Valley." California Earthquakes: California Division of Mines and Geology Bulletin. 1975.

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Protection of Public Water Supplies from Groundwater Contamination: A Publication of the Environmental Protection Agency.

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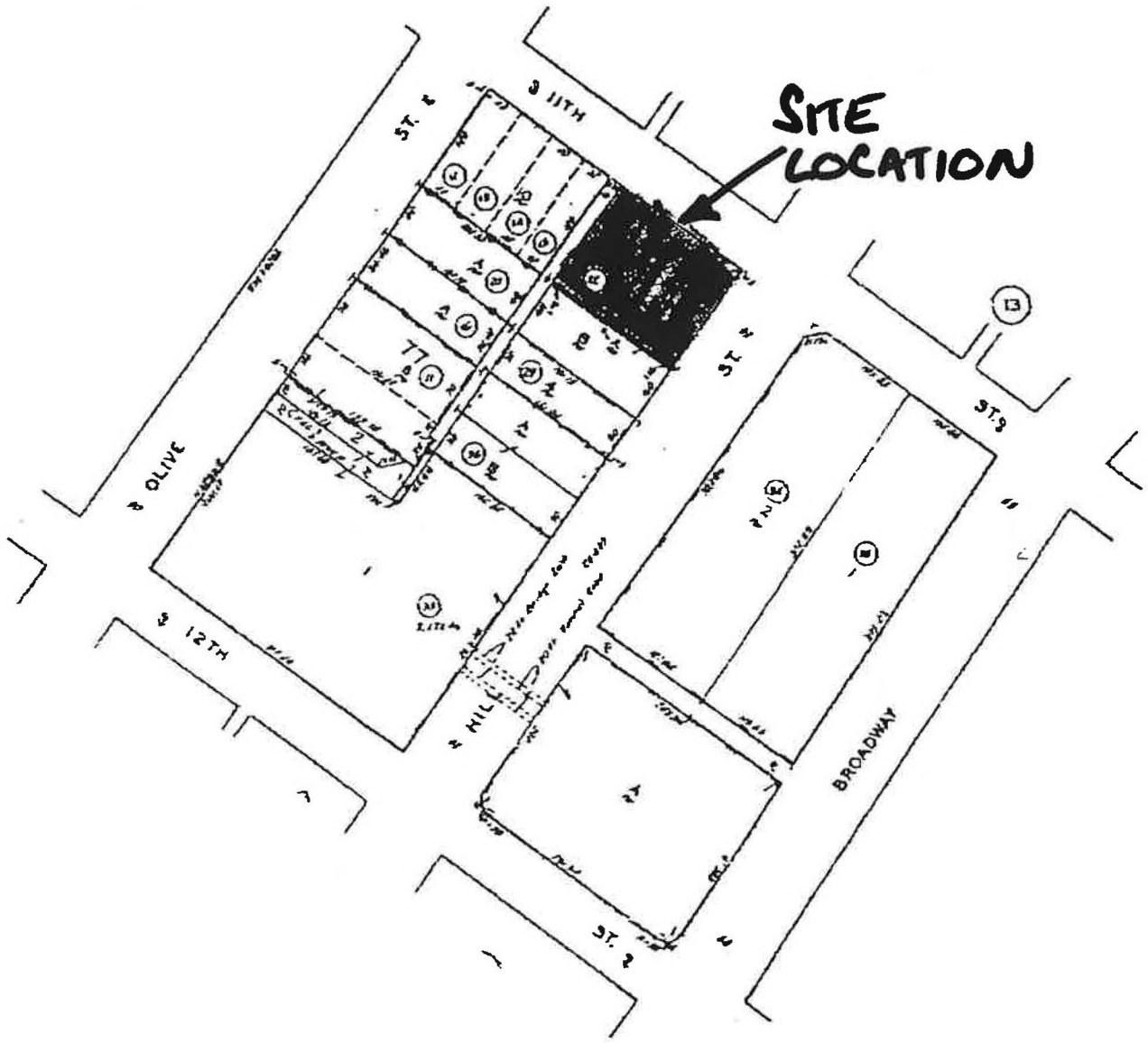
NOT TO SCALE

PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FOR: First Continental Bank

SITE LOCATION MAP

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.1		DRWN BY: EDK



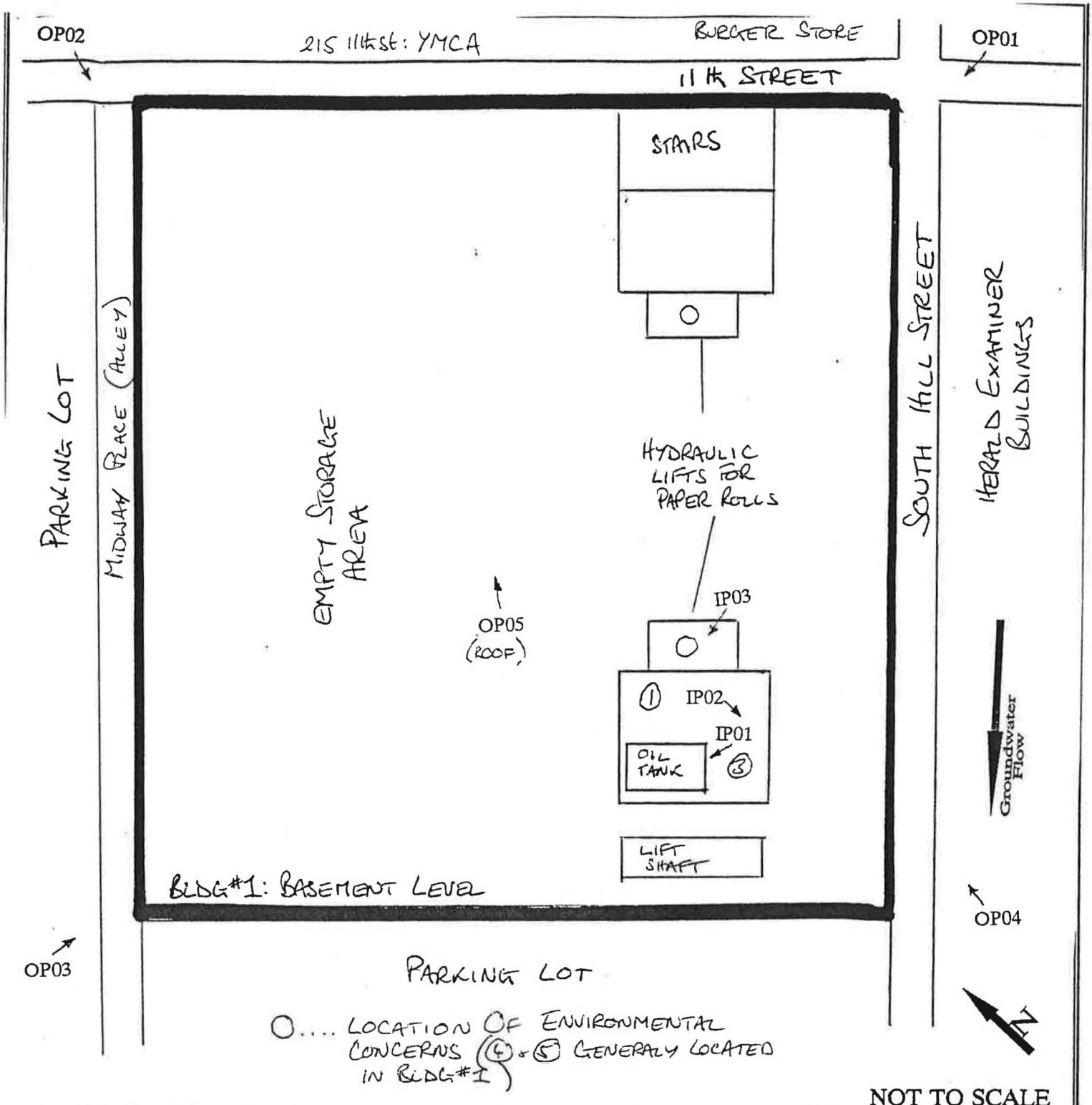
NOT TO SCALE

PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FOR: First Continental Bank

SITE PLAN

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.2		DRWN BY: EDK

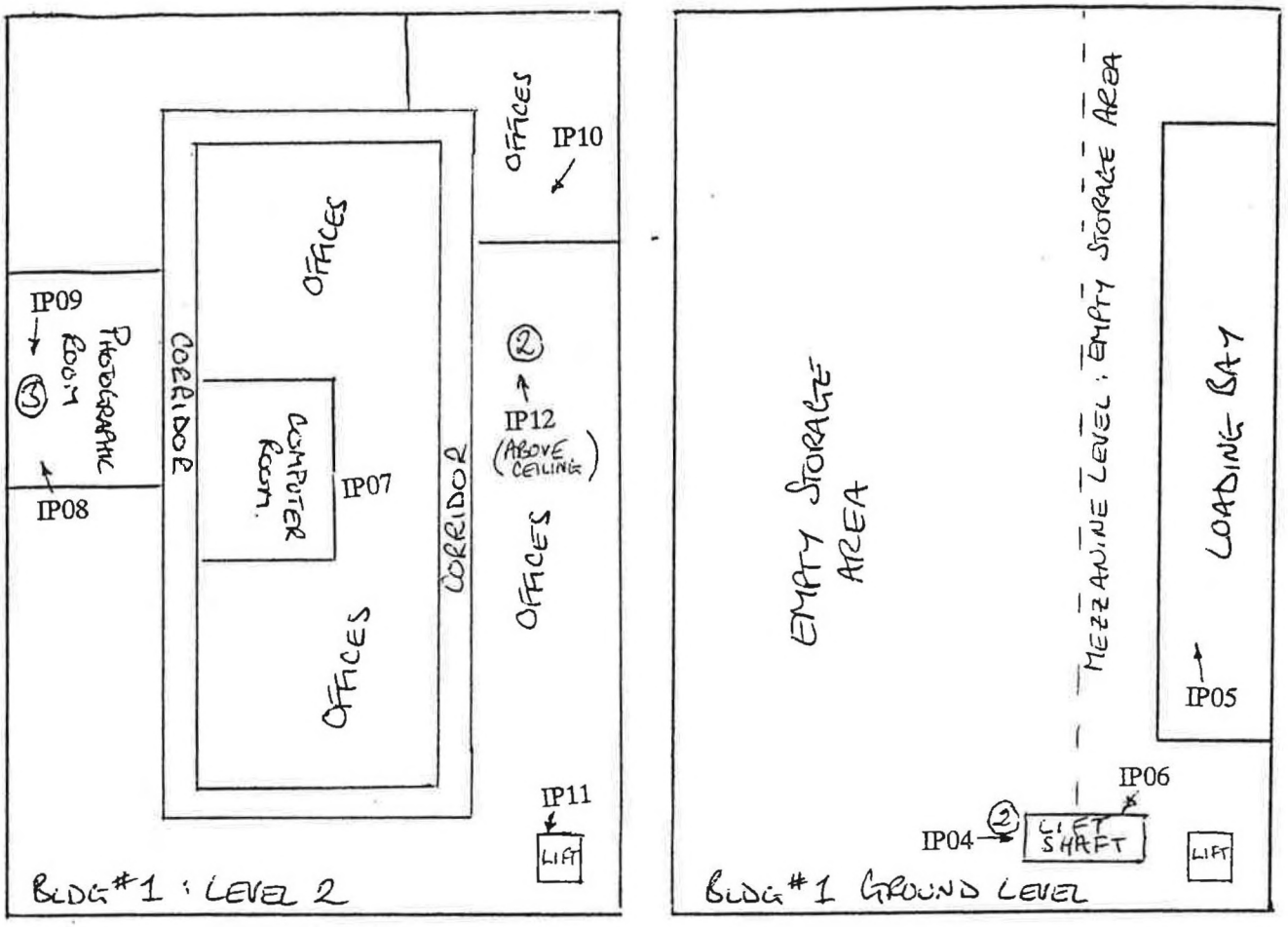


PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FOR: First Continental Bank

PLOT PLAN

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.3		DRWN BY: EDK



NOT TO SCALE

PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FOR: First Continental Bank

PLOT PLAN

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.3		DRWN BY: EDK

PHASE ONE INC.

INTERVIEW NOTES

#PI01

Job #0709 Date: 02/26/93 Time: 03:30 p.m.

Interview Name: Michael Tsaparian Title: N/A

Company Name: Anthony Brent Corporation

Address: 9665 Wilshire Blvd., Suite 220, Beverly Hills, CA 90212

Phone #: (310) 247-7171 Fax: N/A

Relationship with site: Owner Representative

Number of years relationship has existed: <1

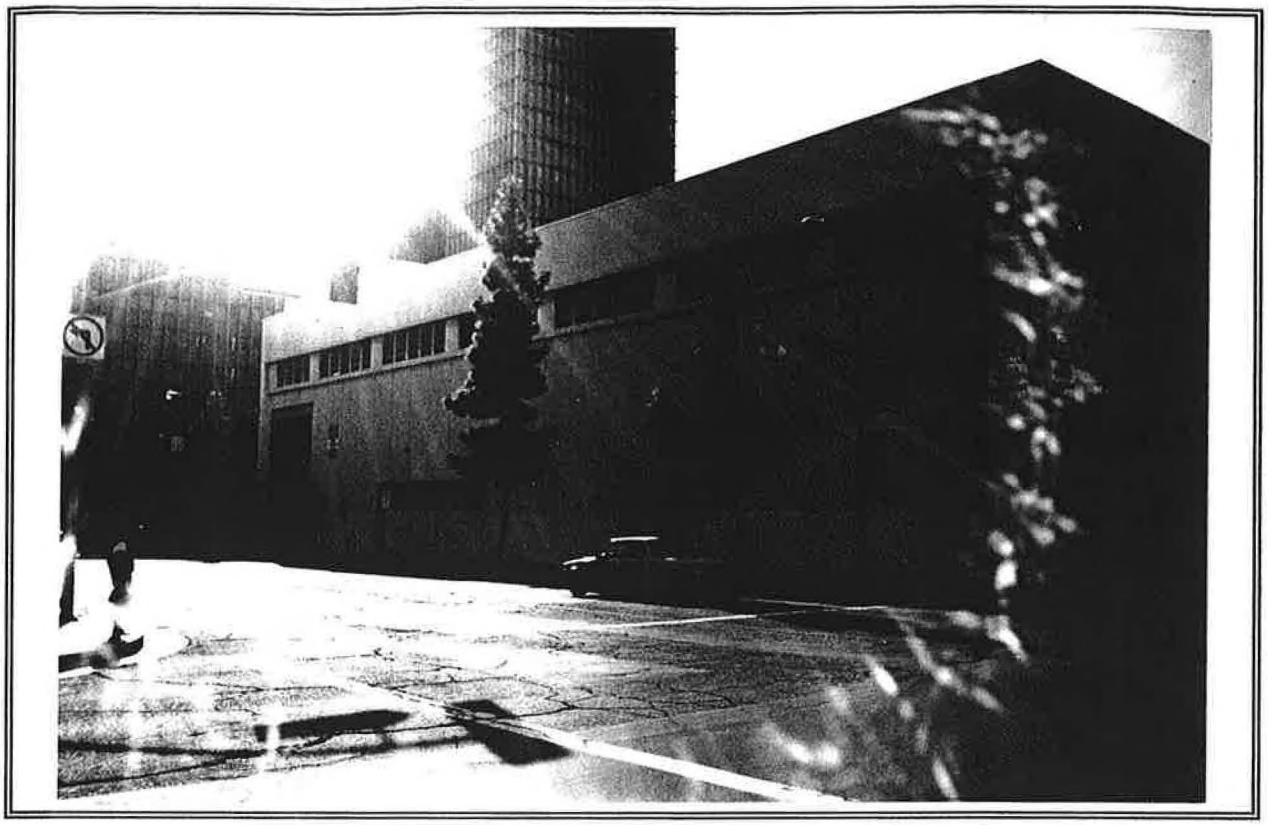
Do you know of any environmental concerns, problems or impairments of the subject site?
Yes No ✓ Adjacent Site? Yes No ✓

If yes, describe: N/A

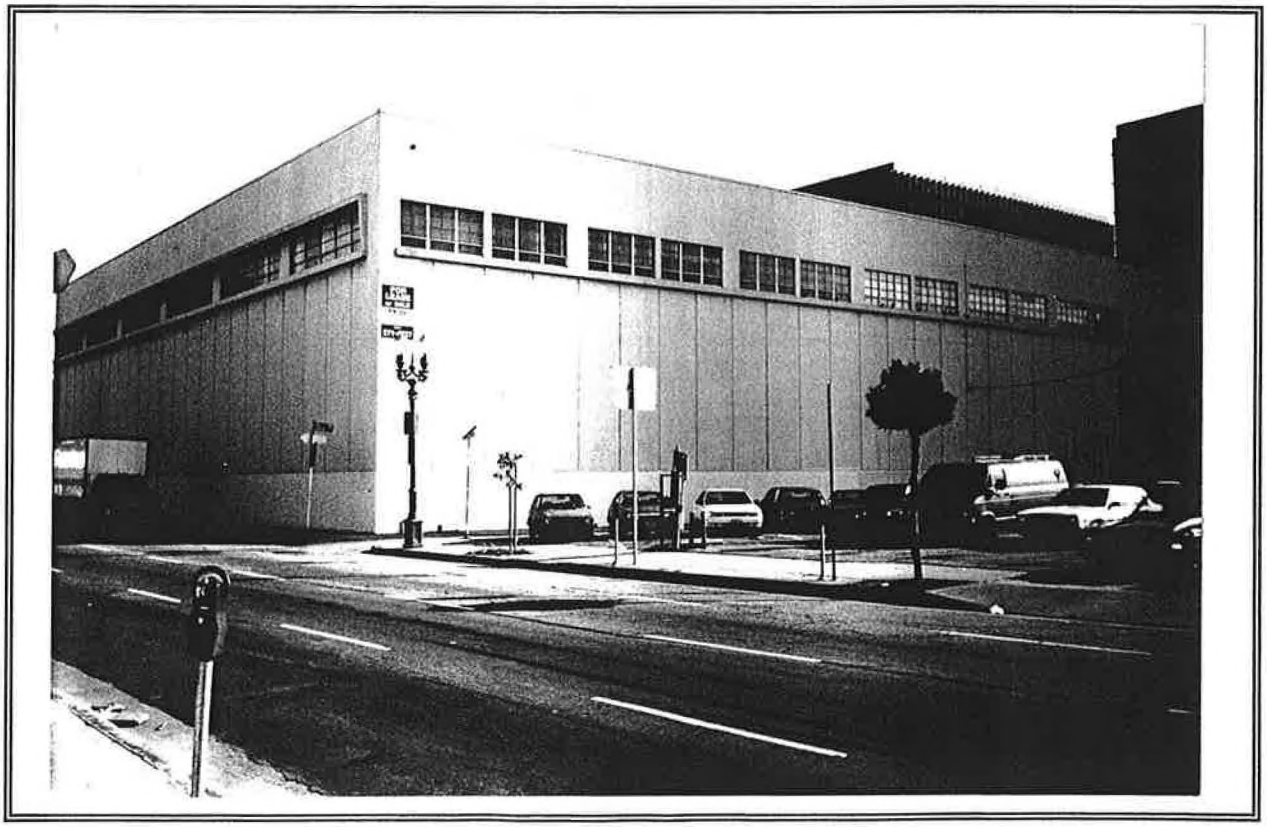
Miscellaneous Notes: Mr. Tsaparian confirmed that the building had been used for storage of new print paper and as offices. It had been vacant for nearly one year.

Interviewer Name: Mike Neill

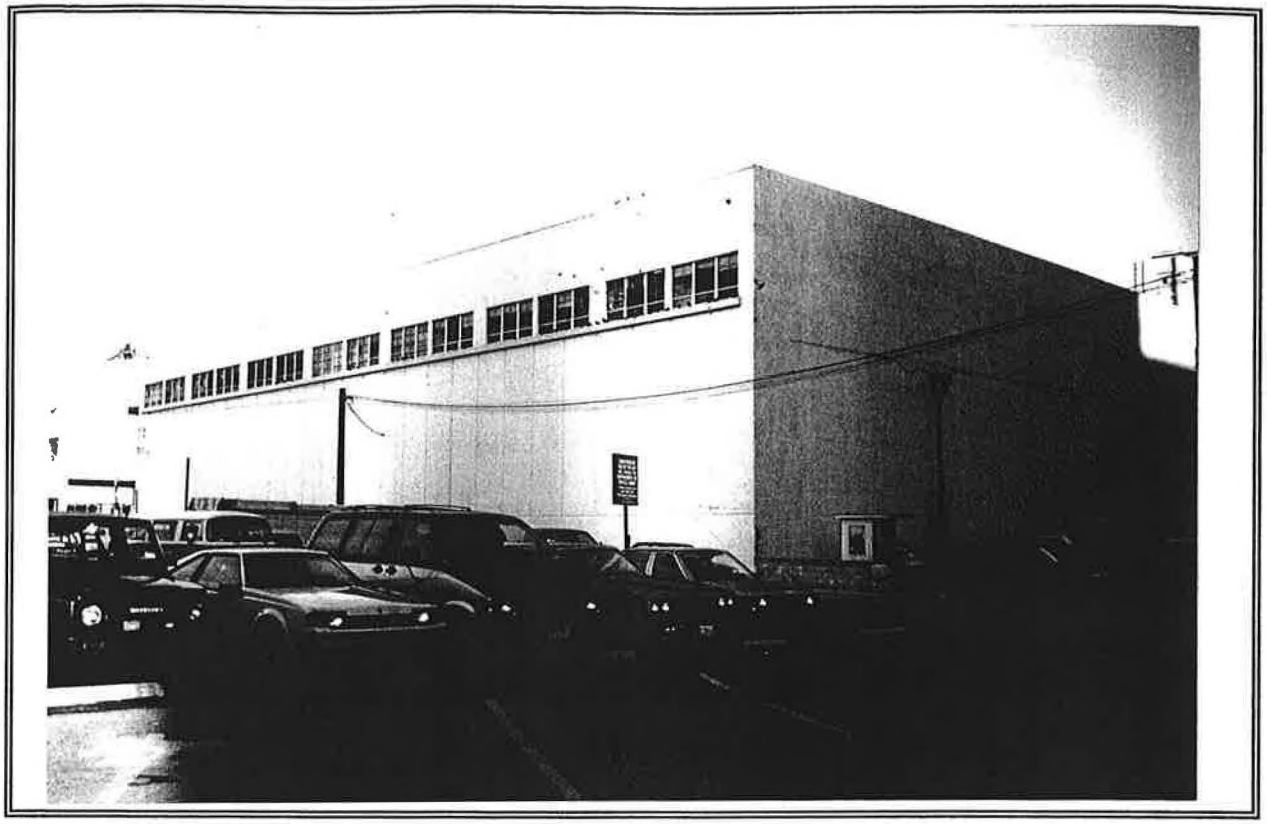
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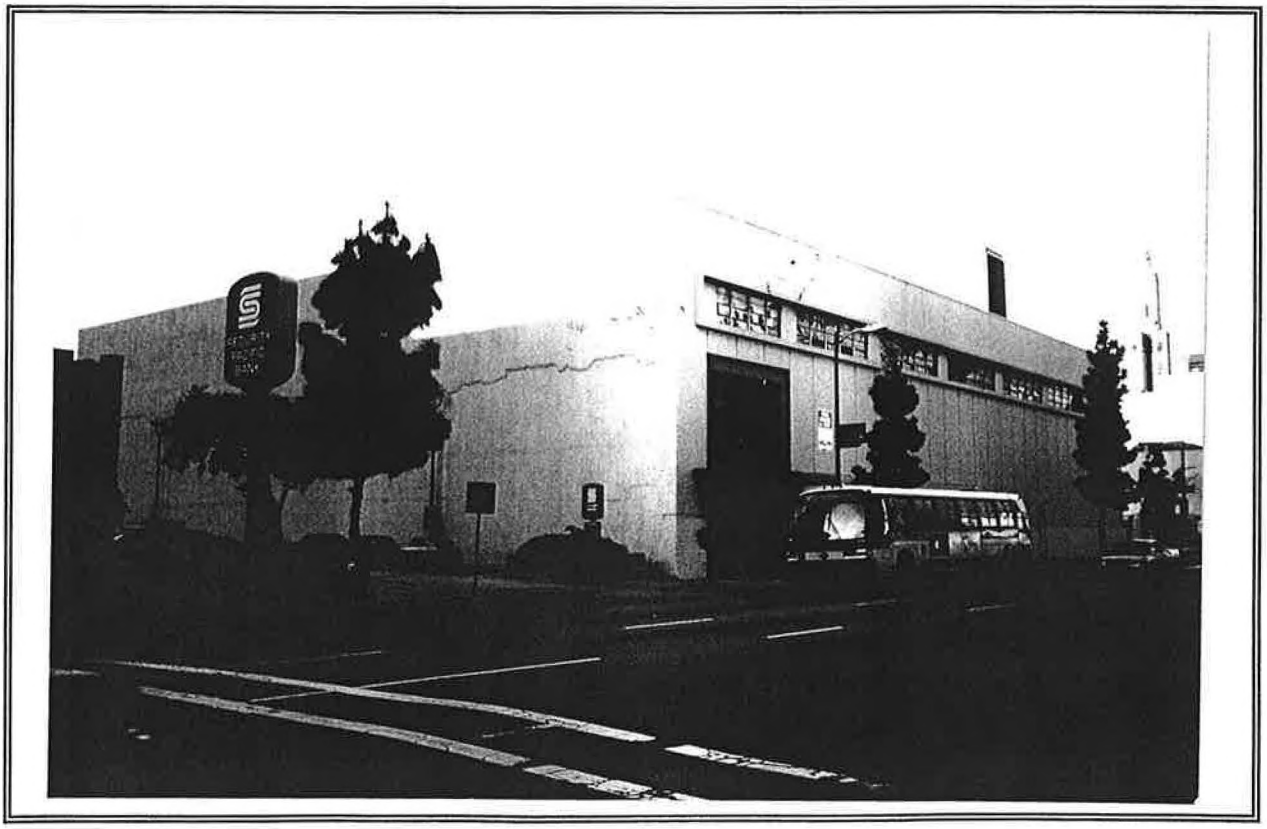
OP01



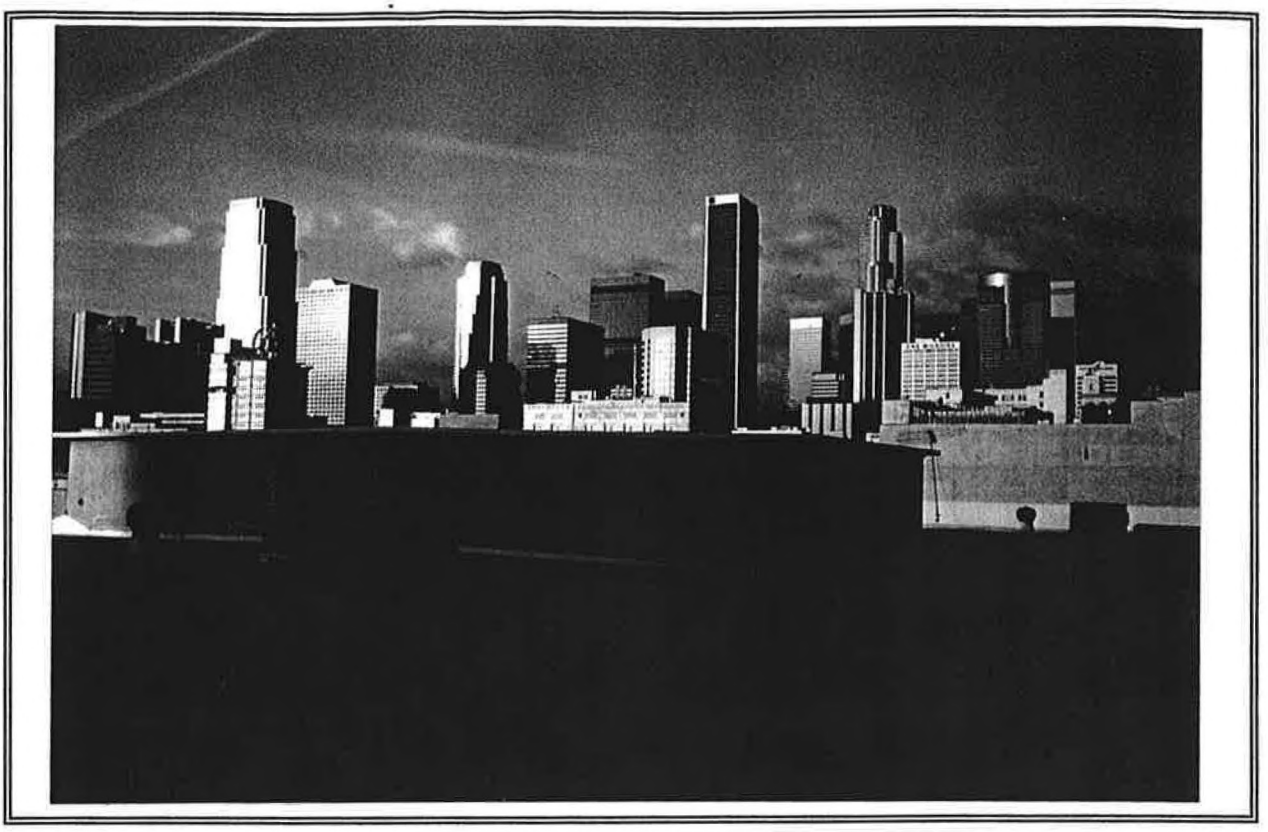
OP02



OP03



OP04

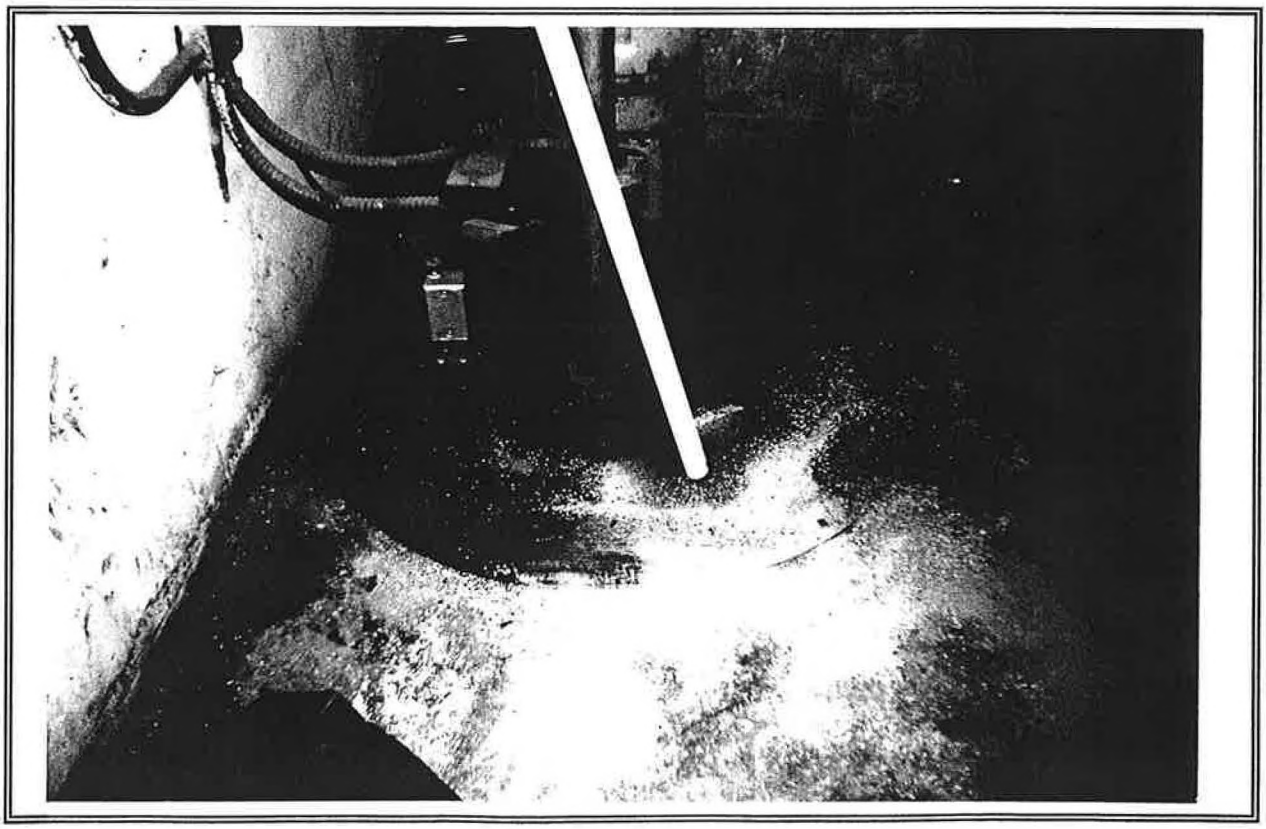


OP05

OP06



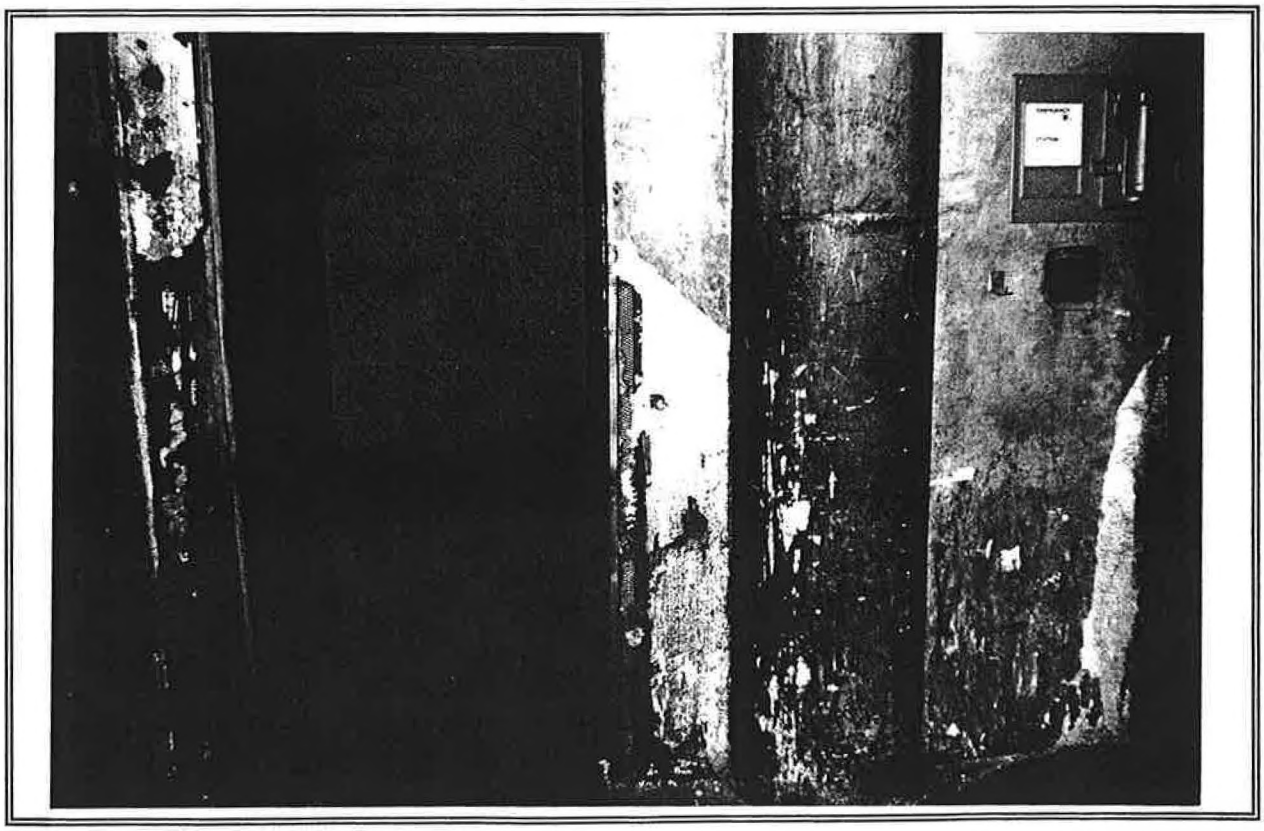
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IP02



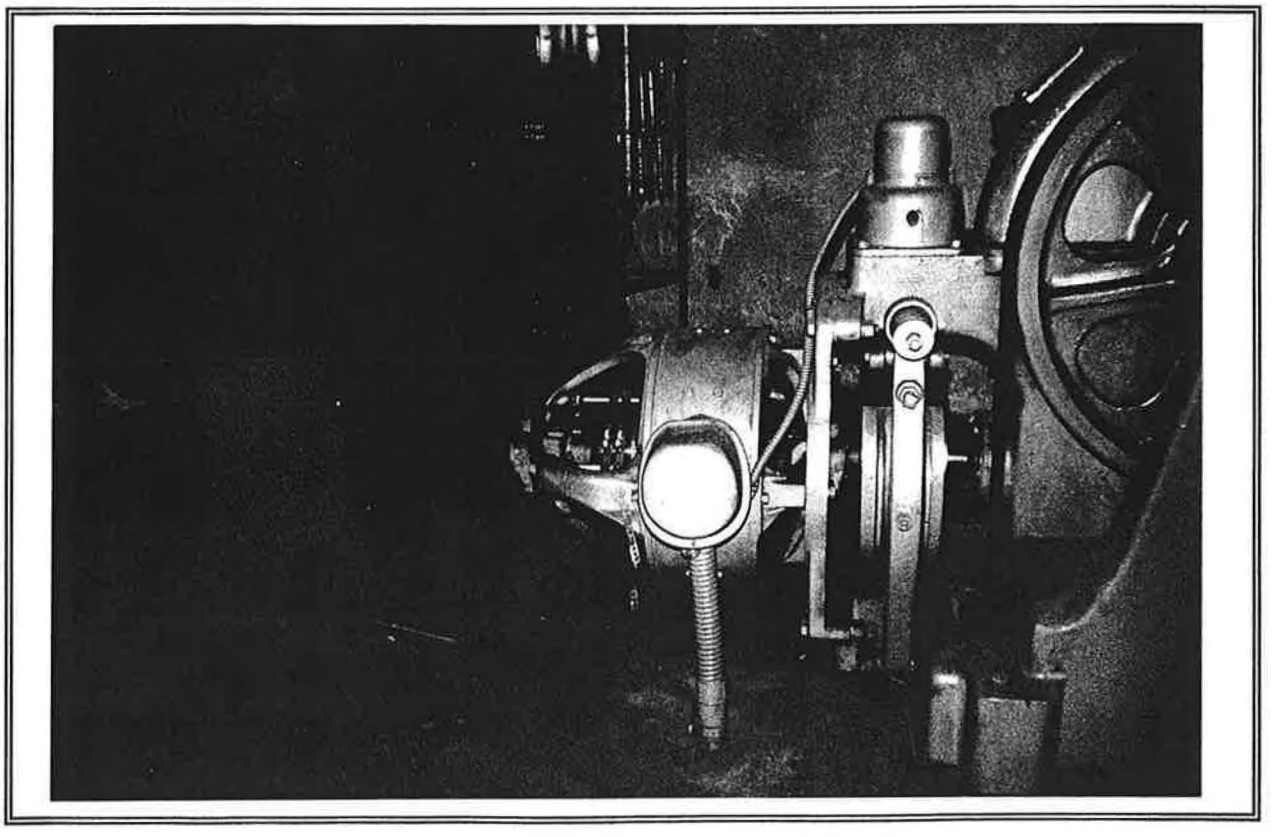
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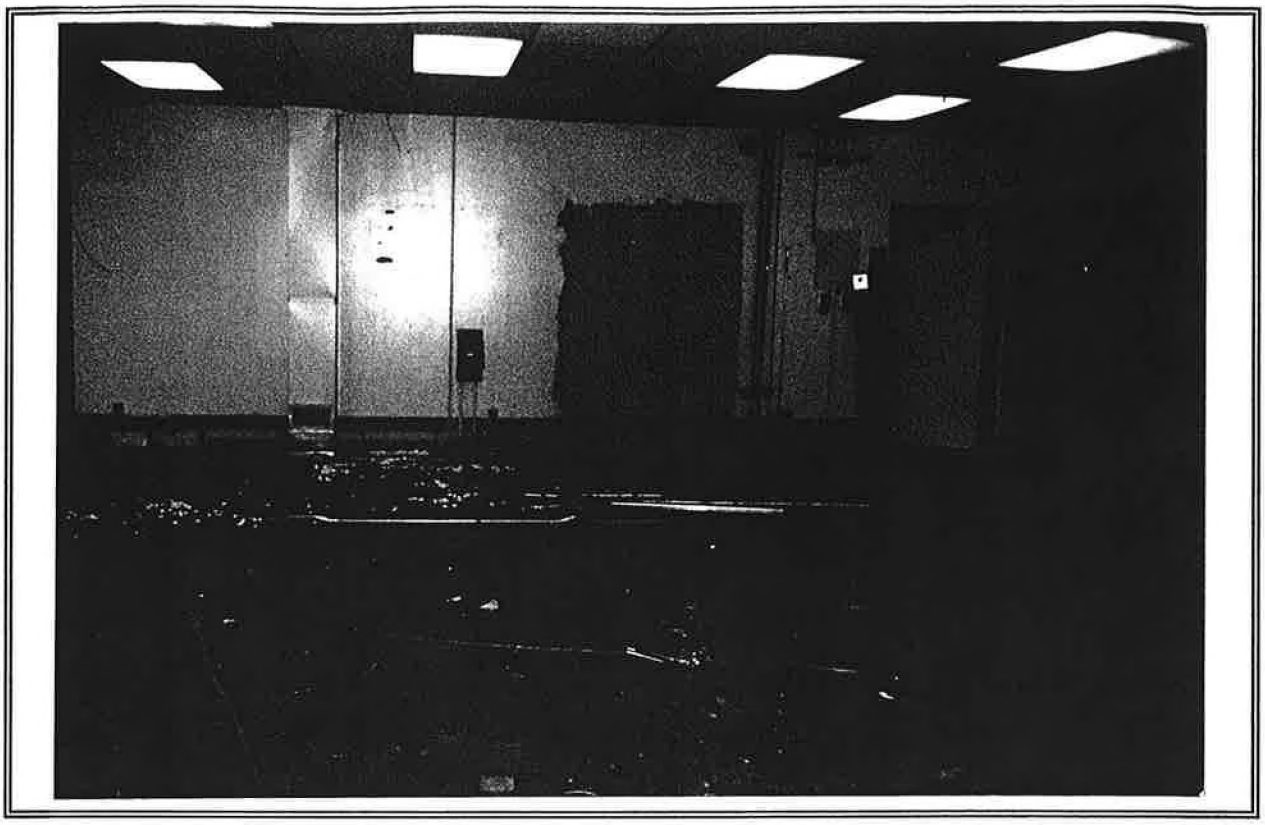
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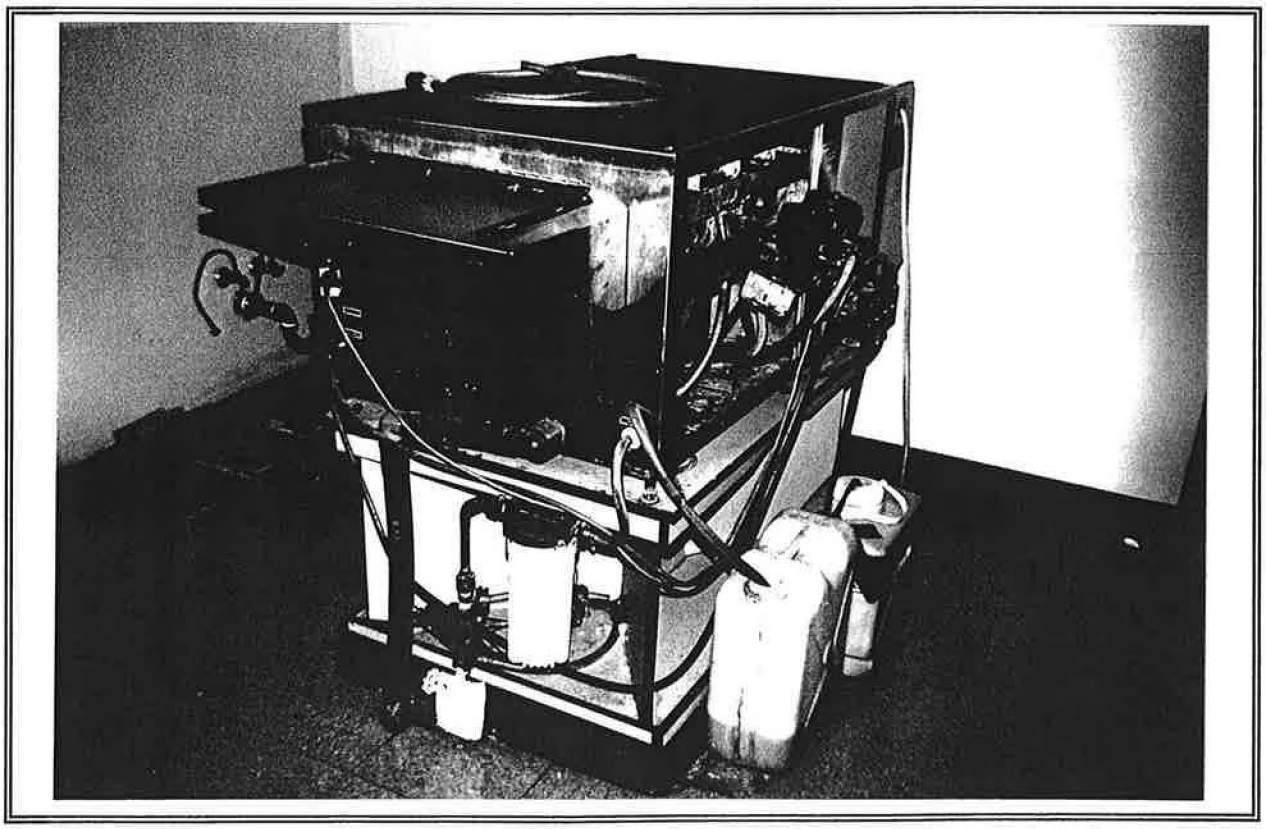
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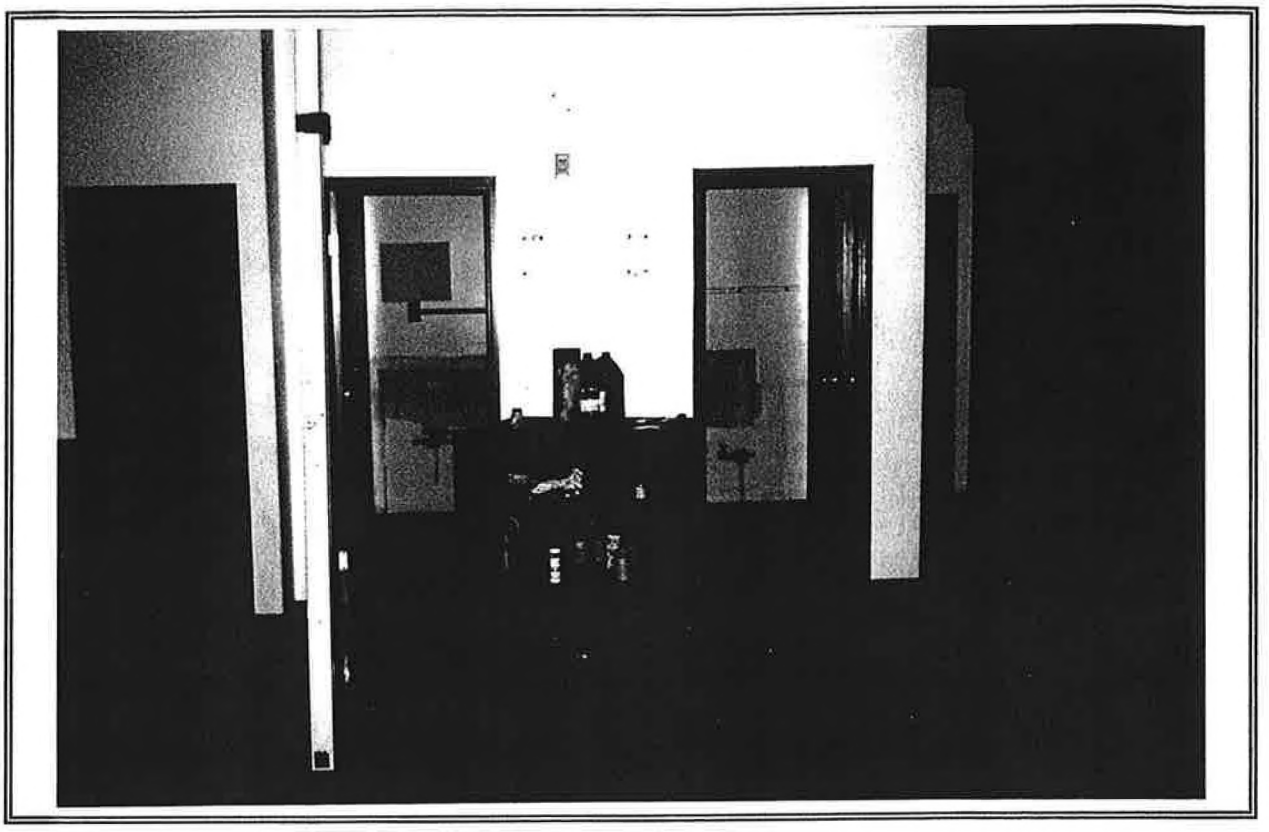
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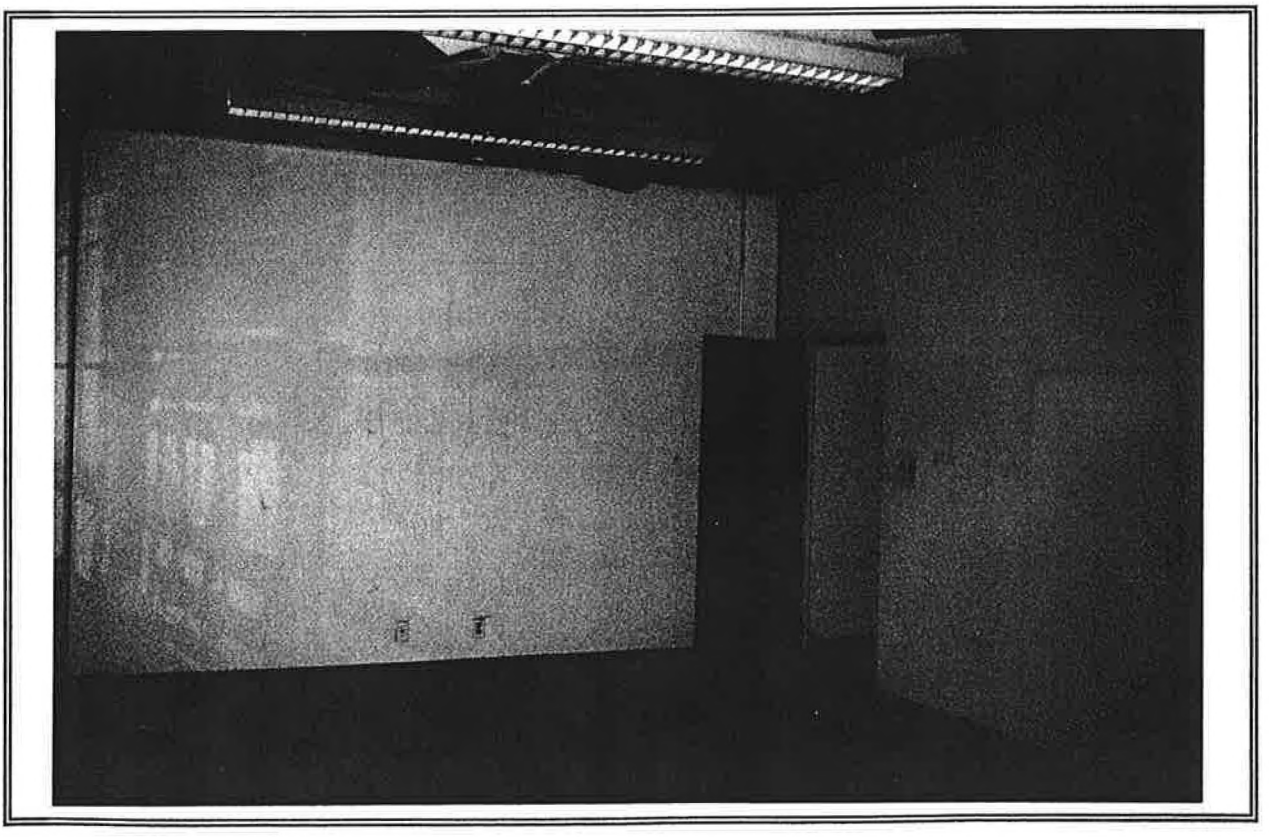
IP07



IP08



IP09



IP10



IP11



IP12

APPENDIX L:

PIC "PHASE I REPORT"
DATED MAY 9, 2008

PIC ENVIRONMENTAL SERVICES
A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.
2619 Sierra Way, La Verne, CA 91750
Phone: (909) 593-2427 Fax (909) 593-2105
Email: picenv@verizon.net

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

MARVIN CHOU AND CINDY CHEN
1285 OAK GROVE AVENUE
SAN MARINO, CA 91108

CONCERNING COMMERCIAL PROPERTY AT

1101-1117 SOUTH HILL STREET
200-214 WEST 11TH STREET
LOS ANGELES, CA 90015

May 9, 2008

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

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DISPLAYS

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Figure 3: Regional Groundwater Contour Map
Figure 4: Oil and Gas Map
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Figure 7: Aerial Photo - 2007

Appendix A: Title Information
Appendix B: Sanborn Fire Insurance Maps
Appendix C: Oil Well Records
Appendix D: Historic Topographic Maps
Appendix E: Historical Aerial Photographs
Appendix F: City Directory Report
Appendix G: EDR Report
Appendix H: Phase I report dated March, 1993
Appendix I: Geocon report dated August 3, 2006

PIC ENVIRONMENTAL SERVICES

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May 9, 2008

INTRODUCTION

PIC Environmental Services (PIC) was contracted by Marvin Chou and Cindy Chen to conduct a Phase I Environmental Site Assessment (PESA) at commercial property located in Los Angeles, California (see Figure 1). It is PIC's understanding that Mr. Chou and Ms. Chen intend to redevelop the property with a multi-story building (see Appendix I). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2005) Standards.

The following sources were used to prepare this report:

1. Site inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Health Services (DHS), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR), Division of Oil and Gas (DOG) records
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. Los Angeles County Title Records
9. Historic Telephone Directories
10. Los Angeles Fire Dept. records
11. Sanborn Fire Insurance Maps
12. Review of prior environmental and geotechnical reports

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydrogeologic information search.

SITE INSPECTION

On April 16, 2008, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. PIC was assisted by Marvin Chou.

SITE DESCRIPTION

The subject property includes about one half acre of commercial property south of 11th Street and west of Hill Street in Los Angeles, CA.

Historic addresses used at the property appear to include 1101 through 1117 South Hill Street and 200 through 214 West 11th Street in Los Angeles, CA 90015 (see Sanborn insurance maps in Appendix B). Since the mid-1950s when the existing building was constructed onsite, addresses appear limited to 1101 and 1111 South Hill Street (see Historic Telephone Directories in Appendix F). The subject property was most recently occupied by Super Trader. The Los Angeles County Assessor Parcel Number is 5139-019-022. Additional title information is attached as Appendix A.

Property boundaries are indicated by public streets to the north and east, a public alley (Midway Place) to the west and adjoining commercial developments (bank) to the south. Figures 2 and 7 illustrate features observed onsite by PIC. The subject property has been improved with one multi-story commercial structure. Permit records indicate the building was constructed in 1955. The onsite building is constructed of concrete . The building was used from the 1950s through the 1980s to publish newspapers and magazines. As documented in a prior Phase I Assessment report, the basement level contained hydraulic-powered equipment to lift newsprint and other supplies to upper levels (see Figure 2A and Appendix H).

Because the onsite building was constructed before 1980, asbestos containing construction materials (ACM) may be present. A reference diagram of common ACM in older commercial structures is illustrated on Figure 5.

PIC's inspection and review of historic records found no evidence of underground storage tanks, clarifiers or other significant environmental impairments at the property.

SITE HISTORY

Based on a review of regulatory records, County title records, Sanborn fire insurance maps, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially developed as early as 1888 for residential use (see Sanborn insurance maps in Appendix B). By 1906, numerous residential structures had been constructed onsite. As a result, addresses including 200 through 214 West 11th Street and 1101 through 1117 South Hill Street were used to identify onsite occupants until 1955 when the existing multi-story commercial building was constructed. Commercial uses commenced onsite in the 1920s according to historic telephone directories (see Appendix F).

In 1955 the existing three story commercial building was constructed for the production and distribution of newspapers and magazines. As documented in the attached 1993 Phase I report, the basement level contains hydraulic lift facilities and an above ground hydraulic oil storage tank to lift newsprint and other supplies to upper levels (see Figure 2A and Appendix H). Photographic development chemicals were used on the upper levels and may have been stored in the basement as well.

In 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix C, the limits of the

"Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix C). By the mid-1990s, Chevron sold its interest in the oil field to St. James Oil Corp. which continues to operate all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. St, James Oil Corp. remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination.

In the early 1990s, the Associated Press and/or the Hearst Corp. discontinued publication of newspapers and magazines at the subject property. The building was subsequently occupied by "Super Trader." The current owners intend to demolish the existing building and construct a new, multi-story building with subterranean parking levels (see Appendix I).

To summarize, there is no historic evidence that crude oil wells were actually located onsite. In addition, there is no historic evidence that the property contained underground storage tanks, or other regulated facilities (e.g. industrial waste clarifiers). However, the basement level does contain hydraulically-powered lifts which contain "shafts" that persist below the building foundation. In addition, certain building materials may contain asbestos due to construction prior to 1980.

As a result, PIC's review of historic records and permit documents found no evidence of significant environmental concerns (Recognized Environmental Concerns) at the subject property. However, PIC recommends precautionary soil testing during planned demolition operations to confirm a lack of hydraulic oil (including potential PCB additives) contamination below the southern and eastern portions of the building (see Figures 2 and 2A). Abatement of potential asbestos containing materials by a state-licensed contractor is mandatory at the time of demolition as well.

SURVEY OF ADJACENT PROPERTIES

Commercial developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. The EDR Report in Appendix G discovered no adjacent properties with known historic environmental concerns.

Surface runoff at all surrounding properties appeared to be southerly toward the Los Angeles River.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix E). Available photographs were dated 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002, and 2007.

The 1928 photo indicates the subject property was developed with an apparent commercial building. Hill Street and 11th Street are evident adjacent to the site. Similar features are observed on the 1938 and 1947 photos.

By 1956, the onsite commercial building had been constructed. Similar features are observed on all subsequent photos.

The 2007 photo has been enlarged and reproduced as Figure 7 for reference.

The aerial photo study indicates no obvious environmental impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS - NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
LIENS 2	CERCLA LIEN Information
RADINFO	Radiation Information Database
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data

RAD INFO	Radiation Information Database
HISTORIC FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
US CDL	Clandestine Drug Labs
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	"Cortese" Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
AO CONCERN	San Gabriel Valley Areas of Concern
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
LIENS	Environmental Liens Listing
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
LA CO SITE MITIGATION	Site Mitigation List
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
LA CO HMS	HMS Street Number List
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
RESPONSE	State Response List
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database

HAULERS	Registered Waste Tire Haulers Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	EDR Proprietary Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Drycleaners

All of the above records were examined for up to a one mile radius by EDR (see Appendix G). The subject property does appear on three of the regulatory lists. More specifically, the property is included on the following:

1. RCRA – SQG: Resource Conservation and Recovery Act – Small Quantity Generator – This federal list includes sites which have historically obtained permits to legally dispose of hazardous waste (e.g. spent photo chemicals or waste oil). Appearance on the federal RCRA list does not indicate the presence of a subsurface contamination problem.

2. FINDS: Facility Index and Registry System – This federal list includes sites which appear on one or more other federal regulatory and permit lists. The site is included on the FINDS list due to the RCRA waste disposal permit identified above. Appearance on the federal FINDS list does not indicate the presence of a subsurface contamination problem.

3. HAZNET: Hazardous Waste Facility and Manifest Data – This state list, like the federal RCRA list, includes sites which have historically obtained permits to legally dispose of hazardous waste (e.g. spent photo chemicals or waste oil). Appearance on the state HAZNET list does not indicate the presence of a subsurface contamination problem.

The EDR record search also revealed the following concerning properties located within a one mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	0
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL RECOVERY	SITE ONLY	0
CERCLIS	0.5	1
CERCLIS NFRAP	0.5	0
CORRACTS	1	0
RCRA – TSD	0.5	0

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
RCRA – Lg Gen	0.25	0
RCRA – Sm Gen	0.25	6
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	0
UMTRA	0.5	0
ODI	0.5	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
LIENS 2	SITE ONLY	0
ICIS	SITE ONLY	0
LUCIS	0.5	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	0
RAATS	SITE ONLY	0
GOVERNMENT RECORDS State and Local	**SEARCH RADIUS (miles)**	**NUMBER OF SITES**
AWP	1	0
CAL-SITES	1	0
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
LANDFILLS	0.5	0
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	3
SWRCY	0.5	0
LUST	0.5	6
UST	0.25	12

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
SLIC	0.5	4
AO CONCERN	1	0
UST	0.25	7
HIST UST	0.25	8
AST	0.25	0
LIENS	SITE ONLY	0
SWEEPS UST	0.25	12
CHMIRS	SITE ONLY	0
NOTIFY 65	1	0
L.A. CO. MITIGATION	SITE ONLY	0
DEED	0.5	0
VCP	0.5	0
DRYCLEANERS	0.25	1
L.A. CO. HMS	SITE ONLY	0
WIP	0.25	1
CDL	SITE ONLY	0
RESPONSE	1	0
HAZNET	SITE ONLY	1
EMI	SITE ONLY	0
ENVIROSTOR	1	8
HAULERS	SITE ONLY	0
GOVERNMENT RECORDS Tribal	**SEARCH RADIUS (miles)**	**NUMBER OF SITES**
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0
GOVERNMENT RECORDS EDR	**SEARCH RADIUS (miles)**	**NUMBER OF SITES**
MAN. GAS PLANTS	1	0
HIST AUTO STATIONS	0.25	41
HIST CLEANERS	0.25	7

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil and Gas (DOG) records, it appears the subject property is located above a portion of the Los Angeles Downtown Oil Field which was discovered in 1965 (see Appendix C). Figure 4 illustrates the locations of historic oil wells drilled in close proximity to the subject property. More specifically, in 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix C, the

limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix C). By the mid-1990s, Chevron sold its interest in the oil field to St. James Oil Corp. which continues to operate all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. St, James Oil Corp. remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix G also includes a review of listings concerning landfills. Figure 6 and the EDR report both indicate that no landfills have been located on or within one mile of the subject property. Drilling data available in Appendix I confirm a lack of landfill debris under the site.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 245 feet above sea level. The surrounding topography generally slopes southerly toward the Los Angeles River (see Figure 1: Topographic Map and Appendix D).

The groundwater contour map published by the Los Angeles County Public Works Dept. indicates that depth to the first principal groundwater aquifer may exceed 200 feet below surface (see Figure 3). The groundwater flow direction (gradient) appears to be southwesterly. Geotechnical drilling results by Geocon in 2006 confirm a lack of groundwater above a depth of 100 feet (see Appendix I).

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Investigation, PIC offers the following:

1. No documented, historic occurrence of petroleum or hazardous materials contamination was discovered at the subject property.

2. No significant historic potential onsite sources of petroleum or hazardous materials contamination were discovered at the property. More specifically, historic oil wells which were drilled and completed by Chevron at a nearby "drill island" did not impact the surface of the property. In addition, Chevron Oil Corp. and/or St. James Oil Corp. remain liable indefinitely for potential petroleum contamination resulting from oil well operations. In addition, hydraulic oil lifts are not regulated facilities. As a result, the hydraulic oil storage tank and lifts located in the onsite basement are not subject to regulatory closure guidelines. Finally, potential asbestos containing construction materials are not considered a Recognized Environmental Concern by industry of federal EPA guidelines.

3. PIC concludes the site lacks significant environmental impairments (Recognized Environmental Concerns).

4. PIC recommends the following remedial actions at the time of building demolition.

   a. Legal disposal of any remaining hazardous wastes (e.g. spent photo chemicals or hydraulic oil) inside the building.

   b. Abatement (removal) of any potential asbestos containing construction materials by a state-licensed contractor.

   c. Precautionary soil testing under removed hydraulic oil shafts, hydraulic oil lifts, and/or hydraulic oil storage containers for both petroleum and polychlorinated biphenyls (PCBs).

The results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who are responsible for the accuracy and completeness of the information provided.

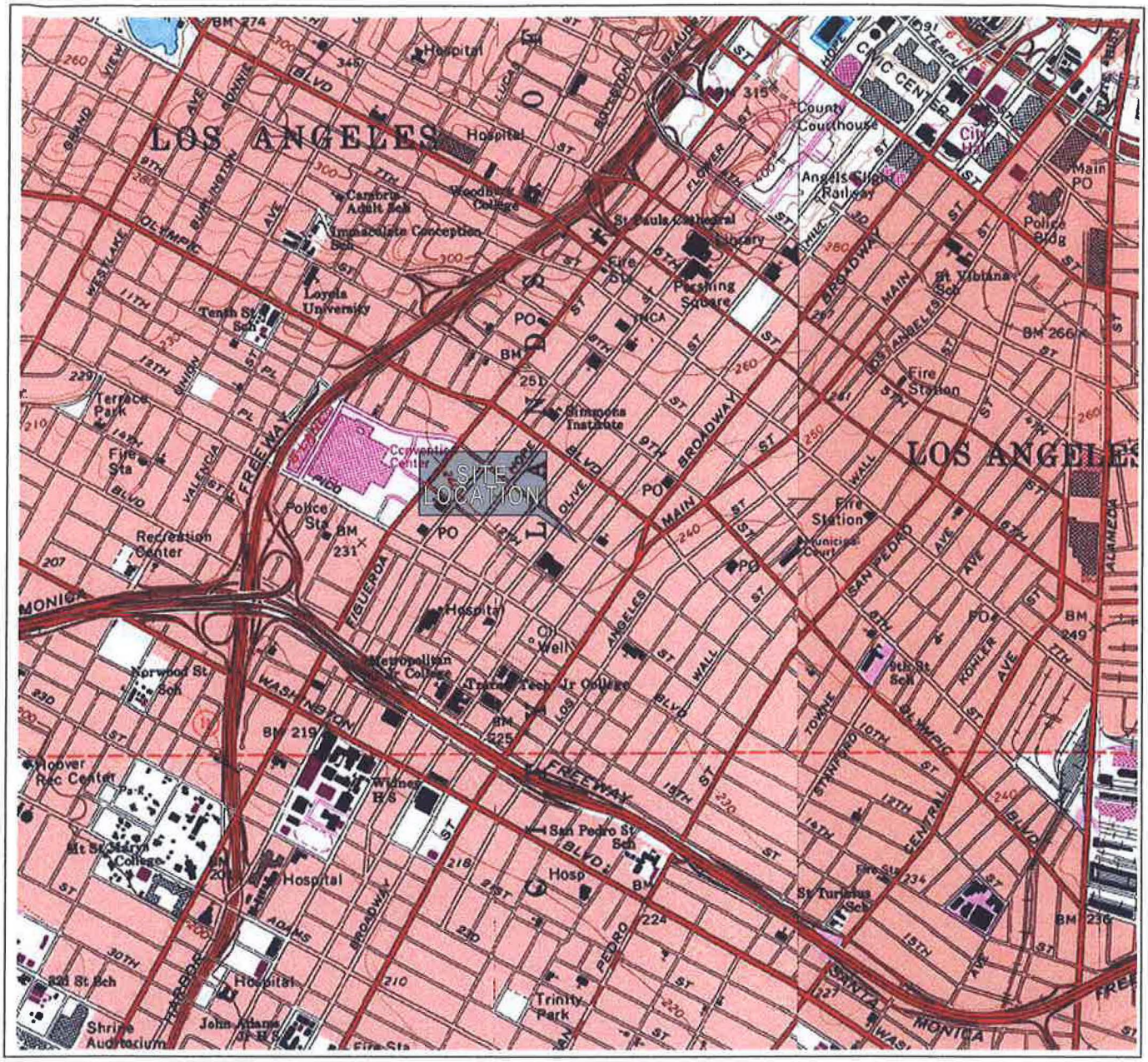
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President



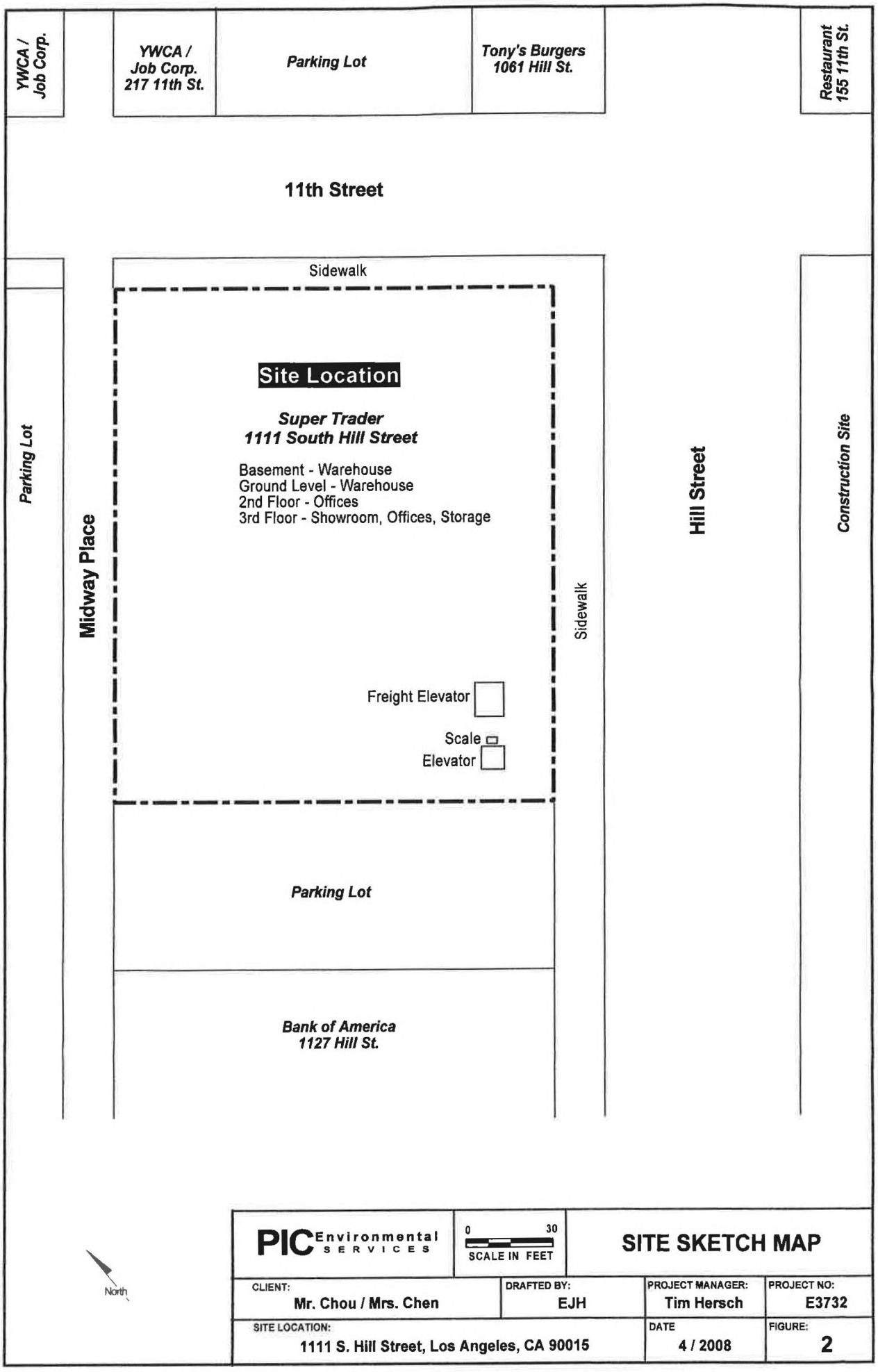


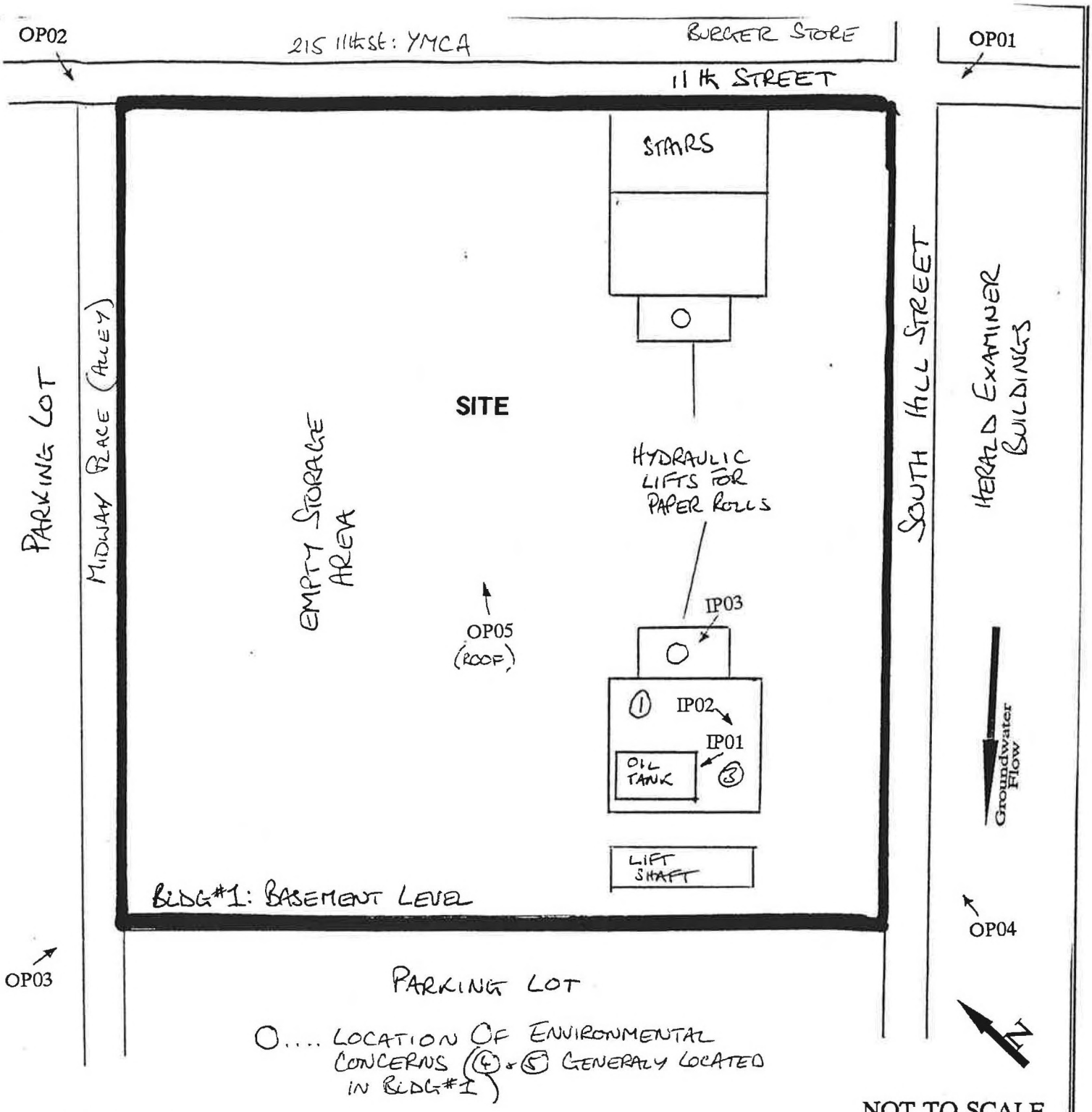
Site Latitude N34 02' 24"
Longitude W118 15' 36"
Elevation 246 feet
Source: USGS Topographic Quadrangle

North

PIC Environmental SERVICES	0 2000 SCALE IN FEET	**SITE LOCATION MAP TOPOGRAPHIC MAP**

CLIENT:	DRAFTED BY:	PROJECT MANAGER:	PROJECT NO:
Mr. Chou / Mrs. Chen	EJH	Tim Hersch	E3732
SITE LOCATION:		**DATE**	**FIGURE:**
1111 S. Hill Street, Los Angeles, CA 90015		4 / 2008	1


YWCA / Job Corp.
YWCA / Job Corp. 217 11th St.
Parking Lot
Tony's Burgers 1061 Hill St.
Restaurant 155 11th St.
11th Street
Sidewalk
Site Location
Super Trader
1111 South Hill Street
Basement - Warehouse
Ground Level - Warehouse
2nd Floor - Offices
3rd Floor - Showroom, Offices, Storage
Freight Elevator
Scale
Elevator
Parking Lot
Midway Place
Sidewalk
Hill Street
Construction Site
Parking Lot
Bank of America
1127 Hill St.
North
PIC Environmental SERVICES
0 30
SCALE IN FEET
SITE SKETCH MAP
CLIENT: Mr. Chou / Mrs. Chen
DRAFTED BY: EJH
PROJECT MANAGER: Tim Hersch
PROJECT NO: E3732
SITE LOCATION: 1111 S. Hill Street, Los Angeles, CA 90015
DATE 4 / 2008
FIGURE: 2



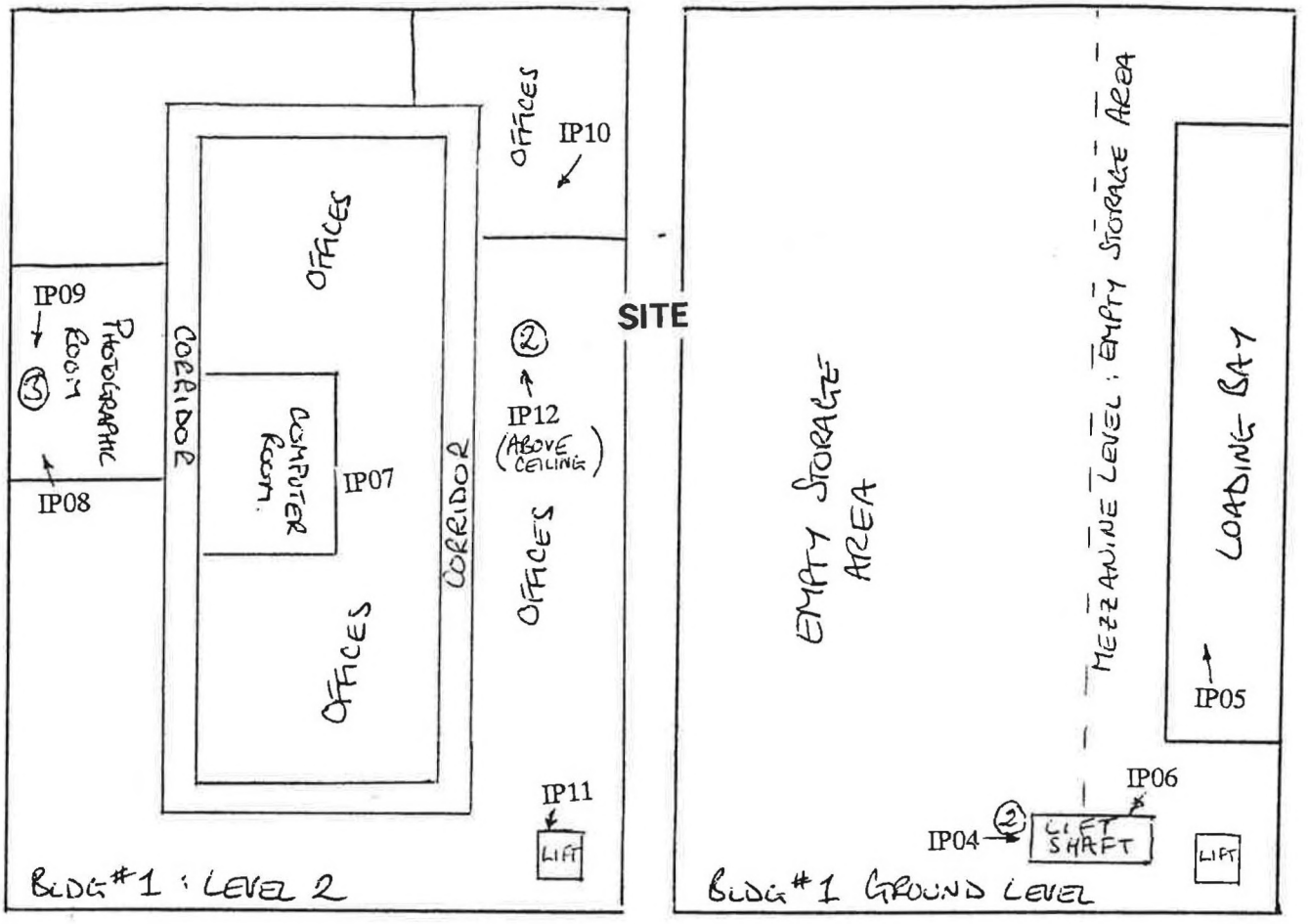
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2A

FOR: First Continental Bank

PLOT PLAN

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.3		DRWN BY: EDK



NOT TO SCALE

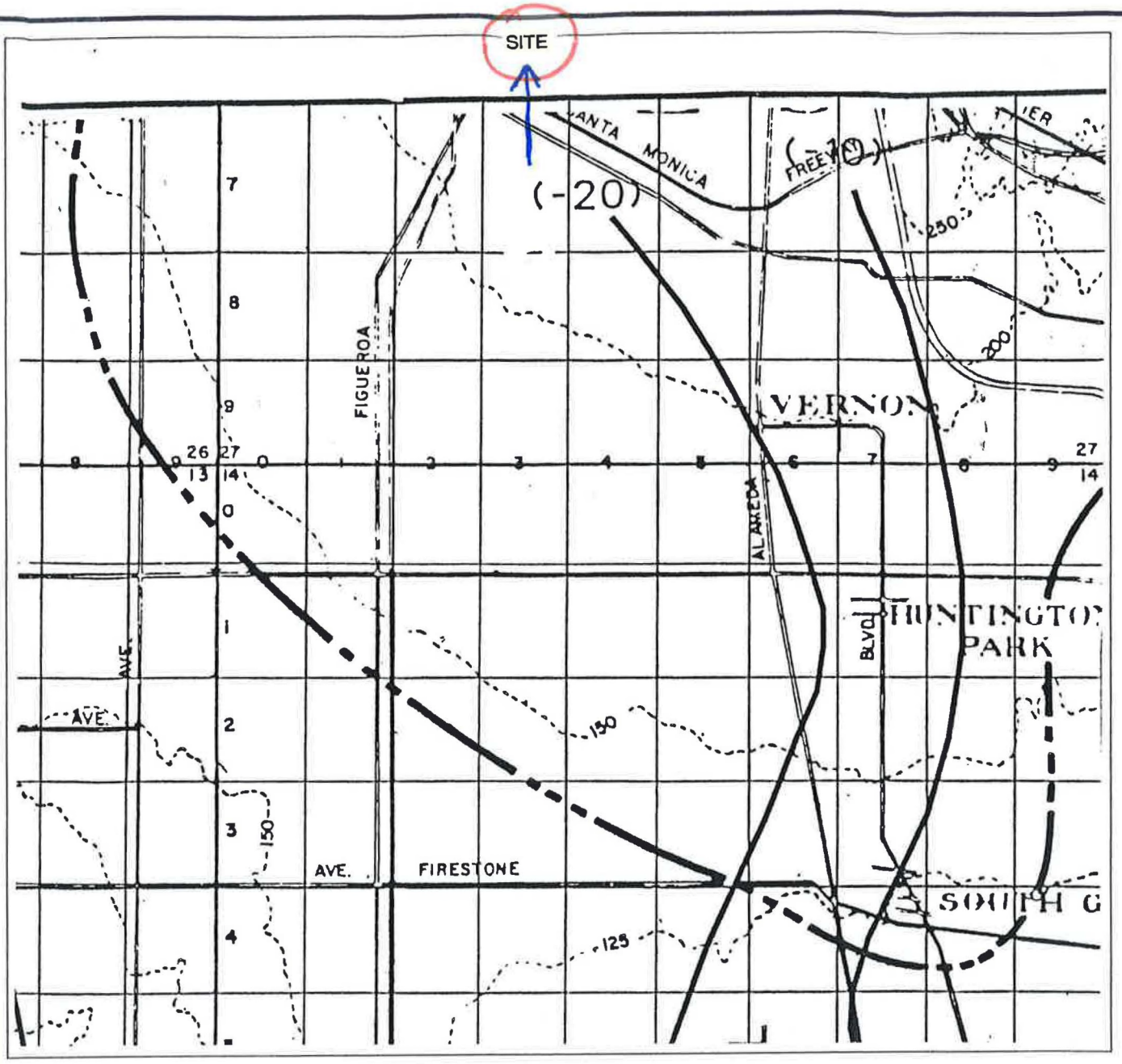
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2B

FOR: First Continental Bank

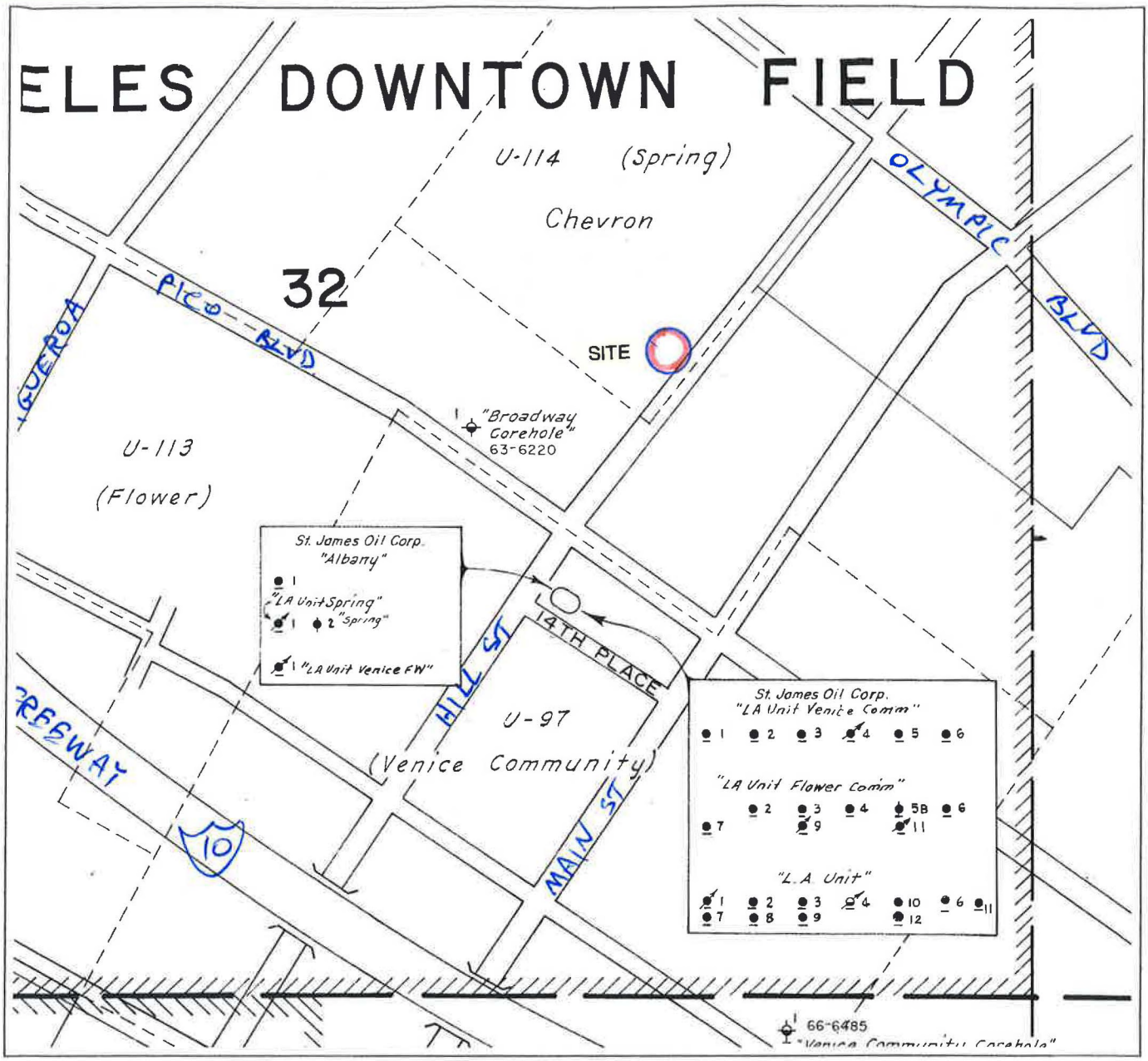
PLOT PLAN

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.3		DRWN BY: EDK



North

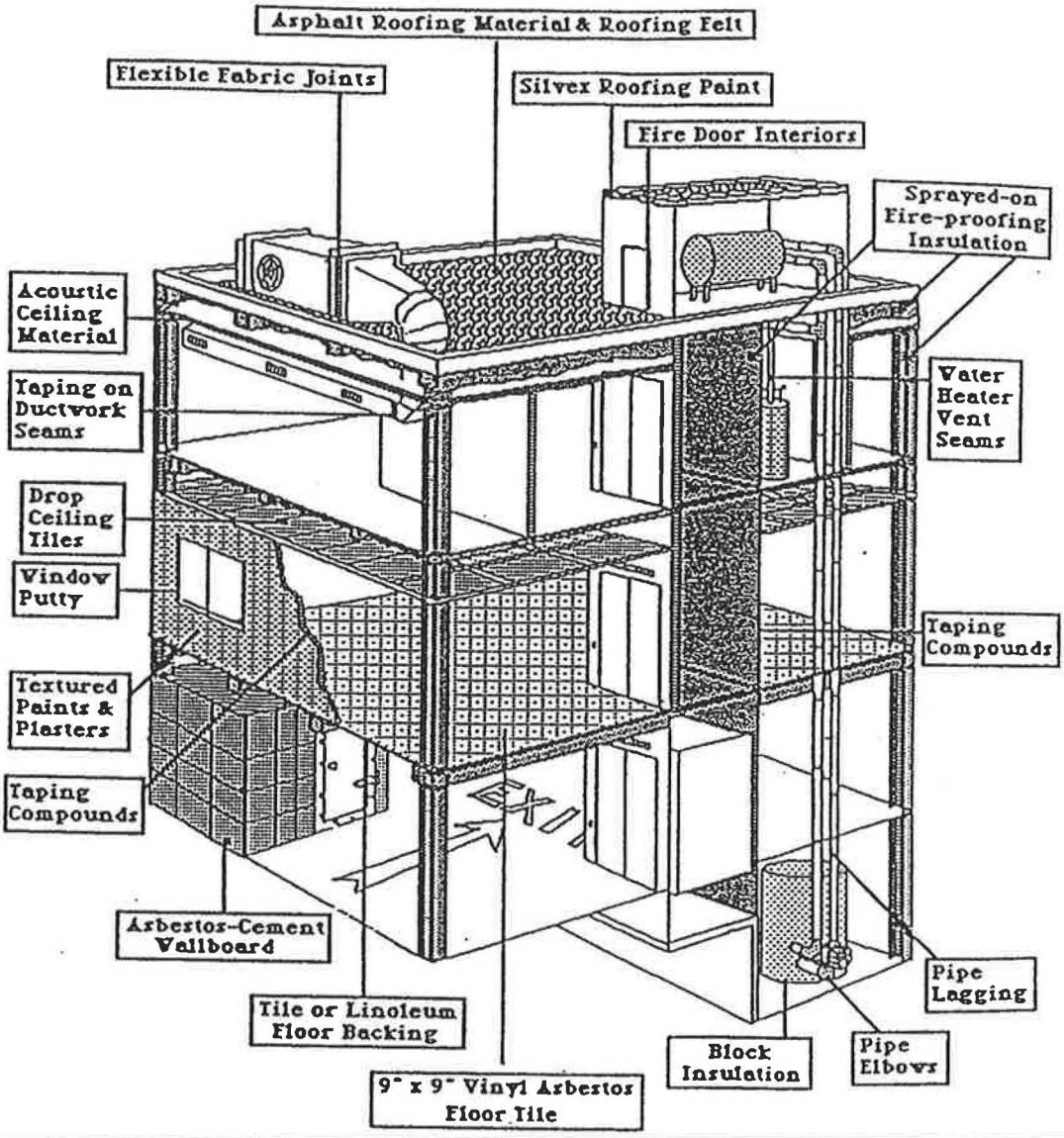
PIC Environmental SERVICES	0 5280 SCALE IN FEET	Groundwater Contour Map	
CLIENT: Mr. Chou / Mrs. Chen	DRAFTED BY: EJH	PROJECT MANAGER: Tim Hersch	PROJECT NO: E3732
SITE LOCATION: 1111 S. Hill Street, Los Angeles, CA 90015		DATE 4 / 2008	FIGURE: 3



PIC Environmental SERVICES	0 600 SCALE IN FEET	**Oil Well Map**

CLIENT:	DRAFTED BY:	PROJECT MANAGER:	PROJECT NO:
Mr. Chou / Mrs. Chen	EJH	Tim Hersch	E3732
SITE LOCATION: 1111 S. Hill Street, Los Angeles, CA 90015		**DATE** 4 / 2008	**FIGURE:** 4

Asbestos Containing Materials in Buildings



PIC Environmental SERVICES	Not to Scale	COMMON ASBESTOS CONTAINING MATERIALS (ASM'S)

CLIENT:	DRAFTED BY:	PROJECT MANAGER:	PROJECT NO:
Mr. Chou / Mrs. Chen	EJH	Tim Hersch	E3732
SITE LOCATION:		DATE	FIGURE:
1111 S. Hill Street, Los Angeles, CA 90015		4 / 2008	5



North

PIC Environmental SERVICES	0 2000 SCALE IN FEET	Landfill Map	
CLIENT: Mr. Chou / Mrs. Chen	DRAFTED BY: EJH	PROJECT MANAGER: Tim Hersch	PROJECT NO: E3732
SITE LOCATION: 1111 S. Hill Street, Los Angeles, CA 90015		DATE 4 / 2008	FIGURE: 6



North

PIC Environmental SERVICES	0 70 SCALE IN FEET	Aerial Photo	
CLIENT: Mr. Chou / Mrs. Chen	DRAFTED BY: EJH	PROJECT MANAGER: Tim Hersch	PROJECT NO: E3732
SITE LOCATION: 1111 S. Hill Street, Los Angeles, CA 90015		DATE 4 / 2008	FIGURE: 7

Owner Name	Parcel Number / Property Tax ID	Site Address	Mail Address
KTT INVESTMENTS LLC	5139-019-022	1101 S HILL ST LOS ANGELES, CA 90015	1101 S HILL ST LOS ANGELES, CA 90015

Property Profile

Ownership Information

Primary Owner	KTT INVESTMENTS LLC
Secondary Owner	
Ownership Description	CO-OWNER
Site Address	1101 S HILL ST
Site City, St Zip	LOS ANGELES, CA 90015
Mail Address	1101 S HILL ST
Mail City, St Zip	LOS ANGELES, CA 90015
Telephone	
Census Tract	2079.00
Legal Description	EX OF ST AND ALLEY LOT 5 BLK 77 ORDS SURVEY AS PER BK 53 PG 66 TO 73 OF M R AND EX OF ALLEY LOTS A AND B TRACT
Lot/Block	5/77
Housing Tract / Subdivision Name	ORDS SURV

Property Details

Use Description	LIGHT INDUSTRIAL		
State	CALIFORNIA	**County/Municipality**	LOS ANGELES
RTSQ		**Total Rooms**	
Zoning	LAC2	**Bedrooms**	
Number Of Units		**Bathrooms**	
Year Built/Effect Yr Built	1955 /	**Basement Square Feet**	
# Of Stories		**Basement Description(s)**	
Lot Size	27,530 SQFT / 0.6320 Acres	**View**	
Usable Lot Size		**Pool**	
Lot Depth		**FirePlace**	
Lot Width		**HT/AC**	
Square Feet	81,993	**Cooling Detail**	
Square Ft 1st Flr		**Heating Detail**	
Square Ft 2nd Flr		**Roof Type**	
Square Ft 3rd Flr		**Construction Quality**	
Additions - Square Feet		**Construction Type**	
Parking		**Exterior**	
Parking Square Feet		**Foundation**	
New Page Grid	634-E5	**Building Shape**	
Map Page Grid	44-C4		

Tax Information

Assessor's Parcel Number / Tax ID	5139-019-022	**Assessor's Market Value**	$0
Alt Assessor's Parcel Number		**Exemption**	
Assessed Total	$2,523,323	**Tax Amount**	$34,920.37
Land Total	$1,760,018	**Tax Status**	Current
Improvement	$763,305	**Year Delinquent**	
Percent Improvement	30%	**Tax Rate Area**	13264

Sale Information

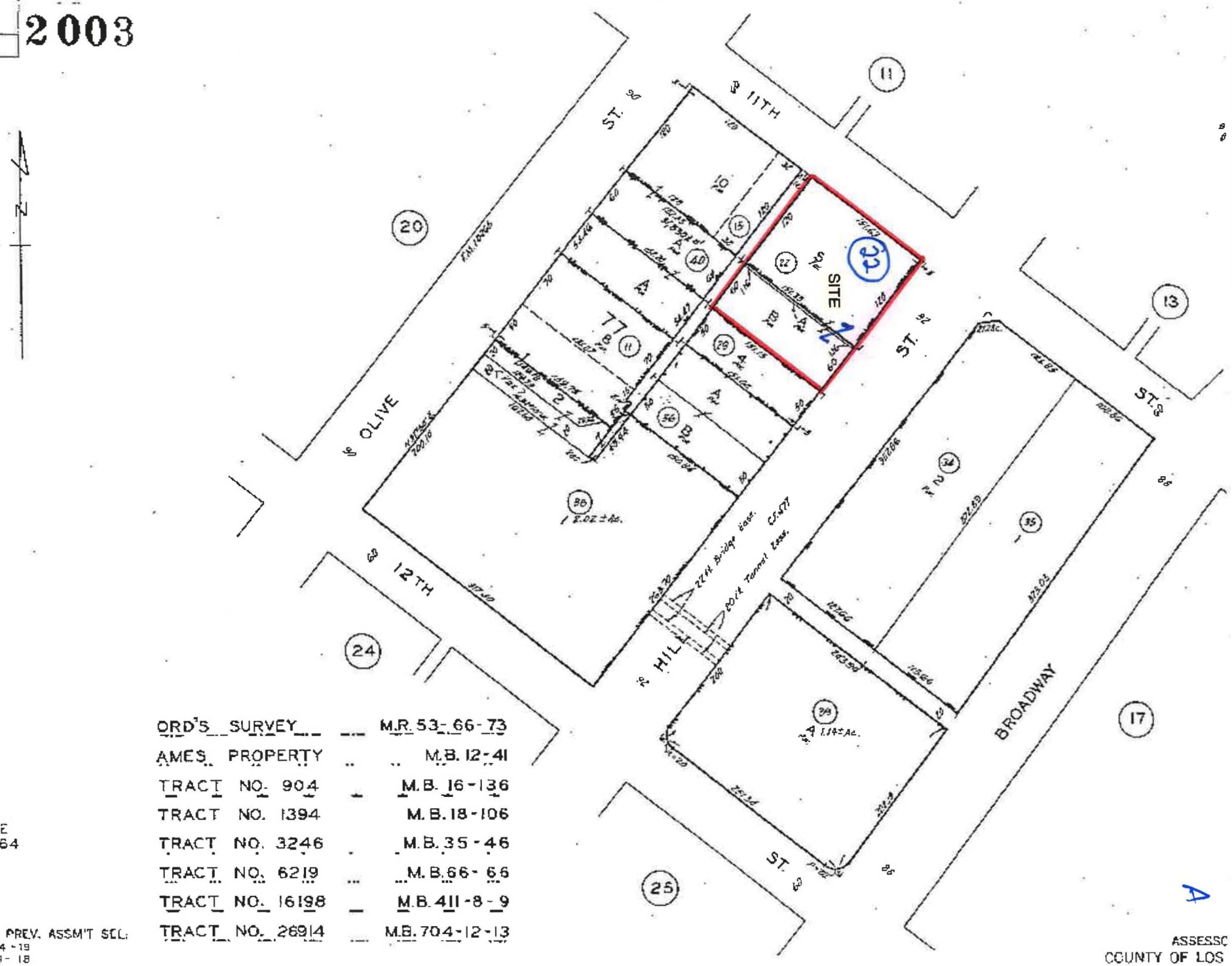
Last Sales Date	April 8, 1993		
Document Number	0000663096	**1st Loan Amount**	$1,100,000
Sale Value	$1,950,000 (Full)	**First Loan Type**	Conventional
Last Transaction W/O $	August 15, 2007	**2nd Loan Amount**	$350,000
Last Transaction W/O $ Doc	0001914259	**Cost / Square feet**	$23
Title Company	INVESTORS TITLE		

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5139 | 19

SCALE 1" = 100'

2003



ORD'S SURVEY	M.R. 53-66-73
AMES PROPERTY	M.B. 12-41
TRACT NO. 904	M.B. 16-136
TRACT NO. 1394	M.B. 18-106
TRACT NO. 3246	M.B. 35-46
TRACT NO. 6219	M.B. 66-66
TRACT NO. 16198	M.B. 411-8-9
TRACT NO. 26914	M.B. 704-12-13

CODE
13264

FOR PREV. ASSM'T SEE:
1044-19
5139-18

ASSESSC
COUNTY OF LOS

APPENDIX M:

GEOCON "GEOTECHNICAL REPORT" DATED AUGUST 3, 2006

GEOCON
INLAND EMPIRE, INC.

GEOTECHNICAL CONSULTANTS

Project No. A8438-06-01
August 3, 2006

VIA OVERNIGHT COURIER

Cindy Chen
1285 Oak Grove Avenue
San Marino, California 91108

Attention: Ms. Cindy Chen

Subject: PROPOSED HIGH RISE
1115 SOUTH HILL STREET
LOS ANGELES, CALIFORNIA
GEOTECHNICAL INVESTIGATION

Ladies and Gentlemen:

In accordance with your request, we have performed a geotechnical investigation for the proposed high rise development at the subject property. The accompanying report presents the findings of our study, and our conclusions and recommendations pertaining to the geotechnical aspects of construction. Based on the results of our investigation, it is our opinion that the site can be developed as proposed, provided the recommendations of this report are followed and implemented during 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 INLAND EMPIRE, INC.

REGISTERED PROFESSIONAL ENGINEER
NEAL D. BERLINER
NO. 2576
Exp. 12/31/07
GEOTECHNICAL
STATE OF CALIFORNIA

Neal D. Berliner
G.E. 2576

REGISTERED GEOLOGIST
GERALD KASMAN
No. 2251
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Gerald Kasman
C.E.G. 2251

NDB:RK:am

(2) Addressee
(6) Christopher A. Joseph & Associates, Attn: Ms. Kerrie Nicholson

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GEOTECHNICAL INVESTIGATION

1. PURPOSE AND SCOPE

This report presents the results of a preliminary geotechnical investigation for a proposed high rise development located at 1115 South Hill Street in the City of Los Angeles, California (see Vicinity Map, Figure 1). The purpose of this investigation was to evaluate subsurface soil and geologic conditions on the property and, based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of design and construction.

The scope of the field investigation was performed on July 12 and 13, 2006 and consisted of drilling four 8-inch-diameter hollow-stem auger borings to depths between 60½ and 100½ feet below the ground surface. Since the existing structure encompasses the entire property, the exploratory borings were performed in the public right-of-way adjacent to the property. The approximate locations of the exploratory borings 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 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 this investigation and our experience with similar soil and geologic conditions. References reviewed to prepare this report are provided in the List of References section.

2. SITE AND PROJECT DESCRIPTION

The subject property is located at the southeast corner of 11th Street and Hill Street, east of the Staples Center, in the City of Los Angeles, California. The property is currently occupied by a one-story warehouse with basement parking which extends to the property lines on all four sides. The property and adjacent vicinity is roughly level with no pronounced highs or lows.

Information concerning the proposed project was furnished by the office of Nadel Residential Architects, LLP, Inc., and the client. It is our understanding that the proposed project consists of the construction of a twenty five-story high rise development over two levels of subterranean parking, with five levels of above grade parking. First above-grade level will serve as a retail component. Due to the proximity of the proposed excavation to property lines, shoring will be required. Grading is anticipated to consist of excavations for the subterranean level and some wall backfilling.

Due to the preliminary nature of the design at this time, wall and column loads were not made available. It is estimated that column loads for the proposed structure will be between 500 and 2,000 kips. Wall loads are estimated to be up to 25 kips per linear foot.

Once the design phase 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. SOIL AND GEOLOGIC CONDITIONS

Based on our field investigation, published reports and published geologic maps of the area, the soils underlying the site consist of artificial fill over Holocene Age alluvial deposits. The soil and geologic units encountered at the site are discussed below. General soil profiles are provided on the Boring Logs in Appendix A.

3.1 Artificial Fill

Artificial fill was encountered in all of our site explorations to depths ranging from 4 to 9 feet below the existing ground surface. The artificial fill was presumably placed during backfilling of the basement walls and construction of the downtown streets. The fill consists primarily of silty sand and sandy silt that is brown to dark reddish brown, slightly moist to moist, and medium dense with varying amounts of concrete and other miscellaneous debris. Any fill materials within the site boundaries will be removed as part of the excavation for the subterranean parking levels.

3.2 Alluvium

The artificial fill is underlain by Holocene Age alluvial deposits consisting primarily of dense to very dense silty sand and poorly to well graded sand with interbedded very stiff sandy silt. The alluvium consists of detrital sediments deposited by river and stream action typical to this area of Los Angeles.

4. GROUNDWATER

Based on a review of the Seismic Hazard Evaluation Report of the Hollywood Quadrangle (California Division of Mines and Geology, 1998), the historic high groundwater level beneath the site is greater than 100 feet below the existing ground surface. Groundwater information presented in this document is generated from data collected in the early 1900's to present. Recently, the California Division of Mines and Geology changed its official name to the California Geological Survey. The above-referenced Open File Report was prepared prior to the name change.

Groundwater was not encountered in our site explorations. However, it is not uncommon for seepage conditions to develop where none previously existed, especially in heavily irrigated areas or after seasonal rainfall. Proper surface drainage of irrigation and precipitation will be critical to future performance of the project. Recommendations for surface drainage are provided in the *Surface Drainage* section of this report (Section 6.21).

5. GEOLOGIC HAZARDS

5.1 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 California Geological Survey (formerly known as California Division of Mines and Geology (CDMG)) for the Alquist-Priolo Earthquake Fault Zone Program (Hart, 1999). 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. 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 subject 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 3, California Fault Map.

According to the "Maps of Known Active Fault Near Source Zones in California and Adjacent Portions of Nevada" (Feb. 1998), the nearest known active fault is the Hollywood Fault which is located approximately 5.3 miles (8.5 kilometers) from the site.

The closest surface projection to an active fault is the Hollywood Fault located approximately 4.8 miles north-northwest of the site. Other nearby active faults are the Newport-Inglewood Fault Zone, the Raymond Fault Zone, the Verdugo Fault, and the Santa Monica Fault located 5.5 miles southwest, 6.0 miles north-northeast, 7.8 miles north-northeast, and 8.6 miles west of the site, respectively (Ziony and Jones, 1989). The active San Andreas Fault Zone is located approximately 42 miles northeast of the site.

The closest potentially active fault to the site is the MacArthur Park Fault located approximately 0.8 mile to the northeast. Other nearby potentially active faults are the Coyote Pass Fault, the Overland Fault, and the Charnock Fault located 3 miles east, 7.6 miles southwest, and 8.9 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. The site is located within the vertical projection of the Los Angeles Segment of the Puente Hills Blind Thrust Fault. 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.

5.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. 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 4, California Seismicity Map.

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.

5.3 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 (1975), 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 Sadigh et al (1997), modeling the soil underlying the site as a Building Code Soil Profile Type S_D. 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 Hollywood Fault. Such an event would be expected to generate peak horizontal accelerations at the site of 0.60g.

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.

5.4 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 of 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 fault's 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 Sadigh et al. (1997) were utilized in the analysis.

The Upper-Bound Earthquake Ground Motion (UBE) is the level of ground motion that has a 10 percent chance of exceedance in 100 years, with a statistical return period of 949 years. The UBE is utilized for the design of critical structures such as schools and hospitals. The Design-Basis Earthquake Ground Motion (DBE) 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 DBE is used for the design of non-critical structures. The proposed project may be designed utilizing the DBE ground motion.

Based on the computer program *FRISKSP* (Blake, 2000), the UBE and DBE are expected to generate motions at the site of approximately 0.58g and 0.49g, respectively. Graphical representations of the analyses are presented on Figures 5 and 6.

5.5 Seismicity-Spectral Analysis

Graphs of Spectral Acceleration vs. Period for the DBE and UBE are provided on Figures 7 and 8, respectively. These spectra were developed utilizing the FRISKSP (2000) computer program developed by Thomas F. Blake. These response spectra were developed by calculating pseudo-velocity for various different periods, using the attenuation relationships of Sadigh et al. (1997) Horizontal Pseudo-Relative Velocity at 5% Damping - Sig. Deep Soil, and modeling the soil underlying the site as a California Building Code Soil Profile Type S_D. The pseudo-velocity for the defined DBE and UBE was plotted for each period calculated. Vertical spectral values should be considered equivalent to the horizontal spectra.

5.6 Seismic Design Criteria

The following table summarizes site-specific seismic design criteria obtained from the 1997 Uniform Building Code (UBC). The values listed in the following table are for the Hollywood Fault, identified as a Type B Fault.

SEISMIC DESIGN PARAMETERS

Parameter	Value	UBC Reference
Seismic Zone Factor, Z	0.40	Table 16-I
Soil Profile Type	S_D	Table 16-J
Seismic Coefficient, C_a	0.44	Table 16-Q
Seismic Coefficient, C_v	0.68	Table 16-R
Near-Source Factor, N_a	1.0	Table 16-S
Near-Source Factor, N_v	1.1	Table 16-T
Control Period, Ts	0.62	---
Control Period, To	0.12	---
Seismic Source	B	Table 16-U

5.7 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" 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.

Based on a review of the State of California Seismic Hazard Zones Map, Los Angeles Quadrangle (California Division of Mines and Geology, 1997), the site is not located in an area designated as "liquefiable." In addition, our field exploration confirms that the site soils are very dense and well consolidated. Groundwater was not encountered to the maximum explored depth of 100 feet below surface. Based on these considerations, it is our opinion that the potential for liquefaction of the site soils would be very low.

5.8 Landslides

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, according to the California Geological Survey (1999), the site is not located within an area identified as having a potential for seismic slope instability. The site and surrounding vicinity is gently sloping to the west. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. We do not consider the potential for a landslide to be a hazard to this project.

5.9 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. According to the Los Angeles County Seismic Safety Element (Leighton, 1990), the site is not located within the inundation boundary of any up-gradient water-retaining structures. The probability of earthquake-induced flooding affecting the site is considered very low.

5.10 Tsunamis and Seiches

Tsunamis are waves generated by fault displacement or major ground movement below the ocean. The site is high enough and far enough from the ocean to preclude being prone to hazards of a tsunami.

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.

5.11 Oil Fields & Methane Potential

On the geologic maps by Lamar (1970) and Dibblee (1991) the site is indicated to be at the boundary of the Los Angeles Downtown Oil field. However, based on a review of the California Division of Oil, Gas and Geothermal Resources (DOGGR) Oil and Gas Well Location Map 119 (DOGGR, 2003), no oil wells, existing or abandoned, are indicated on the site. However, due to the volunteer nature of record reporting by the oil well drilling companies, wells may be improperly located or not shown on the location map.

The site lies within a Methane Zone as designated by the City of Los Angeles, as a site specific methane study will be required for this project.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 General

6.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed structure provided the recommendations presented herein are followed and implemented during construction.

6.1.2 Approximately four to nine feet of artificial fill was encountered during exploration in the vicinity of the property. Excavations for the proposed subterranean levels are anticipated to remove the existing artificial fill exposing very dense to very stiff alluvial soils throughout the excavation bottom.

6.1.3 A conventional foundation system may be utilized for support of the proposed structure provided foundations and slabs bear in the dense undisturbed alluvial soils found at the proposed subterranean level; however, this firm must review the final foundation design and loading configuration once the design becomes more finalized. If differential settlements become too great or overturning forces too large, alternative foundation recommendations, such as deepened foundations, may be required for this project. In order to be proactive, recommendations for drilled, cast-in-place concrete friction piles are also provided herein.

6.1.4 The concrete slab-on-grade for the parking garage may bear directly on the dense alluvial sands at the excavation bottom. Any disturbed soils should be properly compacted for slab support.

6.1.5 Due to the depth of the proposed excavation and the proximity to the property lines and the 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. In addition, where the proposed excavation will be deeper than and adjacent to a street or offsite structure, the proposed shoring should be designed to resist the surcharge imposed by the adjacent traffic or offsite structure. Due to the depth of proposed excavations, lateral bracing will likely be required in conjunction with the soldier piles. Recommendations for shoring are provided in Section 6.16 of this report.

6.2 Soil and Excavation Characteristics

6.2.1 The in situ soils can be excavated with moderate effort using conventional excavation equipment. Caving should be anticipated in unshored excavations, especially where granular soils will be exposed.

6.2.2 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.

6.2.3 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 (Section 6.15).

6.2.4 The soils encountered during the investigation at the lowest subterranean level (approximately 20 feet) below grade are granular and will likely yield a "very low" expansion potential as defined by the Uniform Building Code (UBC) Table No. 18-I-B. Recommendations presented herein assume that the building foundations will derive support in these granular materials.

6.3 Minimum Resistivity, pH and Water-Soluble Sulfate

6.3.1 Potential of Hydrogen (pH) and resistivity testing as well as chloride content testing were 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 a potential for corrosion of buried ferrous metals exists on site. The results are presented in Appendix B (Figure B5) and should be considered for design of underground structures.

6.3.2 Laboratory tests were performed on representative samples of the site materials to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B and indicate that the on-site materials possess "negligible" sulfate exposure to concrete structures as defined by UBC Table 19-A-4.

6.3.3 Geocon Inland Empire, Inc. does not practice in the field of corrosion engineering. 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 on buried metal pipes and concrete structures in direct contact with the soils.

6.4 Grading

6.4.1 Earthwork should be observed, and compacted fill tested by representatives of Geocon Inland Empire, Inc. If necessary, the existing uncertified fill and alluvial soil encountered during exploration is suitable for re-use as an engineered fill provided any oversize material and debris

is removed. All imported fill shall be observed, tested and approved by Geocon prior to use in the building pad area. Imported soils used in the building pad area should have an expansion index less than 50. Rocks larger than six inches in diameter should be removed as necessary.

6.4.2 Where engineered fill is to be placed, grading should commence with the removal of all existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood 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.

6.4.3 All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to above optimum moisture content, and compacted to at least 90 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition), and in accordance with the April 15, 1998 amendment to the Los Angeles Municipal Code.

6.4.4 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 remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained.

6.4.5 A pre-construction conference should be held at the site prior to the beginning of grading operations with the owner contractor, civil engineer and soil engineer in attendance. Special excavation and soil handling requirements can be discussed at that time.

6.5 Shrinkage

Shrinkage results when a volume of material removed at one density is compacted to a higher density. A shrinkage factor of between 5 and 10 percent should be anticipated when excavating and compacting the existing earth materials on the site to an average relative compaction of 92 percent.

6.6 Foundation Design

A conventional foundation system may be utilized for support of the proposed structure provided foundations and slabs bear in the dense undisturbed alluvial soils found at the proposed subterranean level. If differential settlements become too great or overturning forces too large, deepened foundations may be required for this project. This firm must review the final foundation design and loading configuration once the design becomes more finalized.

6.7 Conventional Spread Foundation Design

6.7.1 Conventional spread foundations should bear in dense undisturbed alluvial soils found at the proposed subterranean level.

6.7.2 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 existing ground surface, and 18 inches into the recommended bearing material.

6.7.3 Isolated spread foundations may be designed for an allowable bearing capacity of 3,800 pounds per square foot, and should be a minimum of 24 inches in width, 18 inches in depth below the existing ground surface, and 18 inches into the recommended bearing material.

6.7.4 The soil bearing pressure above may be increased by 500 psf and 700 psf for each additional foot of foundation width and depth, respectively, up to a maximum allowable soil bearing pressure of 6,000 psf.

6.7.5 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.

6.7.6 The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.

6.7.7 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.

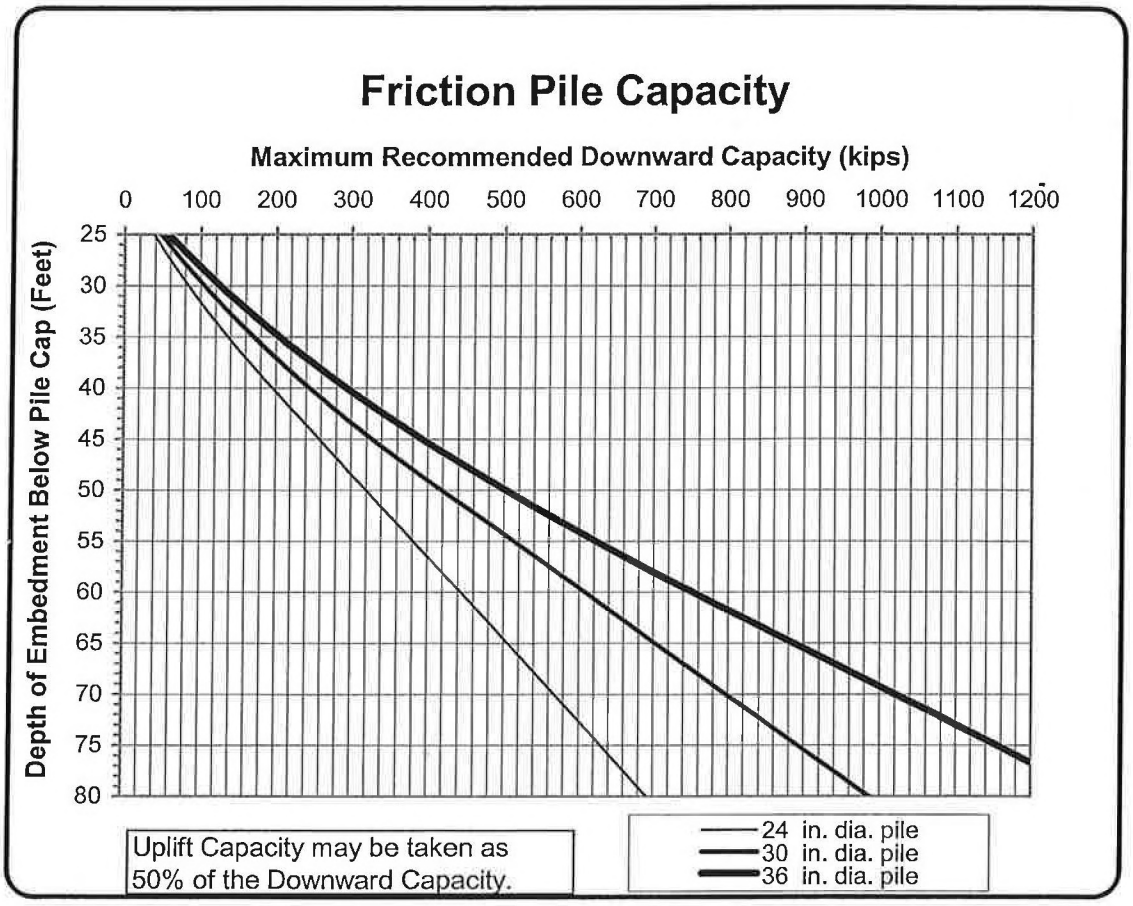
6.7.8 The above foundation dimensions and minimum reinforcement recommendations are based on soil conditions and building code requirements only, and are not intended to be used in lieu of those required for structural purposes.

6.7.9 No special subgrade presaturation is required prior to placement of concrete. However, the slab and foundation subgrade should be sprinkled as necessary; to maintain a moist condition as would be expected in any concrete placement.

6.7.10 Foundation excavations should be observed by the Geotechnical Engineer (a representative of Geocon Consultants, 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.

6.8 Deepened Foundation Design

6.8.1 A deepened foundation system consisting of drilled, cast-in-place, concrete friction piles should be utilized for support of the proposed structure. Piles should be a minimum of 24 inches in diameter, and should be embedded a minimum of 25 feet into the dense alluvial soils below the lowest garage level. The piles may be designed based on the Friction Pile Capacity Chart below.



6.8.2 All drilled pile excavations must be continuously observed by personnel of this firm to verify adequate penetration into the recommended bearing materials. The capacity presented is based on the strength of the soils. The compressive and tensile strength of the pile sections should be checked to verify the structural capacity of the piles. All piles should be tied in two horizontal directions with grade beams. As an alternative, the recommended ties may be provided by a structural floor slab as long as it is of adequate thickness and reinforcing. The necessary reinforcing and slab thickness should be determined by the project structural engineer.

6.8.3 Where pile groups are required, the piles should be spaced at least 2-1/2 diameters on centers. If so spaced, there will be no reduction in the downward capacity of the piles due to group action.

6.9 Deepened Foundation Installation

6.9.1 It is unlikely that seepage will be encountered during pile excavations; however, variations in conditions may occur, especially after seasonal precipitation. Piles placed below the water level require the use of a tremie to place the concrete into the bottom of the hole. A tremie shall consist of a water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube shall 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 shall 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 shall be closed at the start of the work to prevent water entering the tube and shall be entirely sealed at all times, except when the concrete is being placed. The tremie tube shall be kept full of concrete. The flow shall be continuous until the work is completed and the resulting concrete seal shall be monolithic and homogeneous. The tip of the tremie tube shall always be kept about five 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.

6.9.2 A special concrete mix should be used for concrete to be placed below water. The design shall provide for concrete with a strength of 1,000 p.s.i. over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. The slump shall be commensurate to any research report for the admixture, provided that it shall also be the minimum for a reasonable consistency for placing when water is present. Caving is anticipated in granular soils and the need for casing during installation of piles in the alluvium should be anticipated. 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 a representative of this firm is required by the City of Los Angeles.

6.9.3 Closely spaced piles should be drilled and filled alternately, with the concrete permitted to set at least eight hours before drilling an adjacent hole. Pile excavations should be filled with concrete as soon after drilling and inspection as possible; the holes should not be left open overnight.

6.10 Lateral Design

6.10.1 Resistance to lateral loading may be provided by friction acting at the base of foundations bearing in alluvium, engineered fill or bedrock. An allowable coefficient of friction of 0.4 may be used with the dead load forces in the alluvium and/or engineered fill.

6.10.2 Passive earth pressure for the grade beams, and slabs poured against undisturbed soils or properly compacted fill may be computed as an equivalent fluid having a density of 300 pounds per cubic foot with a maximum earth pressure of 3,000 pounds per square foot. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

6.10.3 Maximum recommended allowable lateral capacities for ¼ inch deflection of fixed and free-head friction piles are presented in the table below.

LATERAL LOAD CAPACITIES OF DRILLED CAST-IN-PLACE PILES

FIXED HEAD (NO HEAD ROTATION)

PILE NUMBER	PILE DIAMETER (INCHES)	Lateral Load Capacity "P" (KIPS)	Maximum Positive Moment "Mp" (LAT FORCE =P)	Maximum Negative Moment "Mp" (LAT FORCE =P)	Depth to Max Pos. Moment (Feet)	Depth to Zero Moment (Feet)	Depth to Inflection Point (Feet)	MINIMUM PILE LENGTH FOR APPLICABILITY OF LATERAL DESIGN DATA (FEET)
1	24	**58**	**1.3** P	**-4.6** P	**11**	**23**	**5.7**	23
2	30	**83**	**1.5** P	**-5.5** P	**13**	**27**	**6.9**	27
3	36	**111**	**1.8** P	**-6.4** P	**16**	**32**	**7.9**	32

FREE HEAD (HINGED)

PILE NUMBER	PILE DIAMETER (INCHES)	Lateral Load Capacity "P" (KIPS)	Maximum Moment "Mp" (LAT FORCE =P)	Depth to Zero Moment (Feet)	Depth to Maximum Moment (Feet)
1	24	**24**	**3.9** P	**20**	**6**
2	30	**34**	**4.7** P	**24**	**8**
3	36	**45**	**5.4** P	**28**	**9**

Lateral capacities are based on 1/4-inch deflection and may be increased 100 percent if the pile is isolated.
Moment magnitudes are presented as a function of the applied lateral load "P".
"P" is entered in units of kips and the moment magnitude will be in units of kip-feet.
The maximum negative moment is at the rigid, pile to pile cap or grade beam connection at the top of the pile.

6.10.4 No factors of safety have been applied to the lateral load values calculated to induce 1/4-inch lateral deflection. Lateral capacities provided are for 24, 30 and 36-inch diameter drilled cast-in-place piles, penetrating the materials encountered during the course of this investigation. Assumed as part of these lateral capacity calculations are a concrete modulus of elasticity of at least 3,000,000 pounds per square inch (psi).

6.11 Foundation Settlement

6.11.1 The maximum expected settlement for the structure supported on a conventional foundation system is estimated to be approximately 1¼-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 not expected to exceed ½ inch over a distance of twenty feet.

6.11.2 The total and differential settlements of the pile foundations bearing in the dense alluvial soils are anticipated to be less than ½ inch.

6.12 Concrete Slabs-on-Grade

6.12.1 The slab-on-grade for lowest level of the parking garage should be a minimum of six inches thick and should be underlain by newly placed engineered fill and/or undisturbed native sands. Minimum slab reinforcement should consist of No. 4 steel reinforcing bars placed sixteen inches on center in both horizontal directions and positioned vertically near the slab midpoint. The concrete slab-on-grade should be underlain by at least six inches of angular, compacted ¾-inch gravel.

6.12.2 Where moisture sensitive floor coverings are planned, a moisture barrier should be placed at the top of the gravel layer and covered with two inches of clean sand. The sand may be generated from selected and stockpiled onsite soils and should be free of fines. The moisture barrier may consist of a polyethylene sheet (visqueen) having a minimum thickness of 15 mils.

6.12.3 For seismic design purposes, a coefficient of friction of 0.40 may be utilized between concrete slabs and subgrade soils without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.

6.12.4 Exterior slabs, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 24 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 at least optimum moisture content and properly compacted. Crack control joints should be spaced at intervals not greater than 10 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. Construction joints should be designed by the project structural engineer.

6.12.5 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.

6.13 Retaining Wall Design

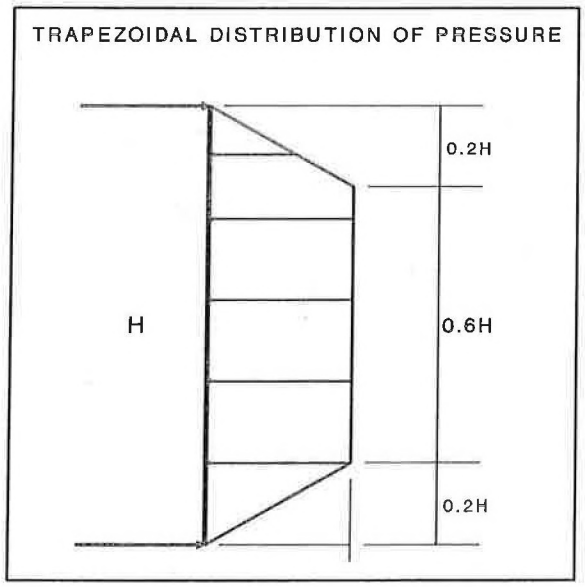
6.13.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of fifteen feet. In the event that cantilever walls higher than fifteen feet are planned, Geocon should be contacted for additional recommendations.

6.13.2 Retaining walls not restrained at the top and having a level backfill surface should be designed utilizing a triangular distribution of pressure as indicated in the table below.

HEIGHT OF WALL (Feet)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot)
Up to 10	32
Up to 15	37

6.13.3 This soil pressure assumes that the backfill materials within an area bounded by the wall and a 1:1 plane extending upward from the base of the wall will have an EI of less than 20.

6.13.4 Restrained walls are those that are not allowed to rotate more than 0.001H (where H equals the height of the retaining portion of the wall in feet) at the top of the wall. Where walls are restrained from movement at the top, walls may be designed to resist a trapezoidal pressure distribution of lateral earth pressure as indicated in the diagram below.



6.13.5 Design walls for the following:

HEIGHT OF WALL "H" (Feet)	DESIGN WALL FOR (Where H is the height of the wall)
Up to 10	22H
11 to 20	25H
21 to 30	28H

6.13.6 The wall pressures provided above assume that the retaining wall will be properly drained preventing the buildup of hydrostatic pressure. If retaining wall drainage is not implemented, it is recommended that the entire below grade portion of the retaining wall be designed for full hydrostatic pressure based on a water level at the ground surface.

6.13.7 The equivalent fluid pressure to be used in design of the cantilever walls and restrained walls, if groundwater is at the ground surface, would be 80 pcf and 55H (where H is the height of the wall in feet), respectively. The value includes hydrostatic pressures plus buoyant lateral earth pressures.

6.13.8 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures and should be incorporated into the retaining wall design as necessary.

6.13.9 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.

6.13.10 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 9). 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.

6.13.11 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 10). These vertical columns of drainage material would then be connected at the bottom of the wall to either a continuous 4-foot high strip of similar drainage composite, or a 4 inch perforated subdrain pipe covered with a minimum of 12 inches of gravel per lineal foot.

6.13.12 Subdrainage pipes at the base of the retaining wall drainage system should outlet to an acceptable location or may be connected through pipes placed in sleeves through the bottom of the wall or footing, where they would then connect to a sump located below the floor slab.

6.13.13 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 inside the building. Due to the depth of the subterranean level and potential for future groundwater seepage due to irrigation and precipitation, waterproofing is recommended for the subterranean levels. 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.

6.14 Dynamic (Seismic) Lateral Forces

6.14.1 The maximum dynamic active pressure is equal to the sum of the initial static pressure and the dynamic (seismic) pressure increment. The seismic increment in lateral earth pressure on the retaining side of the structure is applied to check the overall sliding resistance of the structure. The pressure is typically applicable where there is a differential of more than six feet in the height of the retained earth against opposite sides of the subterranean building level.

6.14.2 For seismic loading, we recommend a seismic active soil pressure equivalent to the pressure exerted by a fluid density of 44 pounds per cubic foot (pcf). This equivalent fluid pressure is in addition to static soil pressures and assumes low expansive soil will be used as backfill. The seismic active pressure is also for horizontal backfill behind the wall and does not account for an inclined backfill surface. The resultant seismic earth pressure acts at approximately 0.6H from the bottom of the wall (H is height of wall). The seismic loading is based on a horizontal ground acceleration of 0.49g, which corresponds to a 10 percent probability of exceedance in 50 years.

6.15 Temporary Excavations

6.15.1 Excavations on the order of 15 feet in vertical height will be required for the subterranean parking levels. The excavations are expected to expose fill and alluvial soils, which are not suitable for vertical excavations in excess of five feet.

6.15.2 Vertical excavations or those that are surcharged by adjacent traffic or structures will require sloping or shoring measures in order to provide a stable excavation. Shoring data is provided in Section 6.16 of this report.

6.15.3 Where sufficient space is available, temporary unsurcharged embankments could be sloped back at a uniform 1:1 slope gradient or flatter. A uniform slope does not have a vertical portion.

6.15.4 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.

6.16 Shoring – Soldier Pile Design and Installation

6.16.1 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.

6.16.2 One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. 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. The need for lateral bracing and the acceptable shoring deflection should be determined by the project shoring engineer.

6.16.3 Drilled cast-in-place soldier piles should be placed no closer than 2 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 250 pounds per square foot per foot. This value may be doubled for isolated piles that are spaced greater than twice the pile diameter. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed soils.

6.16.4 Casing may be required if caving of drilled shafts is encountered. Since granular soils will be encountered it is anticipated that casing will be necessary. If 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 Inland Empire, Inc.), is required.

6.16.5 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 0.40 based on uniform contact between the steel beam and lean-mix concrete and retained earth. 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 500 pounds per square foot.

6.16.6 Due to the granular 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 Inland Empire, Inc.), to verify the presence of any cohesive soils and the areas where lagging may be omitted. The time between lagging excavation and lagging placement should be as short as possible. As a minimum, the upper five feet of lagging should be backfilled with slurry.

6.16.7 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.

6.16.8 For design of cantilevered or restrained shoring, it is recommended that an equivalent fluid pressure based on the table on the following page, be utilized for design.

HEIGHT OF CANTILEVERED SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (AT-REST PRESSURE)
Up to 10	25	35
11 to 20	30	42
21 to 30	35	50

6.16.9 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, the at-rest pressure should be considered for design purposes.

6.16.10 A trapezoidal distribution of lateral earth pressure would also be appropriate where shoring is to be restrained at the top by bracing or tie backs. The lateral earth pressure to be used for design of temporary shoring is provided in the following table:

HEIGHT OF SHORING "H" (Feet)	LATERAL EARTH PRESSURE (Where H is the height of the shoring in feet, plus the surcharge loading occurring due to traffic in the streets or any surcharge loading imposed by any adjacent structures.)
Up to 10	20H
11 to 20	22H
20 to 30	26H

6.16.11 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, adjacent structures and proposed construction cranes/equipment.

6.16.12 In addition to the recommended earth pressure, the upper ten feet of the shoring 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 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. Once the design becomes more finalized, an addendum letter can be prepared addressing specific surcharge conditions throughout the project.

6.16.13 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.

6.16.14 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.

6.17 Tie-Back Anchors

6.17.1 Tie-back anchors may be used to resist lateral loads. Friction anchors are recommended. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn 35 degrees with the vertical through the bottom plane of the excavation. Friction anchors should extend a minimum of 20 feet beyond the potentially active wedge and to greater lengths if necessary to develop the desired capacities. The locations and depths of all offsite utilities should be thoroughly checked and incorporated into the drilling angle design for the tie-back anchors.

6.17.2 The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. Anchors should be placed at least 6 feet on center to be considered isolated. Based on the height of the proposed excavation, two rows of anchors may be required. For preliminary design purposes, it is estimated that drilled friction anchors constructed without utilizing post-grouting techniques will develop average skin frictions as follows:

- Up to 7 feet below the top of the excavation - 500 pounds per square foot.
- Up to 15 feet below the top of the excavation - 650 pounds per square foot.

6.17.3 Depending on the techniques utilized, and the experience of the contractor performing the installation, it is anticipated that a friction capacity in excess of 2 kips per linear foot could be utilized for post-grouted anchors. Only the frictional resistance developed beyond the active wedge should be utilized in resisting lateral loads.

6.18 Anchor Installation

6.18.1 Tied-back anchors are typically installed between 20 and 40 degrees below the horizontal; however, occasionally alternative angles are necessary to avoid existing improvements and utilities. The locations and depths of all offsite utilities should be thoroughly checked prior to design and installation of the tie-back anchors. Caving of the anchor shafts, particularly within sand and gravel deposits or seepage zones, should be anticipated during installation and provisions should be implemented in order to minimize such caving. It is suggested that hollow-stem auger drilling equipment be used to install the anchors. The anchor shafts should be filled with concrete by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. In order to minimize the chances of caving, it is recommended that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

6.19 Anchor Testing

6.19.1 All of the anchors should be tested to at least 150 percent of design load. The total deflection during this test should not exceed 12 inches. The rate of creep under the 150 percent test load should not exceed 0.1 inch over a 15-minute period in order for the anchor to be approved for the design loading.

6.19.2 At least ten percent of the anchors should be selected for "quick" 200 percent tests and three additional anchors should be selected for 24-hour 200 percent tests. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. These tests should be performed prior to installation of additional tiebacks. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained.

6.19.3 The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour tests, the anchor deflection should not exceed 0.75 inches measured after the 200 percent test load is applied.

6.19.4 For the "quick" 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent load has been applied should not exceed 0.25 inch during the 30-minute period.

6.19.5 After a satisfactory test, each anchor should be locked-off at the design load. This should be verified by rechecking the load in the anchor. The load should be within 10 percent of the design load. A representative of this firm should observe the installation and testing of the anchors.

6.20 Internal Bracing

6.20.1 Rakers may be utilized to brace the soldier piles in lieu of tieback anchors. The raker bracing could be supported laterally by temporary concrete footings (deadmen) or by the permanent, interior footings. For design of such temporary footings or deadmen, poured with the bearing surface normal to rakers inclined at 45 degrees, a bearing value of 1,500 pounds per square foot may be used, provided the shallowest point of the footing is at least one foot below the lowest adjacent grade. The client should be aware that the utilization of lagging could significantly impact the construction schedule do to their intrusion into the construction site and potential interference with equipment.

6.21 Surface Drainage

6.21.1 Proper surface drainage is critical to the future performance of the project. 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.

6.21.2 All site drainage should be collected and transferred to the street 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. Landscape irrigation is not recommended within five feet of the building perimeter footings except when enclosed in protected planters.

6.21.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures. Any building pad and pavement areas should be fine graded such that water is not allowed to pond.

6.22 Plan Review

6.22.1 Grading, foundation and shoring plans should be reviewed by the Geotechnical Engineer 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, if necessary.

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 Consultants, 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 Consultants, 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.

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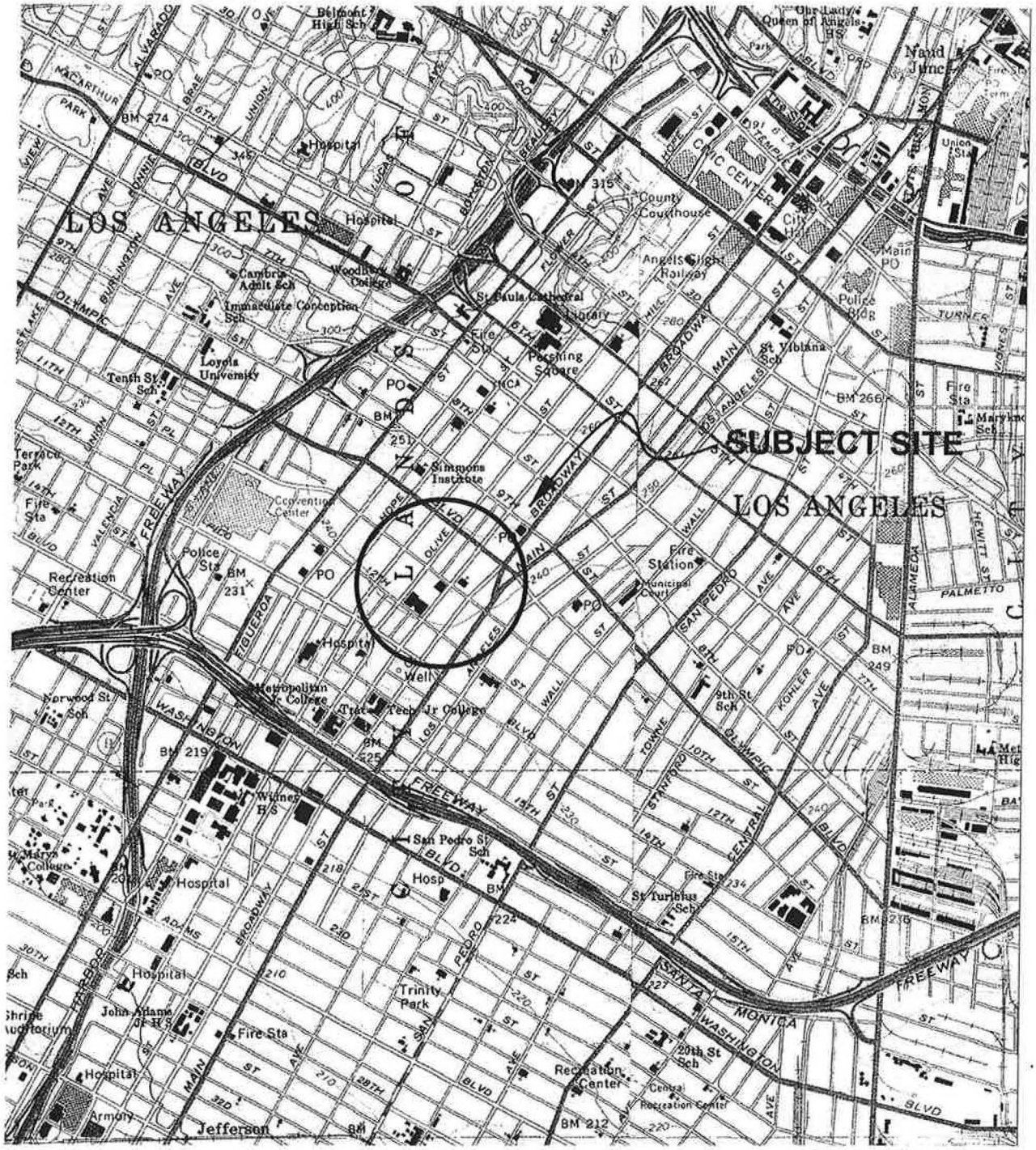
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SITE COORDINATES:
LAT: 34.0401
LON: -118.2604

REFERENCE: U.S.G.S. TOPOGRAPHIC MAP, 7.5 MINUTE SERIES, LOS ANGELES, CA QUADRANGLE

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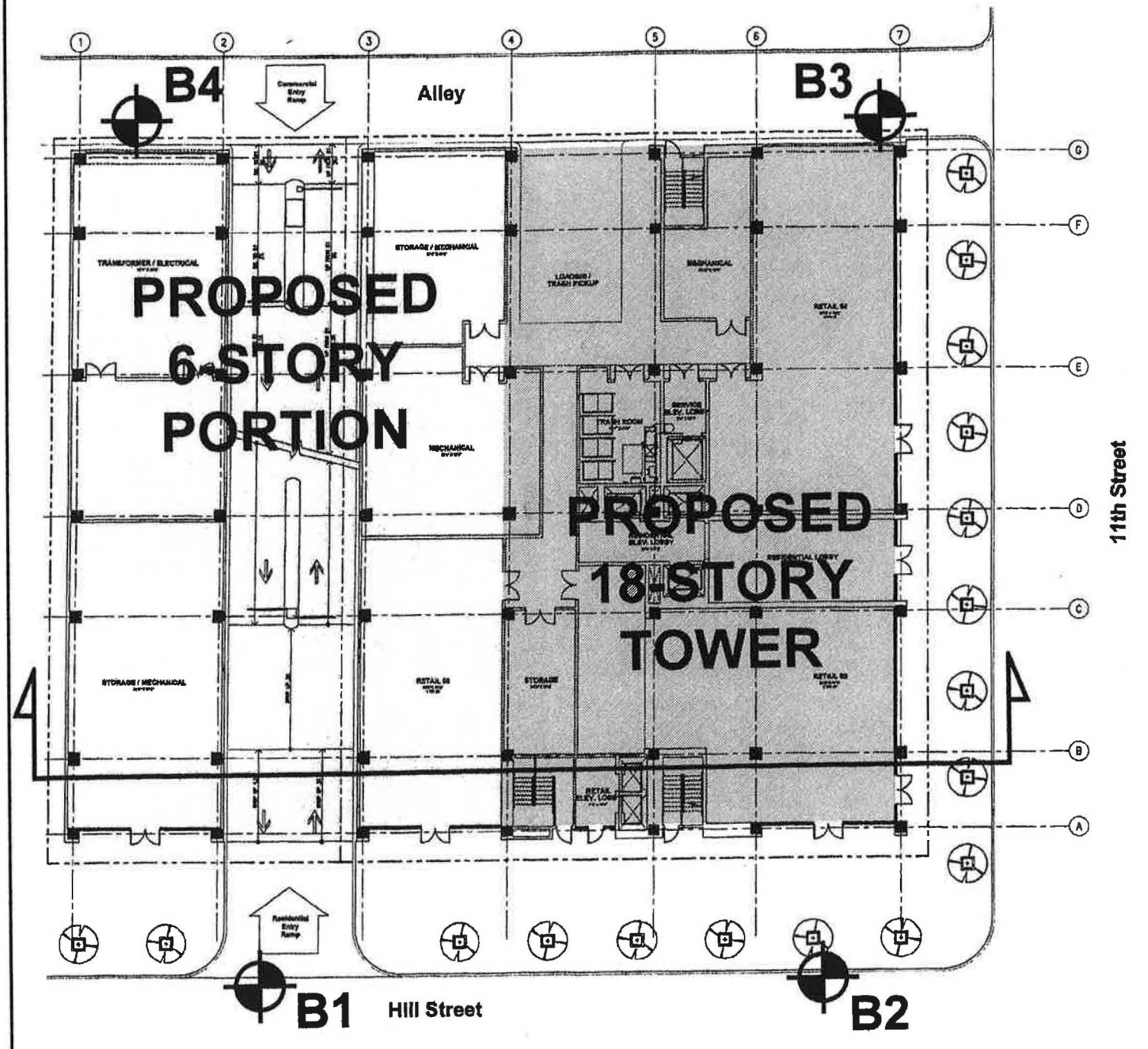
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RK		8000

VICINITY MAP

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11TH & HILL STREET
LOS ANGELES, CALIFORNIA

AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. 1

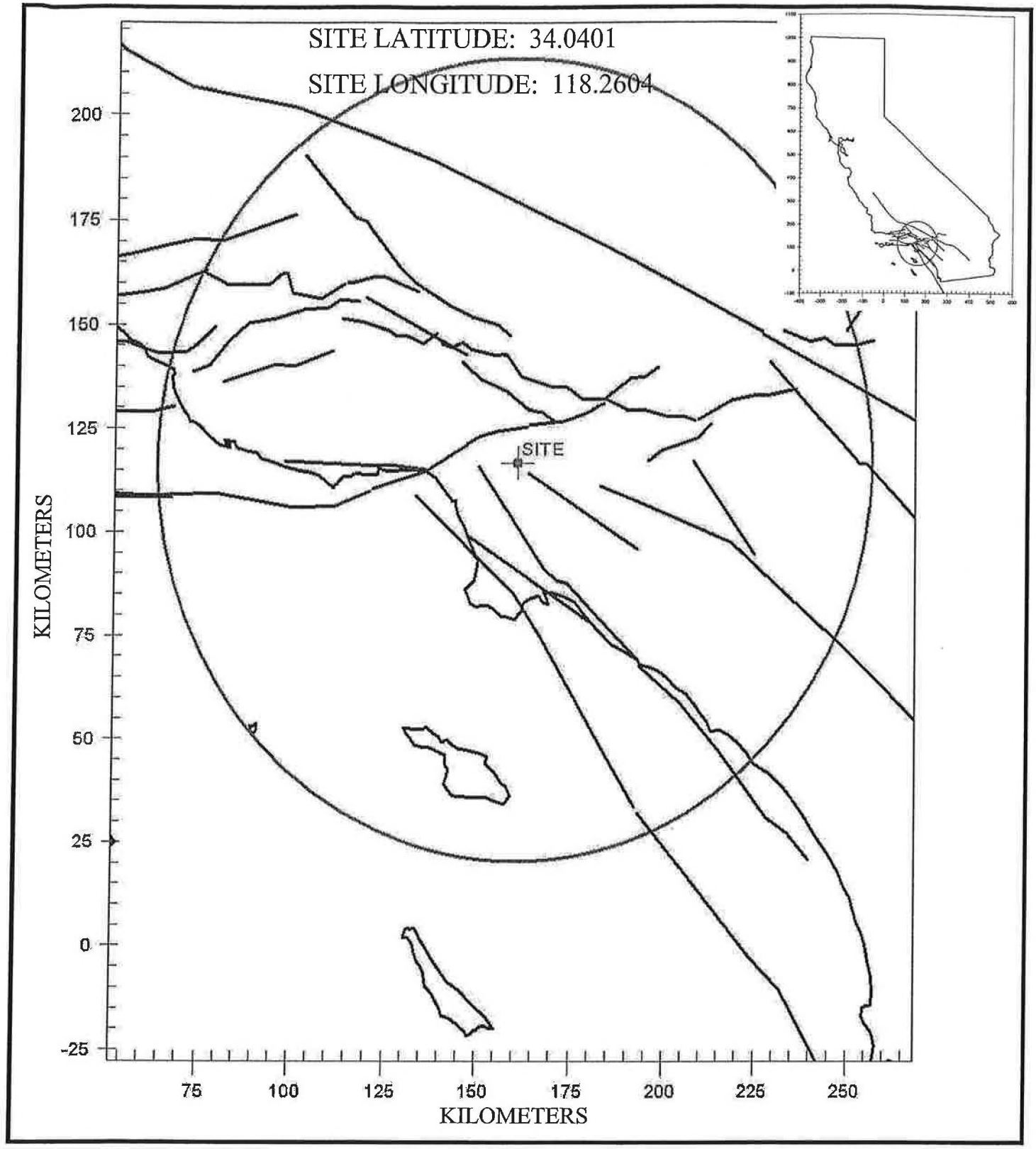


LEGEND

APPROXIMATE LOCATION OF BORING

B4

0 50'



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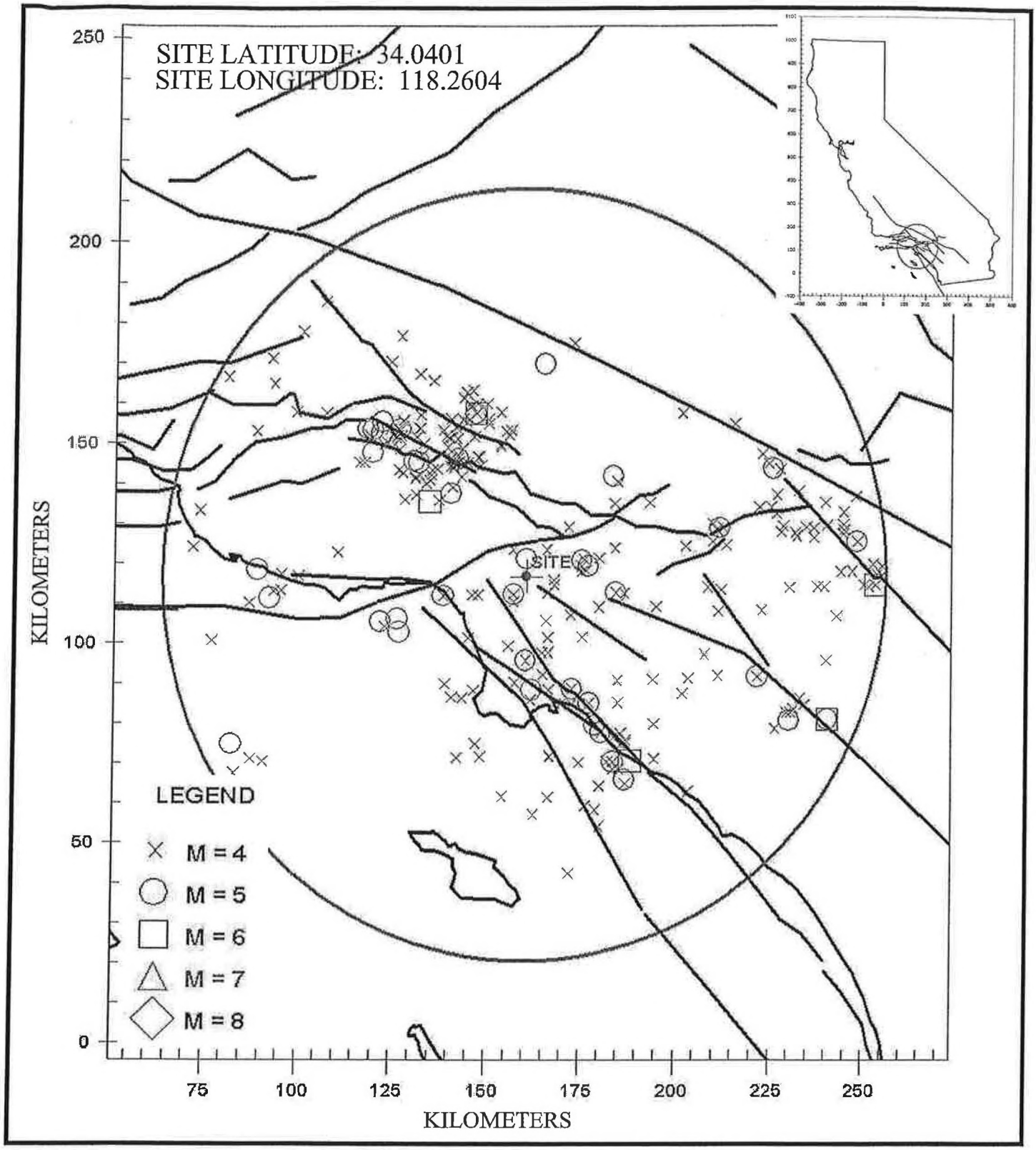
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CALIFORNIA FAULT MAP

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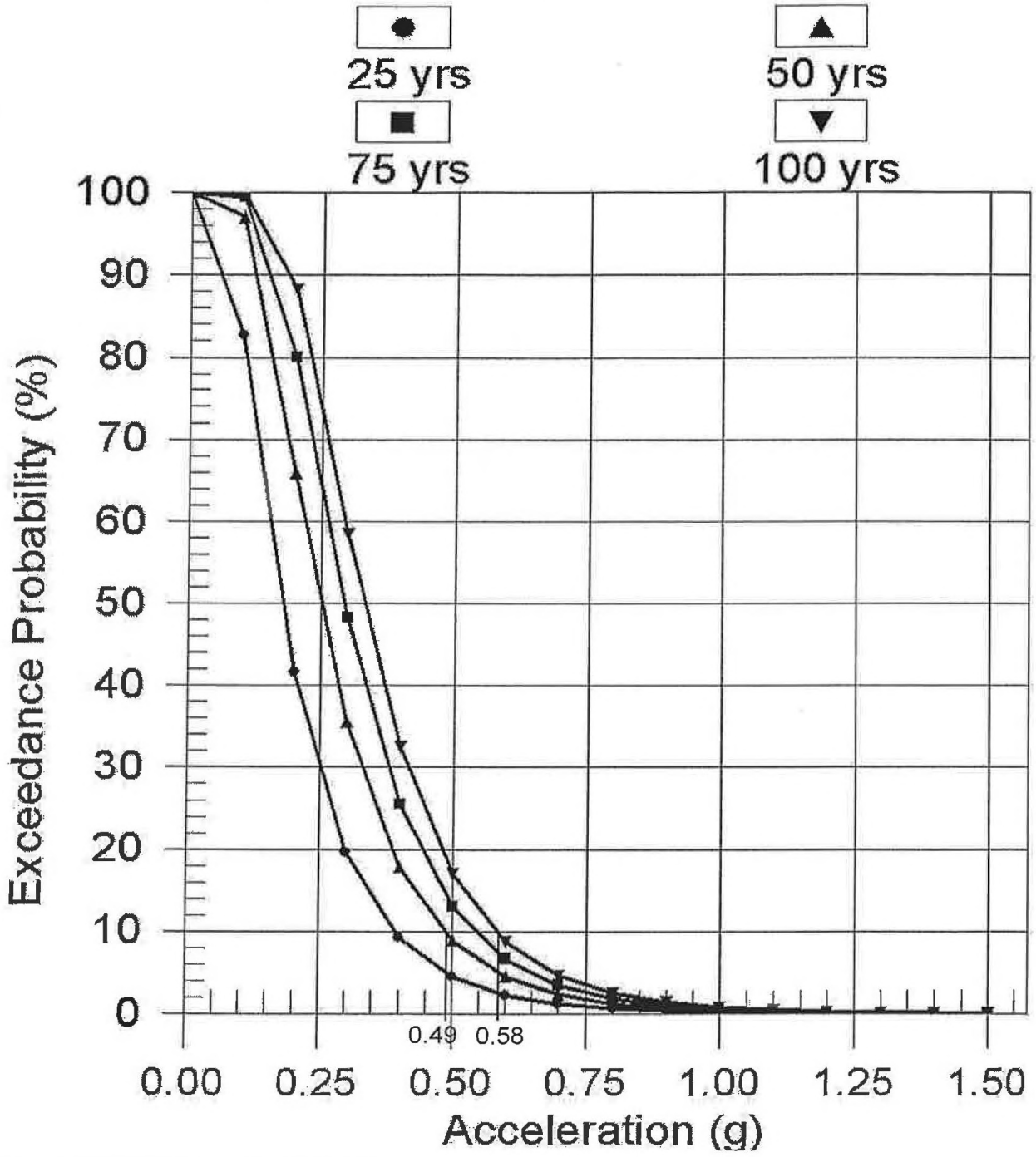
CALIFORNIA SEISMICITY MAP

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PROBABILITY OF EXCEEDANCE

SADIGH ET AL. (1997) DEEP SOIL 1



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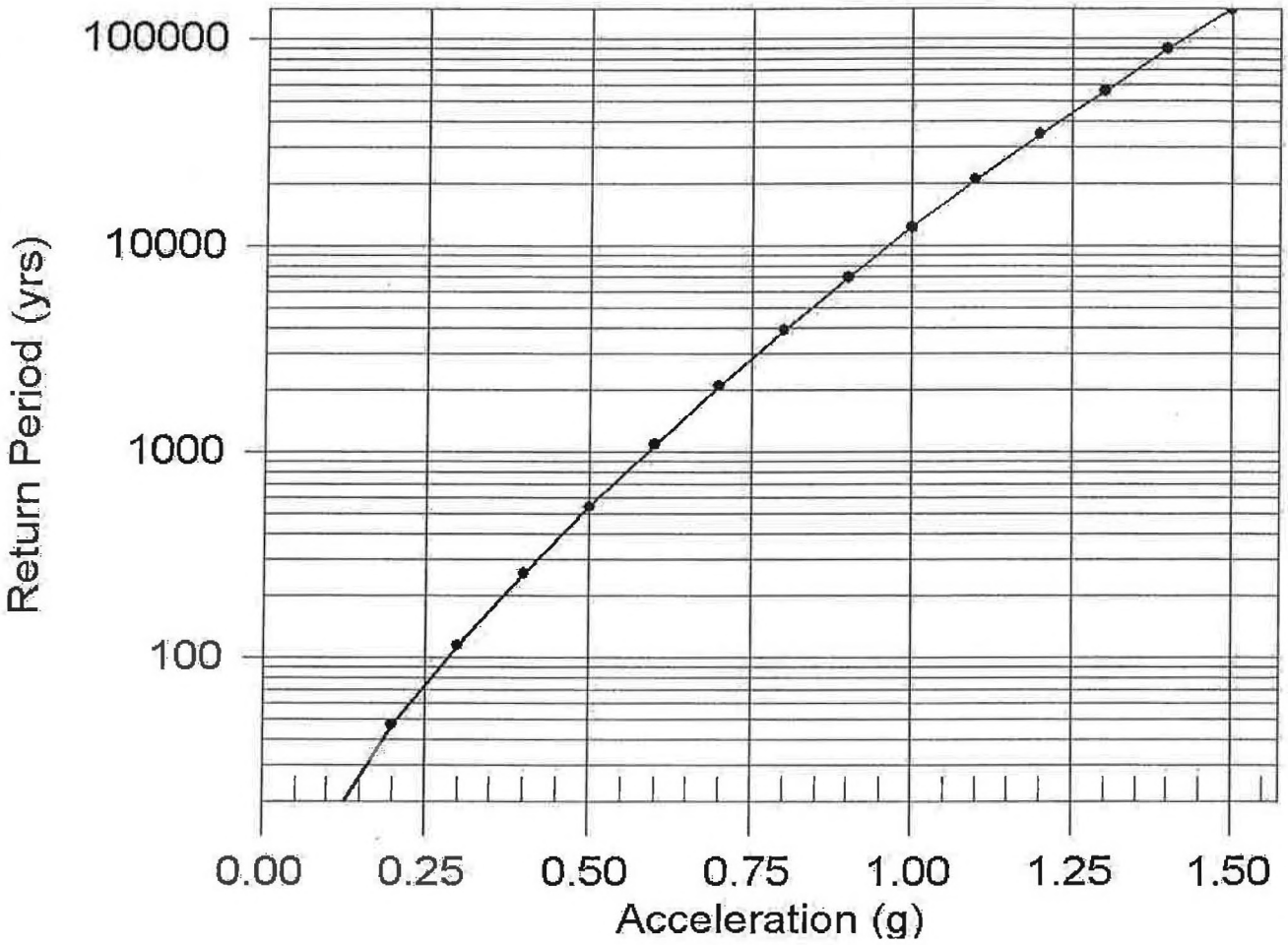
PROBABILITY OF EXCEEDANCE

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RETURN PERIOD vs. ACCELERATION

SADIGH ET AL. (1997) DEEP SOIL 1



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RK		8000

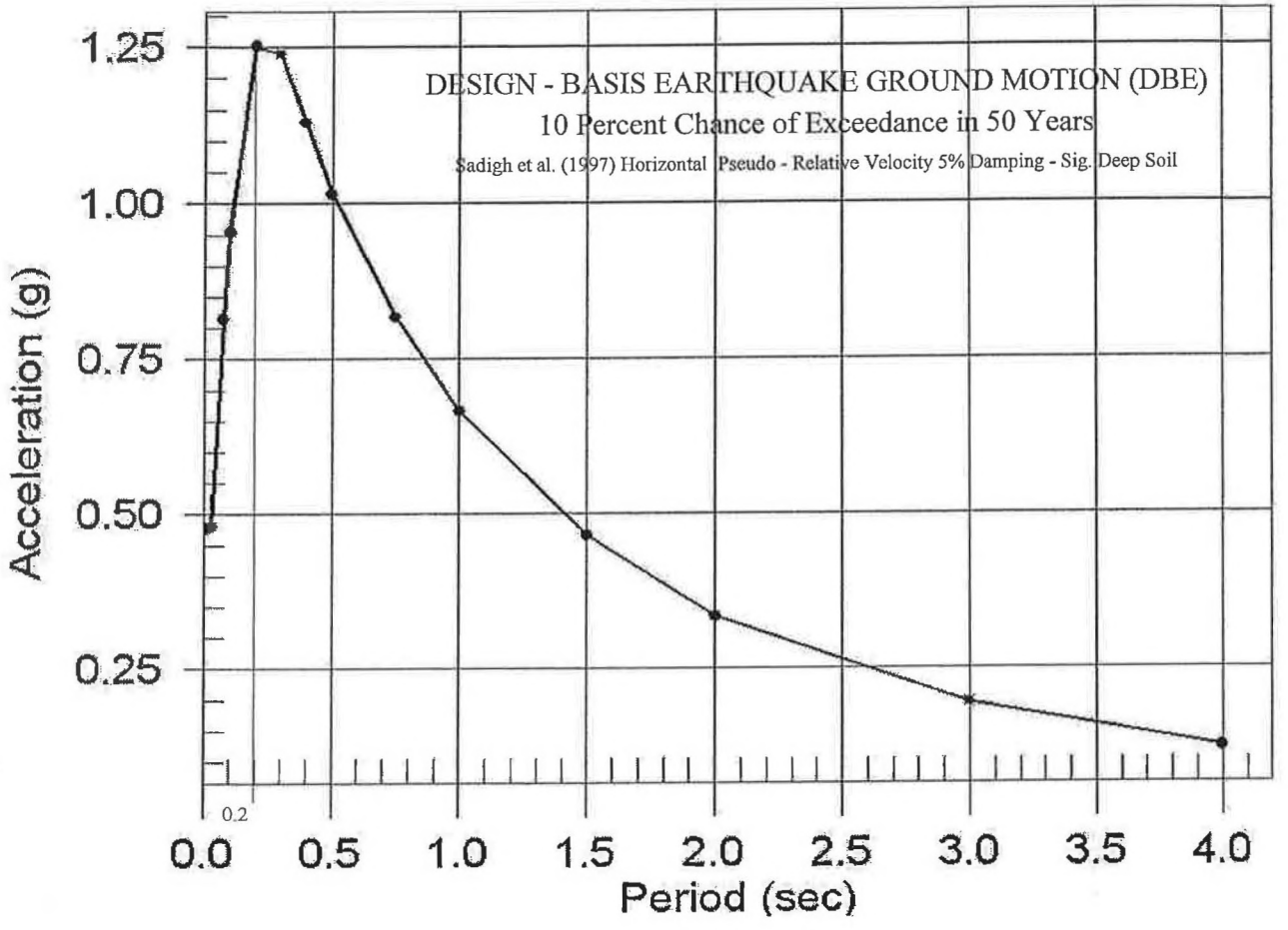
RETURN PERIOD vs ACCELERATION

CINDY CHEN
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ACCELERATION vs. PERIOD

475-Year Return Period



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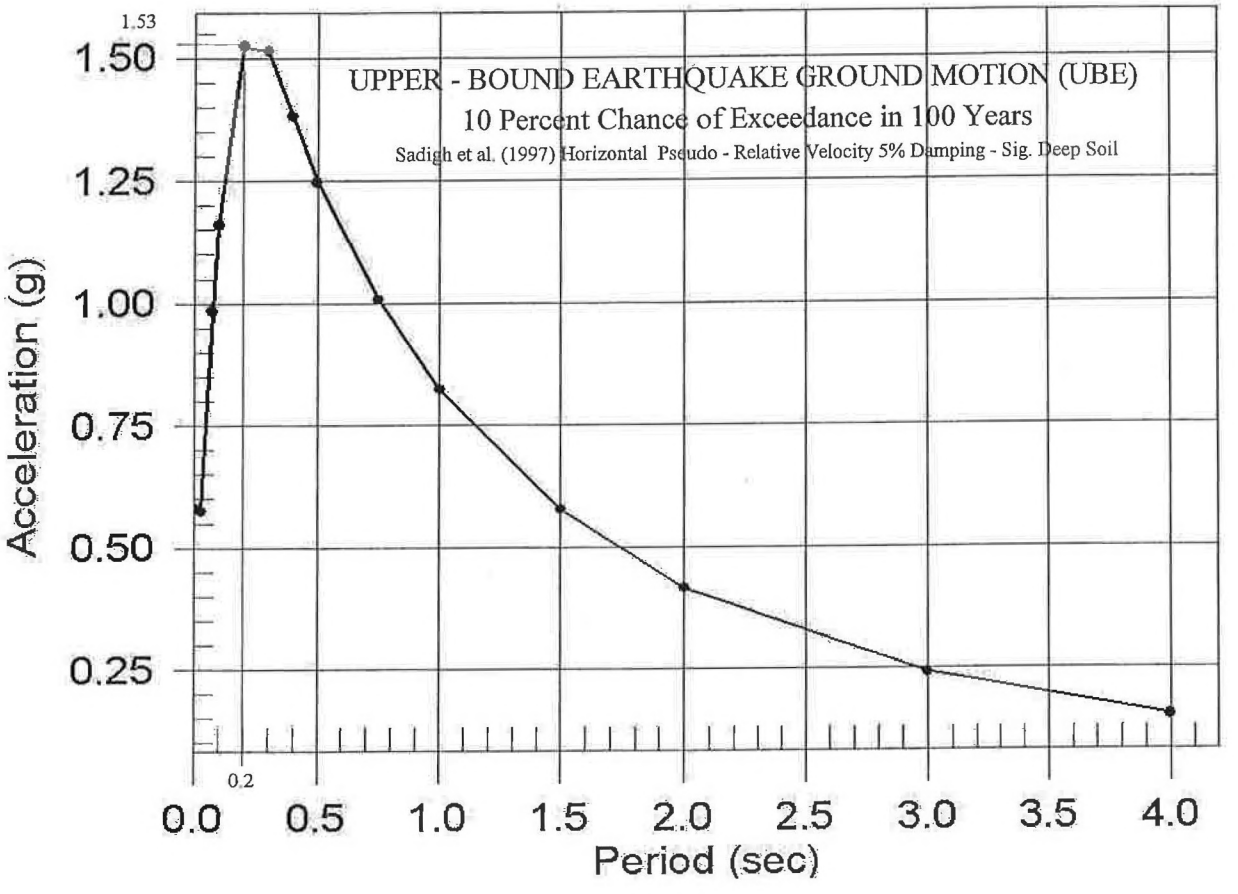
EARTHQUAKE DESIGN SPECTRA

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LOS ANGELES, CALIFORNIA

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ACCELERATION vs. PERIOD

949-Year Return Period



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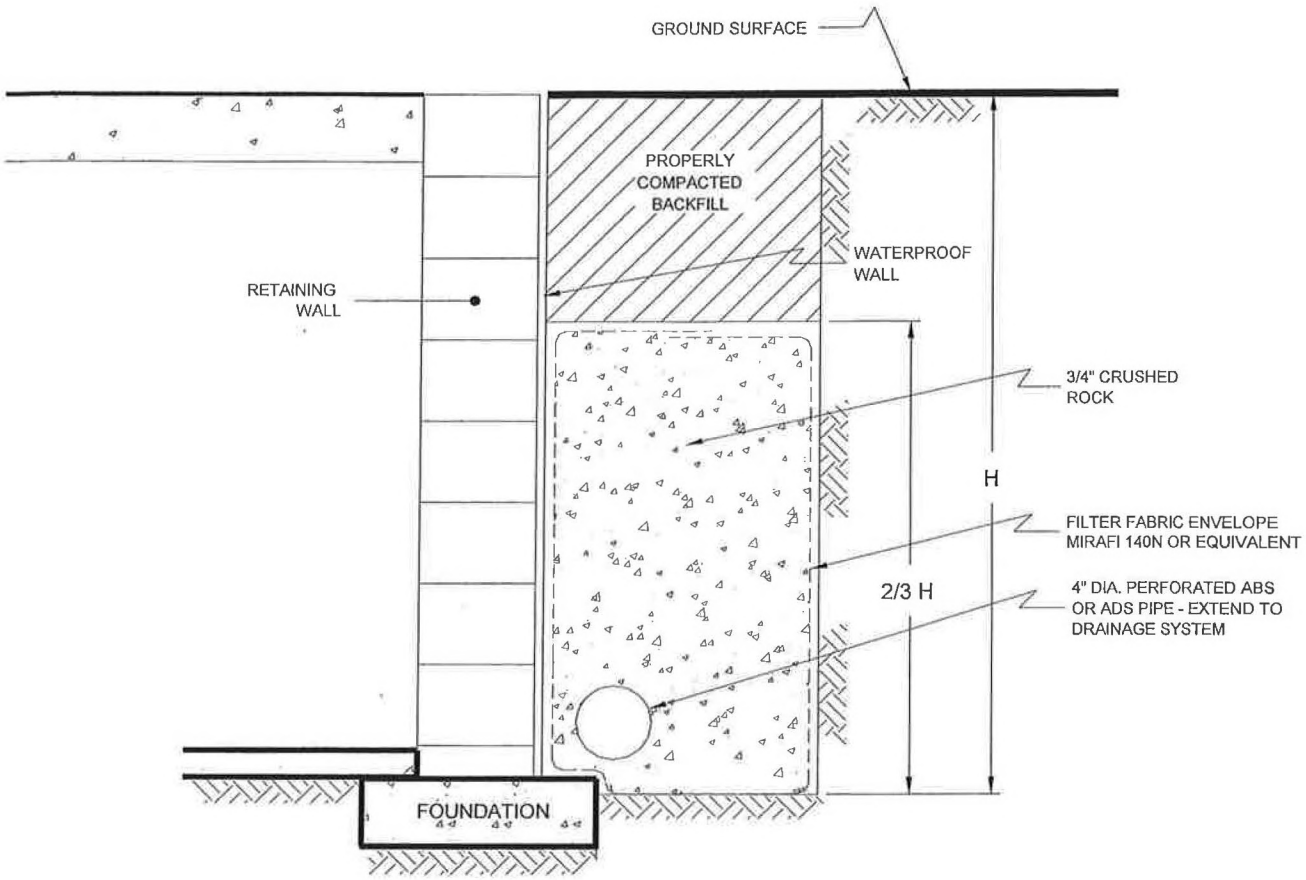
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EARTHQUAKE DESIGN SPECTRA

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NO SCALE

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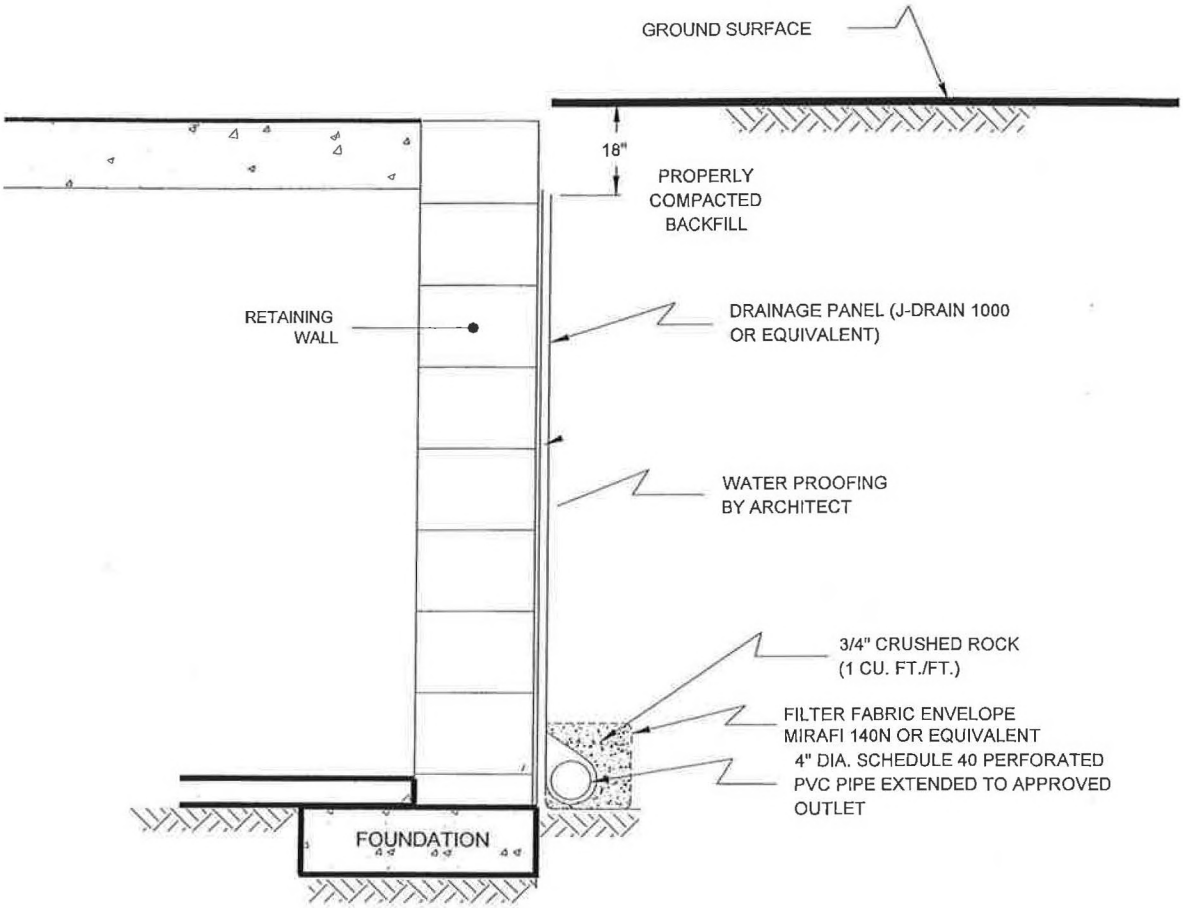
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RETAINING WALL DRAIN DETAIL

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LOS ANGELES, CALIFORNIA

AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. 9



Note: The use of a flat drainage panel may require that a "Modification" letter be filed with the City of Los Angeles

NO SCALE

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RETAINING WALL DRAIN DETAIL

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AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. 10

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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.
HOLLYWOOD	5.2(8.4)	6.4	0.595	X
NEWPORT-INGLEWOOD (L.A.Basin)	5.5(8.9)	6.9	0.499	X
RAYMOND	6.0(9.7)	6.5	0.574	X
ELYSIAN PARK THRUST	6.6(10.7)	6.7	0.562	X
COMPTON THRUST	8.0(12.8)	6.8	0.513	X
VERDUGO	8.1(13.1)	6.7	0.494	X
SANTA MONICA	8.9(14.4)	6.6	0.450	X
SIERRA MADRE	12.6(20.3)	7.0	0.389	X
WHITTIER	14.4(23.1)	6.8	0.254	IX
PALOS VERDES	15.0(24.1)	7.1	0.276	IX
MALIBU COAST	15.6(25.1)	6.7	0.291	IX
SIERRA MADRE (San Fernando)	16.5(26.6)	6.7	0.275	IX
CLAMSHELL-SAWPIT	17.7(28.5)	6.5	0.235	IX
NORTHRIDGE (E. Oak Ridge)	17.8(28.7)	6.9	0.277	IX
SAN GABRIEL	19.2(30.9)	7.0	0.209	VIII
SAN JOSE	21.6(34.8)	6.5	0.189	VIII
SANTA SUSANA	23.8(38.3)	6.6	0.178	VIII
ANACAPA-DUME	25.2(40.5)	7.3	0.245	IX
CHINO-CENTRAL AVE. (Elsinore)	27.7(44.6)	6.7	0.157	VIII
HOLSER	29.9(48.1)	6.5	0.128	VIII
CUCAMONGA	30.6(49.2)	7.0	0.164	VIII
OAK RIDGE (Onshore)	35.1(56.5)	6.9	0.132	VIII
SIMI-SANTA ROSA	35.3(56.8)	6.7	0.117	VII
SAN ANDREAS - 1857 Rupture	35.6(57.3)	7.8	0.181	VIII
SAN ANDREAS - Mojave	35.6(57.3)	7.1	0.115	VII
NEWPORT-INGLEWOOD (Offshore)	36.8(59.2)	6.9	0.097	VII
ELSINORE-GLEN IVY	38.0(61.1)	6.8	0.088	VII
SAN CAYETANO	39.6(63.8)	6.8	0.107	VII
SAN JACINTO-SAN BERNARDINO	45.4(73.0)	6.7	0.066	VI
SAN ANDREAS - Southern	45.9(73.8)	7.4	0.105	VII
SAN ANDREAS - San Bernardino	45.9(73.8)	7.3	0.097	VII
SAN ANDREAS - Carrizo	47.8(76.9)	7.2	0.086	VII
CLEGHORN	49.3(79.3)	6.5	0.052	VI
SANTA YNEZ (East)	52.2(84.0)	7.0	0.066	VI
VENTURA - PITAS POINT	54.7(88.0)	6.8	0.070	VI
OAK RIDGE(Blind Thrust Offshore)	55.9(89.9)	6.9	0.072	VII
CORONADO BANK	56.6(91.1)	7.4	0.080	VII
CHANNEL IS. THRUST (Eastern)	57.7(92.9)	7.4	0.101	VII
SAN JACINTO-SAN JACINTO VALLEY	58.6(94.3)	6.9	0.053	VI
ELSINORE-TEMECULA	59.0(95.0)	6.8	0.049	VI
NORTH FRONTAL FAULT ZONE (West)	59.0(95.0)	7.0	0.072	VI
M.RIDGE-ARROYO PARIDA-SANTA ANA	59.8(96.2)	6.7	0.058	VI

-END OF SEARCH- 42 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.
THE HOLLYWOOD FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 5.2 MILES (8.4 km) AWAY.
LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.5947 g

APPENDIX A

APPENDIX A

FIELD INVESTIGATION

The scope of the field investigation was performed on July 12 and 13, 2006 and consisted of drilling four 8-inch-diameter hollow-stem auger borings to depths between 60½ and 100½ feet below the ground surface. Representative and relatively undisturbed samples were obtained by driving a 3-inch O. D., split-tube sampler into the "undisturbed" soil mass with blows from a 140-pound hammer falling 30 inches (hollow-stem auger boring). The California Modified Sampler was equipped with 1-inch-high by 2⅜-inch-diameter brass sampler rings to facilitate removal and testing. Bulk soil 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 A-1a through A-4c. The logs depict the soil and geologic conditions encountered and the depth at which samples were obtained. The approximate locations of the exploratory borings are depicted on the Site Plan (Figure 2).

GEOCON
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BORING 1

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA
Elevation: 240.5' ±

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	**Surface Condition: Concrete** **Description**
					0		
					1		Concrete: 6 in. **Fill:** Silty Sand and Sandy Silt, medium dense, moist, dark brown and reddish brown, some gravel, trace concrete fragments
					2		
					3		
					4		
NR	5	21			5		
					6		
					7		
					8		
					9		
⛁	10	18	10.7	118.5	10	SM	**Alluvium:** Silty Sand, medium dense, moist, reddish brown, fine- to medium-grained with trace coarse-grained, trace caliche
					11		
					12		
					13		
					14		
⛁	15	66	6.7	127.2	15	SP	Sand, poorly graded, dense, slightly moist, light brown, fine grained to medium grained, abundant gravel
					16		
					17		
					18		
					19		trace Silt, fine-grained with some medium and coarse-grained, some gravel
⛁	20	39/50(6")	2.7	129.0	20		

⛁ - Ring Sample from California Modified Sampler

NR - No Recovery

Figure A-1

GEOCON
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BORING 1 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					20	SP	Sand, fine-grained, some medium to coarse-grained, some gravel, trace Silt
					21		
					22		
					23		
					24		
⛁	25	35/50(6")	11.5	118.1	25		
					26		
					27		
					28		
					29		fine-grained, trace gravel
⛁	30	16/50(6")	17.3	102.1	30		
					31		
					32		
					33		
					34		medium to coarse-grained with trace fine-grained, some gravel
⛁	35	39/50(3")	7.9	114.5	35		
					36		
					37		
					38		
					39		fine to medium-grained with trace coarse-grained
⛁	40	46/50(6")	14.2	119.0	40		

⛁ - Ring Sample from California Modified Sampler

Figure A-1b

GEOCON
INLAND EMPIRE, INC

BORING 1 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					40		
					41		
					42		
						ML	Sandy Silt, stiff, moist, light olive brown and light yellowish brown, fine-grained, trace carbon deposits, trace caliche, trace clay
					43		
					44		
⛁	45	43	20.6	107.8	45		
					46		
					47		
							increased sand content
					48		
					49		
⛁	50	36	20.9	108.2	50		
					51		
					52		
⛁	52.5	50	24.6	102.7	53		
					54		
⛁	55	36	25.4	98.6	55		
					56		increased sand content
					57		
⛁	57.5	40	29.8	92.4	58		
					59		
						SM	Silty Sand, very dense, moist, light olive brown to dark yellowish brown
⛁	60	30/50(6")	20.8	103.4	60		

⛁ - Ring Sample from California Modified Sampler

Figure A-1c

GEOCON
INLAND EMPIRE, INC

BORING 1(Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					60		
					61		
					62		
					63		
					64		
						SP	Sand, poorly graded, dense, moist, light brown, trace gravel
⛁	65	50(5")	13.4	113.1	65		
					66		
					67		
					68		
					69		
							fine-grained with trace medium-grained
⛁	70	50(6")	3.8		70		
					71		
					72		
					73		
					74		
⛁	75	50(6")	9.5	114.3	75		
					76		
					77		
					78		
					79		
⛁	80	34/50(5")	11.8	109.3	80		

⛁ - Ring Sample from California Modified Sampler

Figure A-1d

GEOCON
INLAND EMPIRE, INC

BORING 1 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					80		
					81		
					82		
					83		
					84		
⛁	85	50(40.5")	9.6	114.5	85		
					86		
					87		
					88		
					89	ML	Sandy Silt, stiff to hard, moist, light olive brown to dark yellowish brown
⛁	90	20/50(6")	27.7	96.8	90		
					91		
					92		
					93		
					94	SP	Sand, poorly graded, dense, moist, lighty yellowish brown, fine- to medium-grained
⛁	95	50(6")	10.1	111.0	95		
					96		
					97		
					98		
					99		End of hole at 100' No groundwater and/or seepage observed Fill to 9' Backfilled with grout
NR	100	50(5")			100		

⛁ - Ring Sample from California Modified Sampler

NR - No Recovery

Figure A-1e

GEOCON
INLAND EMPIRE, INC

BORING 2

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA
Elevation: 242' ±

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	**Surface Condition:** Concrete Paving **Description**
					0		Concrete: 12" Base: 8"
					1		**Fill:** Silty Sand, with gravel, dense, moist, dark brown, fine-grained to medium-grained with trace coarse-grained, some concrete fragments
					2		
					3		
					4		
					5		
					6		
					7	SP-SM	**Alluvium:** Poorly graved Sand with Silt, dense, moist, yellowish brow, fine- to medium-grained with trace coarse-grained, some gravel, trace cobbles
					8		
					9		
⛁	10	81	6.1	116.6	10		
					11		
					12		
					13		
					14		
					15		
					16		
					17		
					18	SM	Silty Sand, dense, moist, brown, fine- to medium-grained with some coarse-grained, some gravel
					19		
⛁	20	50(4")	12.5	122.1	20		

⛁ - Ring Sample from California Modified Sampler

Figure A-2a

GEOCON
INLAND EMPIRE, INC

BORING 2 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					20		
					21		
					22		
					23		
					24		
					25		
					26		
					27	SP	Poorly graded Sand, dense, slightly moist, light yellowish brown, fine- to medium-grained with some coarse-grained, trace gravel
					28		
					29		
⛁	30	26/50(5")	24.6	95.7	30		
					31		
					32		
					33		
					34		
					35		
					36		
					37		
					38	ML	Sandy Silt, stiff, moist, light olive brown to light yellowish brown
					39		
⛁	40	50	16.9	110.2	40		

⛁ - Ring Sample from California Modified Sampler

Figure A-2b

GEOCON
INLAND EMPIRE, INC

BORING 2 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					40		
					41		
					42		
					43		
					44		
					45		
					46		
					47		
					48		
					49		
⛁	50	59	20.3	107.8	50	SM	Silty Sand, dense, moist, moist, yellowish brown, fine-grained
					51		
					52		
					53		
					54	SP	Sand, poorly graded, dense, slightly moist, yellowish brown, fine-grained
⛁	55	18/50(5")	4.6	98.5	55		some gravel
					56		
					57		
					58		
					59		fine-grained with some medium-grained and coarse-grained, moist
⛁	60	33/50(5")	12.8	107.5	60		

⛁ - Ring Sample from California Modified Sampler

Figure A-2c

GEOCON
INLAND EMPIRE, INC

BORING 2 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					60		
					61		
					62		
					63		
					64		
					65		
							abundant gravel
					66		
					67		
					68		
					69		
⛁	70	50(5')			70		
					71		
					72		
					73		
					74		
					75		
					76		
					77		
					78		
						SM	Silty Sand, dense, moist, olive brown, fine-grained
					79		
⛁	80	50(5")	12.3	117.0	80		
						SP	Sand, poorly graded, dense, moist, light brown, fine to medium-grained

⛁ - Ring Sample from California Modified Sampler

Figure A-2d

GEOCON
INLAND EMPIRE, INC

BORING 2 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					80		
					81		
					82		
					83		
					84		
					85		
					86		
					87		
					88		
					89		Slightly moist
⛁	90	50(6")	8.7	110.8	90		
					91		
					92		
					93		
					94		
					95		
					96		
					97		light yellowish brown
					98		
					99		End of drilling at 100'
⛁	100	50(6")	4.6	96.8	100		Fill to 6' No groundwater and/or seepage observed Backfilled with grout

⛁ - Ring Sample from California Modified Sampler

Figure A-2e

GEOCON
INLAND EMPIRE, INC

BORING 3

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA
Elevation: 243.5' ±

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	**Surface Condition:** Concrete **Description**
					0		**Concrete: 7"** **Base: 0 in.** **Fill:** Sandy Silt, medium dense, moist, dark brown and dark reddish brown, fine-grained with trace medium-grained, trace concrete fragments
					1		
					2		
					3		
					4		
⛁	5	43	6.7	133.2	5	SM	**Alluvium:** Silty Sand, dense, moist, dark brown to light brown, fine- to medium-grained with trace coarse-grained
					6	SP-SM	Poorly graded Sand with Silt, dense, moist, reddish brown, fine- to medium-grained with trace coarse-grained, trace gravel
					7		
					8		
					9		
					10		
					11		
					12		
					13	SW	Sand, well graded, dense, moist, brown to light brown, abundant gravel, trace Silt
					14		
⛁	15	48	7.0	138.7	15		
					16		
					17		
					18	SP	Sand, poorly graded, dense, moist, light brown, fine to medium-grained with trace coarse-grained, trace gravel
					19		
					20		

⛁ - Ring Sample from California Modified Sampler

Figure A-3a

GEOCON
INLAND EMPIRE, INC

BORING 3 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					20		
					21		
					22		
					23		
					24		
⛁	25	43	8.3	134.0	25		Fine-grained with trace medium-grained, trace gravel
					26		
					27		
					28		
					29	ML	Sandy Silt, stiff, moist, olive brown, fine-grained
					30		
					31	SP	Sand, poorly graded, dense, moist, light yellowish brown, fine- to medium-grained with trace coarse-grained, trace gravel
					32		
					33		
					34		
⛁	35	77	9.4	120.6	35		
					36		
					37		
					38		
					39		
					40		

⛁ - Ring Sample from California Modified Sampler

Figure A-3b

GEOCON
INLAND EMPIRE, INC

BORING 3 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					40		
					41	ML	Sandy Silt, stiff, moist, light olive brown and yellowish brown, sand if very fine-grained, trace caliche
					42		
					43		
					44		decrease in sand content, trace clay
⛁	45	43	17.3	112.5	45		
					46		
					47		
					48		
					49		
⛁	50	40	24.2	100.4	50		
					51		
					52		
⛁	52.5	41	14.3	115.8	53		
					54		increase in sand content
⛁	55	62	23.7	100.6	55		
					56		
					57		
⛁	57.5	66	23.1	101.8	58		
					59	SP-SM	Poorly graded Sand with Silt, dense, moist, olive brown to light yellowish brown, fine-grained
⛁	60	20/50(6")	7.8	102.8	60		

⛁ - Ring Sample from California Modified Sampler

Figure A-3c

GEOCON
INLAND EMPIRE, INC

BORING 3 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					60		
					61		
					62		
					63		
						SP	Sand, poorly-graded, dense, slightly moist, light yellowish brown, fine-grained
					64		
⛁	65	30/50(5")	14.5	102.2	65		
					66		
					67		
					68		
					69		
⛁	70	37/50(4")	7.7	110.3	70		
					71		fine-grained with trace medium-grained, trace gravel
					72		
					73		
					74		
							Some gravel, fine to medium-grained with trace coarse-grained, trace cobbles
⛁	75	50(5")	7.8	114.4	75		
					76		
					77		
					78		
					79		
					80		

⛁ - Ring Sample from California Modified Sampler

Figure A-3d

GEOCON
INLAND EMPIRE, INC

BORING 3 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA
Elevation:

Excavation Date: July 13, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					80		
					81		
					82		
					83		
					84		
							fine-grained with some medium-grained, trace gravel
⛁	85	43	10.2	127.2	85		
					86		
					87		
					88		
					89		
					90		
					91		
					92		
					93		
					94		
					95		
					96		
					97		
					98		fine-grained
					99		End of drilling at 100.5'
							Fill to 5.5'
⛁	100	21/50(4")	10.1	103.7	100		No groundwater and/or seepage encountered
							Backfilled with slurry mix; capped with concrete

⛁ - Ring Sample from California Modified Sampler

Figure A-3e

GEOCON
INLAND EMPIRE, INC

BORING 4

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA
Elevation: 242' ±

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	**Surface Condition:** Asphalt **Description**
					0		Asphalt: 8 in. Base: 8 in **Fill:** Sandy Silt, dense, moist, dark brown, fine- to medium-grained, some concrete fragments, debris
					5	SP-SM	**Alluvium:** Poorly graded Sand with Silt, dense, moist, light yellowish brown, fine-grained with some medium-grained, trace gravel
					16	SM	Silty Sand, dense, moist, brown, fine to medium-grained with trace coarse-grained, some gravel

Figure A-4a

GEOCON
INLAND EMPIRE, INC

BORING 4 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					20		
					21		
					22	ML	Sandy Silt, firm, moist, olive brown and dark yellowish brown, fine-grained
					23		
					24		
					25		
					26		
					27		
					28		
					29	SM	Silty Sand, dense, moist, olive brown, fine-grained with some medium-grained
					30		
					31		
					32	SP	Poorly graded Sand, dense, moist, light brown, fine- to medium-grained with trace gravel
					33		
					34		
					35		
					36		
					37		
					38		
					39	ML	Elastic Silt, stiff, moist, olive brown, fine-grained, trace caliche
NR	40	38/50(6")	20.5	109.0	40		

NR - No Recovery

Figure A-4b

GEOCON
INLAND EMPIRE, INC

BORING 4 (Cont'd)

Project No.: A8438-06-01
Client: Cindy Chen
Location: SWC of 11th St and Hill St
Los Angeles, CA

Excavation Date: July 12, 2006
Excavation Method: Hollow Stem Auger
Boring Diameter: 8 in.
Sampling Method: Cal Mod
Hammer Drop: 30 in.
Hammer Weight: 140 lb.

Sample Type	Depth (feet)	Blows per foot	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	USCS Class.	Surface Condition: Description
					40		
					41		
					42		
					43		
					44		
					45		
					46		
					47		
					48		
					49		
⛁	50	32/50(6")	19.9	106.0	50	SM	Silty Sand, dense, moist, olive brown, fine-grained
					51		
					52		
					53		
					54		
					55		
					56		
					57		
					58		
					59	SP	Sand, poorly graded, dense, slightly moist, light yellowish brown, fine to medium-grained
⛁	60	28/50(6")	6.9	107.3	60		End of drilling at 60.5'; Fill to 4.5' No groundwater and/or seepage observed Backfilled with grout; capped with concrete patch

⛁ - Ring Sample from California Modified Sampler

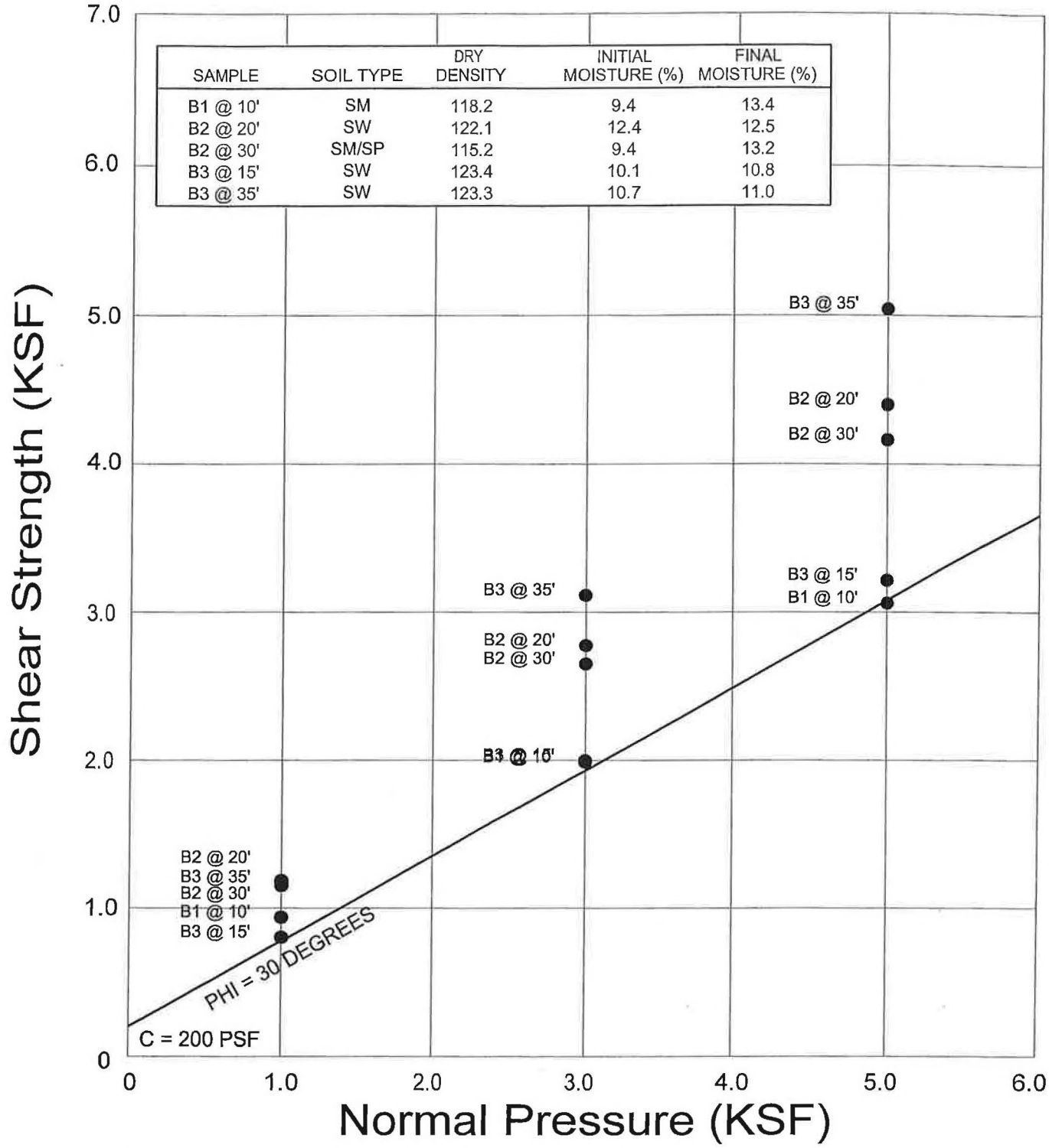
Figure A-4c

APPENDIX B

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 compaction characteristics, direct shear strength, consolidation and expansion characteristics, in-place dry density and moisture content, pH, resistivity, chloride and water soluble sulfate content. The results of the laboratory tests are summarized in Figures B-1 through B-5. The in-place dry density and moisture content of the samples tested are presented on the boring logs in Appendix A.



GEOCON
INLAND EMPIRE, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

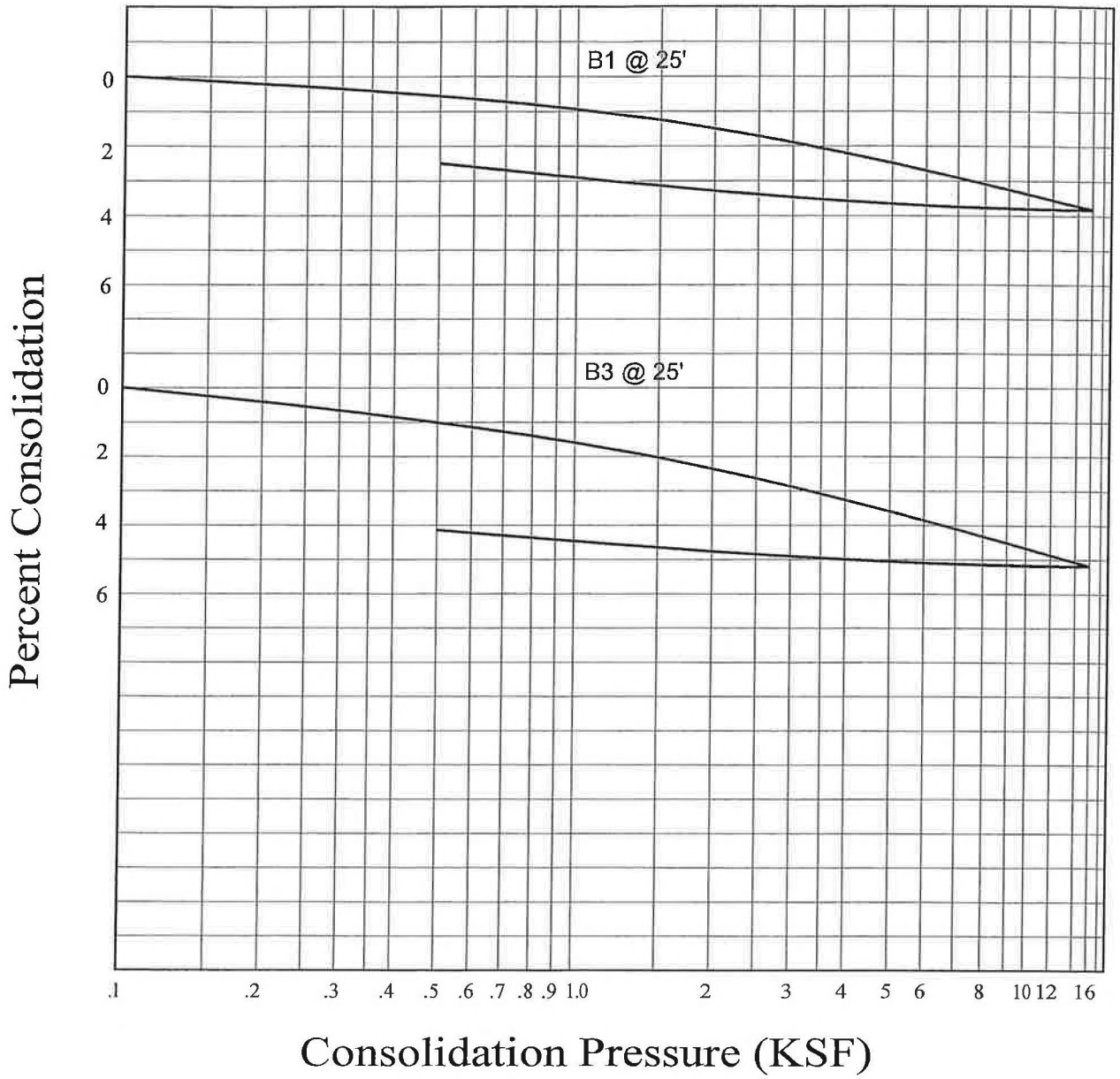
BRG		8000

DIRECT SHEAR TEST RESULTS

CINDY CHEN
11TH & HILL STREET
LOS ANGELES, CALIFORNIA

AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. B1

WATER ADDED AT 2 KSF



GEOCON
INLAND EMPIRE, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

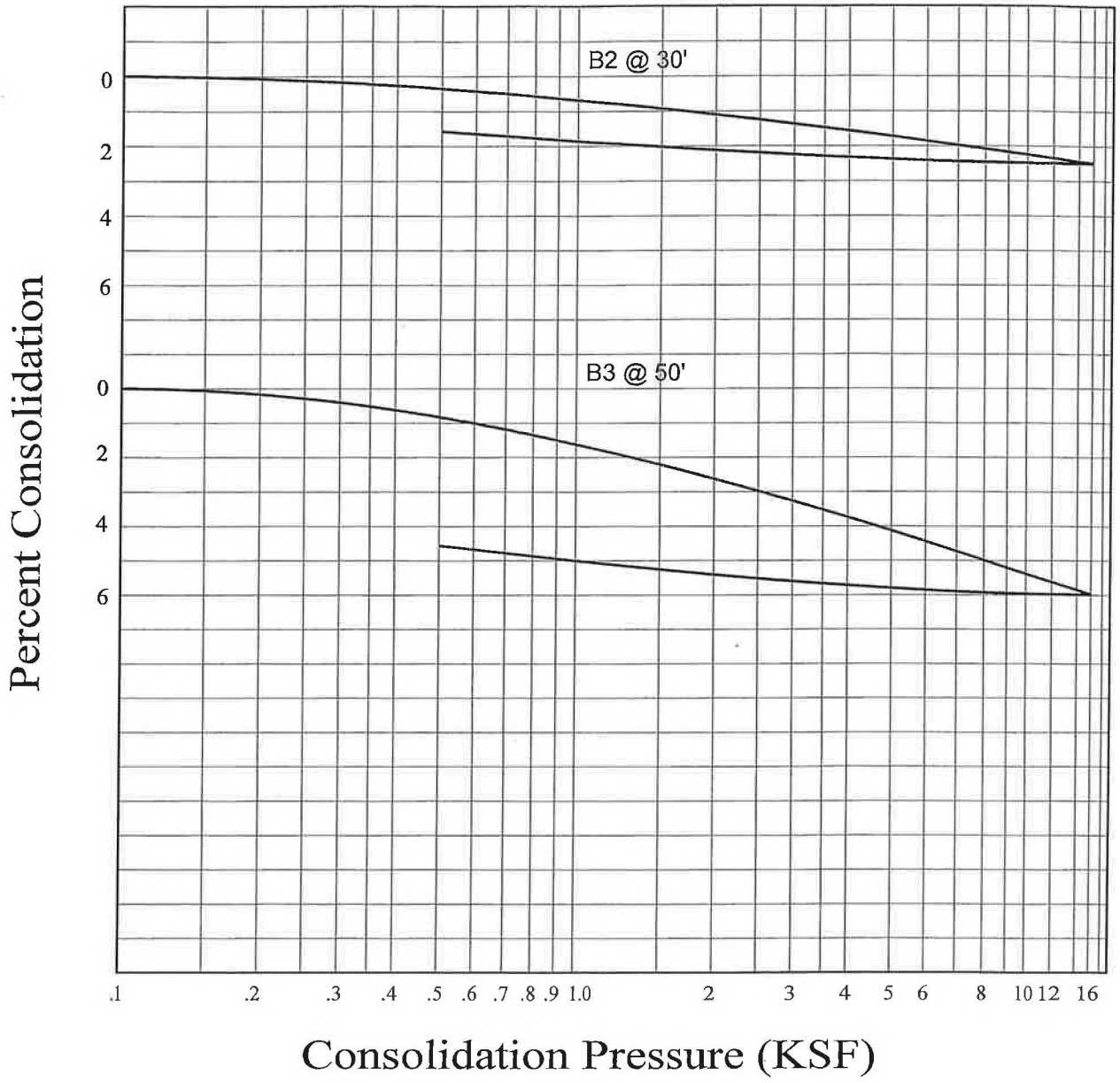
BRG		8000

CONSOLIDATION TEST RESULTS

CINDY CHEN
11TH & HILL STREET
LOS ANGELES, CALIFORNIA

AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. B2

WATER ADDED AT 2 KSF



GEOCON
INLAND EMPIRE, INC.

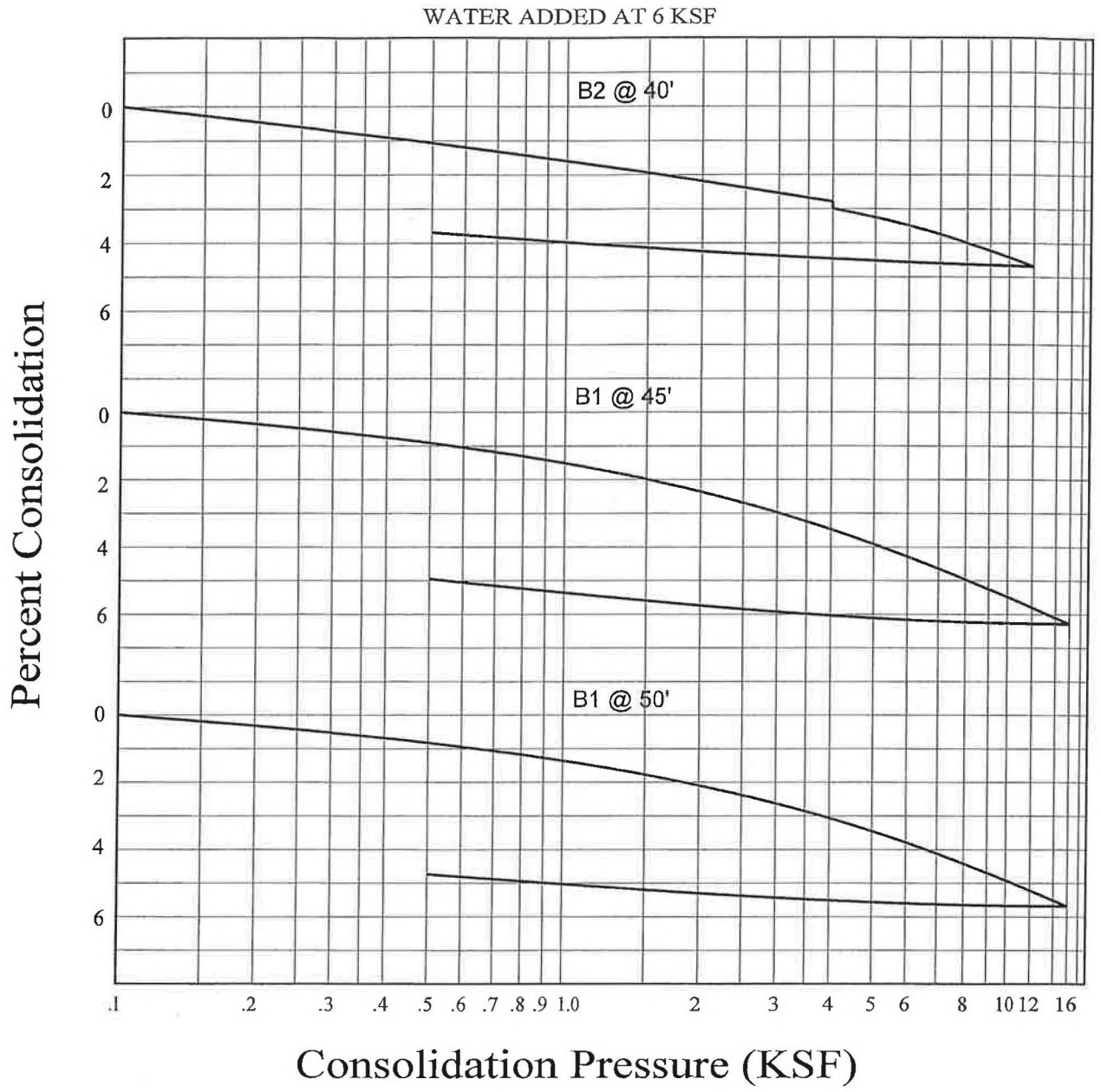
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

BRG		8000

CONSOLIDATION TEST RESULTS

CINDY CHEN
11TH & HILL STREET
LOS ANGELES, CALIFORNIA

AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. B3



GEOCON
INLAND EMPIRE, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

BRG		8000

CONSOLIDATION TEST RESULTS

CINDY CHEN
11TH & HILL STREET
LOS ANGELES, CALIFORNIA

AUG. 3, 2006	PROJECT NO. A8438-06-01	FIG. B4

SUMMARY OF LABORATORY POTENTIAL OF HYDROGEN (pH) AND RESISTIVITY TEST RESULTS CALIFORNIA TEST NO. 643

Sample No.	pH	Resistivity (ohm centimeters)
B1 @ 20'	7.7	5300 (Moderately Corrosive)
B2 @ 10'	8.4	5400 (Moderately Corrosive)

SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS CALIFORNIA TEST NO. 422

Sample No.	Chloride Ion Content (%)
B1 @ 20'	0.001
B2 @ 10'	0.001

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS CALIFORNIA TEST NO. 417

Sample No.	Water Soluble Sulfate (% SO_4)	Sulfate Exposure*
B1 @ 20'	0.001	Negligible
B2 @ 10'	0.001	Negligible

* Reference: 1997 Uniform Building Code, Table 19-A-4.

GEOCON
INLAND EMPIRE, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

BRG | | 8000

CORROSIVITY TEST RESULTS

CINDY CHEN
11TH & HILL STREET
LOS ANGELES, CALIFORNIA

AUG. 3, 2006 | PROJECT NO. A8438-06-01 | FIG. B5

APPENDIX N:

AECOM "GEOTECHNICAL REPORT" DATED JULY 31, 2015

AECOM
915 Wilshire Boulevard
Suite 700
Los Angeles, Ca 90017

213 996 2200 tel
213 996 2290 fax

July 31, 2015

South Hill Holdings, LLC
310 W. Woodward Avenue, Unit D
Alhambra, California 91801

Attention: Mr. Alvin Poon

Subject: Geotechnical Investigation Services
Mixed-Use Development Project
1111 South Hill Street
City of Los Angeles, California
URS Job No. 60402509

Dear Mr. Chan:

Introduction

In this letter we present the results of a field investigation and subsequent geotechnical laboratory testing performed by AECOM Technical Services, Inc. (AECOM) for the proposed mixed-use development project located at 1111 South Hill Street (Project) in the City of Los Angeles, California. The proposed development at the subject site consists of a high-rise building over multi-level subterranean parking garage. The results presented herein essentially represent the Field Investigation tasks (Tasks 1.1 through 1.8 and 2.1) and Laboratory Testing task (Task 1.9) of our March 27, 2015 proposal submitted to and subsequently authorized by South Hill Holdings, LLC on May 6, 2015. We commenced our work on May 8, 2015 and were notified by you on June 9, 2015 that this development project has been put on a temporary hold until further notification. Our field investigation involved drilling geotechnical borings and sampling, conducting field infiltration testing, and performing a geophysical evaluation at the site and was completed on May 17, 2015. The results presented herein are all in "draft" form for the time being and will be finalized by us once this project becomes active again in the future.

Geotechnical Borings and Sampling

Four borings (B-1 through B-4) were drilled with truck-mounted rigs by our subcontractors SoCal drilling and Martini Drilling, Inc. using hollow-stem and mud-rotary drilling techniques, respectively. The approximate locations of the soil borings are shown in the Plot Plan, Figure 1. Soil samples were collected at every 5-foot interval in borings to depths of 90 to 120 feet below ground surface (bgs). Alternating disturbed and relatively undisturbed soil samples were obtained using Standard Penetration Test (SPT) sampler and California Sampler in the boring. The California sampler was lined with 1-inch high brass rings for retaining geotechnical samples.

SPTs were performed per ASTM Test Method D-1586 and samplers were driven 18 inches into the subsurface soils using a 140-pound automatic-trip hammer falling 30 inches. Blow counts were recorded at 6-inch intervals for each sample taken. Bulk sample was collected from the upper 5 feet of the boring. The drilling program was completed on May 17, 2015 under the supervision of a certified engineering geologist from our AECOM Los Angeles Office. The AECOM representative maintained log of the boring in the field, recorded sampler blow counts, soil characteristics, observations, sample locations, and other pertinent drilling and sampling information. The key to the Log of Borings, description of the Unified Soil Classification System, and Log of Borings are attached with this letter (Attachment A). The total number of blows for the 12 inches of penetration beyond the seating interval, or the distance driven before refusal, is normally recorded on the log.

Field Infiltration Testing

Upon completion of soil sampling to evaluate the in-situ soil permeability characteristics, two of the borings (B-2 and B-3) were converted into wells for field infiltration testing. Field infiltration tests were performed in borings B-2 and B-3 at depths between 55 to 85 feet bgs and 35 to 55 feet bgs, respectively. The infiltration tests were performed following the 2014 "Guideline for Design, Investigation, and Reporting, Low Impact Development Stormwater Infiltration (GS200.1)" by Los Angeles County Department of Public Works (LACDPW)/Geotechnical and Materials Engineering Division (GMED). The field record of infiltration tests are summarized in Attachment B.

Boring and Infiltration Test Well Abandonment & Disposal of IDW

Upon completion of the field infiltration tests, the well casing for the test holes (B-2 and B-3) were removed. All the test holes (B-1 through B-4) were backfilled with pressurized cement bentonite grout and the ground surface were patched with rapid-set concrete. The investigation derived waste (IDW) of predominantly drilling mud, excavated soil cuttings and water added during drilling for the proposed investigation was profiled for disposal based on the results of analytical testing of two composite samples, including full range hydrocarbons, volatile organic compounds, and California Administrative Code (CAC) metals. IDW was characterized as non-hazardous and disposed by our subcontractor, American Integrated Services Inc. (AIS).

Geotechnical Laboratory Testing

Soil samples obtained from the borings were packaged and sealed in the field to prevent moisture loss and disturbance and were transported to the AECOM Los Angeles soil laboratory where they were further examined, classified, and tested in accordance with the American Society of Testing and Materials (ASTM) guidelines. Selected representative samples were tested to

evaluate moisture content, dry density, soil classification, strength characteristics, and corrosivity. Corrosivity tests were performed by our subconsultant, EGLAB of Arcadia, California. The test results presented on the Log of Borings or on individual data plots are attached with this letter (Attachment C).

All tests discussed below were performed in accordance with the latest American Society of Testing and Materials (ASTM) guidelines except corrosion test following the latest Caltrans guidelines. Brief descriptions of the laboratory tests are provided below:

Soil Classification (ASTM D2488) Test

Soil identification and classification was performed on all soil samples obtained from the borings. The soil identification is based on visual examination and manual tests. A summary of the results is presented on the Log of Borings in Attachment A.

Moisture and Density Tests (ASTM Test Methods D-2216 and D-2937)

The results of these tests can be used to compute existing soil overburden pressures, to correlate strength data and to aid in evaluating soil properties. These tests were performed in accordance with ASTM Test Methods D-2216 and D-2937.

Atterberg Limits Tests (ASTM D4318)

Atterberg Limits tests were performed to aid in classification and to evaluate the plasticity characteristics of fine-grained materials encountered in the borings. The tests were performed in accordance with ASTM Test Method D4318. The results of this test are presented in Attachment C and on the Log of Borings in Attachment A.

Wash Analysis (ASTM D1140)

Percent passing no. 200 sieve tests were performed on selected soils samples obtained from the borings. These tests were performed to aid in classification of the soils and to help in evaluating the liquefaction potential of the soils. The tests were performed in accordance with ASTM Test Method D1140. A summary of the results is presented on the Log of Borings in Attachment A.

Sieve Analyses (ASTM D422)

Sieve analyses were performed to determine the particle size distribution of representative soils. The tests were performed in accordance with ASTM Test Method D422. The results of this test are presented in Attachment C and on the Log of Borings in Attachment A.

Consolidation Test (ASTM D2435)

Consolidation tests were performed to determine the magnitude and rate of volume decrease that a laterally confined soil specimen undergoes when subjected to different vertical pressures. The tests were performed in accordance with ASTM Test Method D2435. Test results are presented in Attachment C.

Direct Shear Tests (ASTM D-3080)

Consolidated-drained (saturated) direct shear tests were performed on selected undisturbed samples to evaluate shear strength parameters of the site soils. The direct shear tests were performed in accordance with ASTM Test Method D-3080. Test results are presented in Attachment C.

Corrosion Test (Caltrans Test 417, 422, & 643)

A selected representative soil sample was tested in order to assess corrosivity parameters including chloride content, resistivity, pH, and sulfate content. These tests were conducted in accordance with appropriate California Test Methods. Test results are presented in Attachment C.

Geophysical Survey

Multichannel analysis of surface waves (MASW) measurements for P- and S-wave velocity profiles and refraction microtremor (ReMi) geophysical surveys were conducted by our subconsultant Southwest Geophysics, Inc. along the existing alley, as well as inside the building for comparison purpose of S-wave velocity profiles on May 16, 2015. The locations of their survey lines are shown on the Plot Plan, Figure 1. The detailed geophysical survey report is presented in Attachment D.

- o0o -

AECOM warrants that our services are performed within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended in this report.

Very truly yours,

AECOM

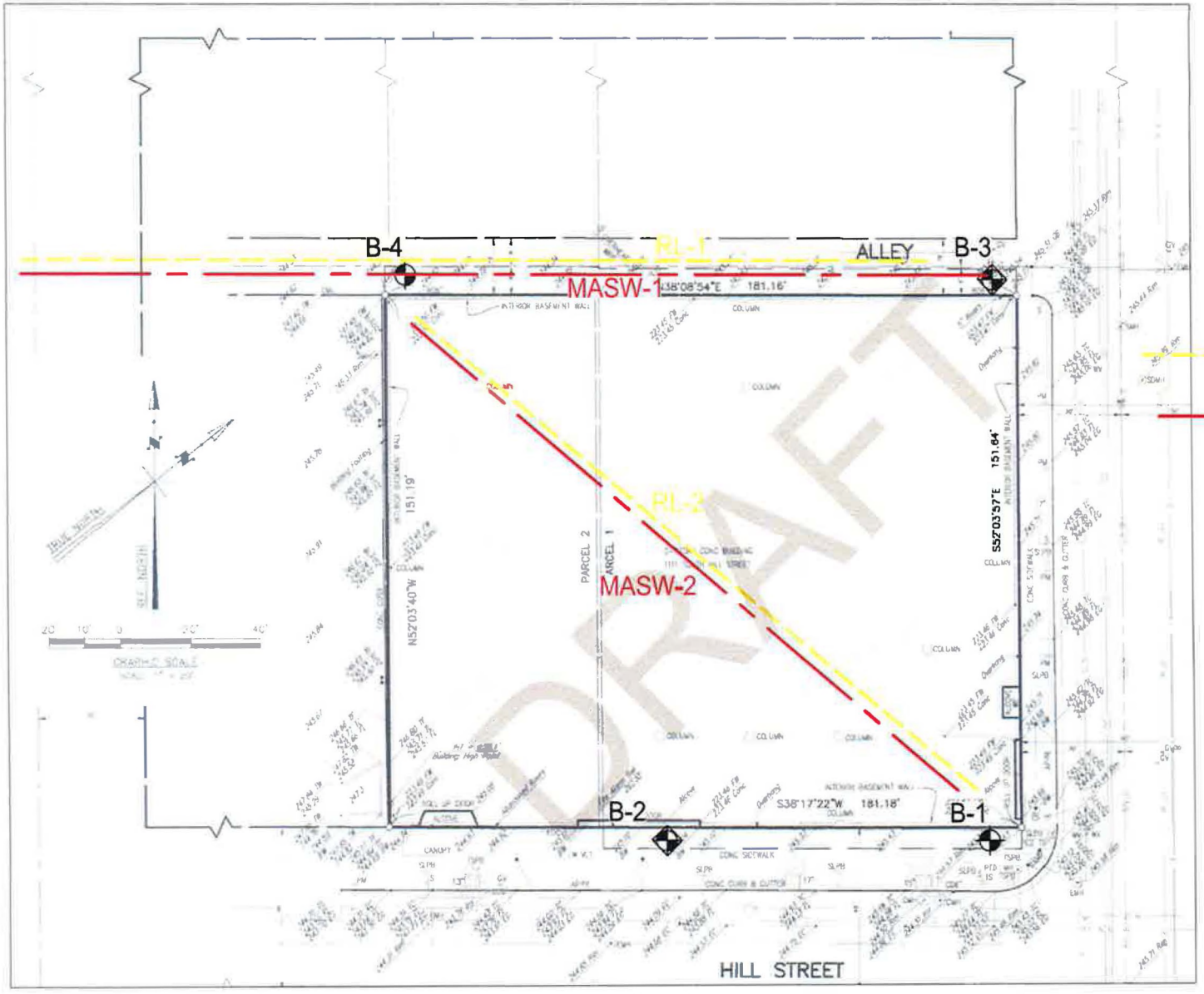


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Attachments:

- Figure 1 — Plot Plan
- Attachment A — Key to Log of Boring and Log of Borings
- Attachment B — Boring/Excavation Infiltration Testing Field Log
- Attachment C — Geotechnical Laboratory Testing
- Attachment D — Geophysical Evaluation Report by Southwest Geophysics, Inc.



LEGEND

- B-3 — AECOM Soil Boring & Percolation Testing Location
- B-4 — AECOM Boring Location
- RL-2 — ReMi Line
- MASW-2 — MASW Line

Plot Plan
Mixed-Use Development Project
1111 South Hill Street, Los Angeles, California
FOR: South Hill Holdings, LLC

AECOM

FIGURE 1

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	*GRAVEL AND GRAVELLY SOILS* MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	*CLEAN GRAVELS* (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
			GP	POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	*CLEAN SANDS* (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
			SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SM	SILTY SANDS, SAND - SILT MIXTURES
			SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	*SILTS AND CLAYS* LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH	INORGANIC CLAYS OF HIGH PLASTICITY
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Dual symbols are used to indicate gravels or sand with 5-12% fines and soils with fines classifying as CL-ML. Symbols separated by a slash indicate borderline soil classifications.

Other Material Symbols

Concrete Asphalt Artificial Fill [AF]

Sampler and Symbol Descriptions

- California sample
- Standard Penetration Test
- No Recovery
- Bk Bulk sample
- Disturbed Type-U Sample
- Pitcher Tube Sample
- Shelby Tube Sample
- Rock Core Sample
- Approximate depth of perched water or groundwater

Note: Number of blows required to advance driven sample 12" (or length noted) is recorded; blow count recorded for seating interval (initial 6" of drive) is indicated by an asterisk.

Laboratory and Field Test Abbreviations

CBR	California Bearing Ratio Test
COL	Collapse Potential test (test result in parentheses)
COMP	Compaction test
CON	Consolidation test
CORR	Corrosivity test
DSCD	Consolidated drained direct shear test (normal pressure and shear strength results shown)
EI	Expansion Index test (test result in parentheses)
LL=29	Liquid limit (Atterberg limits test)
PI=11	Plasticity Index (Atterberg limits test)
PP	Pocket Penetrometer test (test result in parentheses)
R-Value	Resistance Value test (test result in parentheses)
SA	Sieve Analysis (-200 result in parentheses)
SE	Sand Equivalent test (test result in parentheses)
SWELL	Swell Load test (test result in parentheses)
TV	Torvane test (test result in parentheses)

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KEY TO LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT
1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

FIGURE A-1

Date(s) Drilled	05/16/15	Logged By	J.Gratzer
Drilling Method	Mud Rotary	Drill Bit Size	4.875-inch
Drill Rig Type	Mayhew .2000	Hammer Data	140-LBS/30-INCH
Sampling Method(s)	MODIFIED CALIFORNIA; SPT		
Approximate Groundwater Depth and Date Measured	NO GROUNDWATER ENCOUNTERED		
Coordinate System		Location (ft and/or °)	East 0.0

Boring B-1

Sheet 1 of 6

Job Number	60402509
Total Depth Drilled (ft)	120.5
Approximate Ground Surface Elevation (ft)	245.0

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
245	0							CONCRETE (6")							
							SM	**ALLUVIUM** SILTY SAND with GRAVEL (SM) dense, brown, moist, fine- to medium- grained sand, little subangular fine to coarse gravel, up to 2", consist of granitic clasts							
	2														
	4														
240			1	34	11 16 18				11						
	6														
	8														
235	10		2	41	16 20 21			- dark yellowish-brown, consist of granitic and volcanic clasts	5	127					
	12														
	14														
230			3	100+	27 50/5"										
	16														
	18														
225	20						SP-SM	Poorly-graded SAND with SILT (SP-SM) very dense, brown, moist, fine- to coarse- grained							

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This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT
1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

FIGURE A-2

Report: DMG4-2015; Project File: L:\NEVILLE\PROJECT\1111 S HILL STREET\BORING LOGS\1111 S HILL STREET A2 A2' ONLY.GPJ; Data Template:URS HSA LOGS 2010.GDT Printed: 7/31/15

1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-1

Sheet 2 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	SAMPLES Blows per foot	SAMPLES Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
225	20		4	100+	50/5"			sand, some subangular fine to coarse gravel, up to 2.5", consist of granitic clasts	7						
	22														
							GP	Poorly-graded GRAVEL (GP) very dense, yellowish-brown, little subangular to angular fine to coarse gravel, up to1", trace clay							
	24														
220			5	100+	28 50/5"				9						
	26														
	28						SM	SILTY SAND (SM) very dense, yellowish-brown, moist, fine- to medium-grained sand, few angular fine gravel, up to 0.5", consist of granitic clasts, trace clay							
215	30		6	100+	30 50/4"				13	113					
	32														
	34														
210			7	100+	39 47 50/5"			-trace subrounded fine gravel up to 0.75"	15						SA (13)
	36														
	38						CL	Lean CLAY with SAND (CL) stiff, yellowish-brown, moist, medium plasticity, fine-grained sand, trace rounded fine gravel, up to 0.5 inch							
205	40		8	100+	18 50/5"				18	107					PP (2.75 tsf), DSCD, CON
	42														
	44						SM	SILTY SAND (SM) very dense, yellowish-brown, moist, fine-grained sand							
200															

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-2

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1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-1

Sheet 3 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
200	46		9	45	18 20 25				18						
	48						SP-SM	Poorly-graded SAND with SILT (SP-SM) dense, yellowish-brown, moist, fine- to medium-grained sand, trace subangular fine gravel, up to 0.5", consist of granitic clasts.							
195	50		10	100+	34 50/4"		SP	Poorly-graded SAND (SP) very dense, yellowish-brown, moist, fine- to medium-grained sand, trace subournded fine gravel, up to 0.5", consist of granitic clasts	18	108	11				
	52														
	54						SM	SILTY SAND (SM) very dense, dark yellowish-brown, moist, fine- to medium-grained, trace subrounded fine to coarse gravel, up to 1", consist of granitic clasts.							
190	56		11	100+	26 50/5"				16		19				
	58														
185	60		12	100+	50/5"			-yellowish-brown, trace no gravel	13	94					DSCD
	62														
	64							-light olive brown, moist, fine-grained sand, trace subangular coarse gravel, up to 1.5", consist of granitic clasts							
180	66		13	100+	50/4"				12		19				
	68														
175	70														

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LOG OF BORING

FIGURE A-2

MIXED-USE DEVELOPMENT PROJECT

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1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-1

Sheet 4 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	SAMPLES Blows per foot	SAMPLES Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
175	70		14	100+	50/3"			-light yellowish-brown	14						
	72														
	74														
170			15	100+	50/6"			-fine- to medium- grained sand, trace angular fine gravel, up to 0.25", consist of granitic clasts	11						
	76														
	78						SP	Poorly-graded SAND (SP) very dense, light olive brown, moist, fine- to coarse-grained sand, little subangular fine to coarse gravel, up to 2.5", consist of granitic clasts							
165	80		16	100+	50/3"				11						
	82														
	84						SM	SILTY SAND (SM) very dense, light browinish-gray, fine- to medium-grained sand, little subangular fine gravel, up to 0.5", consist of granitic clasts							
160			17	100+	50/5.5"				9		14				
	86														
	88														
155	90		18	100+	50/4.5"			-light yellowish-brown, medium-grained sand, trace no gravel	13	103					
	92														
	94														
150															

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LOG OF BORING

FIGURE A-2

MIXED-USE DEVELOPMENT PROJECT

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1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-1
Sheet 5 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
150	96		19	100+	26 38 50/5"		ML	SANDY SILT (ML) very dense, light olive brown, moist, medium to high plasticity.	30						
	98						SP	Poorly-graded SAND (SP) very dense, light olive brown, moist, fine- to coarse-grained sand, little subangular fine to coarse gravel, up to 2.5", consist of granitic clasts							
145	100		20	100+	50/5.5"		CL	Lean CLAY with SAND (CL) hard, light olive brown, moist, medium to high plasticity, fine- to medium- grained sand	30	97					PP (>4.5 tsf)
	102														
	104														
140	106		21	85	27 35 50				22			36	19		LL & PI
	108														
135	110		22	100+	37 50/5"				31	87					PP (>4.5 tsf)
	112														
	114						SP	Poorly-graded SAND (SP) very dense, light olive brown, moist, fine- to medium-grained sand							
130	116		23	100+	50/5"				14						
	118														
125	120														

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-2

1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-1
Sheet 6 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
125	120		24	100+	50/3"				12						
								Bottom of boring at 120.5 feet below ground surface. Groundwater was not encountered during drilling. Boring backfilled on 05/17/2015 with pressurized cement bentonite grout.							
	122														
	124														
120															
	126														
	128														
115	130														
	132														
	134														
110															
	136														
	138														
105	140														
	142														
	144														
100															

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LOG OF BORING
MIXED-USE DEVELOPMENT PROJECT

FIGURE A-2

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Date(s) Drilled	05/16/15	Logged By	R.Tharmendira
Drilling Method	HOLLOW STEM AUGER	Drill Bit Size	6-inch
Drill Rig Type	CME-75	Hammer Data	140-LBS/30-INCH
Sampling Method(s)	MODIFIED CALIFORNIA; SPT		
Approximate Groundwater Depth and Date Measured	NO GROUNDWATER ENCOUNTERED		
Coordinate System		Location (ft and/or °)	East 0.0

Boring B-2

Sheet 1 of 4

Job Number	60402509
Total Depth Drilled (ft)	91.0
Approximate Ground Surface Elevation (ft)	245.0

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
245	0	BK-1						CONCRETE (6")							
							SM	**ALLUVIUM** SILTY SAND (SM) medium dense, olive brown, moist, fine- to medium-grained sand, trace subangular fine gravel							
	2														
	4														
240			1	14	6 7 7				6						
	6														
	8						CL	Lean CLAY with SAND (CL) stiff, yellowish-brown, moist, medium plasticity, fine-to medium- grained sand, little subangular fine gravel							
235	10		2	35	13 16 19				8	117		34	20		PP (>4.5 tsf), LL&PI, DSCD
	12						SM	SILTY SAND (SM) medium dense, light gray, moist, fine- to medium-grained sand, little subangular fine gravel							
	14														
230			3	24	15 13 11				6						
	16														
	18														
225	20														

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This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT
1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

FIGURE A-3

Report: DMG4-2015; Project File: L:\NEVILLE\PROJECT\1111 S HILL STREET\BORING LOGS\1111 S HILL STREET A2 A2' ONLY.GPJ; Data Template:URS HSA LOGS 2010.GDT Printed: 7/31/15

1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-2
Sheet 2 of 4

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
225	20		4	100+	48 50/3"			-very dense, yellowish-brown	4	120					
	22														
	24														
220	25		5	100+	29 50/4"			-with fine gravel	4						
	26	BK-2													
	28														
215	30		6	100+	50/2"			-light brown, fine- to coarse- grained sand, some subangular fine to coarse gravel, up to2", consist of granitic clasts	3	113					
	32														
	34														
210	35		7	100+	50/3"			-brown, fine- to medium- grained sand, some subangular fine gravel, consist of granitic clasts	4						
	36														
	38						CL	Lean CLAY with SAND (CL) hard, dark yellowish-brown, moist, medium plasticity, fine-grained sand							
205	40		8	63	13 23 40				24	101					
	42						ML	SILT with SAND (ML) medium dense, yellowish- brown, moist, fine- grained sand, fines with low plasticity.							
	44														
200															

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-3

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	SAMPLES Blows per foot	SAMPLES Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
200	46		9	25	5 10 15				20						
	48						CH	Fat CLAY with SAND (CH) very stiff, dark yellowish-brown, moist, medium plasticity, fine-grained sand							
195	50		10	50	12 21 29				25	100		57	36		PP (3.5 tsf), LL&PI
	52		BK-3												
	54						ML	SANDY SILT (ML) very dense, yellowish- brown, moist, fine- grained sand, fines with low plasticity.							
190	56		11	46	9 17 29				18						
	58						SP-SM	Poorly-graded SAND with SILT and GRAVEL (SP-SM) very dense, yellowish- brown, moist, fine- to medium-grained sand, some subangular fine gravel, consist of granitic clasts							
185	60		12	100+	27 50/5"				5	109	7				DSCD
	62														
	64														
180	66		13	100+	50/4"				3						
	68														
175	70														

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-3

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1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-2
Sheet 4 of 4

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
175	70		14	100+	31 50/2"				4	113					
	72														
	74														
170	76		15	100+	13 32 50/2"			-fine- to medium- grained sand, trace no gravel	3						
	78														
165	80		16	100+	50/3"			-medium- to coarse- grained sand, some subangular fine gravel, consist of granitic clasts	3	120					
	82						SM	SILTY SAND (SM) very dense, light brown, moist, fine- grained sand							
	84														
160	86		17	61	14 32 29				14		45	28	6		LL&PI
	88						SP	Poorly-graded SAND (SP) very dense, light brown, moist, fine- to medium-grained sand, trace subangular fine gravel, consist of granitic clasts							
155	90		18	100+	44 50/4"				3	107					
	92							Bottom of boring at 91 feet below ground surface. Groundwater was not encountered during drilling. Boring backfilled on 05/17/2015 with pressurized cement bentonite grout.							
	94														
150															

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-3

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Date(s) Drilled	05/16/15	Logged By	R.Tharmendira
Drilling Method	HOLLOW STEM AUGER	Drill Bit Size	6-inch
Drill Rig Type	CME-75	Hammer Data	140-LBS/30-INCH
Sampling Method(s)	MODIFIED CALIFORNIA; SPT		
Approximate Groundwater Depth and Date Measured	NO GROUNDWATER ENCOUNTERED		
Coordinate System		Location (ft and/or °)	East 0.0

Boring B-3

Sheet 1 of 6

Job Number	60402509
Total Depth Drilled (ft)	120.5
Approximate Ground Surface Elevation (ft)	245.0

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
245	0		BK-1					CONCRETE (6")							
							SC	**ALLUVIUM** CLAYEY SAND (SC) medium dense,dark brown, moist, medium- to coarse- grained sand, trace subangular fine gravel, consist of granitic clasts							CORR
	2														
	4														
240			1	27	10 12 15				10	124					
	6														
	8						SM	SILTY SAND (SM) dense, olive brown, moist, fine- to medium- grained sand, little subangular fine gravel							
235	10		2	48	16 22 26				6						
	12														
	14														
230			3	55	20 23 32			-medium- to coarse- grained sand, trace no gravel.	7	128					
	16														
	18														
225	20														

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This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT
1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

FIGURE A-4

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1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-3
Sheet 2 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	SAMPLES Blows per foot	SAMPLES Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
225	20		4	45	7 22 23			-yellowish-brown, fine- to medium- grained sand, moist	9						
	22						CL	Lean CLAY with SAND (CL) very stiff, yellowish- brown, moist, fine- grained sand, fines with low plasticity.							
	24														
220			5	30	15 14 16				20	105		33	16		LL&PI, DSCD
	26														
			BK-2												
	28						SP-SM	Poorly-graded SAND with SILT (SP-SM) very dense, yellowish- brown, moist, fine- to coarse-grained sand, few subangular fine gravel, consist of granitic clasts							
215	30		6	77	11 31 46				6						
	32						SW	Well graded SAND (SW) very dense, yellowish- brown, moist, fine- to coarse-grained sand, some subangular fine gravel, consist of granitic clasts							
	34														
210			7	100+	25 50/5"				6	117					
	36														
	38						SP	Poorly-graded SAND (SP) very dense, light brown, moist, fine- to medium-grained sand, little angular fine gravel, up to 0.5", consist of granitic clasts, trace clay							
205	40		8	66	25 26 40				8						
	42						CL	Lean CLAY with SAND (CL) stiff, yellowish-brown, moist, low to medium plasticity, fine-grained sand							
	44														
200															

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LOG OF BORING

FIGURE A-4

MIXED-USE DEVELOPMENT PROJECT

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1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-3
Sheet 3 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
200	46		9	100+	11 25 50/6"				17	115					PP (>4.5 tsf), CON
	48														
195	50		10	24	6 10 14				19						PP (2 tsf)
	52						ML	SANDY SILT (ML) dense, yellowish- brown, moist, fine-grained sand, fines with low plasticity.							
	54														
190	56		11	66	14 34 32				20	107					
			BK-3												
	58						SM	SILTY SAND (SM) dense, yellowish- brown, moist, fine-grained sand							
185	60		12	45	14 22 23				15						
	62						SP	Poorly-graded SAND (SP) very dense, light brown, moist, fine- to medium-grained sand							
	64														
180	66		13	100+	25 50/5"				3	93	4				DSCD
	68						SP-SM	Poorly-graded SAND with SILT and GRAVEL (SP-SM) very dense, yellowish- brown, moist, fine- to medium-grained sand, trace subangular fine gravel, consist of granitic clasts							
175	70														

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-4

1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-3
Sheet 4 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
175	70		14	78	24 39 39				2						
	72														
	74														
170	76		15	100+	50/4"				3	124	7				
	78						SM	SILTY SAND (SM) very dense, light brown, moist, fine- to medium-grained sand, trace subangular fine gravel, consist of granitic clasts							
165	80		16	100+	50/1"										
	82														
	84						CL	Lean CLAY with SAND (CL) hard, yellowish-brown, moist, low to medium plasticity, fine-grained sand							
160	86		17	71	8 29 42				37						
	88						SP-SM	Poorly-graded SAND with SILT (SP-SM) very dense, yellowish- brown, moist, fine- to coarse-grained sand							
155	90		18	100+	34 50/6"				3	103					
	92														
	94														
150															

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LOG OF BORING
MIXED-USE DEVELOPMENT PROJECT

FIGURE A-4

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1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-3
Sheet 5 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
150	96		19	100+	50/5"				4		12				
	98						SM	SILTY SAND (SM) very dense, light brown, moist, fine- to medium-grained sand							
145	100		20	100+	24 50/4"				5	108					
	102														
	104						SP	Poorly-graded SAND (SP) very dense, light brown, moist, fine- to coarse-grained sand, trace subangular fine gravel, consist of granitic clasts							
140	106		21	100+	25 41 50/2"				4						
	108														
135	110		22	100+	42 50/4"			-trace no gravel	6	101					
	112														
	114						CL	Lean CLAY with SAND (CL) hard, olive-brown, moist, low to medium plasticity, fine-grained sand							
130	116		23	35	7 11 24				10						
	118						SM	SILTY SAND (SM) very dense, dark grayish-brown, moist, fine- to medium- grained sand							
125	120														

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LOG OF BORING

FIGURE A-4

MIXED-USE DEVELOPMENT PROJECT

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1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-3

Sheet 6 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
125	120		24	100+	50/5"				7	99					
								Bottom of boring at 120.5 feet below ground surface. Groundwater was not encountered during drilling. Boring backfilled on 05/17/2015 with pressurized cement bentonite grout.							
	122														
	124														
120															
	126														
	128														
115	130														
	132														
	134														
110															
	136														
	138														
105	140														
	142														
	144														
100															

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-4

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Date(s) Drilled	05/17/15	Logged By	K. White
Drilling Method	Mud Rotary	Drill Bit Size	4.875-inch
Drill Rig Type	Mayhew .2000	Hammer Data	140-LBS/30-INCH
Sampling Method(s)	MODIFIED CALIFORNIA; SPT		
Approximate Groundwater Depth and Date Measured	NO GROUNDWATER ENCOUNTERED		
Coordinate System		Location (ft and/or °)	East 0.0

Boring B-4

Sheet 1 of 6

Job Number	60402509
Total Depth Drilled (ft)	120.5
Approximate Ground Surface Elevation (ft)	244.5

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
	0							CONCRETE (6")							
							SC	**ALLUVIUM** CLAYEY SAND (SC) medium dense, dark yellowish-brown, moist, fine-grained sand, trace subangular fine gravel, consist of granitic clasts							
240	4														
	6		1	33	9 15 18				17	111					
	8														
235	10		2	64	7 19 45		SP	Poorly-graded SAND (SP) very dense, light gray, moist, medium- to coarse-grained sand, some subangular fine gravel, consist of granitic clasts	8						
	12														
230	14														
	16		3	77	18 32 45				9	125					
	18														
225	20						SM	SILTY SAND (SM) very dense, yellowish- brown, moist, fine- to							

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT
1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

FIGURE A-5

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1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-4
Sheet 2 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	SAMPLES Blows per foot	SAMPLES Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
	20		4	89	22 37 52			medium-grained sand, trace subangular fine to coarse gravel, up to 1", consist of granitic clasts	10						
	22														
	24						SP	Poorly-graded SAND (SP) dense, light brown, moist, fine- to medium- grained sand, some subangular fine gravel, consist of granitic clasts							
220	26		5	52	22 52				17	111					
	28														
	30		6	100+	22 45 50/3"		SM	SILTY SAND (SM) very dense, light yellowish- brown, moist, fine- to medium-grained sand, trace subangular fine to coarse gravel, up to 1", consist of granitic clasts	16						
215	32														
	34						SP	Poorly-graded SAND (SP) very dense, light yellowish- brown, moist, fine- to medium-grained sand, trace subangular fine to coarse gravel, up to 1", consist of granitic clasts							
210	36		7	100+	60/6"				17						DSCD
	38														
	40		8	32	23 20 12		CH	Fat CLAY with SAND (CH) hard, yellowish-brown, moist, low to medium plasticity, fine-grained sand	30			54	34		LL&PI
205	42						ML	SANDY SILT (ML) very dense, olive- brown, moist, fine-grained sand, fines with low plasticity.							
	44														
200															

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LOG OF BORING

FIGURE A-5

MIXED-USE DEVELOPMENT PROJECT

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1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-4

Sheet 3 of 6

Elevation (ft)	Depth (ft)	Sample Type	Sample Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
	46		9	88	20 39 49				18	113					
	48														
195	50		10	26	8 12 14		CL	Lean CLAY with SAND (CL) hard, dark yellowish-brown, moist, medium plasticity, fine-grained sand, trace subangular fine gravel	21						CORR
	52														
190	54														
	56		11	46	12 20 26			-very stiff	29	91					CON
	58						ML	SANDY SILT (ML) medium dense, dark yellowish-brown, moist, fine-grained sand, fines with medium plasticity.							
185	60		12	82	16 30 52			- very dense, dark brown, fine- to medium- grained sand	26						
	62														
	64														
180	66		13	100+	50/6"			- very dense, light yellowish- brown, moist, medium- to coarse- grained sand, trace subangular fine gravel							
	68														
175	70														

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-5

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1111 S Hill Street, Los Anheles, California

FOR: South Hill Holdings, LLC

Boring B-4

Sheet 4 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
	70		14	100+	60/6"		SM	SILTY SAND (SM) very dense, light brown, moist, medium- to coarse-grained sand, some subangular fine gravel, consist of granitic clasts	20		14				
	72														
	74						ML	SANDY SILT (ML) very dense, dark brown, moist, fine to coarse- grained sand, fines with medium plasticity, trace subangular fine gravel							
170	76		15	100+	30 50/5"				19	104					
	78						SP-SM	Poorly-graded SAND with SILT (SP-SM) very dense, yellowish brown, moist, medium- to coarse- grained sand, trace subangular fine gravel, consist of granitic clasts							
165	80		16	100+	53/6"				14		11				
	82														
	84														
160	86		17	100+	50/3"						19				
	88						ML	SANDY SILT (ML) very dense, light yellowish- brown, moist, medium to coarse- grained sand, fines with low to medium plasticity							
155	90		18	100+	26 38 50/5"				31						
	92														
	94						SM	SILTY SAND (SM) very dense, light yellowish- brown, moist, medium-grained sand, trace subangular fine gravel, consist of granitic clasts							
150															

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MIXED-USE DEVELOPMENT PROJECT

FIGURE A-5

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1111 S Hill Street, Los Anheles, California
FOR: South Hill Holdings, LLC

Boring B-4
Sheet 5 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
	96		19	100+	50/3"				20						
	98														
145	100		20	100+	50/5"				19						
	102														
	104						SP	Poorly-graded SAND (SP) very dense, yellowish brown, moist, medium- to coarse- grained sand, trace subangular fine gravel, consist of granitic clasts							
140	106		21	100+	50/4"				14						
	108														
	110		22	72	38 28 44		SM	SILTY SAND (SM) very dense, light yellowish- brown, moist, fine- to medium- grained sand, trace subangular fine gravel, consist of granitic clasts	37						
135	112														
	114						SP	Poorly-graded SAND (SP) very dense, light gray, moist, medium- to coarse-grained sand, trace subangular fine gravel, consist of granitic clasts							
130	116		23	100+	50/3"				21						
	118														
125	120														

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LOG OF BORING

MIXED-USE DEVELOPMENT PROJECT

FIGURE A-5

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FOR: South Hill Holdings, LLC

Boring B-4
Sheet 6 of 6

Elevation (ft)	Depth (ft)	SAMPLES Type	SAMPLES Number	Blows per foot	Blows per 6 inches	Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	% Passing No. 200 Sieve	Liquid Limit (%)	Plasticity Index (%)	PID Reading (ppm)	OTHER TESTS AND REMARKS
120	120	24		100+	50/5.5"				13						
								Bottom of boring at 120.5 feet below ground surface. Groundwater was not encountered during drilling. Boring backfilled on 05/17/2015 with pressurized cement bentonite grout..							
	122														
	124														
120	126														
	128														
115	130														
	132														
	134														
110	136														
	138														
105	140														
	142														
	144														
100															

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LOG OF BORING
MIXED-USE DEVELOPMENT PROJECT

FIGURE A-5

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Boring/Excavation Infiltration Testing Field Log

Date 5/17/2015

Project Location	1111 S. Hill Street	**Boring/Test Number**	B-2		
Earth Description	SAND to SAND with Silt (SP/SP-SM)	**Diameter of Boring (in)**	6	**Diameter of Casing**	2
Tested by	A. D. Camacho/F. Velez	**Depth of Boring (ft)**	90		
Liquid Description	Clean Water	**Depth to Invert of BMP (ft)**	N/A		
Measurement Method	Water Level Meter	**Depth to Initial Water Depth (d1) (in)**	360		
		Depth to Water Table (ft)	N/A		

Time Interval Standard			
Start Time for Pre-Soak	6:45	**Water Remaining In Boring (Y/N)**	No
Start Time for Standard	10:45	**Standard Time Interval Between Readings**	10-min

Note: Perc test well: 0-55 ft: solid 2-inch pipe; Test Zone 55- to 85- ft bgs: slotted 2-inch pipe.
Bentonite chips: 50-55 ft, 85-90 ft. Gravel pack in perforated region.

Reading Number	Time Start / End (hh:mm)	Elasped Time Δtime (mins)	Water Drop During Standard Time Interval Δd (inches)	Percolation Rate for Reading (in/hr)	Soil Description/Notes/Comments
1	11:17 11:27	10	116.73	700.38	
2	11:30 11:40	10	116.72	700.32	
3	11:43 11:53	10	116.72	700.32	
4	11:57 12:07	10	116.68	700.08	
5	12:10 12:20	10	116.68	700.08	
6	12:23 12:33	10	116.66	699.96	
7	12:36 12:46	10	116.64	699.84	
8	12:49 12:59	10	116.64	699.84	

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$$Infiltration\ Rate = \frac{Preadjusted\ Percolation\ Rate}{R_f}$$

$$R_f = \left(\frac{2d_1 - \Delta d}{DIA}\right) + 1$$

R_f = 101.560
I.R. = 6.891 in/hr

d_1 = Initial water depth (in.)
Δd = Water drop of final
DIA = Diameter of boring (in.)

Boring/Excavation Infiltration Testing Field Log

Date 5/17/2015

Project Location	1111 S. Hill Street	**Boring/Test Number**	B-3		
Earth Description	SAND to SAND with Silt (SP/SP-SM)	**Diameter of Boring (in)**	6	**Diameter of Casing**	2
Tested by	A. D. Camacho/F. Velez	**Depth of Boring (ft)**	120		
Liquid Description	Clean Water	**Depth to Invert of BMP (ft)**	N/A		
Measurement Method	Water Level Meter	**Depth to Initial Water Depth (d1) (in)**	360		
		Depth to Water Table (ft)	N/A		

Time Interval Standard			
Start Time for Pre-Soak	7:30	**Water Remaining In Boring (Y/N)**	No
Start Time for Standard	11:30	**Standard Time Interval Between Readings**	10-min

Note: Perc test well: 0-35 ft: solid 2-inch pipe; Test Zone 35- to 55- ft bgs (slotted 2-inch pipe). Bentonite chips: 30-35 ft and 55-58 ft. Gravel pack in perforated region.

Reading Number	Time Start / End (hh:mm)	Elasped Time Δtime (mins)	Water Drop During Standard Time Interval Δd (inches)	Percolation Rate for Reading (in/hr)	Soil Description/Notes/Comments
1	13:09 13:19	10	93.85	563.10	
2	13:22 13:32	10	93.80	562.80	
3	13:35 13:45	10	93.75	562.50	
4	13:48 13:58	10	93.72	562.32	
5	14:01 14:11	10	93.63	561.78	
6	14:15 14:25	10	93.63	561.78	
7	14:28 14:38	10	93.61	561.66	
8	14:42 14:52	10	93.60	561.60	

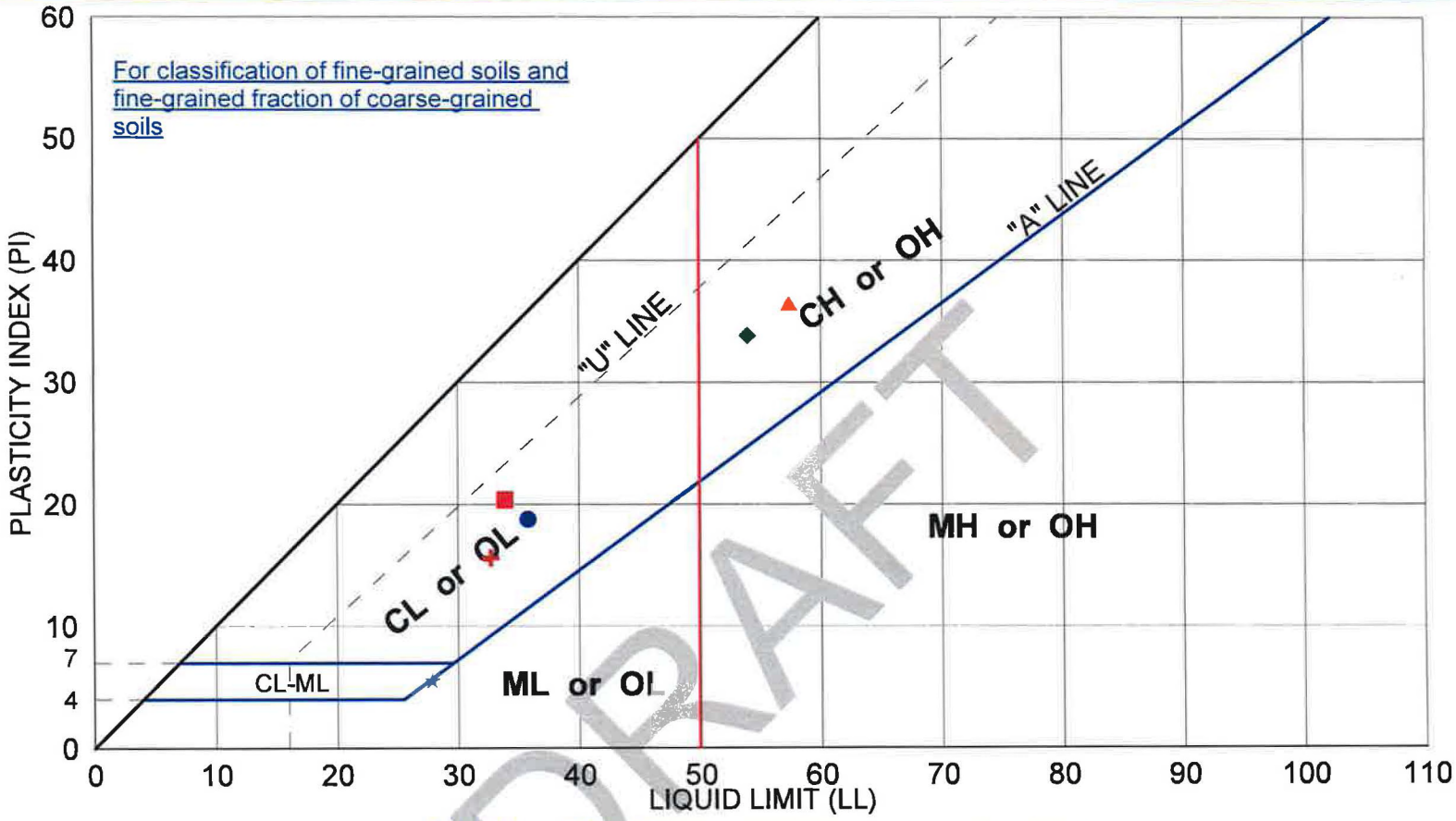
$$Infiltration\ Rate = \frac{Preadjusted\ Percolation\ Rate}{R_f}$$

$$R_f = \left(\frac{2d_1 - \Delta d}{DIA}\right) + 1$$

R_f = 105.400
I.R. = 5.328 in/hr

d_1 = Initial water depth (in.)
Δd = Water drop of final
DIA = Diameter of boring (in.)

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SYMBOL	BORING NO.	DEPTH (ft.)	LL	PI	USCS
●	B-1	105	36	19	CL
■	B-2	10	34	20	CL
▲	B-2	50	57	36	CH
★	B-2	85	28	6	ML(1)
+	B-3	25	33	16	CL
◆	B-4	40	54	34	CH

ATTERBERG LIMITS
(ASTM D4318)

Mixed-Use Development Project

1111 South Hill Street, Los Angeles, CA

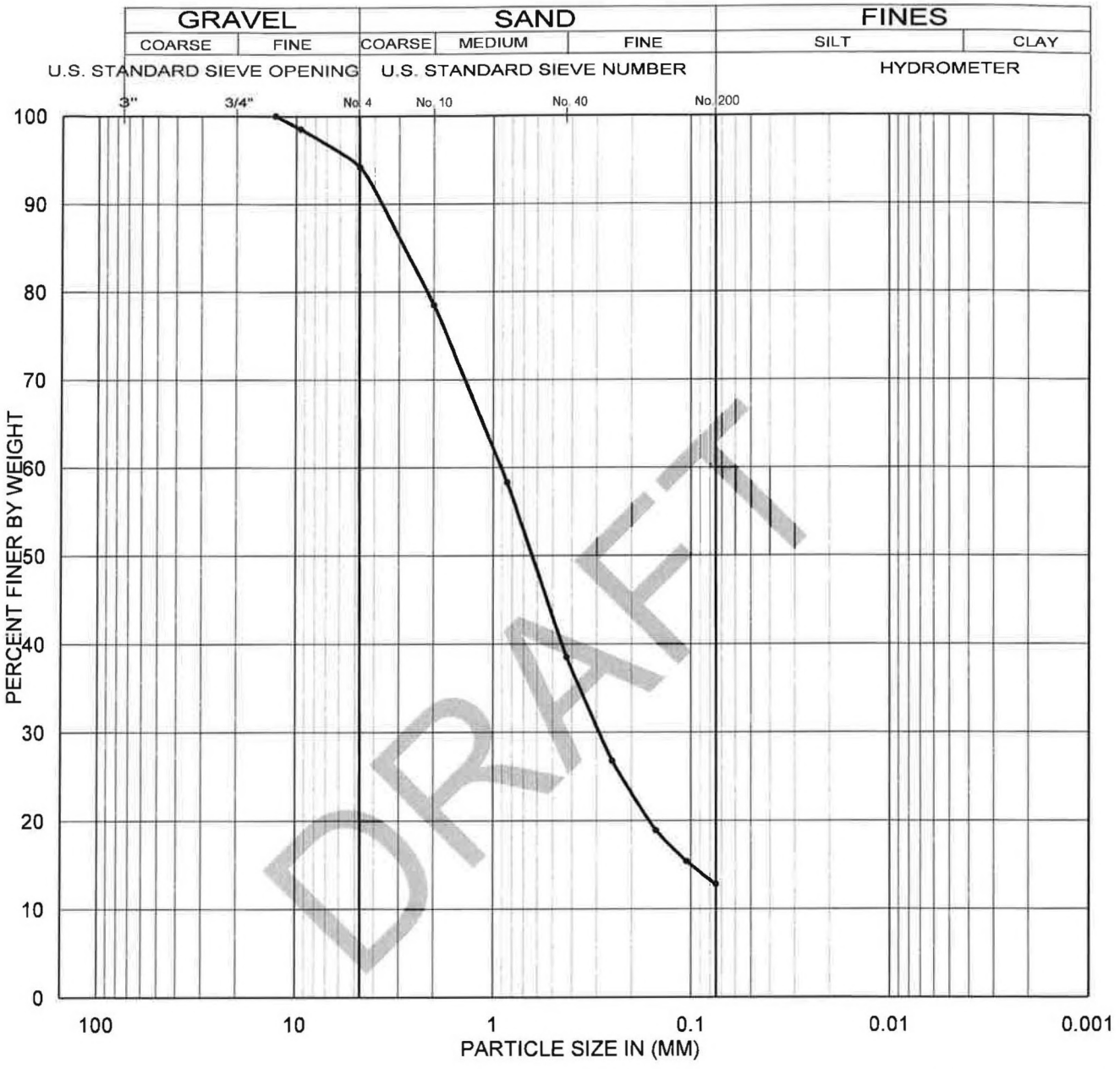
FOR: South Hill Holdings, LLC

Note: (1) Since the fine content is less than 50%, the sample is classified as SM.

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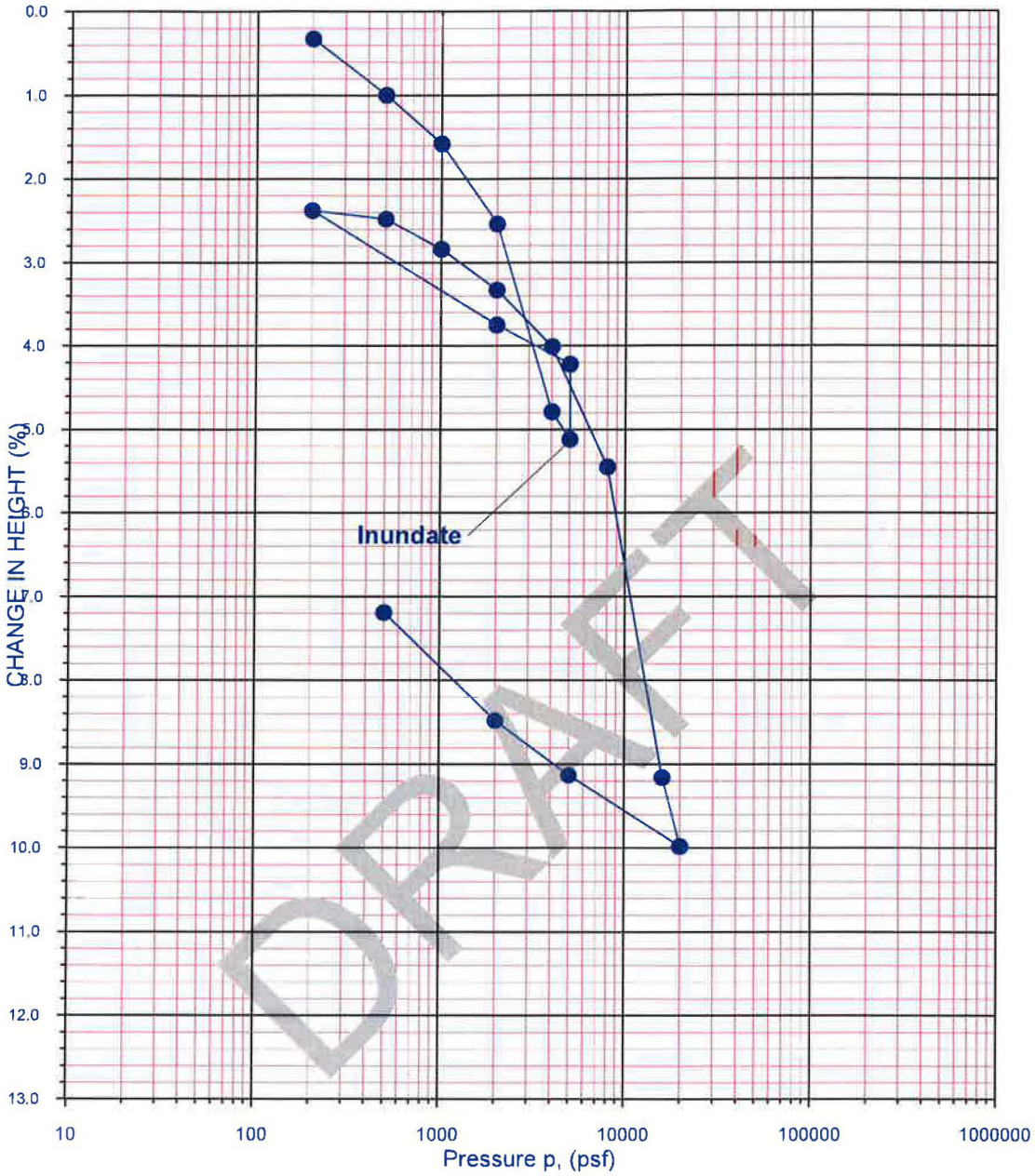
Symbol	Boring No.	Sample No.	Depth (ft.)	GR:SA:FINES (%)	Sample Description (USCS Symbol)
•	B-1	6	35	6:81:13	Silty SAND (SM)

PARTICLE-SIZE DISTRIBUTION CURVE
(ASTM D-422)

MIXED-USE DEVELOPMENT PROJECT

1111 SOUTH HILL STREET
LOS ANGELES, CALIFORNIA
FOR: EFFECTIVE CONSULTING INC.

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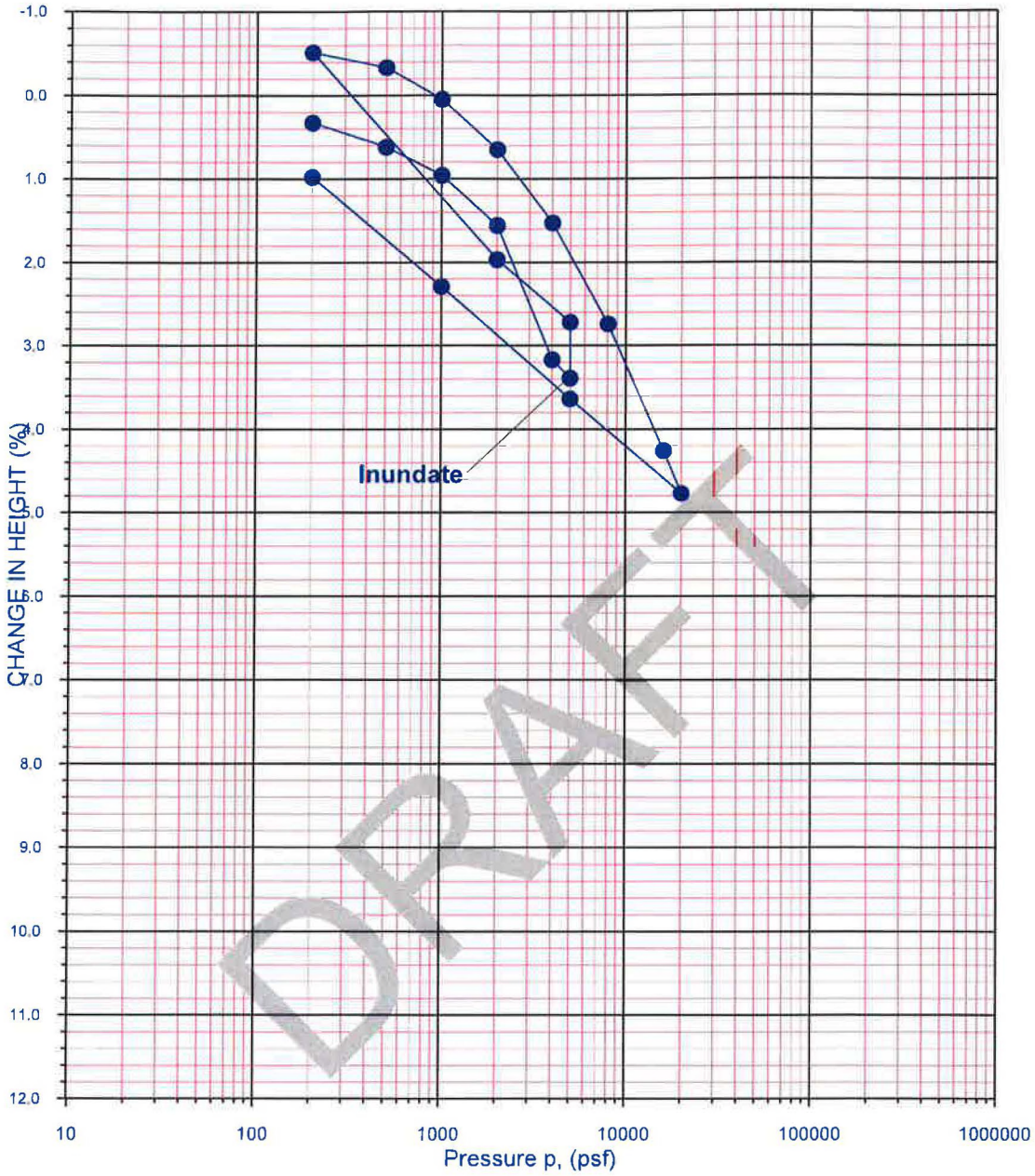
BORING NO.	SAMPLE NO.	DEPTH (ft.)	MOISTURE CONTENT (%) Initial / Final	DRY DENSITY (pcf) Initial / Final	DEGREE OF SATURATION (%) Initial / Final
B-1	7	40	18 / 23	104 / 106	77 / 100

Sample Description: Lean CLAY (CL)

ONE-DIMENSIONAL CONSOLIDATION
(ASTM D2435)

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR: South Hill Holdings, LLC

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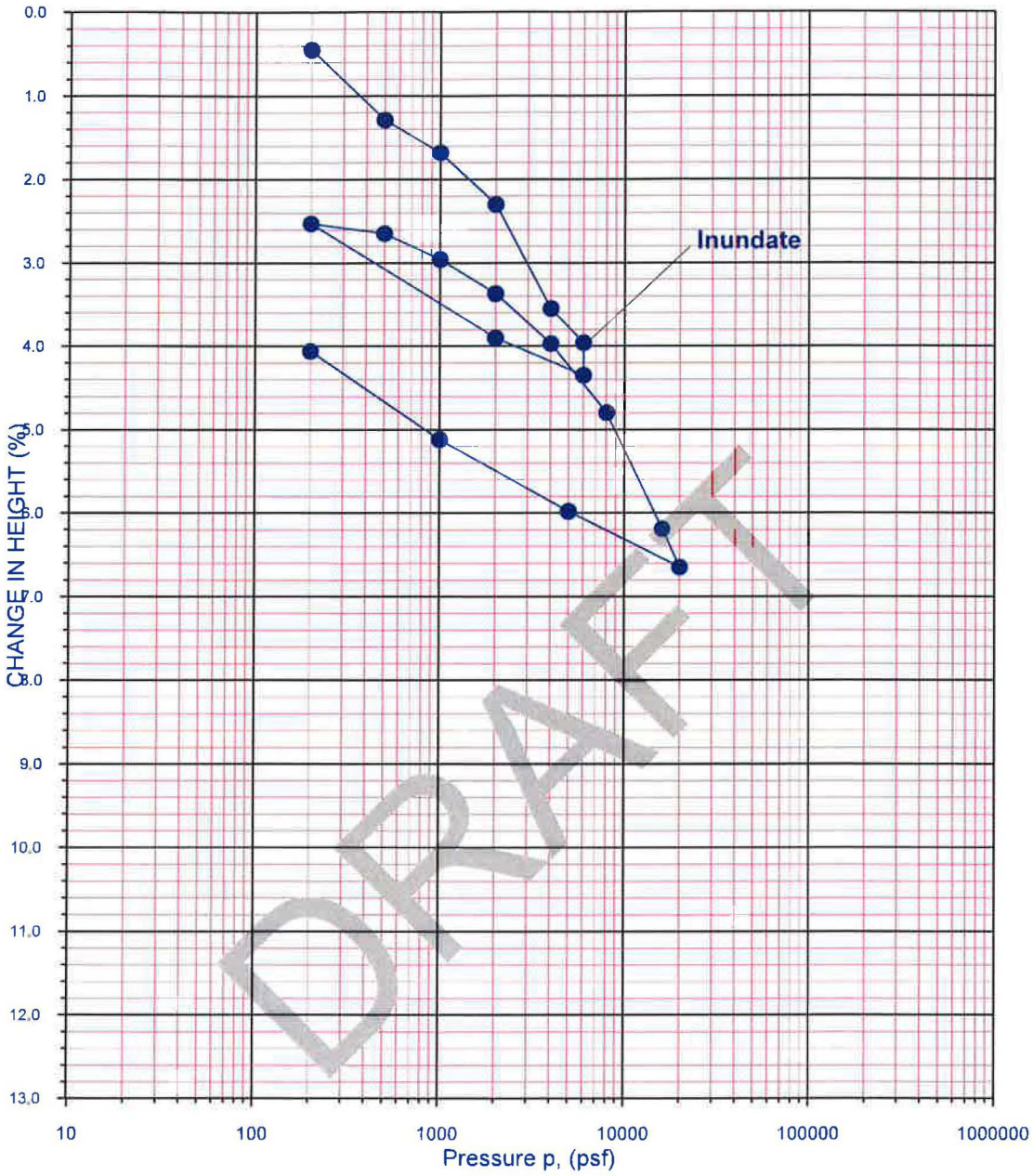
BORING NO.	SAMPLE NO.	DEPTH (ft.)	MOISTURE CONTENT (%) Initial / Final	DRY DENSITY (pcf) Initial / Final	DEGREE OF SATURATION (%) Initial / Final
B-2	8	40	24 / 26	100 / 101	93 / 100

Sample Description: Lean CLAY (CL)

ONE-DIMENSIONAL CONSOLIDATION
(ASTM D2435)

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR: South Hill Holdings, LLC

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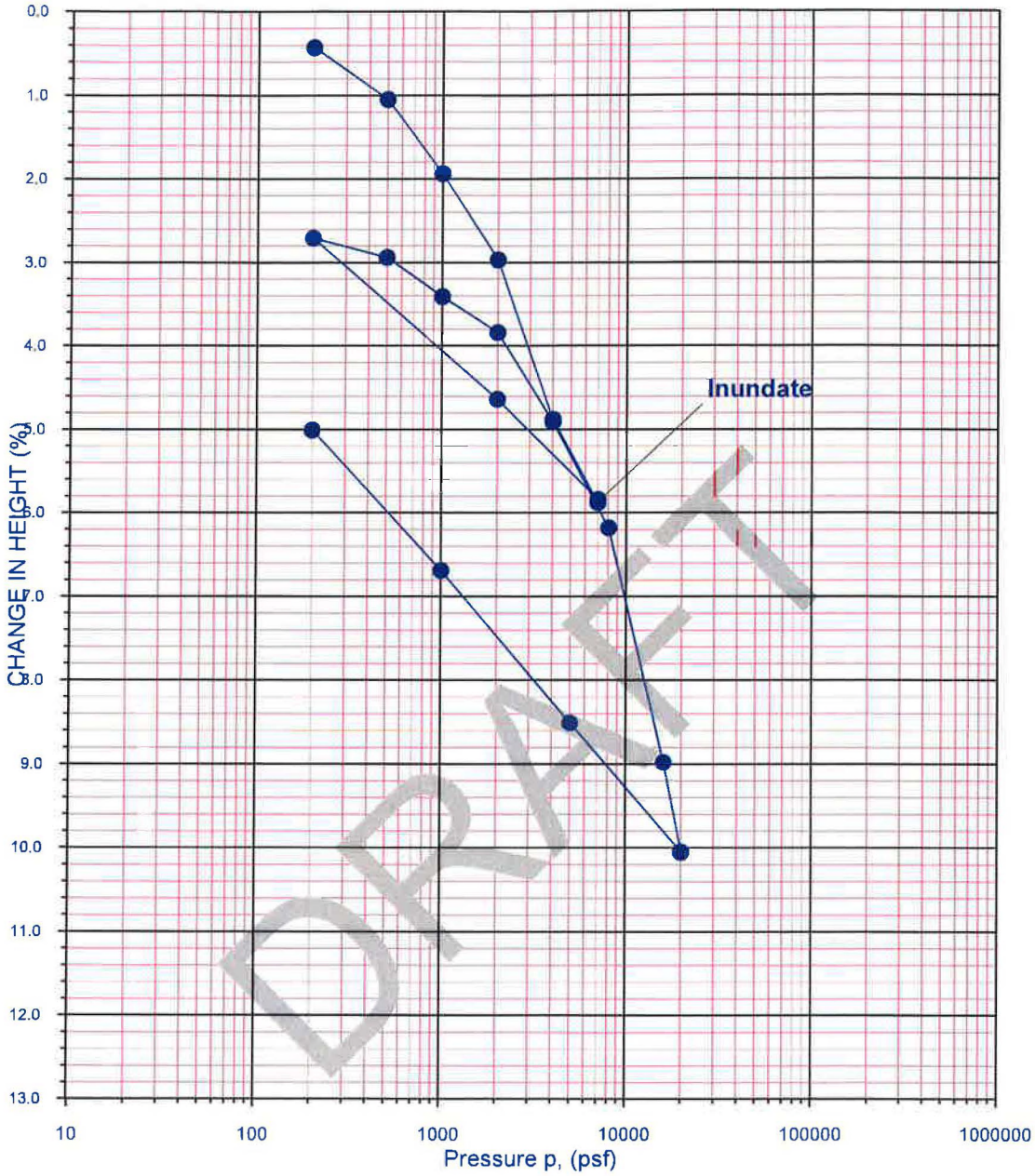
BORING NO.	SAMPLE NO.	DEPTH (ft.)	MOISTURE CONTENT (%) Initial / Final	DRY DENSITY (pcf) Initial / Final	DEGREE OF SATURATION (%) Initial / Final
B-3	9	45	17 / 17	112 / 118	88 / 100

Sample Description: Sandy Lean CLAY (CL)

ONE-DIMENSIONAL CONSOLIDATION
(ASTM D2435)

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
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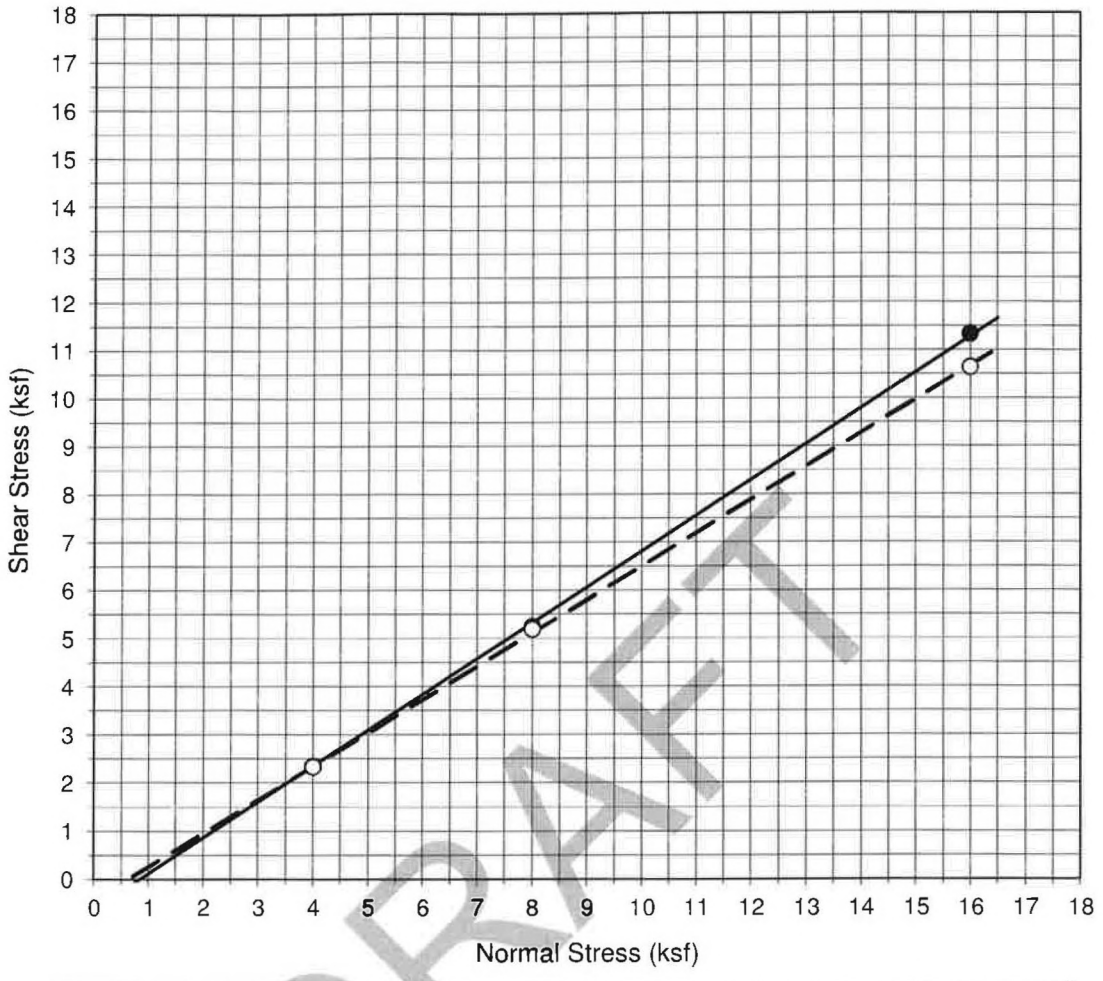
BORING NO.	SAMPLE NO.	DEPTH (ft.)	MOISTURE CONTENT (%) Initial / Final	DRY DENSITY (pcf) Initial / Final	DEGREE OF SATURATION (%) Initial / Final
B-4	11	55	29 / 36	88 / 88	86 / 100

Sample Description: Lean CLAY (CL)

ONE-DIMENSIONAL CONSOLIDATION
(ASTM D2435)

Mixed-Use Development Project
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FOR: South Hill Holdings, LLC

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SAMPLE	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (ksf)	PEAK STRESS (ksf)	ULTIMATE STRESS (ksf)
B-1	11	60	0.005	4.000	2.352	2.340
				8.000	5.244	5.196
				16.000	11.339	10.631

Sample Description: Silty SAND (SM)
Sample Type: Undisturbed

Test Condition: Saturated
Initial Dry Density: 104 pcf

Moisture Content: (before) 13% (after) 23 %

INTERPRETED STRENGTH DATA	PEAK	ULTIMATE
COHESION (psf)	0	0
FRICTION ANGLE (deg)	37 °	35 °

DIRECT SHEAR TEST RESULTS

CONSOLIDATED DRAINED

ASTM D 3080

Mixed-Use Development Project

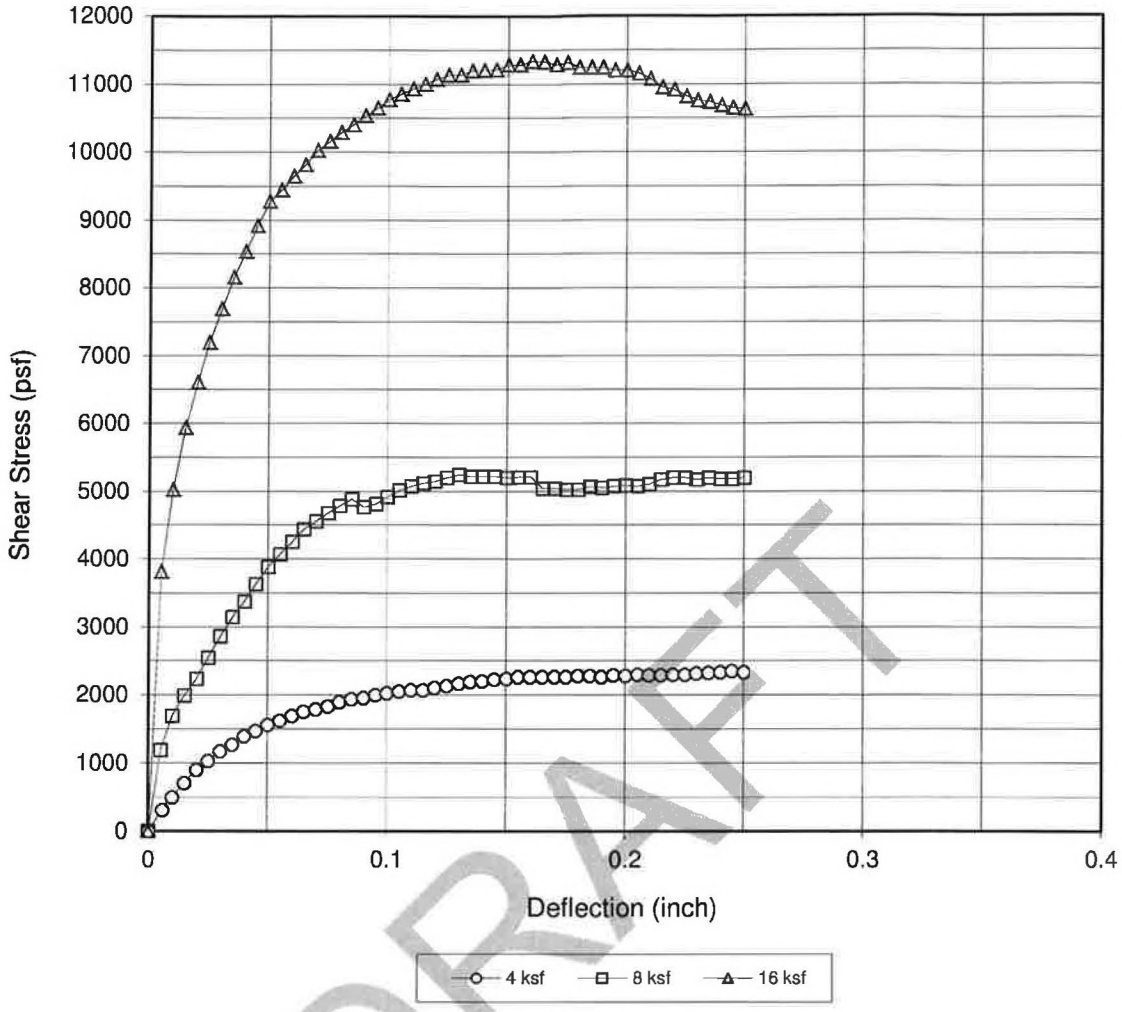
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FOR: South Hill Holdings, LLC

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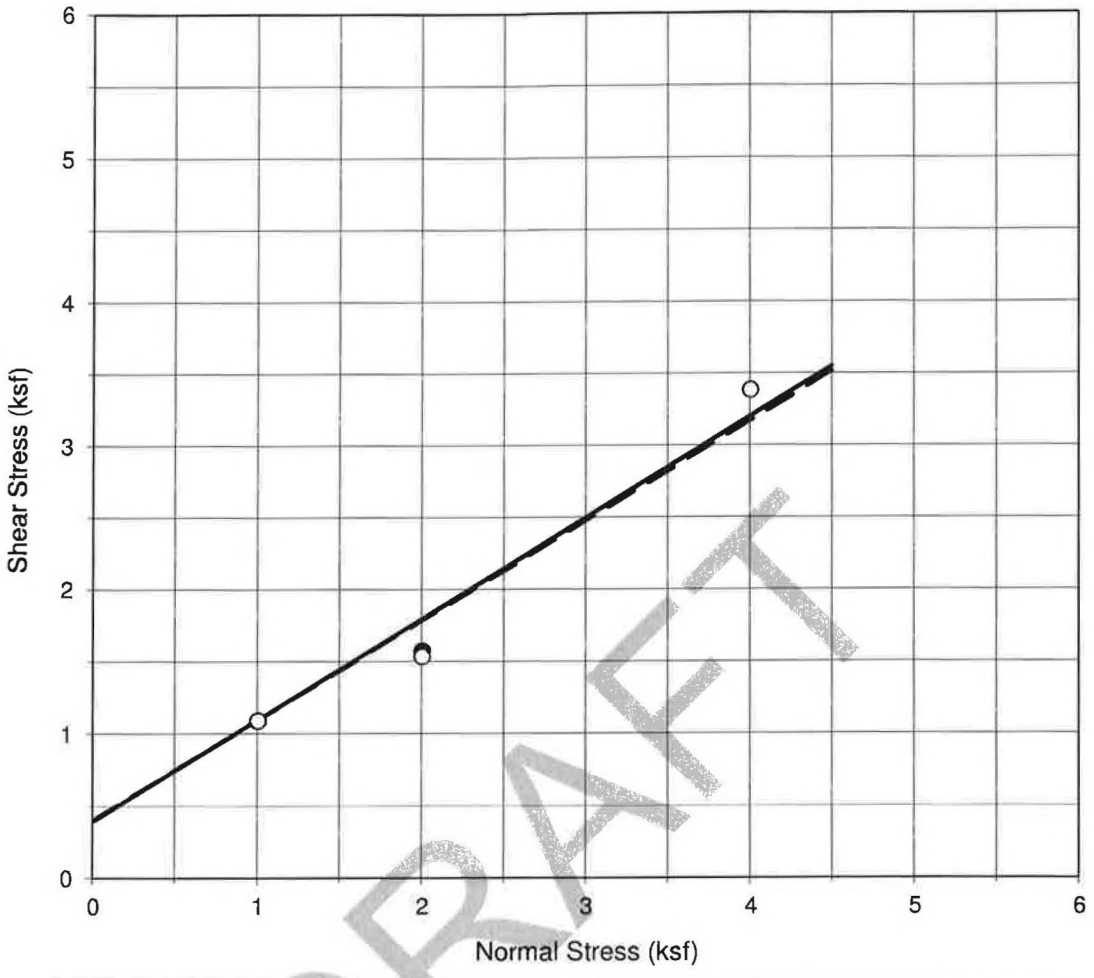
BORING NO.	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (psf)	PEAK STRESS (psf)	ULTIMATE STRESS (psf)
B-1	11	60	0.005	4000	2352	2340
				8000	5244	5196
				16000	11339	10631

Sample Description: Silty SAND (SM) Sample Type: Saturated

SHEAR STRESS VS DISPLACEMENT

DIRECT SHEAR TEST RESULTS
CONSOLIDATED DRAINED
ASTM D 3080

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR South Hill Holdings, LLC



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SAMPLE	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (ksf)	PEAK STRESS (ksf)	ULTIMATE STRESS (ksf)
B-2	2	10	0.002	1.000	1.092	1.092
				2.000	1.572	1.536
				4.000	3.384	3.384

Sample Description: Sandy Lean CLAY with Gravel (CL) Sample Type: Undisturbed

Test Condition: Saturated Initial Dry Density: 110 pcf

Moisture Content: (before) 8% (after) 19 %

INTERPRETED STRENGTH DATA	PEAK	ULTIMATE
COHESION (psf)	400	400
FRICTION ANGLE (deg)	35 °	35 °

DIRECT SHEAR TEST RESULTS

CONSOLIDATED DRAINED

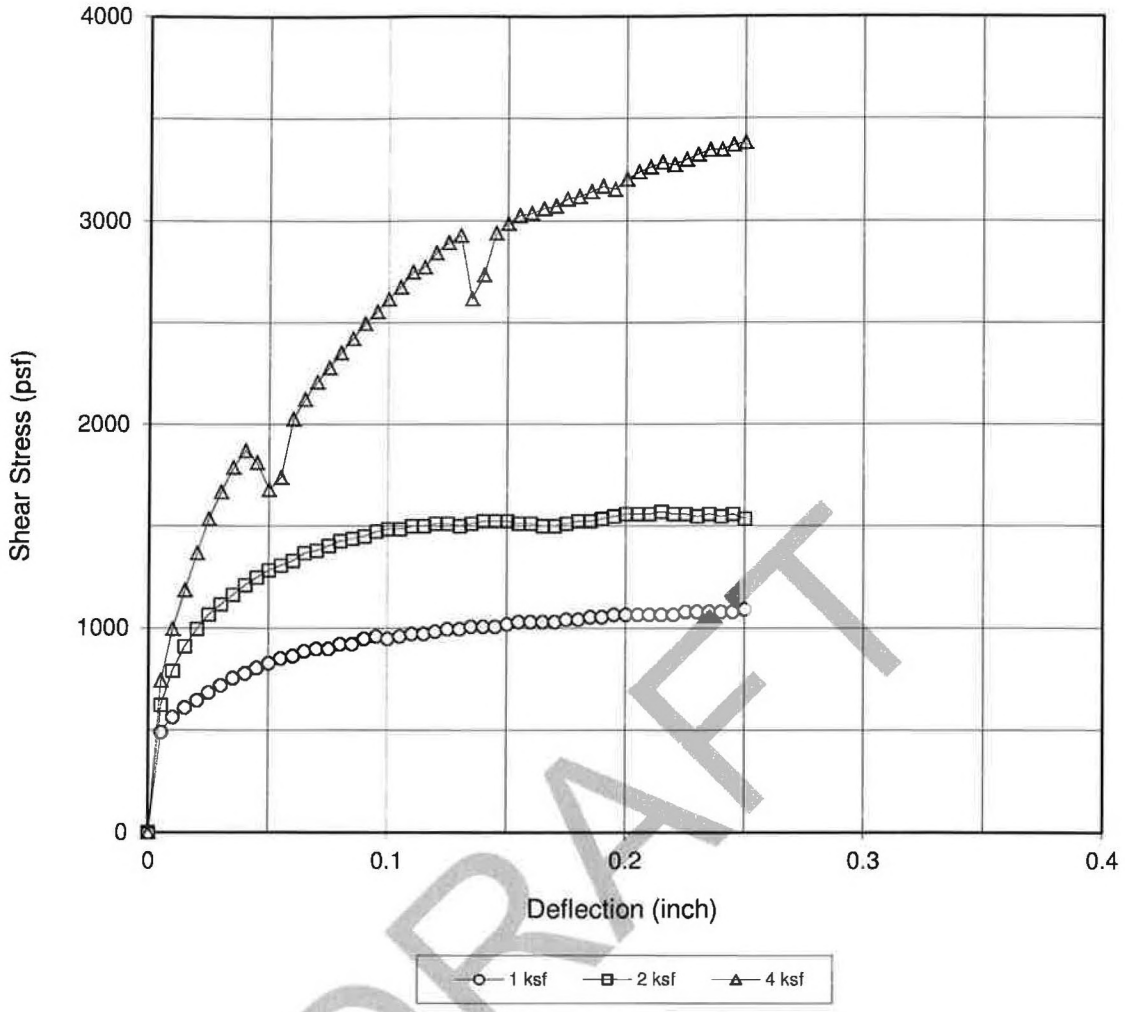
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Mixed-Use Development Project

1111 South Hill Street, Los Angeles, CA

FOR: South Hill Holdings, LLC

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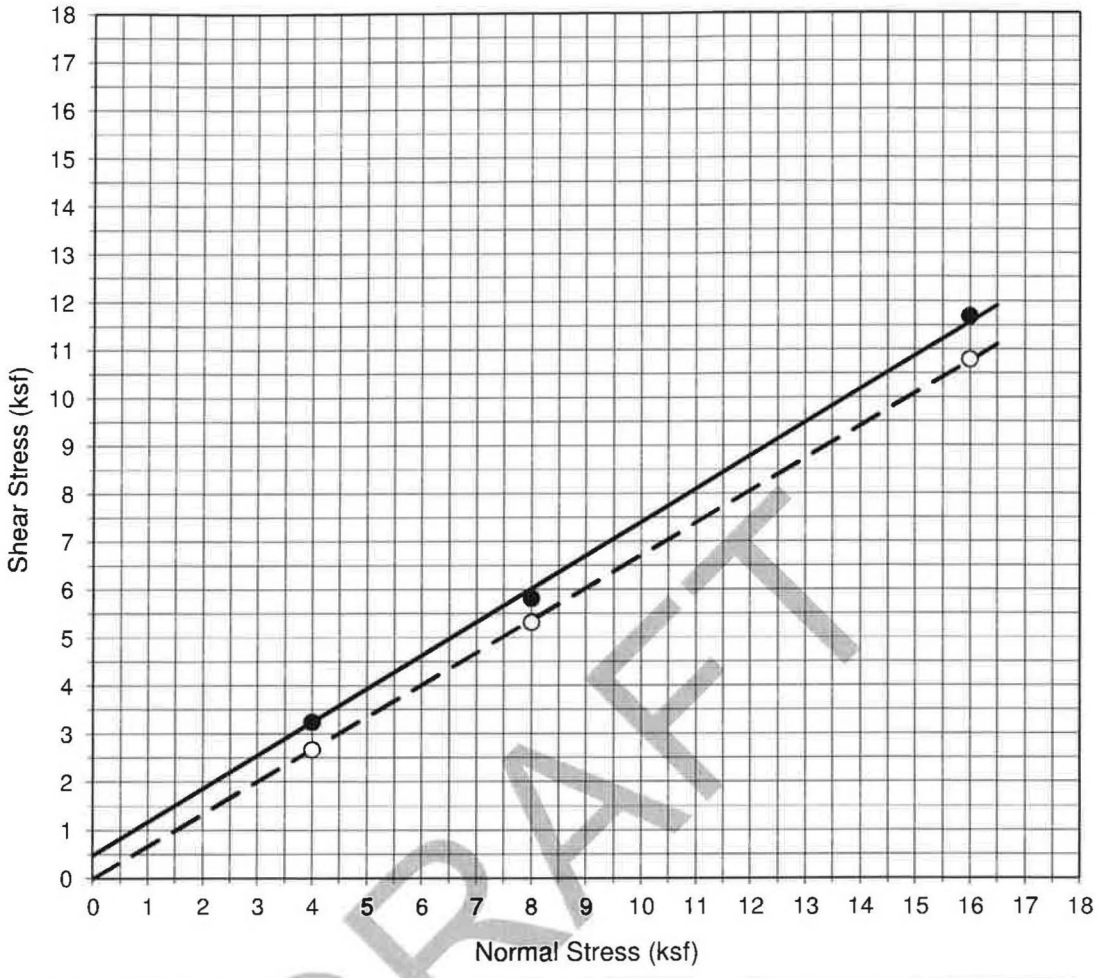
BORING NO.	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (psf)	PEAK STRESS (psf)	ULTIMATE STRESS (psf)
B-2	2	10	0.002	1000	1092	1092
				2000	1572	1536
				4000	3384	3384

Sample Description: Sandy Lean CLAY with Gravel (C Sample Type: Saturated

SHEAR STRESS VS DISPLACEMENT

DIRECT SHEAR TEST RESULTS
CONSOLIDATED DRAINED
ASTM D 3080

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR South Hill Holdings, LLC



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SAMPLE	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (ksf)	PEAK STRESS (ksf)	ULTIMATE STRESS (ksf)
B-2	12	60	0.005	4.000	3.240	2.676
				8.000	5.820	5.316
				16.000	11.687	10.787

Sample Description: Poorly-graded SAND (SP) Sample Type: Undisturbed

Test Condition: Saturated Initial Dry Density: 105 pcf

Moisture Content: (before) 5% (after) 21 %

INTERPRETED STRENGTH DATA	PEAK	ULTIMATE
COHESION (psf)	450	0
FRICTION ANGLE (deg)	35 °	34 °

DIRECT SHEAR TEST RESULTS

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Mixed-Use Development Project

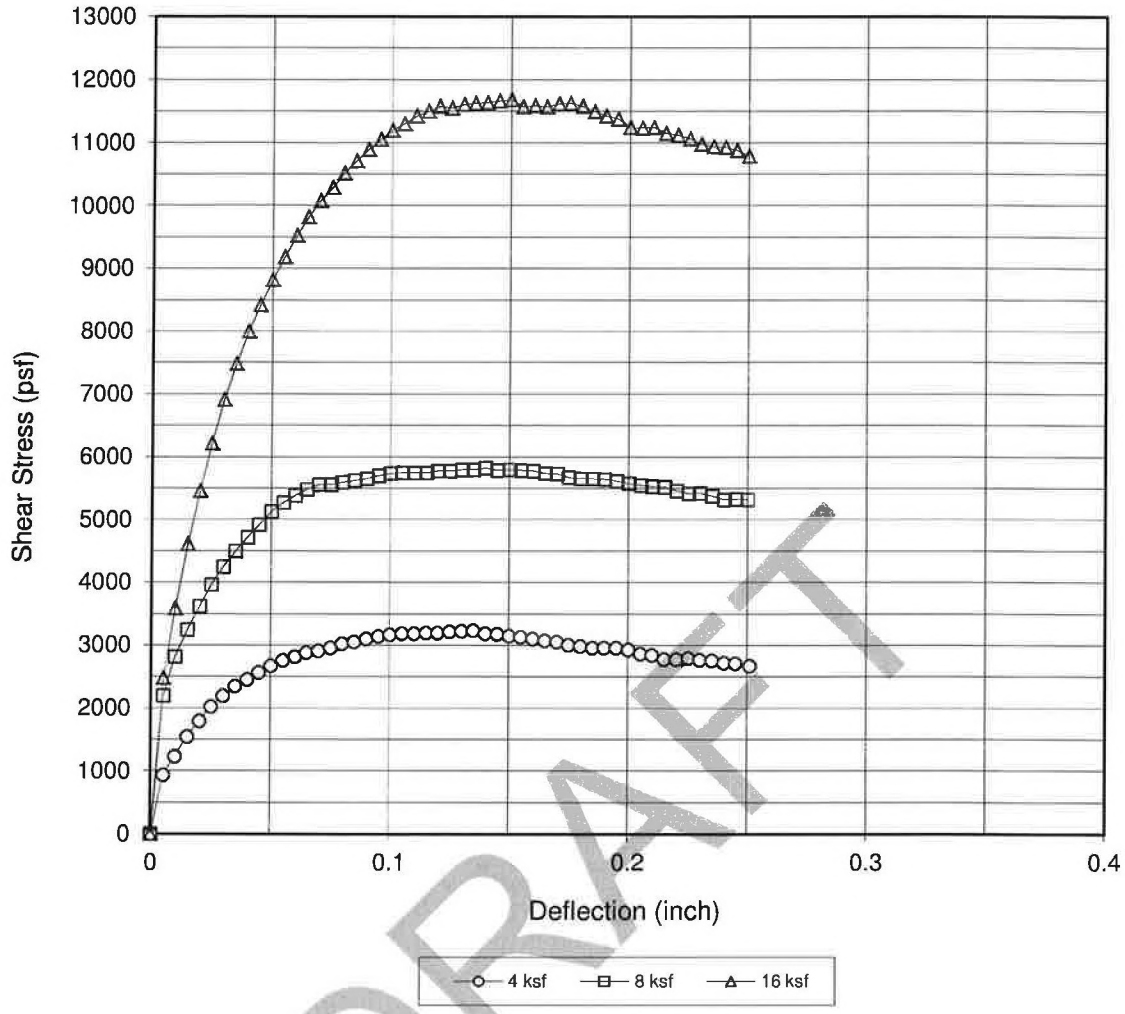
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FOR: South Hill Holdings, LLC

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BORING NO.	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (psf)	PEAK STRESS (psf)	ULTIMATE STRESS (psf)
B-2	12	60	0.005	4000	3240	2676
				8000	5820	5316
				16000	11687	10787

Sample Description: Poorly-graded SAND (SP) Sample Type: Saturated

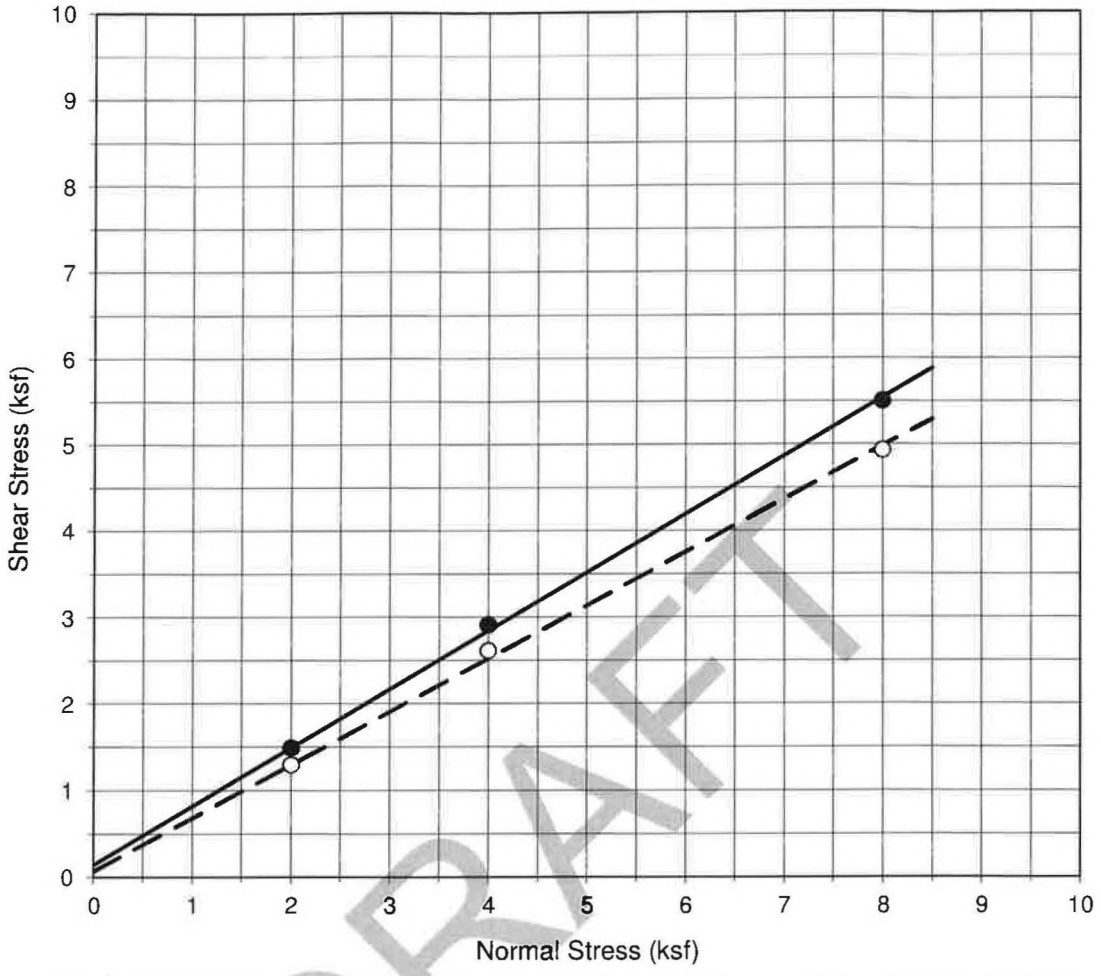
SHEAR STRESS VS DISPLACEMENT

DIRECT SHEAR TEST RESULTS

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Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR South Hill Holdings, LLC



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SAMPLE	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (ksf)	PEAK STRESS (ksf)	ULTIMATE STRESS (ksf)
B-3	5	25	0.002	2.000	1.488	1.296
				4.000	2.916	2.616
				8.000	5.496	4.932

Sample Description: Sandy CLAY (CL)
Sample Type: Undisturbed

Test Condition: Saturated
Initial Dry Density: 102 pcf

Moisture Content: (before) 20% (after) 24 %

INTERPRETED STRENGTH DATA	PEAK	ULTIMATE
COHESION (psf)	150	50
FRICTION ANGLE (deg)	34 °	32 °

DIRECT SHEAR TEST RESULTS

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Mixed-Use Development Project

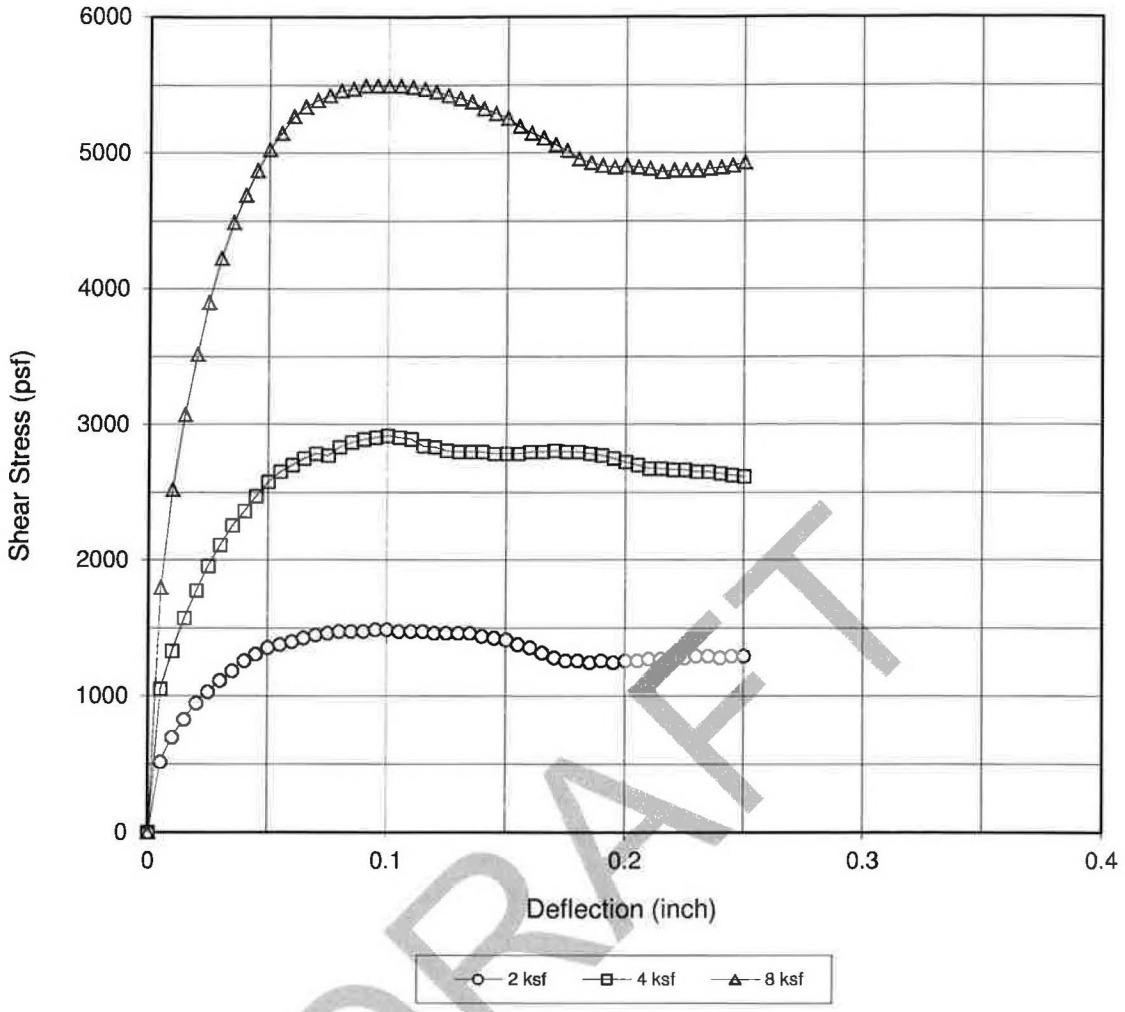
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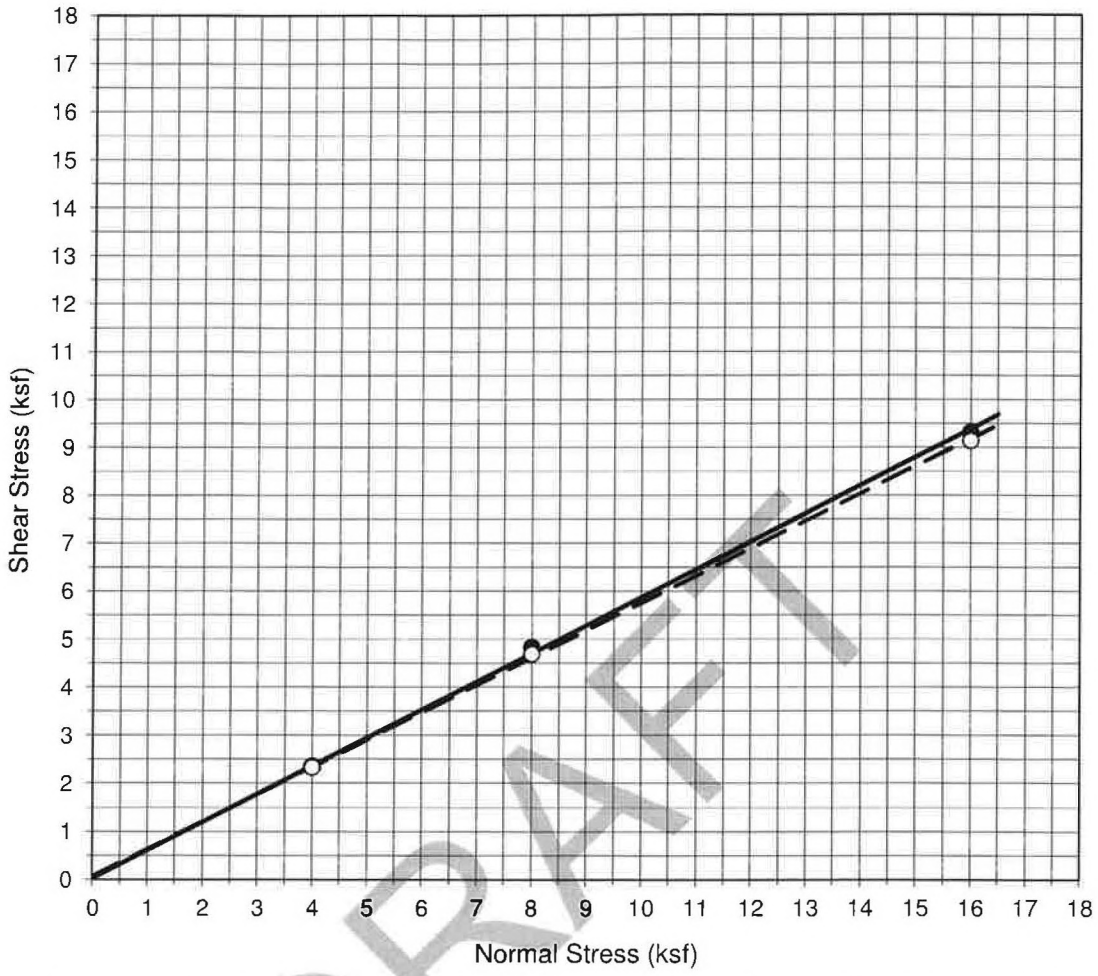
BORING NO.	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (psf)	PEAK STRESS (psf)	ULTIMATE STRESS (psf)
B-3	5	25	0.002	2000	1488	1296
				4000	2916	2616
				8000	5496	4932

Sample Description: Sandy CLAY (CL) Sample Type: Saturated

SHEAR STRESS VS DISPLACEMENT

DIRECT SHEAR TEST RESULTS
CONSOLIDATED DRAINED
ASTM D 3080

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR South Hill Holdings, LLC



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SAMPLE	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (ksf)	PEAK STRESS (ksf)	ULTIMATE STRESS (ksf)
B-3	13	65	0.005	4.000	2.364	2.340
				8.000	4.836	4.692
				16.000	9.311	9.143

Sample Description: Poorly-graded SAND (SP) Sample Type: Undisturbed

Test Condition: Saturated Initial Dry Density: 94 pcf

Moisture Content: (before) 3% (after) 28 %

INTERPRETED STRENGTH DATA	PEAK	ULTIMATE
COHESION (psf)	0	50
FRICTION ANGLE (deg)	30 °	30 °

DIRECT SHEAR TEST RESULTS

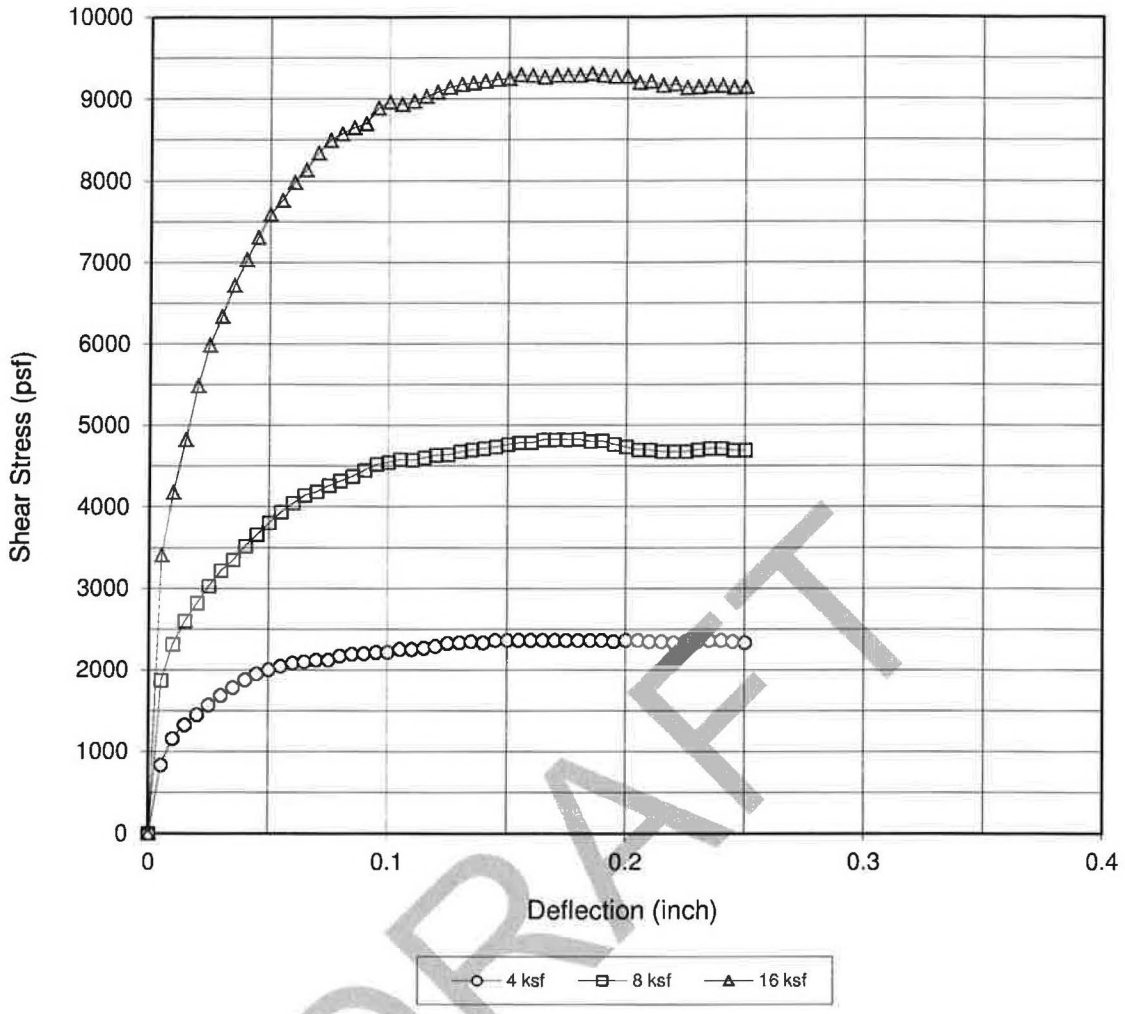
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Mixed-Use Development Project

1111 South Hill Street, Los Angeles, CA

FOR: South Hill Holdings, LLC



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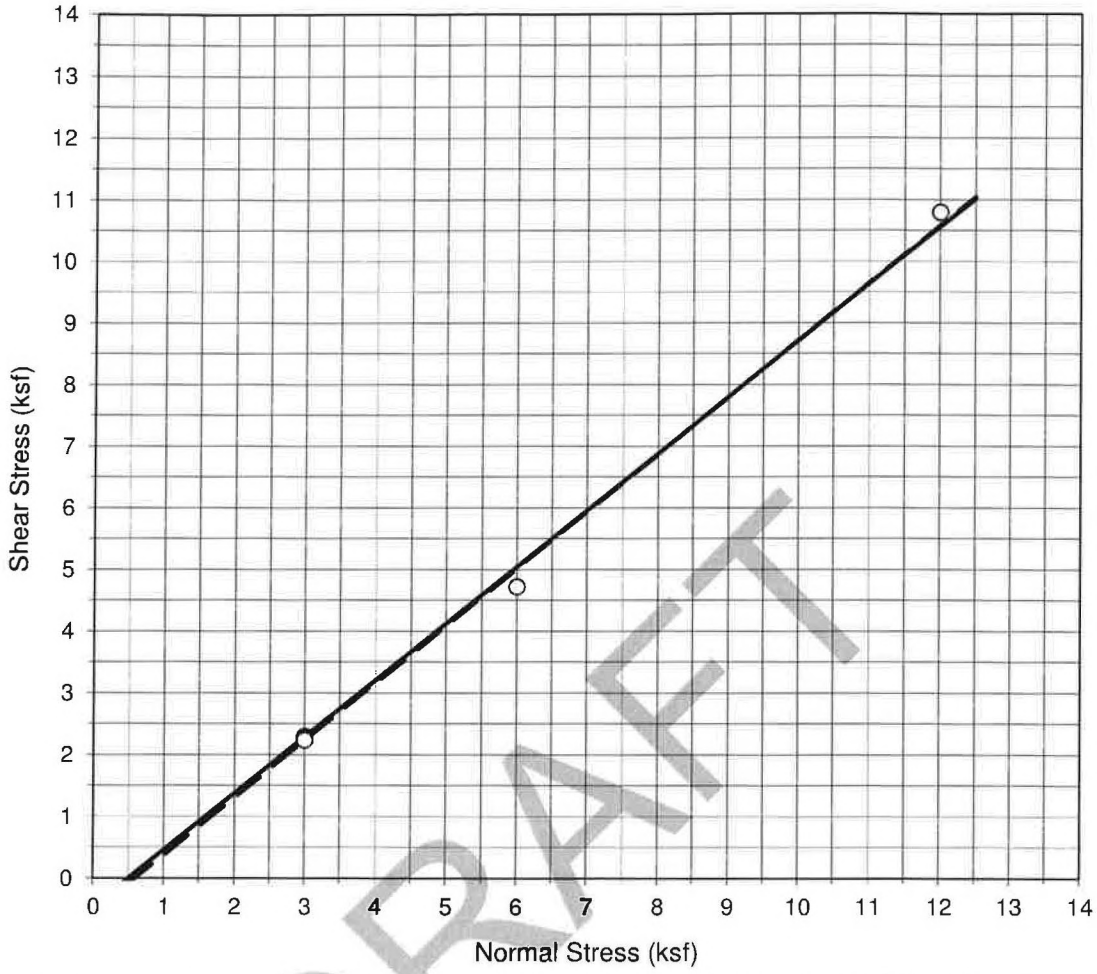
BORING NO.	SAMPLE NO.	DEPT (ft)	STRAIN RATE (in/min)	NORMAL STRESS (psf)	PEAK STRESS (psf)	ULTIMATE STRESS (psf)
B-3	13	65	0.005	4000	2364	2340
				8000	4836	4692
				16000	9311	9143

Sample Description: Poorly-graded SAND (SP) Sample Type: Saturated

SHEAR STRESS VS DISPLACEMENT

DIRECT SHEAR TEST RESULTS
CONSOLIDATED DRAINED
ASTM D 3080

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR South Hill Holdings, LLC



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SAMPLE	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (ksf)	PEAK STRESS (ksf)	ULTIMATE STRESS (ksf)
B-4	7	35	0.005	3.000	2.292	2.232
				6.000	4.716	4.716
				12.000	10.799	10.799

Sample Description: Poorly-graded SAND (SP) Sample Type: Undisturbed

Test Condition: Saturated Initial Dry Density: 111 pcf

Moisture Content: (before) 2% (after) 19 %

INTERPRETED STRENGTH DATA	PEAK	ULTIMATE
COHESION (psf)	0	0
FRICTION ANGLE (deg)	43 °	43 °

DIRECT SHEAR TEST RESULTS

CONSOLIDATED DRAINED

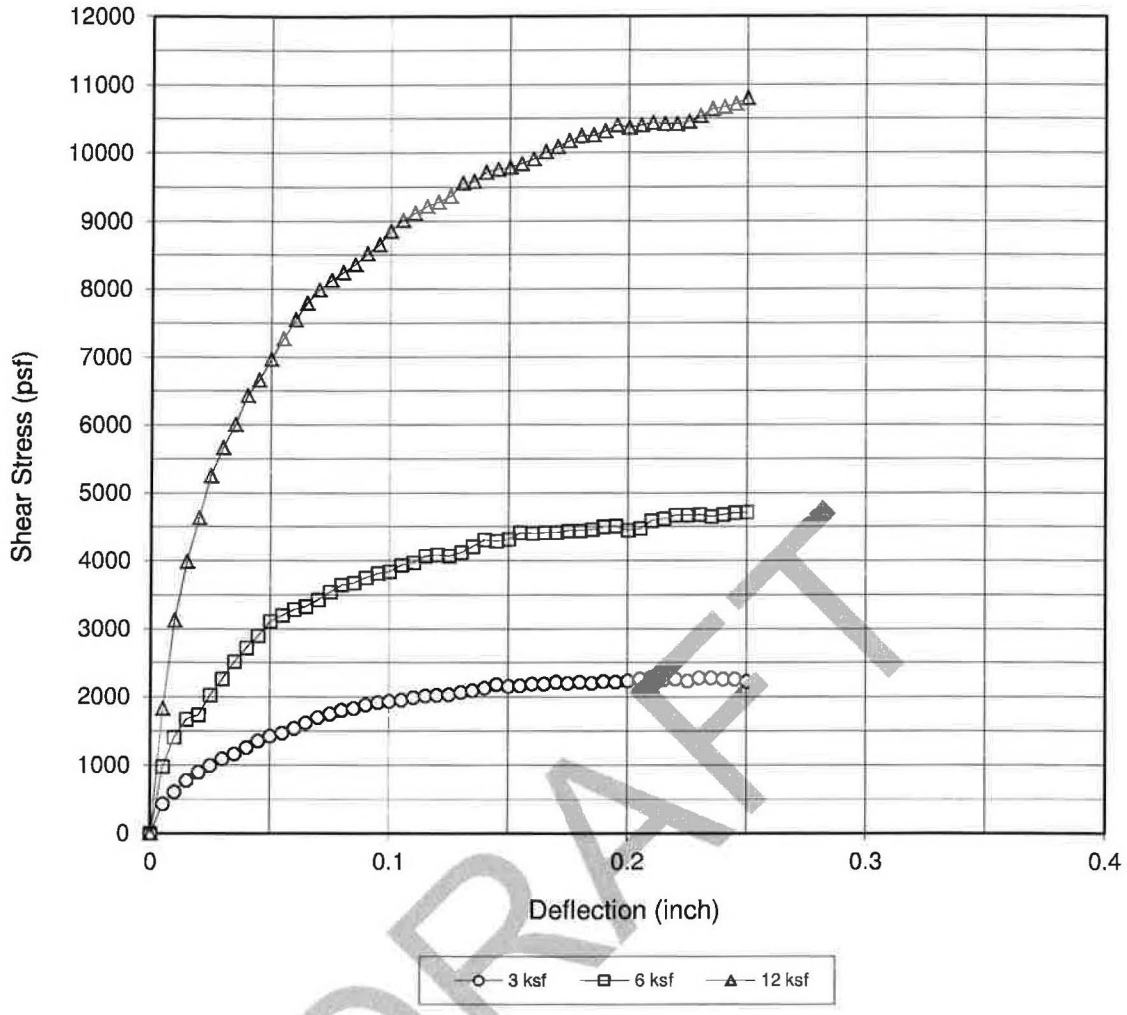
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Mixed-Use Development Project

1111 South Hill Street, Los Angeles, CA

FOR: South Hill Holdings, LLC

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BORING NO.	SAMPLE NO.	DEPTH (ft)	STRAIN RATE (in/min)	NORMAL STRESS (psf)	PEAK STRESS (psf)	ULTIMATE STRESS (psf)
B-4	7	35	0.005	3000	2292	2232
				6000	4716	4716
				12000	10799	10799

Sample Description: Poorly-graded SAND (SP) Sample Type: Saturated

SHEAR STRESS VS DISPLACEMENT

DIRECT SHEAR TEST RESULTS
CONSOLIDATED DRAINED
ASTM D 3080

Mixed-Use Development Project
1111 South Hill Street, Los Angeles, CA
FOR South Hill Holdings, LLC

SOUTHWEST GEOPHYSICS, INC.
YOUR SUBSURFACE SOLUTION

June 8, 2015
Project No. 115220

Mr. Tharma Tharmendira
AECOM
915 Wilshire Boulevard, Suite 700
Los Angeles, CA 90017-3437

Subject: Geophysical Evaluation
1111 South Hill Street
Los Angeles, California

DRAFT

Dear Mr. Tharmendira:

In accordance with your authorization, we have performed geophysical survey services pertaining to the property located at 1111 South Hill Street in Los Angeles, California (Figure 1). The purpose of our survey was to characterize the subsurface conditions at two locations at the project site through the collection of seismic surface waves. Our services were performed on May 16, 2015. This report presents the survey methodology, equipment used, analysis, and findings from our study.

Our scope of services included the performance of a refraction microtremor (ReMi) survey and a multichannel analysis of surface waves (MASW) survey at two preselected areas at the project site (Figures 2 and 3). The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a Shear-wave velocity profile of the study area down to a depth, in this case, of approximately 150 feet. The ReMi survey included the use of a 24-channel Geometrics Geode seismograph and 24 4.5-Hz vertical component geophones. The geophones were installed in ¼-inch diameter holes drilled approximately 1 inch into the asphalt or concrete. The geophones were spaced 12 feet apart along RL-1 and 8 feet apart along RL-2 for line lengths of 276 feet and 184 feet, respectively. Fifteen records, each 32 seconds long, were recorded for each profile line and then downloaded to a computer. The data were later processed using SeisOpt® ReMi™ software.

8057 Raytheon Road, Suite 9 • San Diego • California 92111 • Telephone 858-527-0849 • Fax 858-225-0114

The MASW survey was conducted using the same equipment used for the ReMi survey and included the generation of Rayleigh waves using a hammer and plate (shot). The geophones were also installed into predrilled holes. The geophones were spaced 4 feet apart for a geophone line length of 92 feet, and shots were conducted 36 feet from the end of the line. It should be noted that prior to conducting the main MASW survey, several offend shots at varying distances were conducted and the data were evaluated for near and far field effects. The results indicated that an offend shot distance of 36 feet was optimum for this survey. Five shots were recorded at the same station and then the shot and geophones were moved 8 feet and 16 feet longitudinally for RL-1 and RL-2, respectively, and the array was reshot. Twenty-two arrays were conducted along SL-1 and 6 arrays were conducted for SL-2. Recorded data were compiled and processed using SurfSeis® (Kansas Geological Survey, 2013), a Multichannel Analysis of Surface Waves (MASW) software program. For each shot array a 1-D S-wave (Shear-wave) velocity profile was generated that represents the midpoint of the array. SurfSeis then integrates the 1-D solutions into a 2-D S-wave model.

Figures 4a and 4b, and Table 1 present the results from our ReMi survey. It should be noted that the 1-D ReMi model represents the average shear wave velocity measured across the length of the line. Because of the long line length (i.e., 276 and 184 feet) long wave length energy can be recorded, which provides deeper exploration depth. However, higher frequency energy is diminished due to attenuation along the longer array.

DRAFT

TABLE 1
ReMi Results

Line No. (Long/Lat)	Depth (feet)	Shear Wave Velocity (feet/second)
RL-1	0 – 9	1,120
	9 – 26	1,183
	26 – 55	1,434
	55 – 89	1,672
	89 – 150	1,371
RL-2	0 – 9	1,220
	9 – 26	1,333
	26 – 54	1,067
	54 – 150	1,685

APPENDIX O:

PIC "PHASE I REPORT"
DATED AUGUST 2, 2016

PIC ENVIRONMENTAL SERVICES
A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.
2619 Sierra Way, La Verne, CA 91750
Phone: (909) 593-2427 Fax (909) 593-2105
Email: picenv@verizon.net

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

NICOLE BLAJAN
BANNER DEVELOPMENT, LLC
500 SKOKIE BLVD., SUITE 600
NORTHBROOK, IL 60062

CONCERNING COMMERCIAL PROPERTY AT

1101-1117 SOUTH HILL STREET
200-214 WEST 11TH STREET
LOS ANGELES, CA 90015

AUGUST 2, 2016

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

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Appendix N: AECOM "Geotechnical Report" dated July 31, 2015

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August 2, 2016

INTRODUCTION

PIC Environmental Services (PIC) was contracted by Banner Development, LLC to conduct a Phase I Environmental Site Assessment (PESA) at commercial property located in Los Angeles, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR), Division of Oil, Gas, and Geothermal Resources (DOGGR) records
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. Los Angeles County Title Records
9. Historic Telephone Directories
10. Los Angeles Fire and Building Dept. records
11. Sanborn Fire Insurance Maps
12. Review of prior environmental and geotechnical reports

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydro-geologic information search.

SITE INSPECTION

On July 25, 2016, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. PIC was assisted by Alvin Poon.

SITE DESCRIPTION

The subject property includes about one half acre of commercial property south of 11th Street and west of Hill Street in Los Angeles, CA.

Historic addresses used at the property appear to include 1101 through 1117 South Hill Street and 200 through 214 West 11th Street in Los Angeles, CA 90015 (see Sanborn insurance maps in Appendix E). Since the mid-1950s, when the existing building was constructed onsite, addresses appear limited to 1101 and 1111 South Hill Street (see Historic Telephone Directories in Appendix I). The subject property was unoccupied at the time of PIC's inspection. The Los Angeles County Assessor Parcel Number is 5139-019-022. Additional title information is attached in Appendix A.

Property boundaries are indicated by public streets to the north and east, a public alley (Midway Place) to the west and adjoining commercial developments (bank) to the south. Figures 2 and 7 and site photos in Appendix B illustrate features observed onsite by PIC. The subject property has been improved with one multi-story commercial structure. Permit records indicate the building was constructed in 1955 (see Appendix C). The onsite building is constructed of concrete. The building was used from the 1950s through the 1980s to publish newspapers and magazines. As documented in two prior Phase I Assessment Reports, the basement level contained hydraulic-powered equipment to lift newsprint and other supplies to upper levels (see Figures 2 & 2A and Appendices K and L).

Because the onsite building was constructed before 1980, asbestos containing construction materials (ACM) may be present. A reference diagram of common ACM in older commercial structures is illustrated on Figure 5.

PIC's inspection and review of historic records found no evidence of underground storage tanks, clarifiers or other significant environmental impairments at the property.

SITE HISTORY

Based on a review of regulatory records, County title records, Sanborn fire insurance maps, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially developed as early as 1888 for residential use (see Sanborn insurance maps in Appendix E). By 1906, numerous residential structures had been constructed onsite. By 1923, former residential dwellings were demolished and a former commercial building was constructed onsite as shown on historic Sanborn maps and historic aerial photos in Appendices E and H. As a result, addresses including 200 through 214 West 11th Street and 1101 through 1117 South Hill Street were used to identify onsite occupants prior to 1955 when the existing multi-story commercial building was constructed. Commercial uses are also confirmed to have commenced onsite in the 1920s according to historic telephone directories. (see Appendix I). A proprietary listing of historic commercial cleaners (including dry cleaners) is maintained by Environmental Data Resources (EDR). The EDR list in Appendix J identifies a former onsite cleaners at 208 West 11th Street in 1929 (see Appendix J). Telephone directory listings do not identify the former cleaners. As will be discussed more fully below, it is unlikely the former cleaners used chlorinated solvents (e.g. PCE) to conduct dry cleaning onsite.

In 1955 the existing three story commercial building was constructed for the production and distribution of newspapers and magazines. As documented in previous Phase I reports, the basement level contains two

hydraulic lift facilities and above ground hydraulic oil storage tanks to lift newsprint and other supplies to upper levels (see Figures 2 & 2A and Appendices K and L). Photographic development chemicals were used on the upper levels and may have been stored in the basement as well.

In 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix F, the limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix F). By the mid-1990s, Chevron sold its interest in the oil field. Nasco Petroleum, LLC now operates all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. Nasco Petroleum, LLC remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination.

In the early 1990s, the Associated Press and/or the Hearst Corp. discontinued publication of newspapers and magazines at the subject property. The building was subsequently occupied by "Super Trader." PIC has been advised that Banner Development, LLC intends to refurbish the existing building, but not conduct any excavation or redevelopment at the subject property.

To summarize, there is no historic evidence that crude oil wells were actually located onsite. In addition, there is no historic evidence that the property contained underground storage tanks, or other regulated facilities (e.g. industrial waste clarifiers). In 1929, a former commercial cleaners existed onsite at 208 West 11th Street (see Figure 2). However, the use of chlorinated degreasing solvents (PCE, etc) for dry cleaning was not common in the United States until after World War II. Moreover, the construction of the existing basement in 1955 required the excavation and removal of about 20 feet of near surface soil throughout the entire property, thereby mitigating potential historic environmental concerns. The basement level does contain hydraulically-powered lifts which contain "shafts" that persist below the building foundation. In addition, certain building materials may contain asbestos due to construction prior to 1980.

As a result, PIC's review of historic records and permit documents found no evidence of significant environmental concerns (Recognized Environmental Concerns) at the subject property. Abatement of potential asbestos containing materials by a state-licensed contractor will likely be necessary at the time of building improvements.

SURVEY OF ADJACENT PROPERTIES

Commercial developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. The EDR Report in Appendix J discovered no adjacent properties with known historic environmental concerns.

Surface runoff at all surrounding properties appeared to be southerly toward the Los Angeles River.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix H). Available photographs were dated 1923, 1928, 1938, 1948, 1952, 1964, 1970, 1977, 1983, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2016.

The 1923 photo indicates the subject property was developed with a former commercial building. Hill Street and 11th Street are evident adjacent to the site in all photos. Similar features are observed on the 1928, 1938, 1948 and 1952 photos.

By 1955, the existing onsite commercial building had been constructed. Similar features are observed on all subsequent photos

The 2016 photo has been enlarged and reproduced as Figure 7 for reference.

The aerial photo study indicates no obvious environmental impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System

TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
LIENS 2	CERCLA LIEN Information
RADINFO	Radiation Information Database
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data
RAD INFO	Radiation Information Database
HISTORIC FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
US CDL	Clandestine Drug Labs
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
ECHO	Enforcement and Compliance History

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	"Cortese" Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
AO CONCERN	San Gabriel Valley Areas of Concern
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
LIENS	Environmental Liens Listing
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
LA CO SITE MITIGATION	Site Mitigation List
DEED	Deed Restriction Listing

VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
LA CO HMS	HMS Street Number List
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
RESPONSE	State Response List
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
HAULERS	Registered Waste Tire Haulers Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	EDR Proprietary Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Cleaners and Drycleaners

All of the above records were examined for up to a one mile radius by EDR (see Appendix J). The subject property does appear on four of the regulatory lists. More specifically, the property is included on the following:

1. RCRA – SQG: Resource Conservation and Recovery Act – Small Quantity Generator – This federal list includes sites which have historically obtained permits to legally dispose of hazardous waste (e.g. spent photo chemicals or waste oil). Appearance on the federal RCRA list does not indicate the presence of a subsurface contamination problem.

2. FINDS: Facility Index and Registry System – This federal list includes sites which appear on one or more other federal regulatory and permit lists. The site is included on the FINDS list due to the RCRA waste disposal permit identified above. Appearance on the federal FINDS list does not indicate the presence of a subsurface contamination problem.

3. ECHO: Enforcement and Compliance History – This federal list, like the FINDS list, includes sites that appear on other lists. Appearance on the ECHO list does not indicate the presence of a subsurface contamination problem.

4. EDR US HIST CLEANERS: EDR Exclusive List of Historic Cleaners and Drycleaners – Based on historic telephone and business directories, Environmental Data Resources (EDR) maintains a proprietary list of sites that have contained commercial cleaners. The site appears on the EDR list due to a 1929 business directory listing at 208 West 11th Street. As discussed previously, it is very unlikely the former cleaners used chlorinated solvents (PCE) because these solvents were not commonly available until after World War II. In addition, about 20 feet of near surface soil was excavated and removed from the property in 1955 to construct the existing building and basement. Appearance on the EDR list does not indicate the presence of a subsurface contamination problem.

The EDR record search also revealed the following concerning properties located within a one mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	0
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL RECOVERY	SITE ONLY	0
CERCLIS (SEMS)	0.5	1
CERCLIS NFRAP (SEMS)	0.5	0
CORRACTS	1	0
RCRA – TSD	0.5	0
RCRA – Lg Gen	0.25	0
RCRA – Sm Gen	0.25	6
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	0
UMTRA	0.5	0
ODI	0.5	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
LIENS 2	SITE ONLY	0
ICIS	SITE ONLY	0
LUCIS	0.5	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	1
RAATS	SITE ONLY	0
ECHO	SITE ONLY	1

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
AWP	1	0
CAL-SITES	1	0
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
LANDFILLS	0.5	0
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	2
SWRCY	0.5	0
LUST	0.5	9
UST	0.25	6
SLIC	0.5	4
AO CONCERN	1	0
UST	0.25	12
HIST UST	0.25	7
AST	0.25	1
LIENS	SITE ONLY	0
SWEEPS UST	0.25	12
CHMIRS	SITE ONLY	0
NOTIFY 65	1	1
L.A. CO. MITIGATION	SITE ONLY	0
DEED	0.5	0
VCP	0.5	2
DRYCLEANERS	0.25	0
L.A. CO. HMS	SITE ONLY	0
WIP	0.25	1
CDL	SITE ONLY	0
RESPONSE	1	0
HAZNET	SITE ONLY	0
EMI	SITE ONLY	0
ENVIROSTOR	1	32
HAULERS	SITE ONLY	0

GOVERNMENT RECORDS Tribal	SEARCH RADIUS (miles)	NUMBER OF SITES
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

GOVERNMENT RECORDS EDR	SEARCH RADIUS (miles)	NUMBER OF SITES
MAN. GAS PLANTS	1	0
HIST AUTO STATIONS	0.25	28
HIST CLEANERS	0.25	6

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records, it appears the subject property is located above a portion of the Los Angeles Downtown Oil Field which was discovered in 1965 (see Appendix F). Figure 4 illustrates the locations of historic oil wells drilled in close proximity to the subject property. More specifically, in 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix F, the limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix F). By the mid-1990s, Chevron sold its interest in the oil field. Nasco Petroleum, LLC now operates all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. Nasco Petroleum, LLC remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix J also includes a review of listings concerning landfills. Figure 6 and the EDR report both indicate that no landfills have been located on or within one mile of the subject property. Drilling data available in Appendices M and N confirm a lack of landfill debris under the site.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 245 feet above sea level. The surrounding topography generally slopes southerly toward the Los Angeles River (see Figure 1: Topographic Map and Appendix G).

The groundwater contour map published by the Los Angeles County Public Works Dept. indicates that depth to the first principal groundwater aquifer may exceed 200 feet below surface (see Figure 3). The groundwater flow direction (gradient) appears to be southwesterly. Geotechnical drilling results by Geocon in 2006 and AECOM in 2015 confirm a lack of groundwater above a depth of 120 feet (see Appendices M and N).

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Investigation, PIC offers the following:

1. No documented, historic occurrence of petroleum or hazardous materials contamination was discovered at the subject property.

2. No significant historic potential onsite sources of petroleum or hazardous materials contamination were discovered at the property. More specifically, historic oil wells which were drilled and completed by Chevron at a nearby "drill island" did not impact the surface of the property. In addition, Chevron Oil Corp. and/or Nasco Petroleum, LLC remain liable indefinitely for potential petroleum contamination resulting from oil well operations. In addition, hydraulic oil lifts are not regulated facilities. As a result, the hydraulic oil storage tank and lifts located in the onsite basement are not subject to regulatory closure guidelines. A former commercial cleaners was located onsite at 208 West 11th Street in 1929. However, the use of chlorinated solvents (PCE) were not available and/or commonly used until after World War II. Moreover, about 20 feet of surficial soil was excavated and removed from the property in 1955 to construct the existing building and basement. Finally, potential asbestos containing construction materials are not considered a Recognized Environmental Concern by industry or federal EPA guidelines.

3. PIC concludes the site lacks significant environmental impairments (Recognized Environmental Concerns).

4. PIC recommends no additional investigation.

The results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who are responsible for the accuracy and completeness of the information provided.

Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

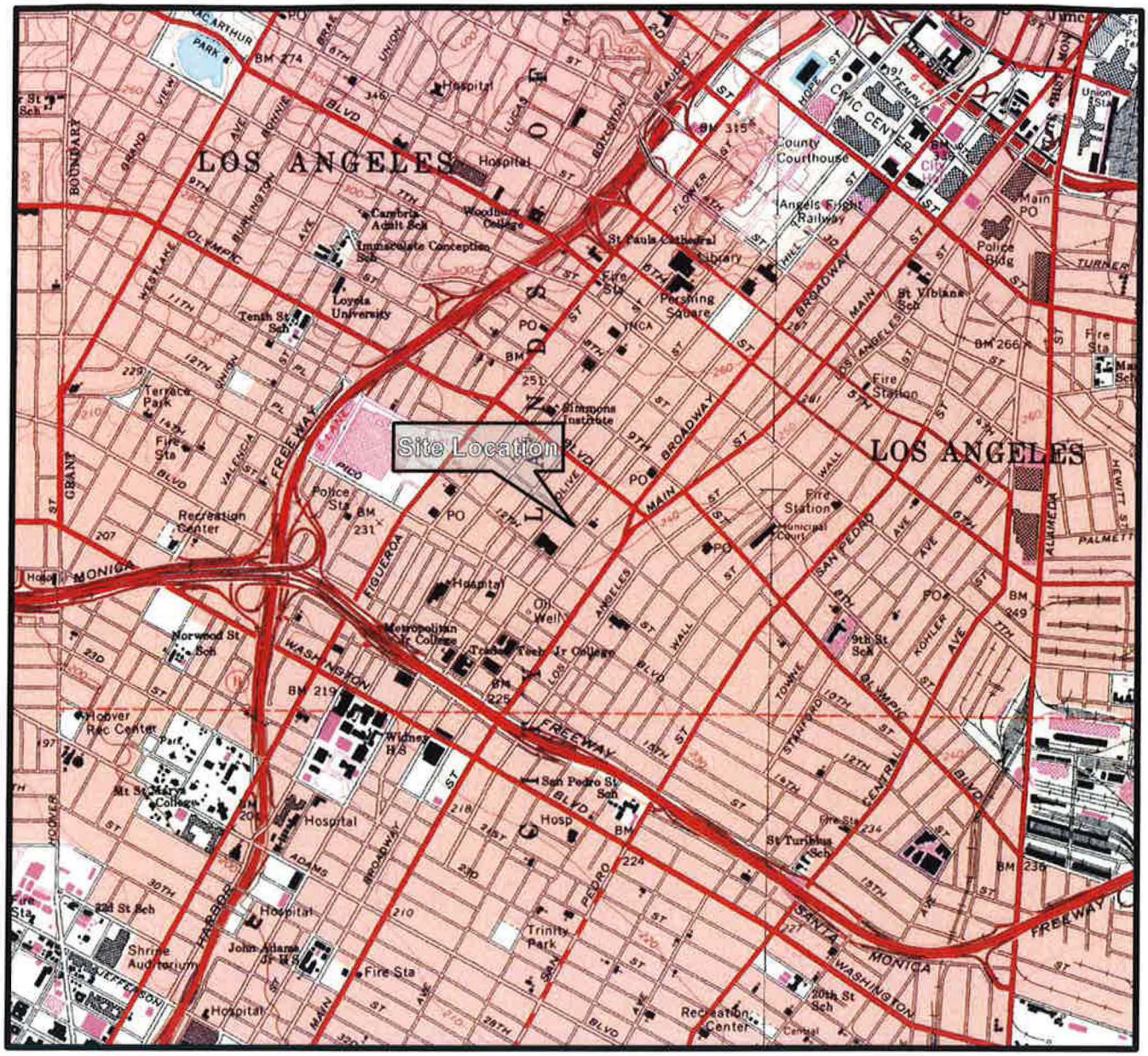
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President



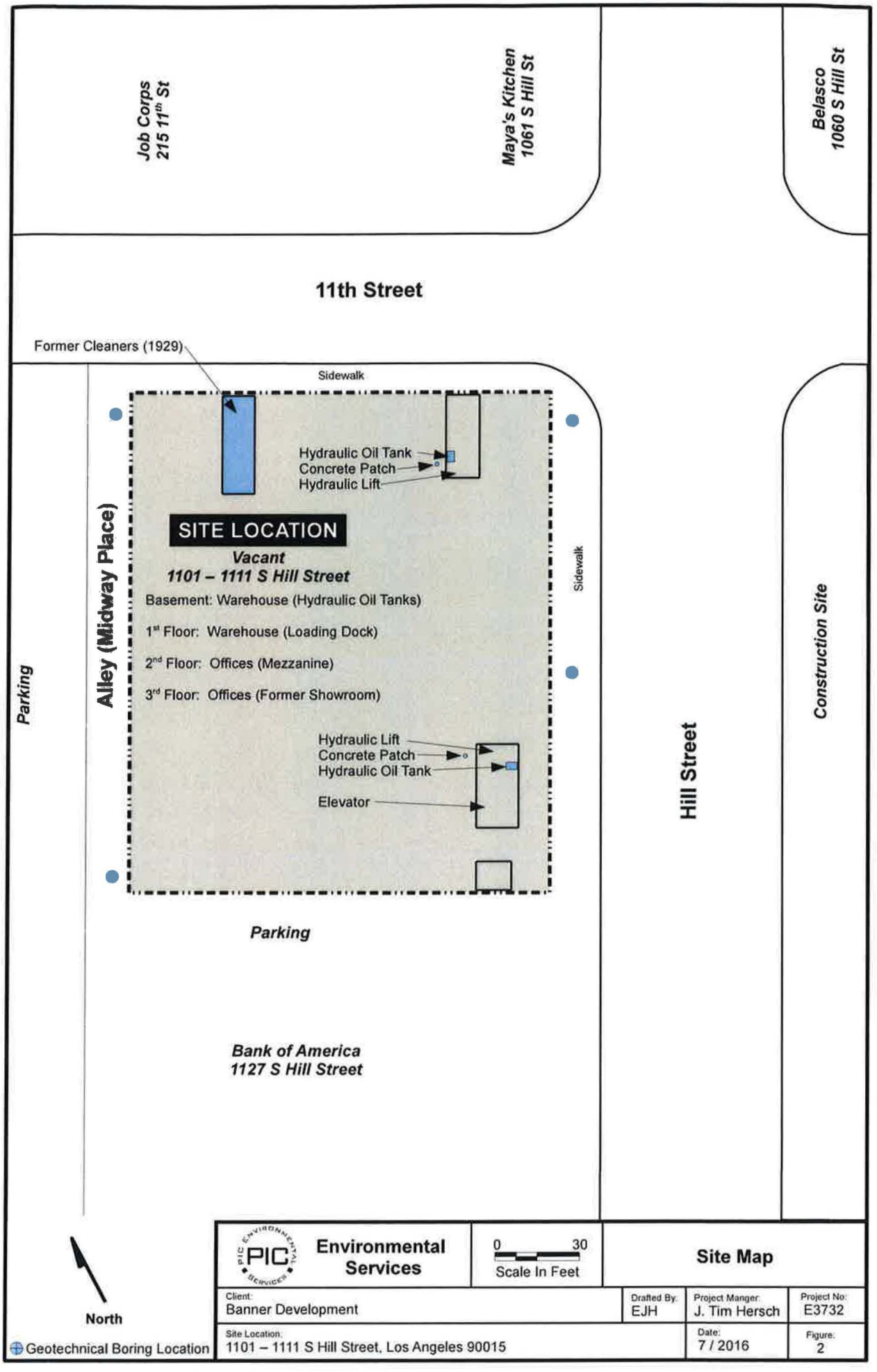


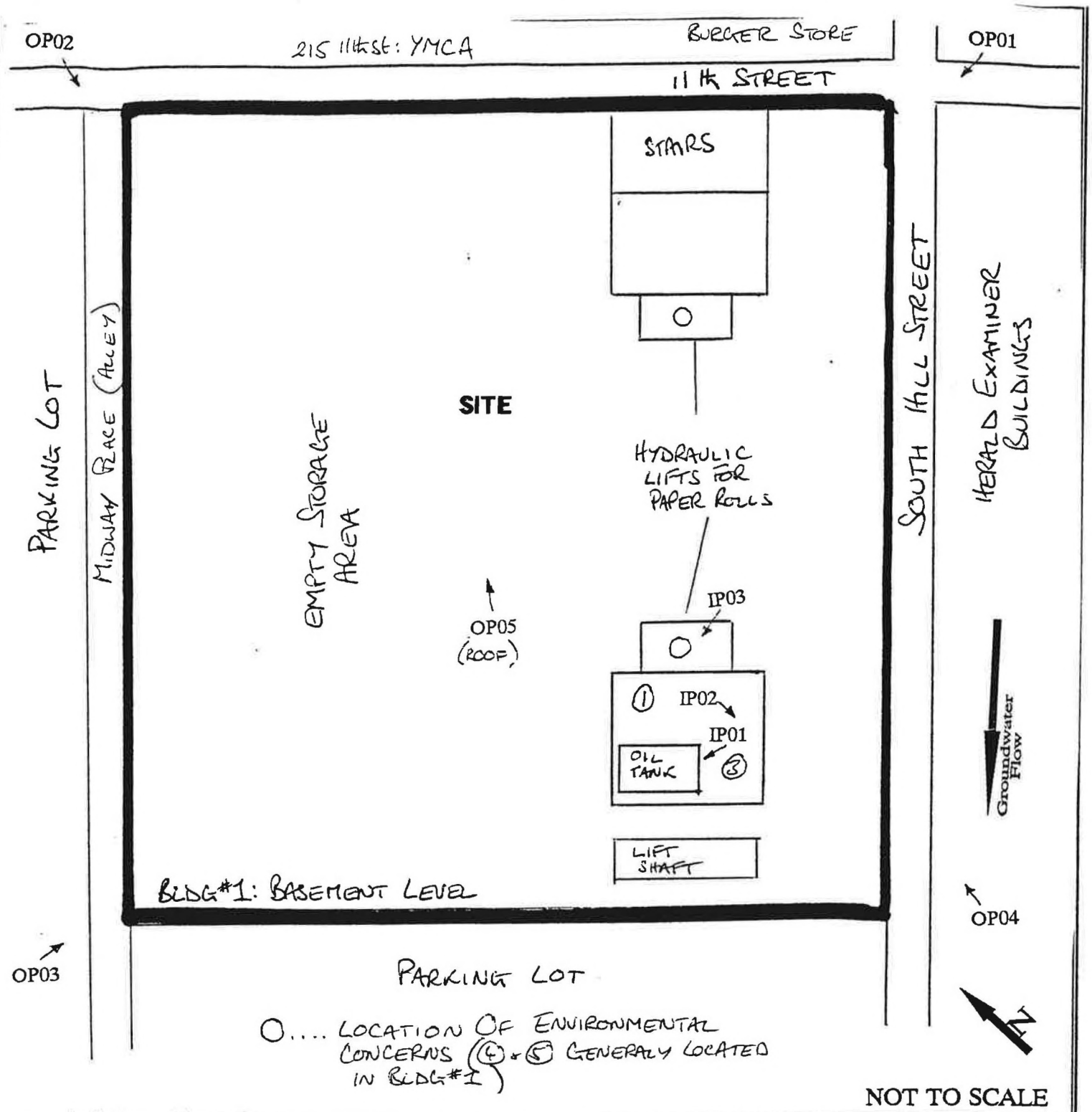
Site Latitude: N34.040103
Site Longitude: W118.260493
Site Elevation: 245 Feet
Source: USGS Topographical Quadrangle

North

PIC ENVIRONMENTAL SERVICES — **Environmental Services**	0 2000 Scale In Feet	**Site Location Map Topographic Map**

Client: Banner Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 7 / 2016	Figure: 1


Job Corps
215 11th St
Maya's Kitchen
1061 S Hill St
Belasco
1060 S Hill St
11th Street
Former Cleaners (1929)
Sidewalk
Hydraulic Oil Tank
Concrete Patch
Hydraulic Lift
SITE LOCATION
Vacant
1101 – 1111 S Hill Street
Basement: Warehouse (Hydraulic Oil Tanks)
1st Floor: Warehouse (Loading Dock)
2nd Floor: Offices (Mezzanine)
3rd Floor: Offices (Former Showroom)
Hydraulic Lift
Concrete Patch
Hydraulic Oil Tank
Elevator
Sidewalk
Alley (Midway Place)
Parking
Parking
Hill Street
Construction Site
Bank of America
1127 S Hill Street
North
Geotechnical Boring Location
PIC Environmental Services
0 30
Scale In Feet
Site Map
Client: Banner Development
Drafted By: EJH
Project Manger: J. Tim Hersch
Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015
Date: 7 / 2016
Figure: 2



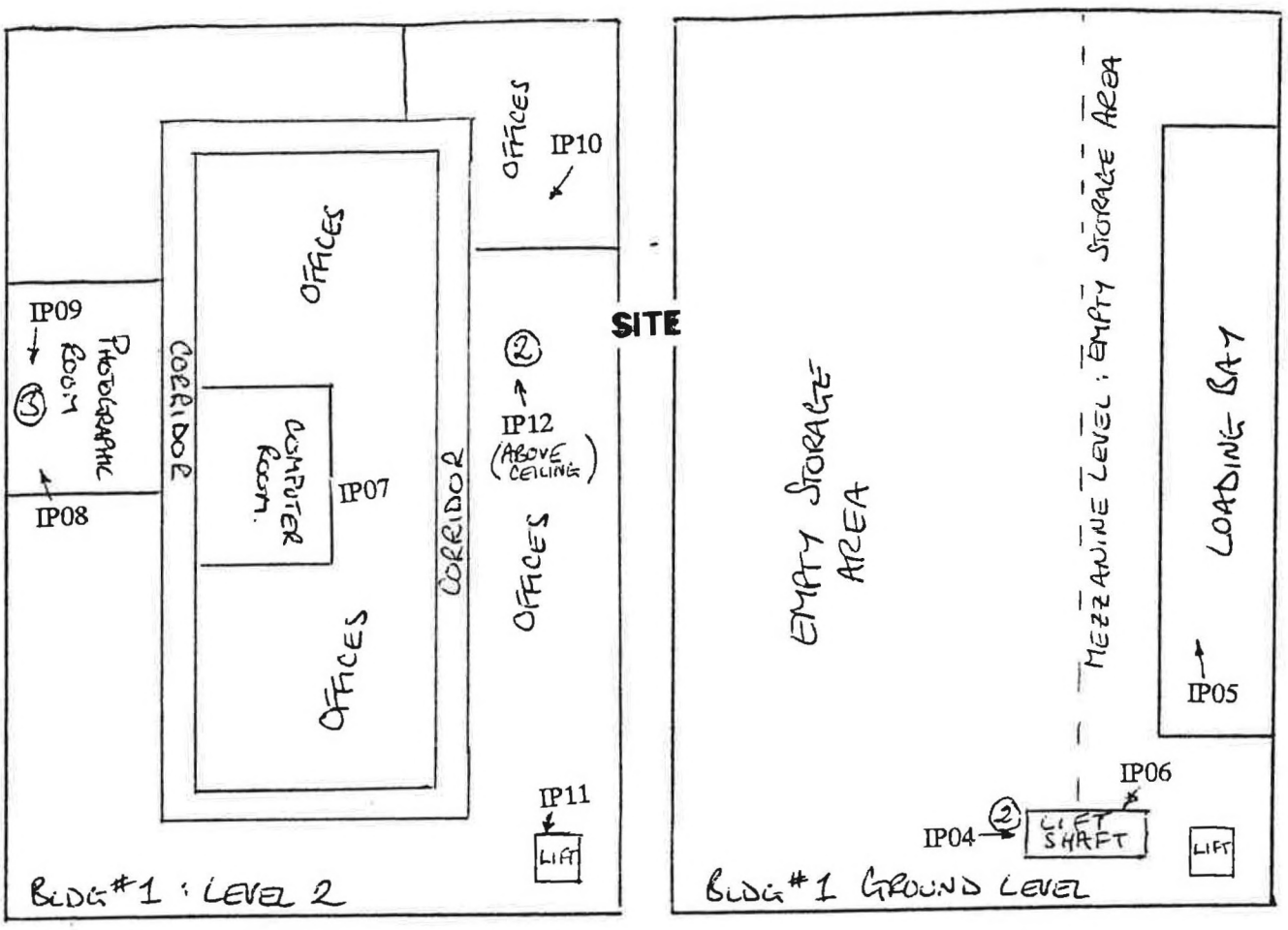
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2A

FOR: First Continental Bank

PLOT PLAN

OB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.3		DRWN BY: EDK



NOT TO SCALE

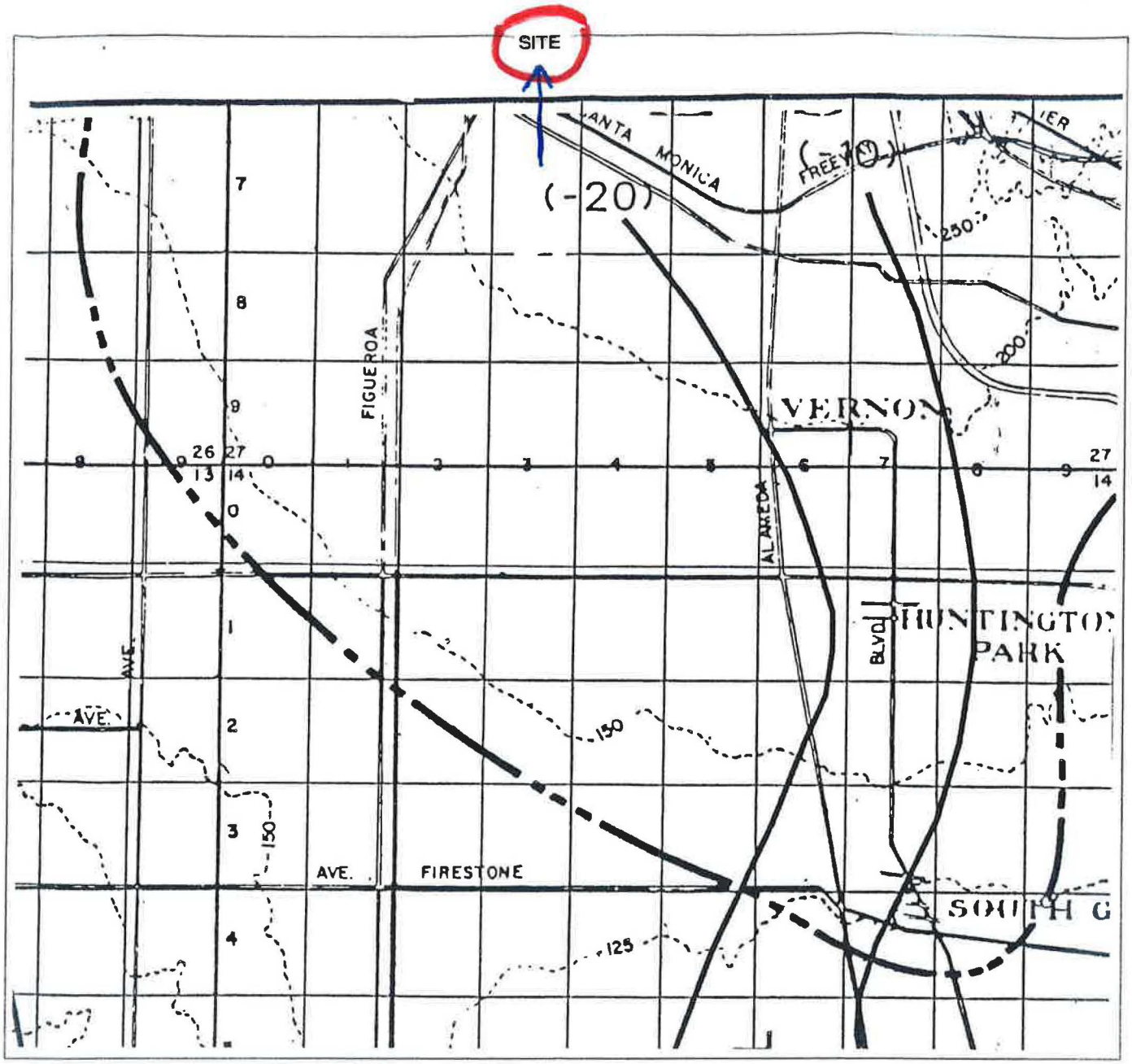
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2B

FOR: First Continental Bank

PLOT PLAN

OB 0709	*PHASE ONE* INC.	March, 1993
IG. 9.3		DRWN BY: EDK



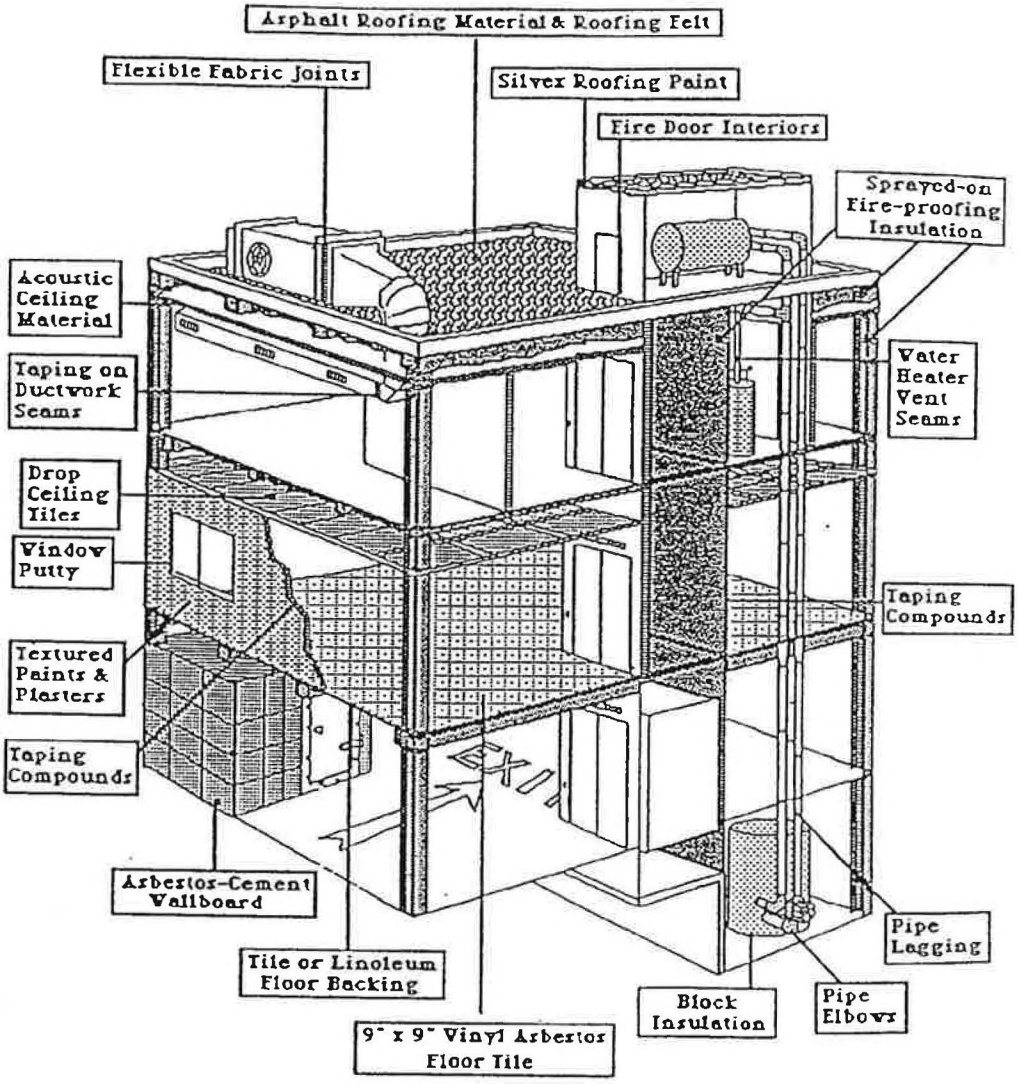
North

PIC Environmental Services	0 5280 Scale In Feet	**Groundwater Contour Map**	
Client: Banner Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 7 / 2016	Figure: 3



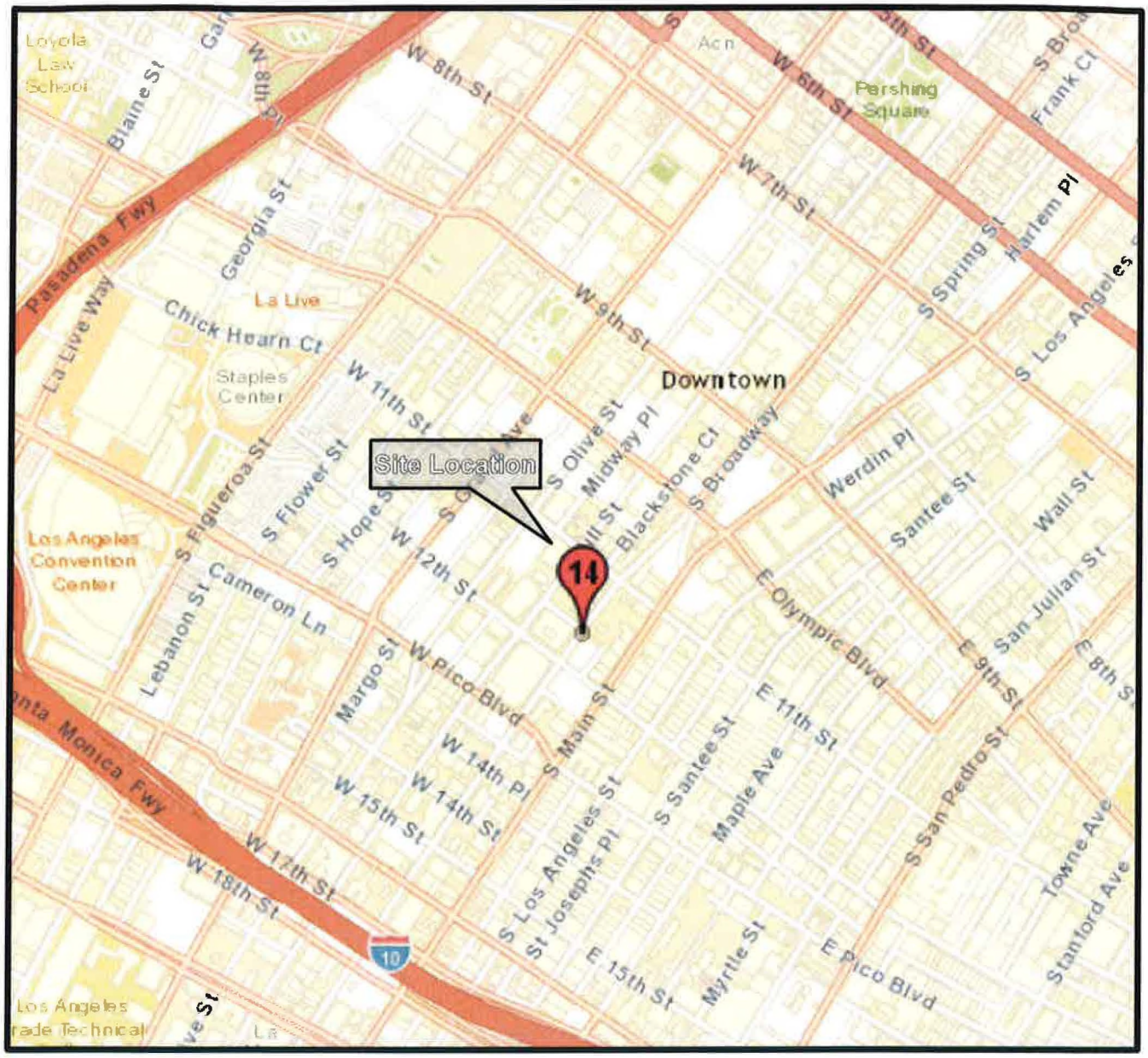
PIC Environmental Services	0 1000 Scale In Feet	**Oil Well Map**	
Client: Banner Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 7 / 2016	Figure: 4

Asbestos Containing Materials in Buildings



PIC ENVIRONMENTAL SERVICES **Environmental Services**	Not to Scale	**Common Asbestos Containing Materials (ASM's)**

Client: Banner Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 7 / 2016	Figure: 5

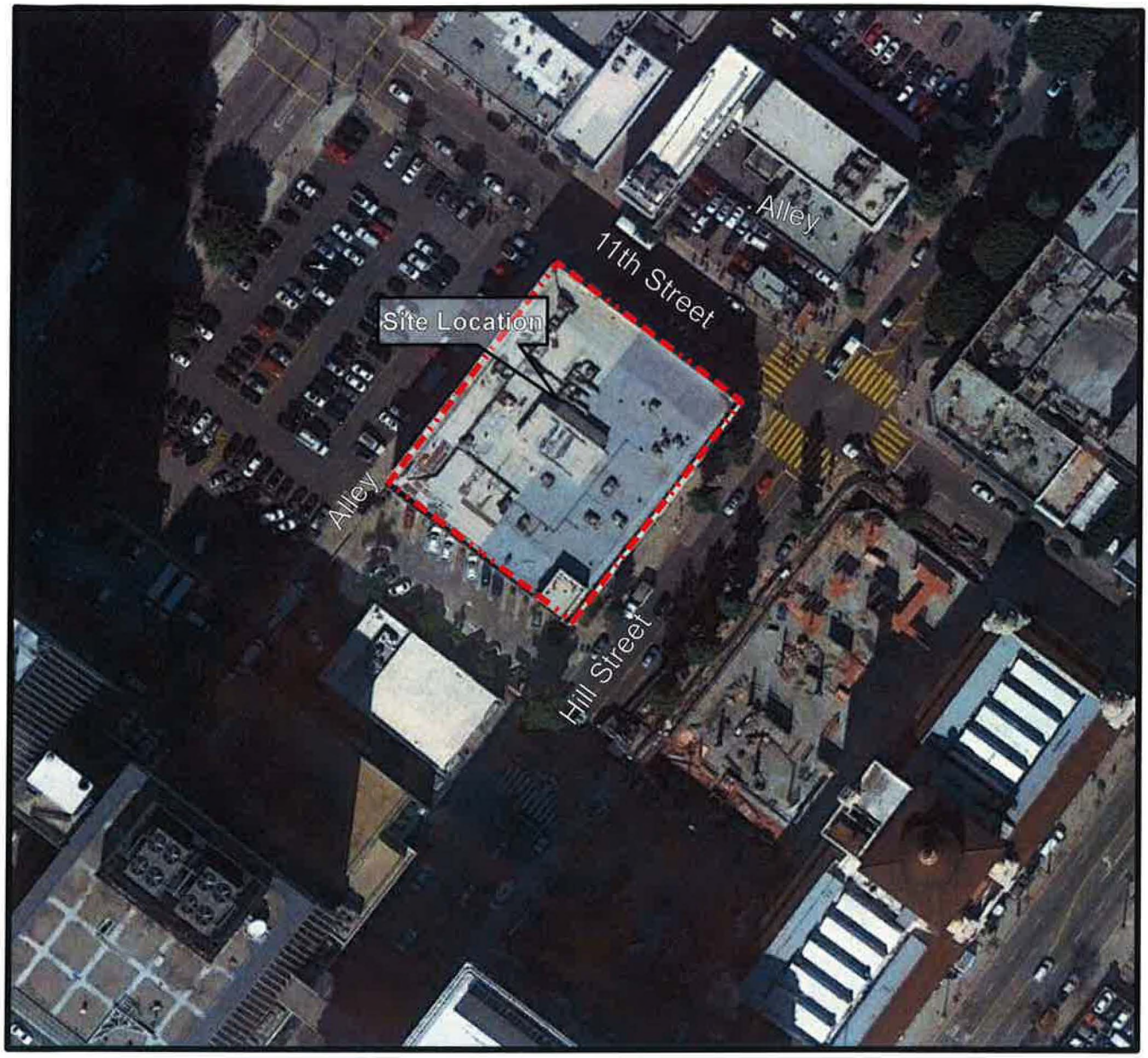


14 Lopez Canyon Environmental Center (Chipping and Grinding)

North

PIC Environmental Services	0 1000 Scale In Feet	**Landfill Map**

Client: Banner Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 7 / 2016	Figure: 6



North

PIC Environmental Services	0 100 Scale In Feet	**Aerial Photo February 2016**

Client: Banner Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 7 / 2016	Figure: 7

A

TARGET PROPERTY

1101 S HILL ST LOS ANGELES, CA 90015- C005

Owner Information

Owner Name:	SOUTH HILL HOLDINGS LLC		
Mailing Address:	310 W WOODWARD AVE #D ALHAMBRA CA 91801-2277 C050		
Phone Number:		**Vesting Codes:**	
Owner Occupied Indicator:	N	**Pending Record Indicator:**	
Corporate Owner:			

Location Information

Legal Description:	EX OF ST AND ALLEY LOT 5 BLK 77 ORDS SURVEY AS PER BK 53 PG 66 TO 73 OF M R AND EX OF ALLEY LOTS A AND B TRACT # 1394 AS PER BK 18 PG 106 OF MAPS		
County:	LOS ANGELES	**APN:**	5139-019-022
Census Tract / Block:	2079.00	**Alternate APN:**	
Township-Range-Sect:		**Subdivision:**	ORDS SURV
Legal Book - Page:	18-106	**Map Reference:**	44-C4 /
Legal Lot:	5	**Tract #:**	1394
Legal Block:	77	**School District:**	LOS ANGELES
Market Area:	C42	**Munic / Township:**	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:		**Sale Price:**	
Document #:		**Deed Type:**	
Instrument #:		**1st Mtg Document #:**	
Book - Page:			

Last Market Sale Information

Recording / Sale Date:	10/31/2014 / 10/23/2014	**1st Mtg Amount / Type:**	/
Sale Price:	$16,000,000.00	**1st Mtg Int. Rate / Type:**	/
Sale Type:	FULL	**1st Mtg Term:**	
Document #:	1156287	**1st Mtg Document #:**	
Instrument #:	000001156287	**1st Mtg Instrument #:**	
Book - Page:		**1st Mtg Book - Page:**	
Deed Type:	GRANT DEED	**2nd Mtg Amount / Type:**	/
Transfer Document #:		**2nd Mtg Int. Rate / Type:**	/
New Construction:		**2nd Mtg Term:**	
Multi / Split Sale:		**Price per SqFt:**	$195.14
Cash Down Payment:		**Stamps Amount:**	$17,600.00
Title Company:	TICOR TITLE		
Lender:			
Seller Name:	CHEN H LIVING TRUST		

Prior Sale Information

Prior Rec / Sale Date:	04/08/1993 /	**Prior Deed Type:**	GIFT DEED
Prior Sale Price:		**Prior Lender:**	
Prior Sale Type:		**Prior 1stMtg Amount/Type:**	/
Prior Doc #:	663089	**Prior 1stMtg Int. Rate/Type:**	/
Prior Instrument #:	000000663089	**Prior Stamps Amount:**	
Prior Book - Page:			

Site Information

Land Use:	LIGHT INDUSTRIAL	**Acres:**	.6294	**County Use:**	LIGHT MANUFACTURING
Flood Zone:		**Lot Area:**	27418	**State Use:**	
Flood Zone Map:		**Lot Width / Depth:**	151 / 121	**Site Influence:**	CORNER
Flood Panel Date:		**Usable Lot:**		**Sewer Type:**	
Res / Comm Units:		**Lot Shape:**		**Topography:**	
# of Buildings:	1	**Bldg Width / Depth:**	/	**Water Type:**	

Zoning:	LAC2	**Building Class:**		**Water District:**	SOUTHERN CALIFORNIA

Tax Information

Total Value:	$16,000,000.00	**Assessed Year:**	2015	**Property Tax:**	$195,960.78
Land Value:	$10,000,000.00	**Improve %:**		**Tax Area:**	13264
Improvement Value:	$6,000,000.00	**Dist:**		**Tax Year:**	2015
Total Taxable Value:	$16,000,000.00	**Fire Dist:**		**Tax Exemption:**	
Market Value:		**Garbage Dist:**		**Equal Rate:**	
		Delinquent Date:		**Equal Year:**	

Property Characteristics

Gross Area:	81993	**Parking Type:**	PARKING AVAIL	**Construction:**	CONCRETE
Living Area:	81993	**Garage Area:**		**Heat Type:**	
Tot Adj Area:		**Garage 2 Area:**		**Heat Fuel:**	
Above Grade:		**Garage Capacity:**		**Parcel Fuel:**	
Ground Floor Area:		**Parking Spaces:**		**Exterior Wall:**	CONCRETE
Base / Main Area:	/	**Carport:**		**Interior Wall:**	
Upper Area:		**Basement Area:**		**Foundation:**	CONCRETE
2nd Floor Area:		**Finish Bsmnt Area:**		**Air Cond:**	
3rd Floor Area:		**Basement Type:**		**Roof Type:**	CONCRETE
Rentable Area:		**Attic Type:**		**Roof Shape:**	FLAT
Additional Area:		**Porch Type:**		**Roof Frame:**	
Total Rooms:		**Porch 1 Area:**		**Roof Material:**	CONCRETE
Bedrooms:		**Porch 2 Area:**		**Floor Type:**	
Bath (F/H):	/	**Patio Type:**		**Floor Cover:**	
Total Baths / Fixtures:	/	**Patio 1 Area:**		**Style:**	
Year Built / Eff:	1955 / 1955	**Pool:**		**Quality:**	
Fireplace:		**Pool Area:**		**Condition:**	GOOD
Fireplace Description:				**# of Stories:**	2
Basement Description:				**Other Rooms:**	
Other Improvements:					
Bldg Comments:	04/93: 5006# IF MEZZANINE;VACANT AT SALE **				
Parcel Comments:					

Extra Features

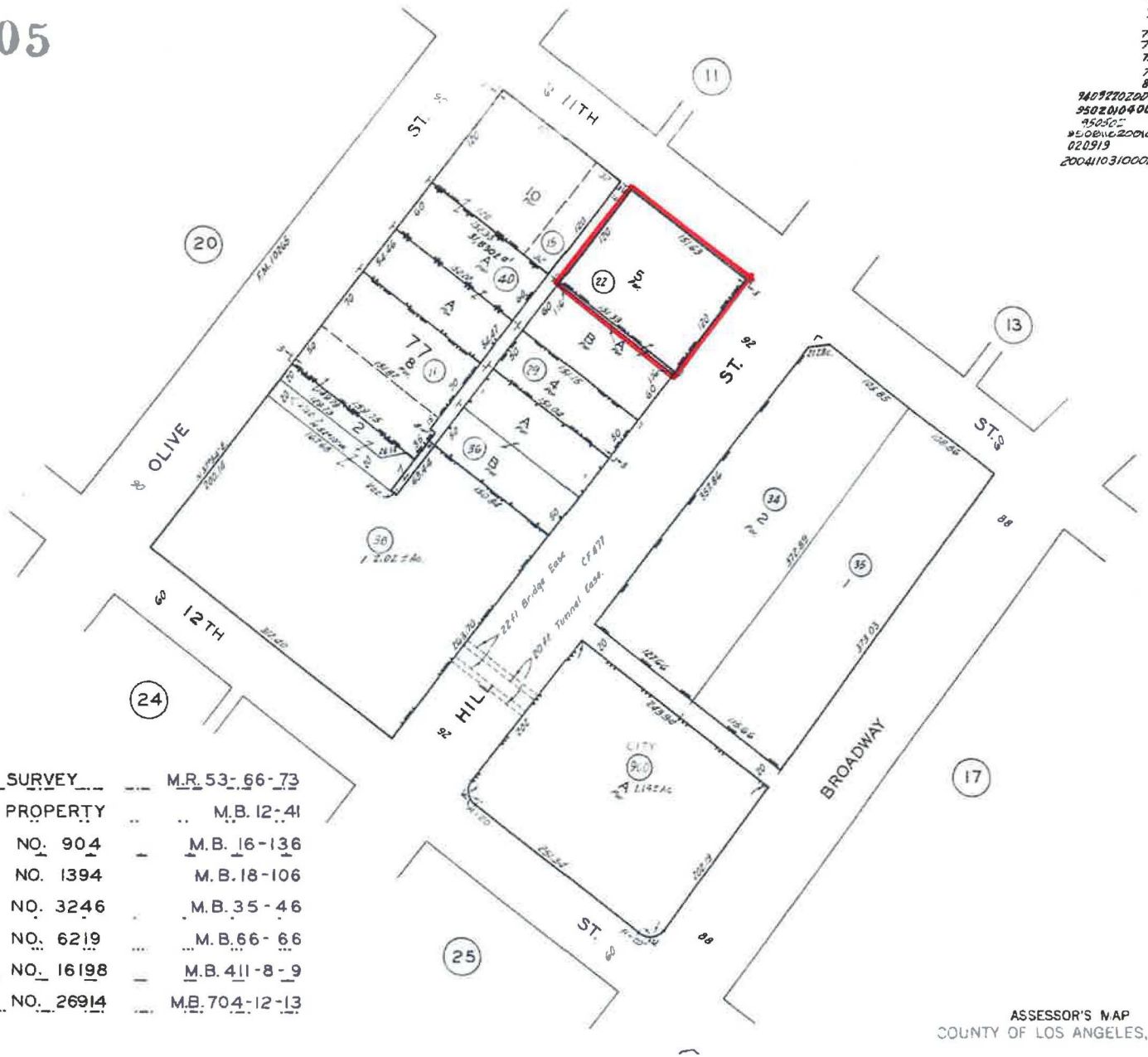
Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

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ORD'S SURVEY	M.R. 53-66-73
AMES PROPERTY	M.B. 12-41
TRACT NO. 904	M.B. 16-136
TRACT NO. 1394	M.B. 18-106
TRACT NO. 3246	M.B. 35-46
TRACT NO. 6219	M.B. 66-66
TRACT NO. 16198	M.B. 411-8-9
TRACT NO. 26914	M.B. 704-12-13

13264

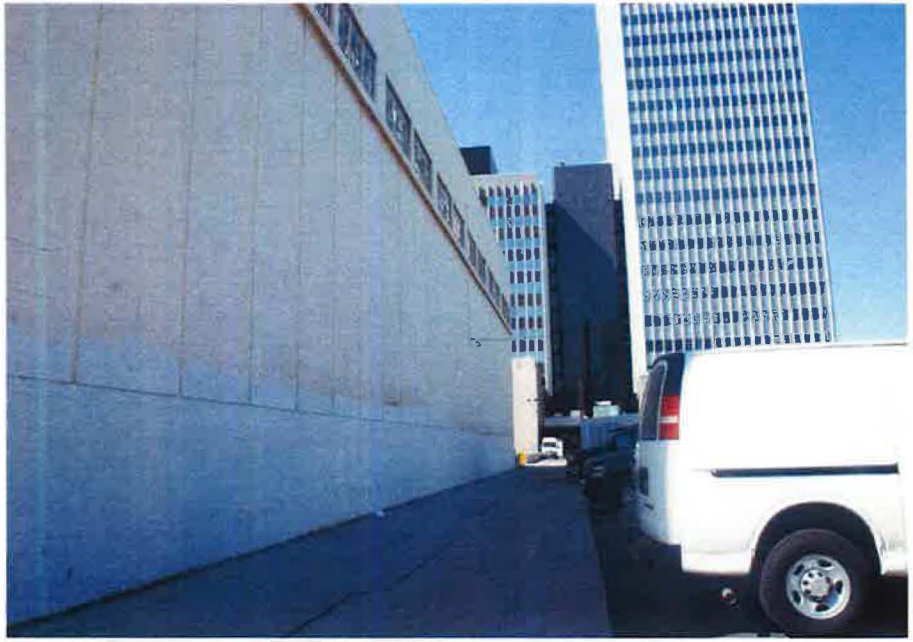
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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

B







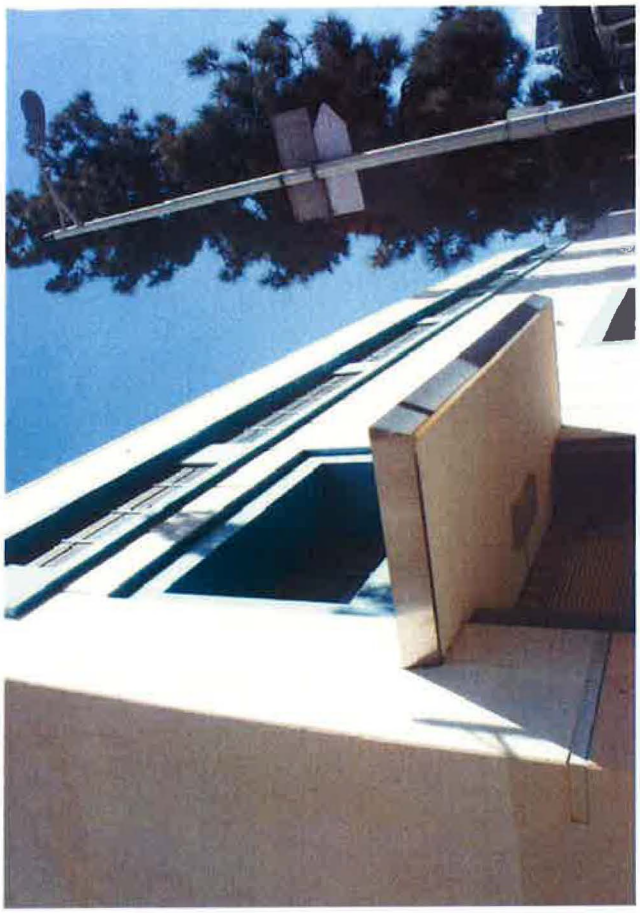



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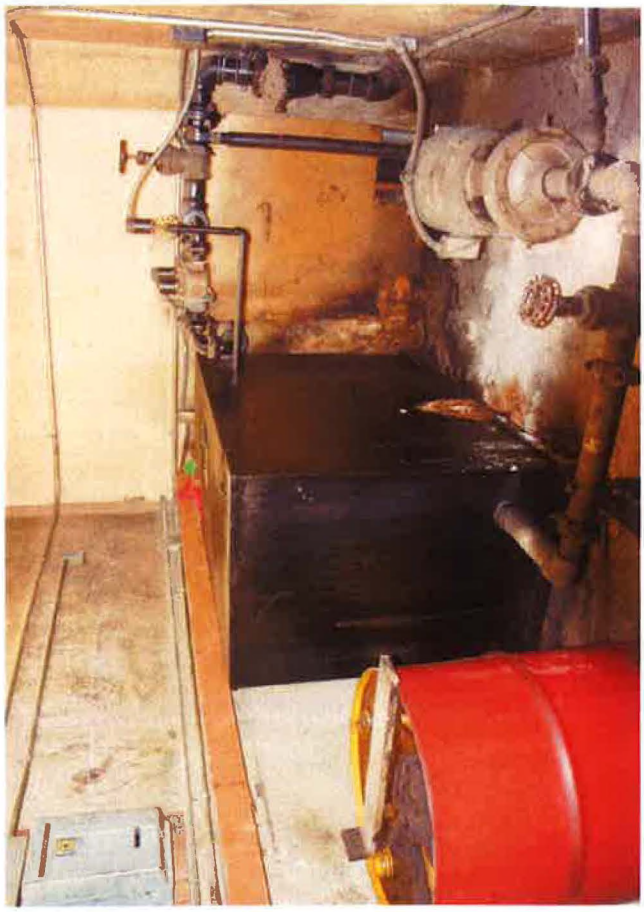


















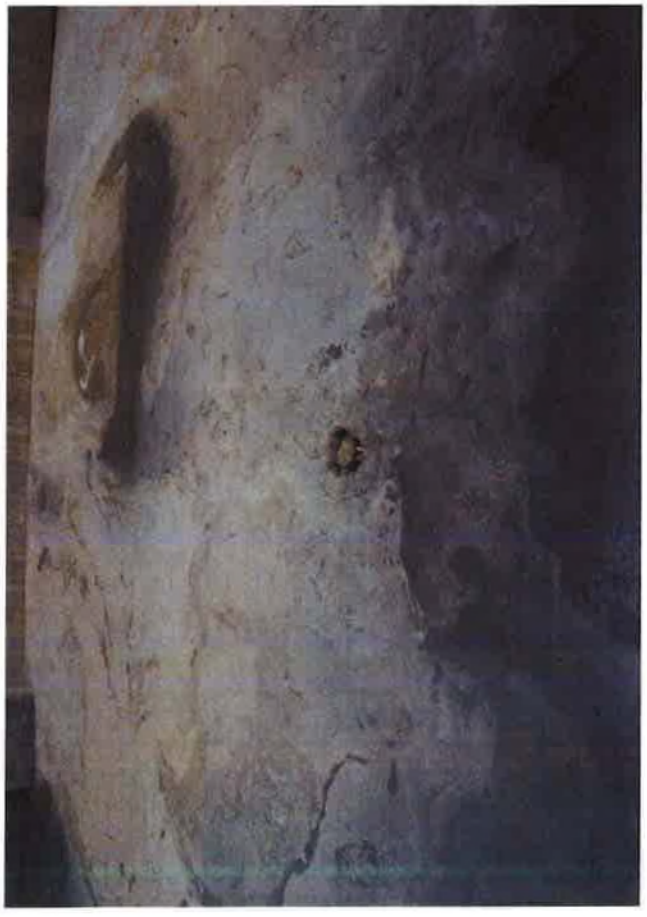









DANGER
140 VOLTS

































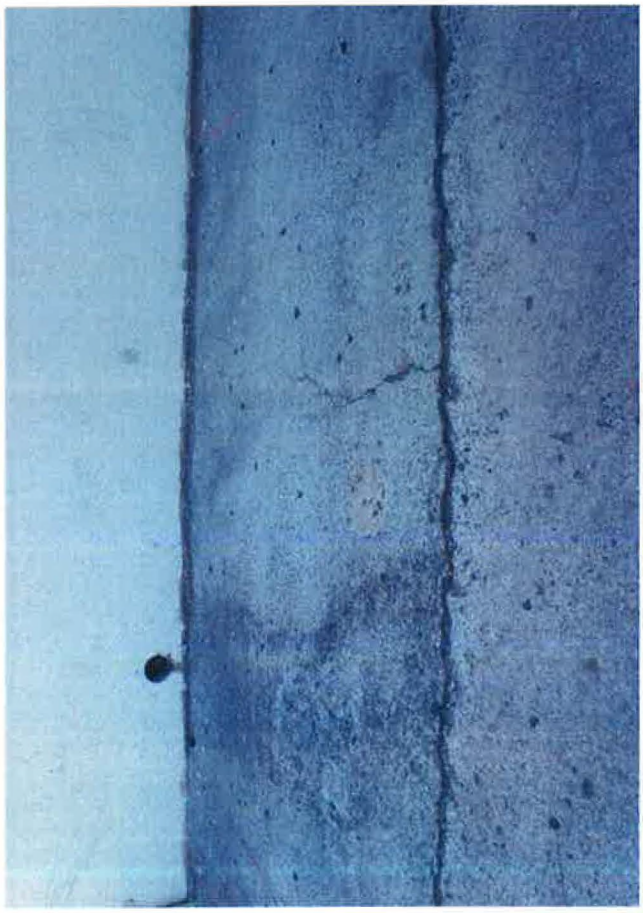









EXIT
UP







APPENDIX P:

LOS ANGELES CITY METHANE ORDINANCE 175790

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 gasBdetection 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 F-2
Phase II Report

PIC ENVIRONMENTAL SERVICES
A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.
2619 Sierra Way, La Verne, CA 91750
Phone: (909) 593-2427 Fax (909) 593-2105
Email: picenv@verizon.net

PHASE II
SITE ASSESSMENT GEOLOGIC REPORT

PREPARED FOR

PATRICK CARUSO
CROWN GROUP
511 NORTH LA CIENEGA BLVD., SUITE 206
WEST HOLLYWOOD, CA 90048

CONCERNING COMMERCIAL PROPERTY AT

1101-1117 SOUTH HILL STREET
200-214 WEST 11TH STREET
LOS ANGELES, CA 90015

MARCH 31, 2019

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

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Figure 2A: Site Map – 1993
Figure 3: Groundwater Map
Figure 4: Oil Well Map
Figure 5: Methane Zones Map
Figure 6: Field Readings
Figure 7: Methane Mitigation Requirements

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Appendix B: Site Photos
Appendix C: City of Los Angeles Methane Ordinance
Appendix D: PIC "Phase I Report" dated February 19, 2019

PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

(909) 593-2427 FAX: (909) 593-2105

Email: picenv@verizon.net

March 31, 2019

INTRODUCTION

PIC Environmental Services (PIC) was contracted by Crown Group, to conduct a subsurface Phase II Environmental Site Assessment at 1101-1117 South Hill Street and 200 – 214 West 11th Street, Los Angeles, CA 90015. This Phase II Assessment was conducted in response to environmental concerns identified in a Phase I Environmental Assessment Report dated February 19, 2019 at the subject property (see Appendix D). The purpose of the Phase II Site Assessment was to determine if subsurface environmental impairments exist at the subject property. Drilling and sampling operations were completed March 12, 2019 at three (3) proposed locations. Attached laboratory results document that no elevated concentrations of petroleum or volatile organic contaminants (VOCs) were measured in any boring. In addition, methane gas was not measured at elevated concentrations in all three borings. Historic sources of petroleum, VOCs, and/or methane contamination may be located offsite in proximity to the subject property. Nevertheless, minimum mitigation of potential elevated methane gas (due to fire and explosion hazards) will be required by the Los Angeles Building and Safety Department as a condition of planned redevelopment (see Figure 7). Accordingly, PIC anticipates installation of preventive, Level I, passive subsurface vent piping and vapor barriers under new buildings to mitigate potential, subsurface accumulation of methane vapors will be required. Further, PIC concludes there is no evidence of petroleum, dry cleaning solvent, or hydraulic oil contamination under the property and does not warrant additional investigation. Finally, PIC concludes the site does not contain Recognized Environmental Conditions.

BACKGROUND

The subject property includes about one-half acre of commercial and residential property located south of 11th Street and west of Hill Street in Los Angeles, CA.

A recent Phase I Assessment report by PIC includes a current description of the property (see Appendix D). Relevant conclusions included the following:

1. Potential historic onsite and adjacent sources of petroleum (hydraulic oil) and/or hazardous materials (dry cleaning solvent) contamination may exist at the subject property.

2. Potential contaminant sources include existing onsite hydraulic equipment, former onsite and adjacent dry-cleaning facilities and nearby naturally-occurring crude oil (methane).

3. The subject property is located within the City of Los Angeles Methane Zones due to proximity of a nearby subsurface oil field (see Figure 4). As a condition of redevelopment, the City of Los Angeles will require some level of preventive methane mitigation (venting) under new buildings.

In consideration of the environmental concerns summarized above, a subsurface Phase II Environmental Investigation was conducted on March 12, 2019 to determine if elevated concentrations of petroleum, methane gas, polychlorinated biphenyls (PCBs), and/or volatile organic contaminants (VOCs) were present.

SCOPE OF INVESTIGATION

PIC recommended and drilled a total of three (3) borings (B1, B2, and B3). Borings were located in proximity to potential onsite contamination sources (former dry cleaning tenant space and existing hydraulic lifts) as illustrated on Figure 2. A total of six (6) soil gas samples were analyzed for methane onsite using portable meters on March 12, 2019 (see Figures 2 and 6). A total of three (3) soil samples were recovered for analysis at a state-certified lab.

SITE ASSESSMENT PROCEDURES

Phase II Site Assessment operations were conducted March 12, 2019.

Soil boring locations (B1, B2, and B3) were selected as illustrated on Figure 2.

PIC Project Manager, Ethan Hersch, notified Underground Service Alert prior to coring operations to verify a lack of utilities or piping obstructions. Because no utility obstructions or geophysical anomalies were identified, coring operations were conducted as planned using concrete coring and hand auger drilling equipment operated by StrongArm Environmental.

Under the direction of Ethan J. Hersch, three (3) vertical borings (B1, B2, and B3) were drilled/cored and sampled. Nylaflow tubing and valves were installed in borings B1, B2, and B3 at depths of five feet below surface then sealed in hydrated bentonite. Undisturbed soil samples were also recovered at five feet below surface. A total of three (3) soil samples and six (6) soil gas samples were recovered from the three (3) borings on March 12, 2019. The lithology and field evidence of potential petroleum or hazardous materials contamination for each sample were recorded by Mr. Hersch. All six (6) soil gas samples were recovered using a battery powered pump in conformance with state soil gas guidance protocols. Field parameters measured with the portable meters included methane (ppm) by a Flame Ionization Detector (FID), methane (%) by a Landtec Gem 2000+ detector, volatile organic compounds (VOCs) by a Photoionization Detector (PID) and hydrogen sulfide by a Landtec Gem 2000+ detector. All field readings were recorded on March 12, 2019 and reproduced on Figure 6.

The core barrels were decontaminated with liquinox detergent solution, and then rinsed with water between boring locations to minimize potential cross contamination. Mr. Hersch conducted vapor monitoring of recovered soil samples during coring operations using a MiniRae 2000 Photoionization Detector (PID).

A total of six (6) recovered soil gas samples were analyzed in the field on March 12, 2019 using portable meters for the evaluation of methane gas concentrations. A total of three (3) soil samples were recovered on March 12, 20419 and transported under Chain of Custody procedures to a State certified laboratory for quantitative analyses of total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), and volatile organic contaminants (see Appendix A).

The soil borings were backfilled with bentonite seal material and concrete on March 12, 2019.

Groundwater was not encountered in any of the borings.

LABORATORY RESULTS

A total of three (3) soil samples were analyzed at Enviro-Chem Laboratories (Pomona).
The three (3) soil samples were selectively analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015, polychlorinated biphenyls (PCBs) by EPA Method 8082, and total volatiles (BTEX and solvents) by EPA Method 8260B. Table I below summarizes laboratory results, which are attached in Appendix A and field readings for methane gas documented on Figure 6.

TABLE I
TESTING RESULTS

Boring ID	Depth (Feet)	Soil/ Soil Gas	Methane FID (ppm)	Methane %	H2S (ppm)	Total Petroleum (TPH) EPA 8015 (ppm)	Total Volatiles (Solvents) EPA 8260B (ppm)	PCBs EPA 8082 (ppm)
B1-SG (Initial)	5	Soil Gas	0.89	0.1	0	-	-	-
B1-SG (Final)	5	Soil Gas	1.3	0.1	0	-	-	-
B1-S	5	Soil	-	-	-	All=ND	All=ND	All=ND
B2-SG (Initial)	5	Soil Gas	0.43	0.1	0	-	-	-
B2-SG (Final)	5	Soil Gas	0.83	0.1	0	-	-	-
B2-S	5	Soil	-	-	-	All=ND	All=ND	All=ND
B3-SG (Initial)	5	Soil Gas	0.76	0.1	0	-	-	-
B3-SG (Final)	5	Soil Gas	1.2	0.1	0	-	-	-
B3-S	5	Soil	0	-	-	All=ND	All=ND	-
Regulatory Action Levels			50,000	5		Variable	Variable	Variable
Regulatory Guidance Levels			1000	.01				

Notes: Results reported as mg/l =ppmillion or percent by volume
ND = None Detected
- = Not Analyzed

The laboratory results determined the following:

1. The highest methane measurement (1.3 ppm) was at boring location B1 in the southern portion of the property. All methane concentrations are well below regulatory guidance action levels.

2. No detectable residual concentrations of PCE dry cleaning solvent were measured in any boring.

3. All soil testing results were ND = None Detected for total petroleum, volatile organic compounds (solvents), and PCBs.

4. Redevelopment of the site should require minimum, Level I installation of subsurface methane vapor barriers and passive vent piping under new building foundations (see Figure 6).

5. To summarize, there is no evidence that historic onsite activities caused any subsurface contamination.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 245 feet above sea level. The surrounding topography generally slopes southerly toward the Los Angeles River (see Figure 1: Topographic Map).

The groundwater contour map published by the Los Angeles County Public Works Dept. indicates that depth to the first principal groundwater aquifer may exceed 200 feet below surface (see Figure 3). The groundwater flow direction (gradient) appears to be southwesterly. Geotechnical drilling results by Geocon in 2006 and AECOM in 2015 confirm a lack of groundwater above a depth of 120 feet.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase II Environmental Site Assessment, PIC has found no evidence to conclude that concentrations of methane gas, petroleum hydrocarbons, dry cleaning solvent, or PCBs at the subject property exceed regulatory action levels. More specifically, PIC concludes the following:

1. Site assessment operations completed by PIC determined that no detectable concentrations of petroleum, PCBs, or volatile organic compounds (solvents) exist at the subject property. In addition, methane gas was measured well below regulatory action levels in all borings supporting future installation of minimum, Level I methane mitigation measures.

2. Although subject to confirmation testing after demolition of the existing building, PIC anticipates future redevelopment of the property will require implementation of minimum, Level I methane mitigation measures including subsurface vapor barriers and passive vent piping (see Figure 7).

3. PIC concludes the site does not contain Recognized Environmental Conditions.

4. PIC recommends no further action or investigation.

All of the lab work cited in this report was prepared under the supervision of Curt DeSilets of Enviro-Chem Inc. Laboratories (Pomona) or Pine Environmental (Irvine), who are responsible for the contents and conclusions of the laboratory data.

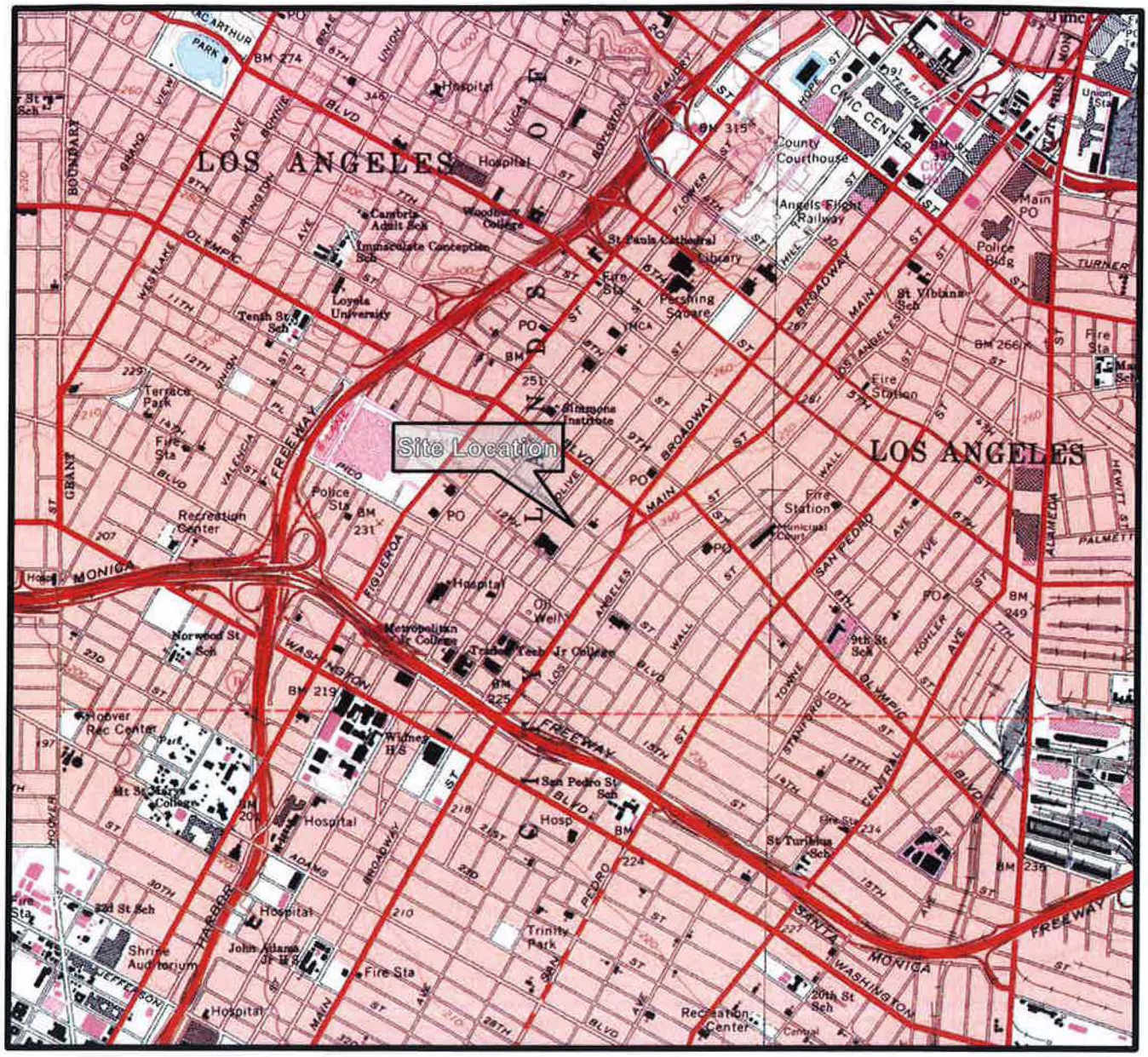
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President





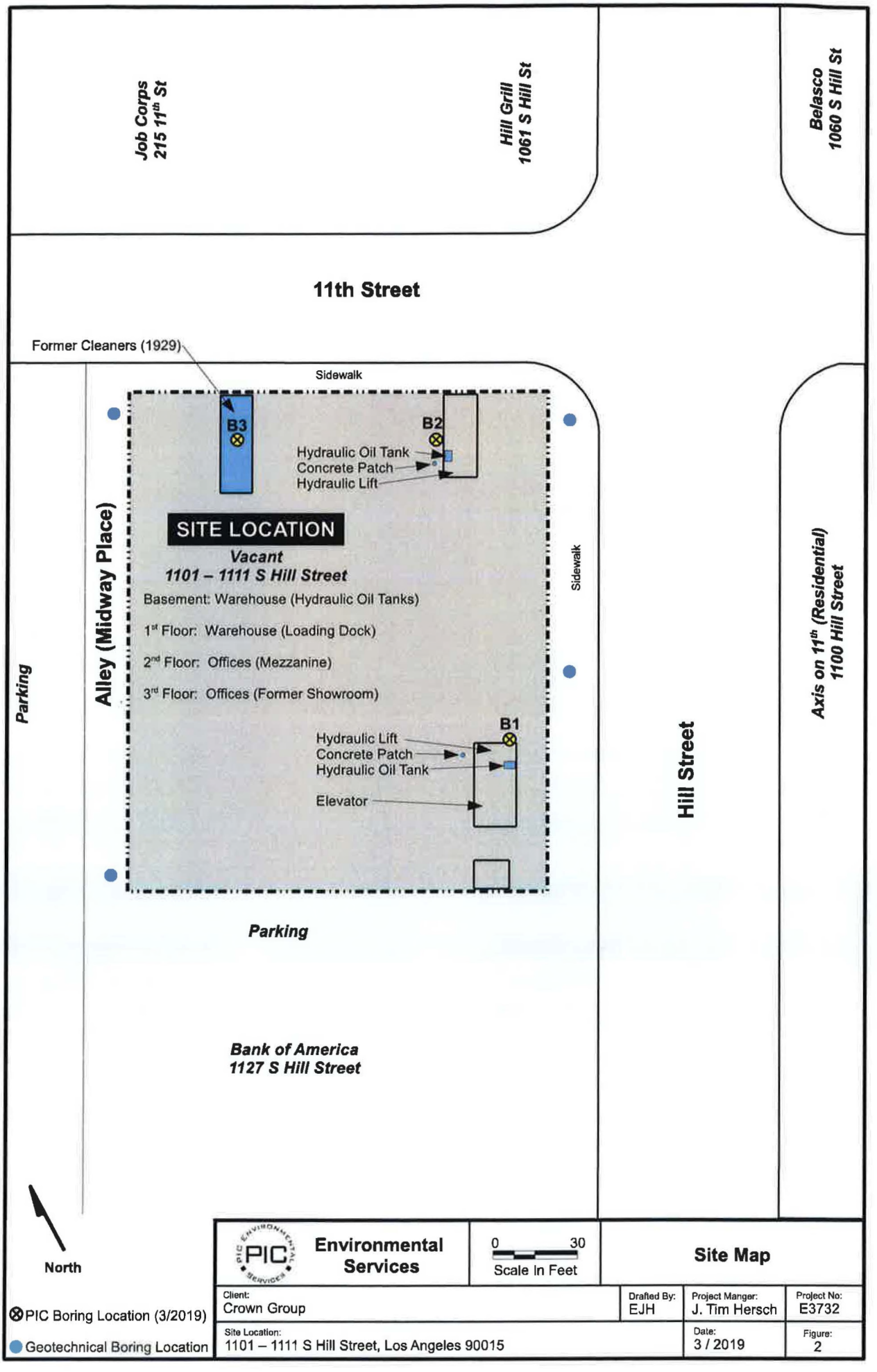


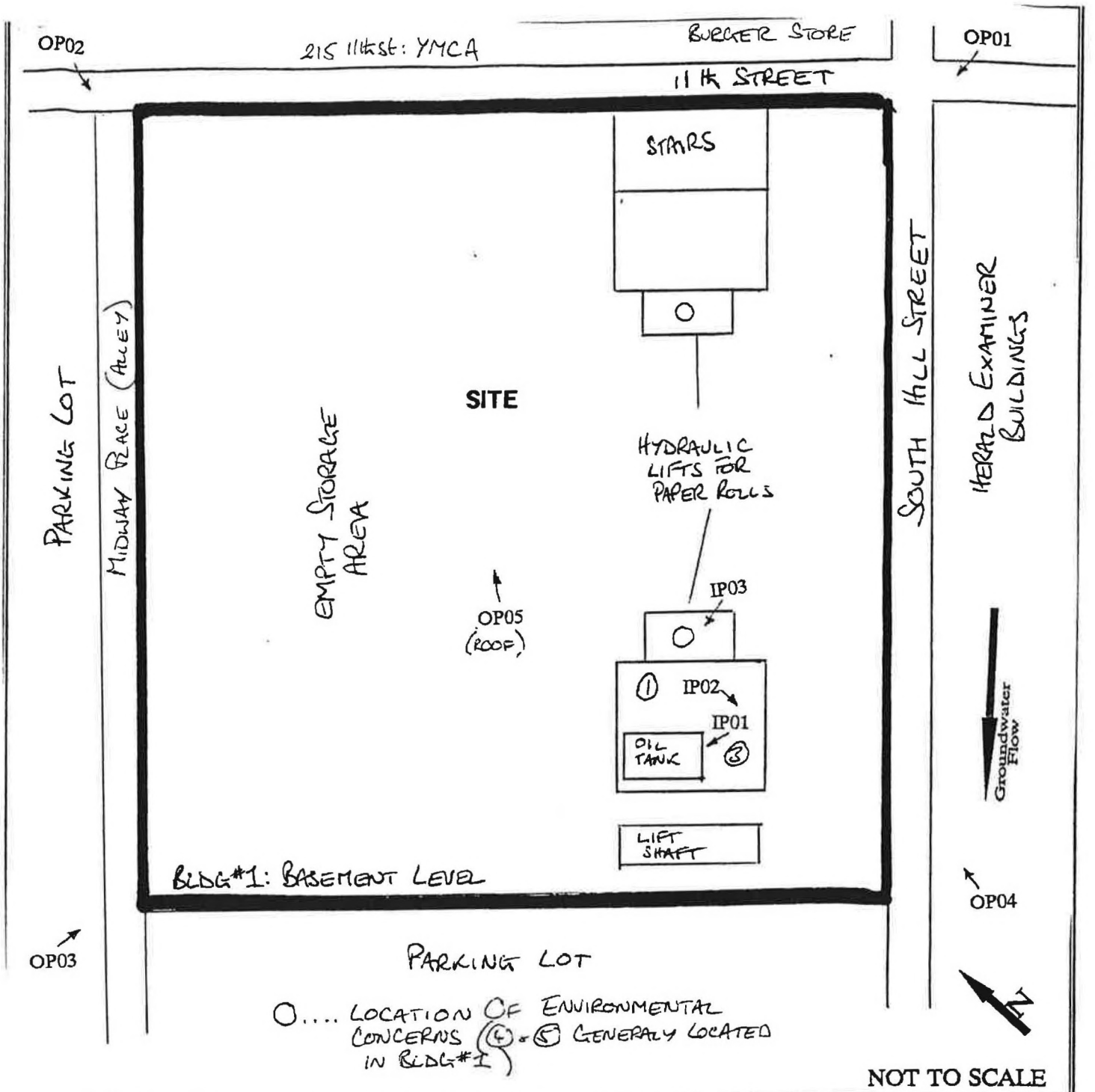
Site Latitude: N34.040103
Site Longitude: W118.260493
Site Elevation: 245 Feet
Source: USGS Topographical Quadrangle

North

PIC Environmental Services	0 2000 Scale In Feet	**Site Location Map Topographic Map**

Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 1


Job Corps
215 11th St
Hill Grill
1061 S Hill St
Belasco
1060 S Hill St
11th Street
Former Cleaners (1929)
Sidewalk
B3
B2
Hydraulic Oil Tank
Concrete Patch
Hydraulic Lift
SITE LOCATION
Vacant
1101 – 1111 S Hill Street
Basement: Warehouse (Hydraulic Oil Tanks)
1st Floor: Warehouse (Loading Dock)
2nd Floor: Offices (Mezzanine)
3rd Floor: Offices (Former Showroom)
B1
Hydraulic Lift
Concrete Patch
Hydraulic Oil Tank
Elevator
Sidewalk
Alley (Midway Place)
Parking
Hill Street
Axis on 11th (Residential)
1100 Hill Street
Parking
Bank of America
1127 S Hill Street
North
PIC Boring Location (3/2019)
Geotechnical Boring Location
Environmental Services
0
30
Scale In Feet
Site Map
Client:
Crown Group
Drafted By:
EJH
Project Manger:
J. Tim Hersch
Project No:
E3732
Site Location:
1101 – 1111 S Hill Street, Los Angeles 90015
Date:
3 / 2019
Figure:
2



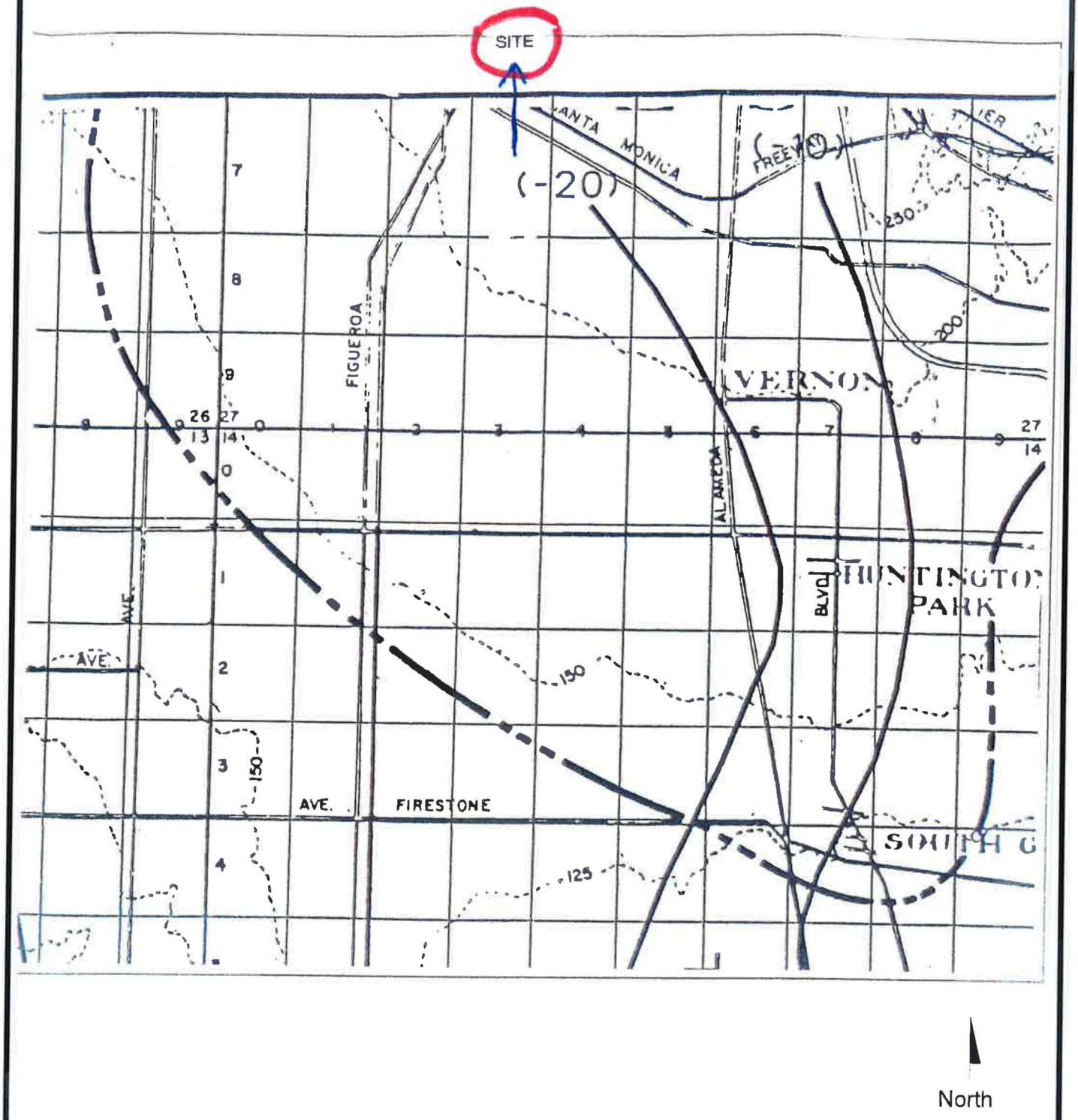
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2A

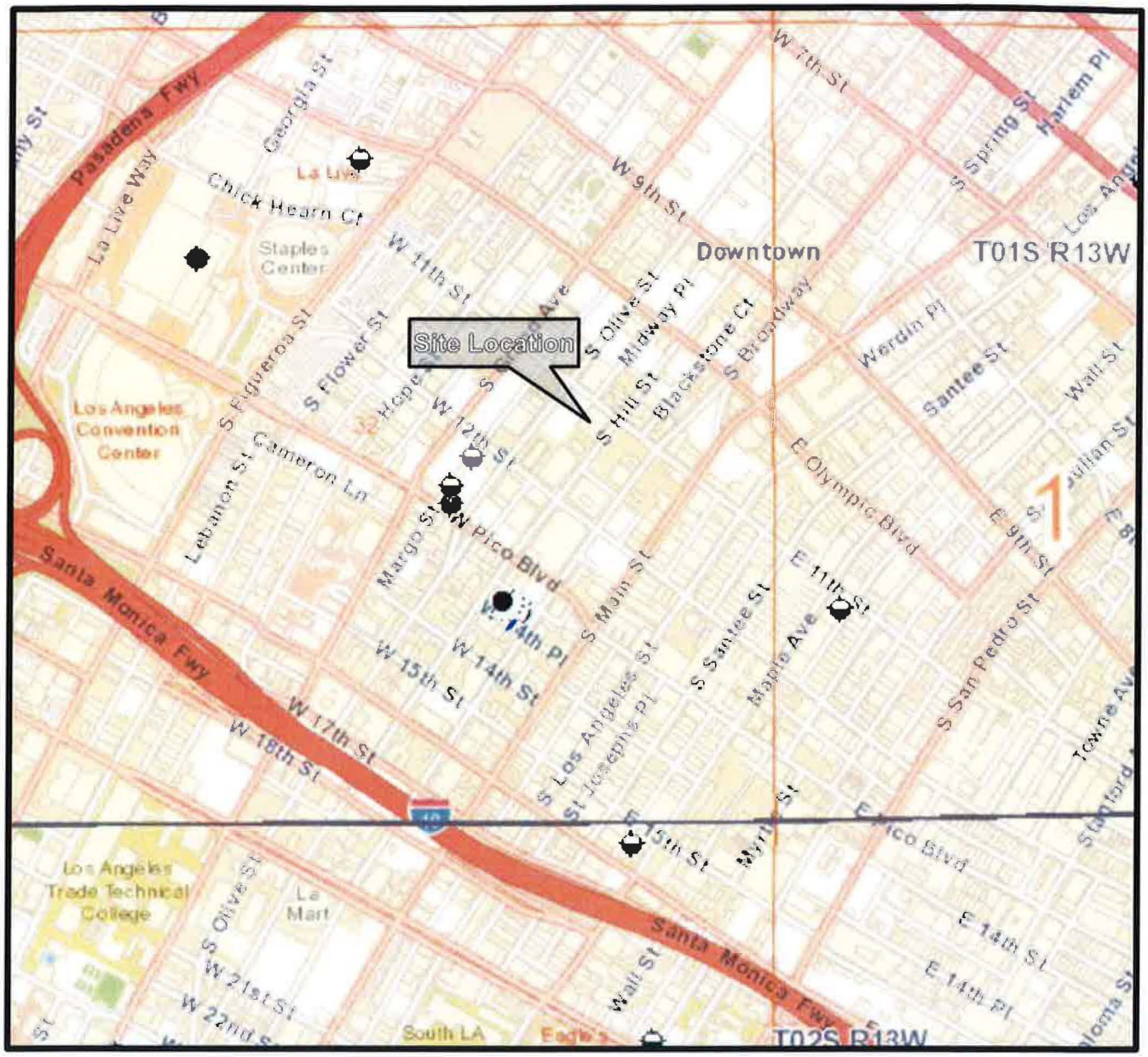
FOR: First Continental Bank

PLOT PLAN

JOB 0709	*PHASE ONE* INC.	March, 1993
FIG. 9.3		DRWN BY: EDK



PIC Environmental Services	0 Scale In Feet	**Groundwater Contour Map**	
Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 3



PIC Environmental Services	0 1000 Scale In Feet	**Oil Well Map**

Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 4

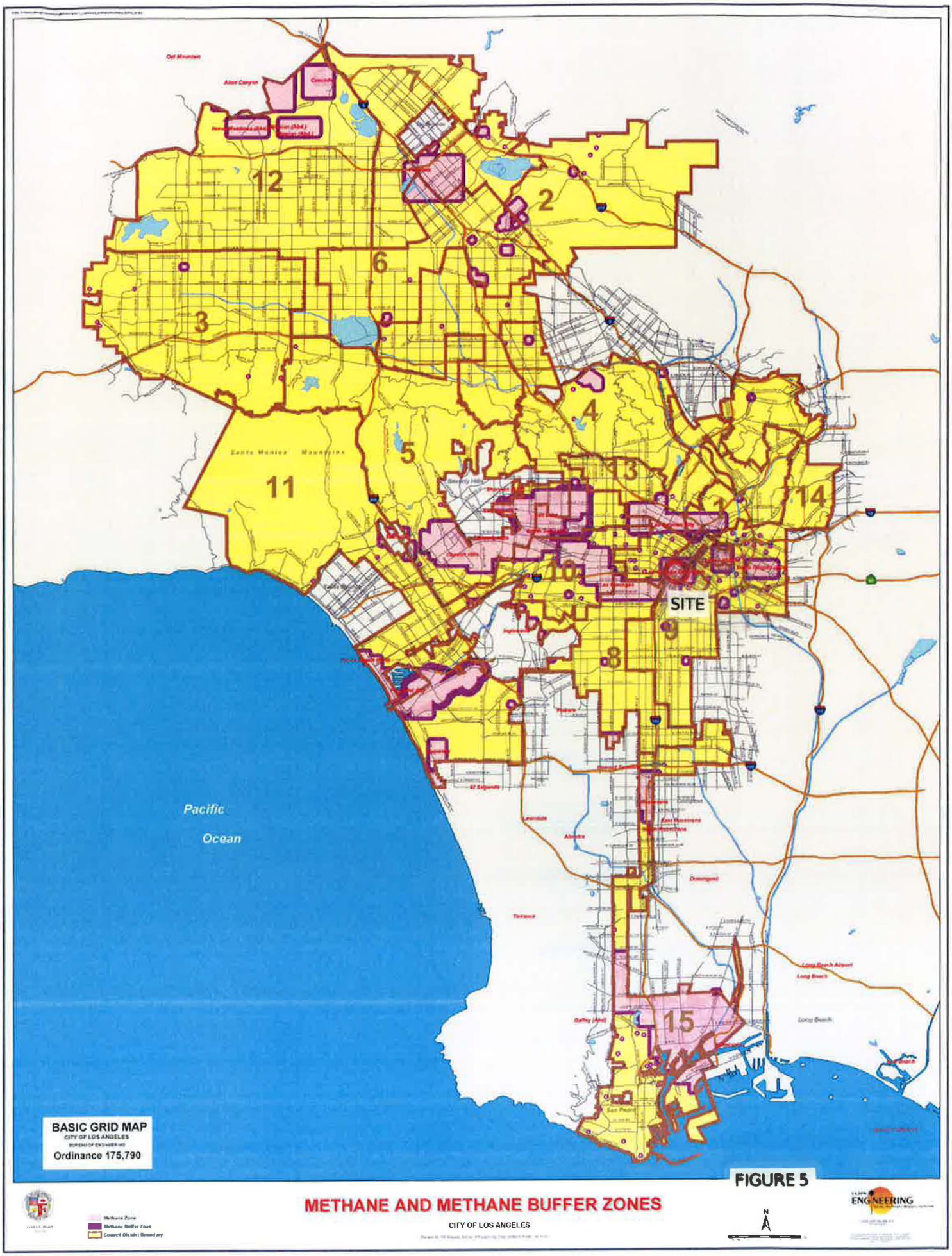


FIGURE 5

METHANE AND METHANE BUFFER ZONES

CITY OF LOS ANGELES

Field Readings March 2019				
Boring	Rae	Thermo	Landtec	
	PID (ppm)	FID (ppm)	CH4 (%)	H2S (ppm)
B1	1.8	0.89	0.1	0
B2	2.4	0.43	0.1	0
B3	4.4	0.76	0.0	0
B1	4.9	1.3	0.1	0
B2	4.5	0.83	0.1	0
B3	6.4	1.2	0.1	0
		METHANE	METHANE	
Note:	Readings taken at 5' below basement floor. Basement floor is approximately 25' below ground surface.			

FIGURE 6

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.

FIGURE 7

APPENDIX A:

LABORATORY RESULTS

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: March 14, 2019

Mr. J. Tim Hersch
PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Tel(909)593-2427 E-Mail: PICEnv@Verizon.net

Project: **E3732.3**
Lab I.D.: **190312-7, -8, -9**

Dear Mr. Hersch:

The **analytical results** for the soil samples, received by our lab on March 12, 2019, are attached. The samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manager

Andy Wang
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
2619 Sierra Way
La Verne, CA 91750
Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED: 03/12/19
MATRIX: SOIL
REPORTED TO: MR. J. TIM HERSCH
DATE RECEIVED: 03/12/19
DATE EXTRACTED: 03/12/19
DATE ANALYZED: 03/12/19
DATE REPORTED: 03/14/19

TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS
METHOD: EPA 8015B
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C10-C28	C28-C35	DF
B1	190312-7	ND	ND	ND	1
B2	190312-8	ND	ND	ND	1
B3	190312-9	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	PQL	10	10	50	

COMMENTS
C4-C10 = GASOLINE RANGE
C10-C28 = DIESEL RANGE
C28-C35 = MOTOR OIL RANGE
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8015B QA/QC Report

Date Analyzed: 3/12/2019 **Units:** mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **190312-2 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C10~C28 Range	0	200	188	**94%**	183	**92%**	**3%**	**75-125**	**0-20%**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C10~C28 Range	200	163	**82%**	**75-125**

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
2619 Sierra Way
La Verne, CA 91750
Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED: 03/12/19
MATRIX: SOIL
REPORTED TO: MR. J. TIM HERSCH
DATE RECEIVED: 03/12/19
DATE EXTRACTED: 03/12/19
DATE ANALYZED: 03/12/19
DATE REPORTED: 03/14/19

PCBs ANALYSIS
METHOD: EPA 8082
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	PCB-1016	PCB-1221	PCB-1232	PCB-1242	PCB-1248	PCB-1254	PCB-1260	TOTAL PCBs*	DF
B1	190312-7	ND	ND	ND	ND	ND	ND	ND	ND	1
B2	190312-8	ND	ND	ND	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	ND	ND	ND	1
PQL		0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = DF X PQL
ND = Non-Detected Or Below the Actual Detection Limit
* = Sum of the PCB 1016, 1221, 1232, 1242, 1248, 1254 and 1260
*** = The concentration exceeds the TTLC Limit of 50, and the sample is defined as hazardous waste, as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

QA/QC Report

Analysis: EPA 8082 (PCB)

Matrix: **Soil/Solid/Liquid** Date Analyzed: 3/12/2019

Unit: mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 190312-7 MS/MSD

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP % RPD	ACP %REC
PCB (1016+1260)	0.00	0.100	0.096	**96%**	0.094	**94%**	**2%**	**0-20%**	**70-130**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP %REC
PCB (1016+1260)	0.100	0.095	**95%**	**75-125**

S.R. = Sample Result
spk conc = Spike Concentration
%REC = Percent Recovery
ACP %RPD = Acceptable Percent RPD Range
ACP %REC = Acceptable Percent Recovery Range

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
2619 Sierra Way
La Verne, CA 91750
Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED: 03/12/19 DATE RECEIVED: 03/12/19
MATRIX: SOIL DATE ANALYZED: 03/12-13/19
REPORTED TO: MR. J. TIM HERSCH DATE REPORTED: 03/14/19

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ETBE	DIPE	MTBE	TAME	TBA	DF
B1	190312-7	ND	ND	ND	ND	ND	1
B2	190312-8	ND	ND	ND	ND	ND	1
B3	190312-9	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	1
	PQL	**0.01**	**0.01**	**0.005**	**0.01**	**0.05**	

COMMENTS:
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT
ETBE = ETHYL tert-BUTYL ETHER DIPE = ISOPROPYL ETHER
MTBE = METHYL tert-BUTYL ETHER TAME = TERT-AMYL METHYL ETHER
TBA = TERTIARY BUTYL ALCOHOL

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
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La Verne, CA 91750
Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED: 03/12/19 DATE RECEIVED: 03/12/19
MATRIX: SOIL DATE ANALYZED: 03/13/19
REPORTED TO: MR. J. TIM HERSCH DATE REPORTED: 03/14/19

SAMPLE I.D.: **B1** LAB I.D.: 190312-7

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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PROJECT: **E3732.3**
DATE SAMPLED:03/12/19 DATE RECEIVED:03/12/19
MATRIX:SOIL DATE ANALYZED:03/13/19
REPORTED TO:MR. J. TIM HERSCH DATE REPORTED:03/14/19

SAMPLE I.D.: **B1** LAB I.D.: 190312-7

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
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Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED:03/12/19 DATE RECEIVED:03/12/19
MATRIX:SOIL DATE ANALYZED:03/13/19
REPORTED TO:MR. J. TIM HERSCH DATE REPORTED:03/14/19

SAMPLE I.D.: **B2** LAB I.D.: 190312-8

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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PROJECT: **E3732.3**
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MATRIX:SOIL DATE ANALYZED:03/13/19
REPORTED TO:MR. J. TIM HERSCH DATE REPORTED:03/14/19

SAMPLE I.D.: **B2** LAB I.D.: 190312-8

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
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La Verne, CA 91750
Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED: 03/12/19 DATE RECEIVED: 03/12/19
MATRIX: SOIL DATE ANALYZED: 03/12/19
REPORTED TO: MR. J. TIM HERSCH DATE REPORTED: 03/14/19

SAMPLE I.D.: **B3** LAB I.D.: 190312-9

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

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PROJECT: **E3732.3**
DATE SAMPLED:03/12/19 DATE RECEIVED:03/12/19
MATRIX:SOIL DATE ANALYZED:03/12/19
REPORTED TO:MR. J. TIM HERSCH DATE REPORTED:03/14/19

SAMPLE I.D.: **B3** LAB I.D.: 190312-9

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **PIC Environmental Services**
2619 Sierra Way
La Verne, CA 91750
Tel(909)593-2427 **E-Mail: PICEnv@Verizon.net**

PROJECT: **E3732.3**
DATE SAMPLED: 03/12/19 DATE RECEIVED: 03/12/19
MATRIX: SOIL DATE ANALYZED: 03/12/19
REPORTED TO: MR. J. TIM HERSCH DATE REPORTED: 03/14/19

METHOD BLANK FOR LAB I.D.: 190312-7, -8, -9

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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METHOD BLANK REPORT

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MATRIX: SOIL DATE ANALYZED: 03/12/19
REPORTED TO: MR. J. TIM HERSCH DATE REPORTED: 03/14/19

METHOD BLANK FOR LAB I.D.: 190312-7, -8, -9

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 3/12-13/2019 **Matrix:** Solid/Soil/Liquid
Machine: C **Unit:** mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 190311-13 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.052	104%	0.051	102%	2%	75-125	0-20
Chlorobenzene	0	0.050	0.044	88%	0.044	88%	0%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.054	108%	0.053	106%	2%	75-125	0-20
Toluene	0	0.050	0.051	102%	0.051	102%	0%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.051	102%	0.049	98%	4%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.057	114%	75-125
Chlorobenzene	0.050	0.048	96%	75-125
Chloroform	0.050	0.060	120%	75-125
1,1-Dichlorothene	0.050	0.062	124%	75-125
Ethylbenzene	0.050	0.050	100%	75-125
o-Xylene	0.050	0.050	100%	75-125
m,p-Xylene	0.100	0.106	106%	75-125
Toluene	0.050	0.057	114%	75-125
1,1,1-Trichloroethane	0.050	0.059	118%	75-125
Trichloroethene (TCE)	0.050	0.056	112%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			M-BLK	190311-13	190311-14	190228-45	190228-46	190228-47	190305-25
Dibromofluoromethane	50.0	70-130	113%	122%	115%	112%	112%	114%	117%
Toluene-d8	50.0	70-130	98%	100%	97%	98%	96%	101%	98%
4-Bromofluorobenzene	50.0	70-130	87%	88%	87%	89%	85%	86%	84%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			190305-26	190312-2	190312-3	190312-4	190312-7	190312-8	190312-9
Dibromofluoromethane	50.0	70-130	138*%	119%	132*%	123%	113%	114%	118%
Toluene-d8	50.0	70-130	102%	97%	97%	102%	99%	98%	99%
4-Bromofluorobenzene	50.0	70-130	83%	87%	83%	83%	86%	84%	84%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			190312-10	190312-12					
Dibromofluoromethane	50.0	70-130	112%	112%					
Toluene-d8	50.0	70-130	100%	99%					
4-Bromofluorobenzene	50.0	70-130	85%	87%					

** = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.*
S.R. = Sample Results *%RC = Percent Recovery*
spk conc = Spike Concentration *ACP %RC = Accepted Percent Recovery*
MS = Matrix Spike *MSD = Matrix Spike Duplicate*

Analyzed/Reviewed By:

Final Reviewer:

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
~~0 1 Week (Standard)~~
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	8260B-VOC	8015-CC	8082-PCB's							Misc./PO#
								Analysis Required									**COMMENTS**
B1	19032-7	3/12	8:02	Soil	1			X	X	X							
B2	-8	3/12	8:48	Soil	1			X	X	X							
B3	-9	3/12	9:17	Soil	1			X	X								
					bt												

Company Name: PIC ENVIRONMENTAL
Address: 2619 SIERRA WAY
City/State/Zip: LA VERNE CA 91750
Project Contact: TIM HERSCH
Tel: 909/593-2427
Fax/Email: PICENV@VERIZON.NET
Sampler's Signature:
Project Name/ID: E3732.3

Relinquished by:	Received by:	Date & Time: 3/12/19 1237
Relinquished by:	Received by:	Date & Time:
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client O Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

Date: 3/12/19

WHITE WITH SAMPLE • YELLOW TO CLIENT

APPENDIX B:

SITE PHOTOS





APPENDIX C:

CITY OF LOS ANGELES METHANE ORDINACE

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 gasBdetection 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 D:

PIC "PHASE 1 REPORT"
DATED FEBRUARY 19, 2019

PIC ENVIRONMENTAL SERVICES
A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.
2619 Sierra Way, La Verne, CA 91750
Phone: (909) 593-2427 Fax (909) 593-2105
Email: picenv@verizon.net

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

PATRICK CARUSO
CROWN GROUP
511 NORTH LA CIENEGA BLVD., SUITE 206
WEST HOLLYWOOD, CA 90048

CONCERNING COMMERCIAL PROPERTY AT

1101-1117 SOUTH HILL STREET
200-214 WEST 11TH STREET
LOS ANGELES, CA 90015

FEBRUARY 19, 2019

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

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PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

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February 19, 2019

INTRODUCTION

PIC Environmental Services (PIC) was contracted by Crown Group to conduct a Phase I Environmental Site Assessment (PESA) at commercial property located in Los Angeles, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR), Division of Oil, Gas, and Geothermal Resources (DOGGR) records
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. Los Angeles County Title Records
9. Historic Telephone Directories
10. Los Angeles Fire and Building Dept. records
11. Sanborn Fire Insurance Maps
12. Review of prior environmental and geotechnical reports

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydro-geologic information search.

SITE INSPECTION

On January 29, 2019, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. PIC was assisted by Patrick Caruso.

SITE DESCRIPTION

The subject property includes about one half acre of commercial property south of 11th Street and west of Hill Street in Los Angeles, CA.

Historic addresses used at the property appear to include 1101 through 1117 South Hill Street and 200 through 214 West 11th Street in Los Angeles, CA 90015 (see Sanborn insurance maps in Appendix E). Since the mid-1950s, when the existing building was constructed onsite, addresses appear limited to 1101 and 1111 South Hill Street (see Historic Telephone Directories in Appendix I). The subject property was unoccupied at the time of PIC's inspection. The Los Angeles County Assessor Parcel Number is 5139-019-022. Additional title information is attached in Appendix A.

Property boundaries are indicated by public streets to the north and east, a public alley (Midway Place) to the west and adjoining commercial developments (bank) to the south. Figures 2 and 7 and site photos in Appendix B illustrate features observed onsite by PIC. The subject property has been improved with one multi-story commercial structure. Permit records indicate the building was constructed in 1955 (see Appendix C). The onsite building is constructed of concrete. The building was used from the 1950s through the 1980s to publish newspapers and magazines. As documented in three prior Phase I Assessment Reports, the basement level contained hydraulic-powered equipment to lift newsprint and other supplies to upper levels (see Figures 2 & 2A and Appendices K, L and O).

Because the onsite building was constructed before 1980, asbestos containing construction materials (ACM) may be present. A reference diagram of common ACM in older commercial structures is illustrated on Figure 5.

PIC's inspection and review of historic records found no evidence of underground storage tanks, clarifiers or other significant environmental impairments at the property.

SITE HISTORY

Based on a review of regulatory records, County title records, Sanborn fire insurance maps, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially developed as early as 1888 for residential use (see Sanborn insurance maps in Appendix E). By 1906, numerous residential structures had been constructed onsite. By 1923, former residential dwellings were demolished and a former commercial building was constructed onsite as shown on historic Sanborn maps and historic aerial photos in Appendices E and H. As a result, addresses including 200 through 214 West 11th Street and 1101 through 1117 South Hill Street were used to identify onsite occupants prior to 1955 when the existing multi-story commercial building was constructed. Commercial uses are also confirmed to have commenced onsite in the 1920s according to historic telephone directories. (see Appendix I). A proprietary listing of historic commercial cleaners (including dry cleaners) is maintained by Environmental Data Resources (EDR). The EDR list in Appendix J identifies a former onsite cleaners at 208 West 11th Street in 1929 (see Appendix J). Telephone directory listings do not identify the former cleaners. As will be discussed more fully below, it is unlikely the former cleaners used chlorinated solvents (e.g. PCE) to conduct dry cleaning onsite.

In 1955 the existing three story commercial building was constructed for the production and distribution of newspapers and magazines. As documented in previous Phase I reports, the basement level contains two hydraulic lift facilities and above ground hydraulic oil storage tanks to lift newsprint and other supplies to upper levels (see Figures 2 & 2A and Appendices K and L). Photographic development chemicals were used on the upper levels and may have been stored in the basement as well.

In 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix F, the limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix F). By the mid-1990s, Chevron sold its interest in the oil field. Nasco Petroleum, LLC now operates all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. Nasco Petroleum, LLC remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination. Since 1985, the City of Los Angeles Fire Department has adopted and modified several ordinances to mitigate methane gas hazards from naturally-occurring subsurface oil fields. Since 2004, the City of Los Angeles has required assessment and mitigation of elevated methane gas concentrations as a requirement for redevelopment. The current 2004 methane mitigation ordinance is attached in Appendix P for reference.

In the early 1990s, the Associated Press and/or the Hearst Corp. discontinued publication of newspapers and magazines at the subject property. The building was subsequently occupied by "Super Trader." PIC has been advised that Crown Group intends to demolish the existing building and redevelopment the subject property.

To summarize, there is no historic evidence that crude oil wells were actually located onsite. In addition, there is no historic evidence that the property contained underground storage tanks, or other regulated facilities (e.g. industrial waste clarifiers). In 1929, a former commercial cleaners existed onsite at 208 West 11th Street (see Figure 2). However, the use of chlorinated degreasing solvents (PCE, etc) for dry cleaning was not common in the United States until after World War II. Moreover, the construction of the existing basement in 1955 required the excavation and removal of about 20 feet of near surface soil throughout the entire property, potentially mitigating environmental concerns. Nevertheless, the basement level does contain hydraulically-powered lifts which contain "shafts" that persist below the building foundation. In addition, certain building materials may contain asbestos due to construction prior to 1980.

PIC's review of historic records and permit documents determined that significant environmental concerns (Recognized Environmental Conditions) at the subject property are unlikely. However, abatement of potential asbestos containing materials by a state-licensed contractor will be necessary at the time of building demolition. Moreover, subsurface assessment of methane gas concentrations will be required prior to redevelopment of the subject property. As a result, PIC recommends performance of a precautionary, subsurface, Phase II Soil Assessment to confirm methane gas concentrations and verify a lack of hydraulic oil/PCBs and dry-cleaning solvent.

SURVEY OF ADJACENT PROPERTIES

Commercial developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. The EDR Report in Appendix J discovered no adjacent properties with known historic environmental concerns.

Surface runoff at all surrounding properties appeared to be southerly toward the Los Angeles River.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix H). Available photographs were dated 1923, 1928, 1938, 1948, 1952, 1964, 1970, 1972, 1983, 1989, 1994, 2002, 2005, 2009, 2012, 2016, and 2018.

The 1923 photo indicates the subject property was developed with a former commercial building. Hill Street and 11th Street are evident adjacent to the site in all photos. Similar features are observed on the 1928, 1938, 1948 and 1952 photos.

By 1955, the existing onsite commercial building had been constructed. Similar features are observed on all subsequent photos

The 2018 photo has been enlarged and reproduced as Figure 7 for reference.

The aerial photo study indicates no obvious environmental impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information

ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
LIENS 2	CERCLA LIEN Information
RADINFO	Radiation Information Database
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data
RAD INFO	Radiation Information Database
HISTORIC FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
US CDL	Clandestine Drug Labs
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
ECHO	Enforcement and Compliance History

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	"Cortese" Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database

SLIC	Statewide SLIC Cases
SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
AO CONCERN	San Gabriel Valley Areas of Concern
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
LIENS	Environmental Liens Listing
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
LA CO SITE MITIGATION	Site Mitigation List
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
LA CO HMS	HMS Street Number List
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
RESPONSE	State Response List
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
HAULERS	Registered Waste Tire Haulers Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	EDR Proprietary Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Cleaners and Drycleaners

All of the above records were examined for up to a one mile radius by EDR (see Appendix J). The subject property does appear on five of the regulatory lists. More specifically, the property is included on the following:

1. RCRA – SQG: Resource Conservation and Recovery Act – Small Quantity Generator – This federal list includes sites which have historically obtained permits to legally dispose of hazardous waste (e.g. spent photo chemicals or waste oil). Appearance on the federal RCRA list does not indicate the presence of a subsurface contamination problem.

2. FINDS: Facility Index and Registry System – This federal list includes sites which appear on one or more other federal regulatory and permit lists. The site is included on the FINDS list due to the RCRA waste disposal permit identified above. Appearance on the federal FINDS list does not indicate the presence of a subsurface contamination problem.

3. ECHO: Enforcement and Compliance History – This federal list, like the FINDS list, includes sites that appear on other lists. Appearance on the ECHO list does not indicate the presence of a subsurface contamination problem.

4. HAZNET - Facility and Manifest Data – This state list includes sites which have historically obtained permits to legally dispose of hazardous wastes (e.g. photochemical waste). Associated Press is included on the HAZNET list. Appearance on the HAZNET list does not indicate the presence of a subsurface contamination problem.

5. EDR US HIST CLEANERS: EDR Exclusive List of Historic Cleaners and Drycleaners – Based on historic telephone and business directories, Environmental Data Resources (EDR) maintains a proprietary list of sites that have contained commercial cleaners. The site appears on the EDR list due to a 1929 business directory listing at 208 West 11th Street. As discussed previously, it is very unlikely the former cleaners used chlorinated solvents (PCE) because these solvents were not commonly available until after World War II. In addition, about 20 feet of near surface soil was excavated and removed from the property in 1955 to construct the existing building and basement. Appearance on the EDR list does not indicate the presence of a subsurface contamination problem.

The EDR record search also revealed the following concerning properties located within a one mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	0
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL RECOVERY	SITE ONLY	0
CERCLIS (SEMS)	0.5	2
CERCLIS NFRAP (SEMS)	0.5	0
CORRACTS	1	0
RCRA – TSD	0.5	0
RCRA – Lg Gen	0.25	1
RCRA – Sm Gen	0.25	9
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	0
UMTRA	0.5	0
ODI	0.5	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
LIENS 2	SITE ONLY	0
ICIS	SITE ONLY	0
LUCIS	0.5	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	1
RAATS	SITE ONLY	0
ECHO	SITE ONLY	1

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
AWP	1	0
CAL-SITES	1	0
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
LANDFILLS	0.5	0
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	1
SWRCY	0.5	0
LUST	0.5	8
UST	0.25	9
SLIC	0.5	3
AO CONCERN	1	0
UST	0.25	15
HIST UST	0.25	13
AST	0.25	3
LIENS	SITE ONLY	0
SWEEPS UST	0.25	15
CHMIRS	SITE ONLY	0
NOTIFY 65	1	0
L.A. CO. MITIGATION	SITE ONLY	0
DEED	0.5	0
VCP	0.5	2
DRYCLEANERS	0.25	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
L.A. CO. HMS	SITE ONLY	0
WIP	0.25	1
CDL	SITE ONLY	0
RESPONSE	1	0
HAZNET	SITE ONLY	1
EMI	SITE ONLY	0
ENVIROSTOR	1	24
HAULERS	SITE ONLY	0

GOVERNMENT RECORDS Tribal	SEARCH RADIUS (miles)	NUMBER OF SITES
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

GOVERNMENT RECORDS EDR	SEARCH RADIUS (miles)	NUMBER OF SITES
MAN. GAS PLANTS	1	0
HIST AUTO STATIONS	0.25	35
HIST CLEANERS	0.25	8

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records, it appears the subject property is located above a portion of the Los Angeles Downtown Oil Field which was discovered in 1965 (see Appendix F). Figure 4 illustrates the locations of historic oil wells drilled in close proximity to the subject property. More specifically, in 1963 Standard Oil Co. (now Chevron) discovered oil below the property in a nearby "core hole." In 1965 Chevron drilled and completed numerous oil wells from a centralized "drill island" south of the property at the intersection of Hill Street and 14th Place (see Figure 4). As illustrated in Appendix F, the limits of the "Los Angeles Downtown Oil Field" include the subject property. Crude oil is produced from numerous directionally-drilled wells at depths of 2,000 to 5,000 feet below surface (see Appendix F). By the mid-1990s, Chevron sold its interest in the oil field. Nasco Petroleum, LLC now operates all oil wells in the field. State drilling maps confirm that no historic oil well drilling or production facilities have been located on the subject property. Nasco Petroleum, LLC remains liable indefinitely for future oil well abandonment obligations and potential petroleum contamination.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix J also includes a review of listings concerning landfills. Figure 6 and the EDR report both indicate that no landfills have been located on or within one mile of the subject property. Drilling data available in Appendices M and N

confirm a lack of landfill debris under the site.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 245 feet above sea level. The surrounding topography generally slopes southerly toward the Los Angeles River (see Figure 1: Topographic Map and Appendix G).

The groundwater contour map published by the Los Angeles County Public Works Dept. indicates that depth to the first principal groundwater aquifer may exceed 200 feet below surface (see Figure 3). The groundwater flow direction (gradient) appears to be southwesterly. Geotechnical drilling results by Geocon in 2006 and AECOM in 2015 confirm a lack of groundwater above a depth of 120 feet (see Appendices M and N).

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Investigation, PIC offers the following:

1. No documented, historic occurrence of petroleum or hazardous materials contamination was discovered at the subject property.

2. No likely historic potential onsite sources of petroleum or hazardous materials contamination were discovered at the property. More specifically, historic oil wells which were drilled and completed by Chevron at a nearby "drill island" did not impact the surface of the property. In addition, Chevron Oil Corp. and/or Nasco Petroleum, LLC remain liable indefinitely for potential petroleum contamination resulting from oil well operations. In addition, hydraulic oil lifts are not regulated facilities. As a result, the hydraulic oil storage tank and lifts located in the onsite basement are not subject to regulatory closure guidelines. A former commercial laundry was located onsite at 208 West 11th Street in 1929. However, the use of chlorinated solvents (PCE) were not available and/or commonly used until after World War II. Moreover, about 20 feet of surficial soil was excavated and removed from the property in 1955 to construct the existing building and basement. However, Crown Group intends to demolish the existing building and redevelop the property. Redevelopment of the site will require performance of a subsurface investigation to determine if elevated concentrations of methane gas exists due to the underlying oil field. PIC recommends performance of a precautionary, subsurface, Phase II SoilInvestigation to determine the concentrations of methane gas, polychlorinated biphenyls (PCBs), and dry-cleaning solvent (tetrachloroethene aka PCE). Finally, potential asbestos containing construction materials are not considered a Recognized Environmental Concern by industry or federal EPA guidelines.

3. PIC concludes the site probably lacks significant environmental impairments (Recognized Environmental Conditions).

4. However, PIC recommends a precautionary Phase II Soil Investigation to evaluate methane, hydraulic oil, PCBs, and dry-cleaning solvent as discussed above.

The results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who are responsible for the accuracy and completeness of the information provided.

Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

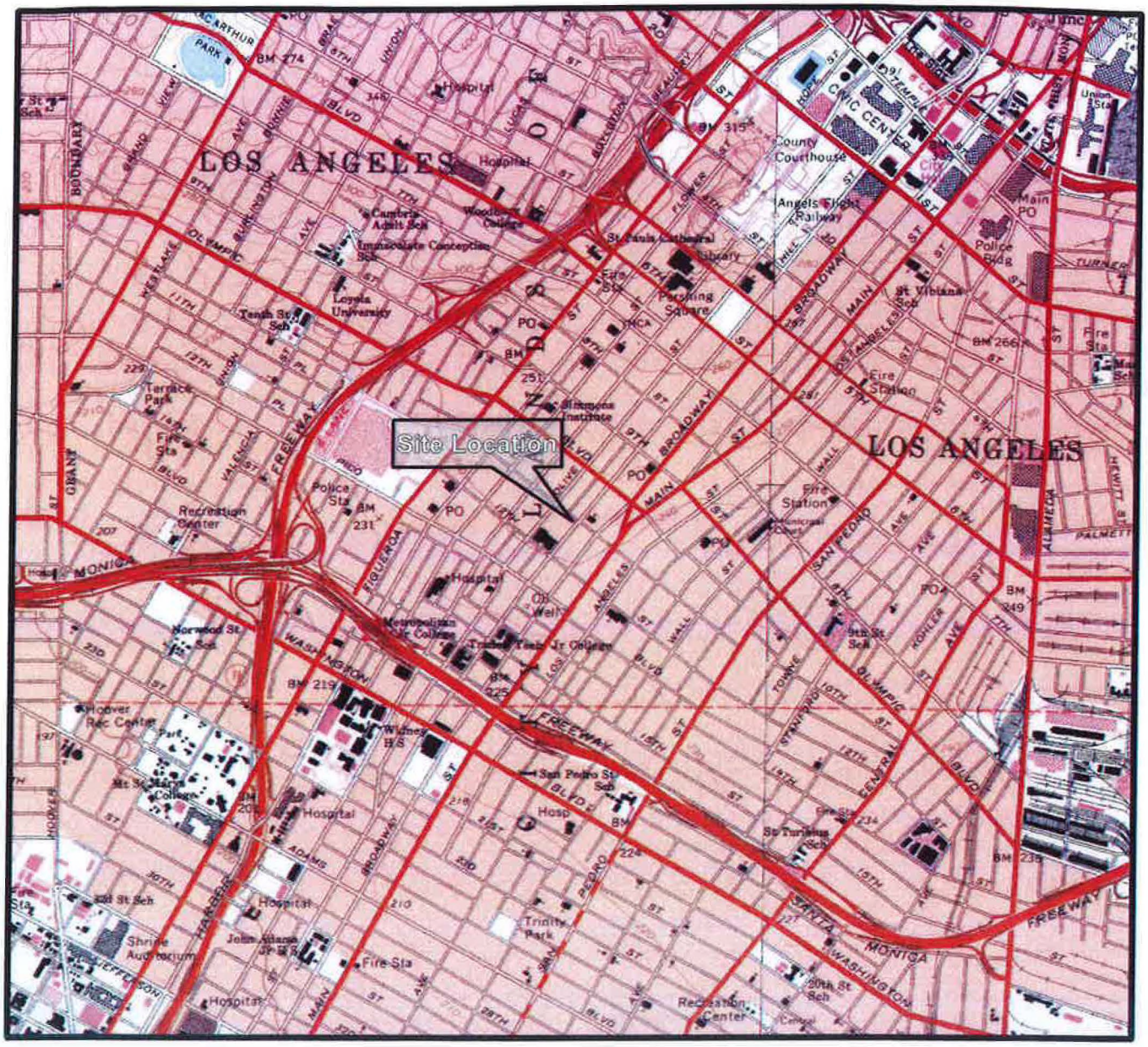
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

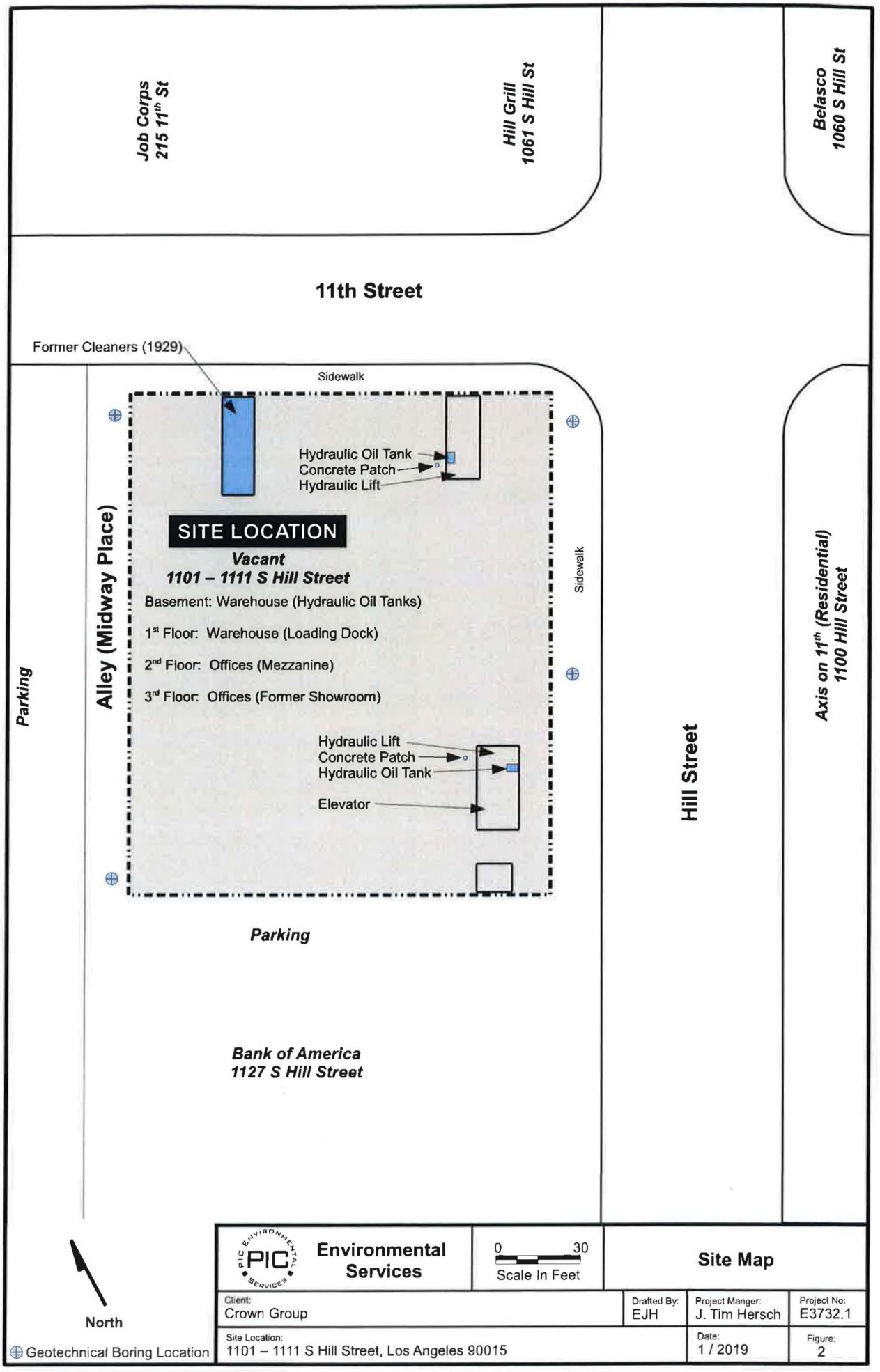
Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President




Site Location
LOS ANGELES
LOS ANGELES
SANTA MONICA
SANTA MONICA
FREEWAY
FREEWAY
Hospital
Hospital
Hospital
Hospital
Hospital
Police Sta
Fire Sta
Fire Station
Fire Station
Police Bldg
Recreation Center
Recreation Center
Terrace Park
Pershing Square
Trinity Park
Hoover Rec Center
Wilmington Park
Loyola University
Immaculate Conception Sch
St Paul's Cathedral
Los Angeles Public Library
County Courthouse
Angels Flight Railway
Main PO
Union Station
Metropolitan Trade College
Los Angeles Trade Tech Jr College
Los Angeles Mission College
Shrine Auditorium
John Adams Jr HS
Wilmington HS
San Pedro St Sch
9th St Sch
30th St Sch
Normandie Ave Sch
Tenth St Sch
St Vibiana Sch
St Turibius Sch
Cambria Adult Sch
Woodbury College
Los Angeles Conservancy
Oil Well
Oil Well
Oil Well

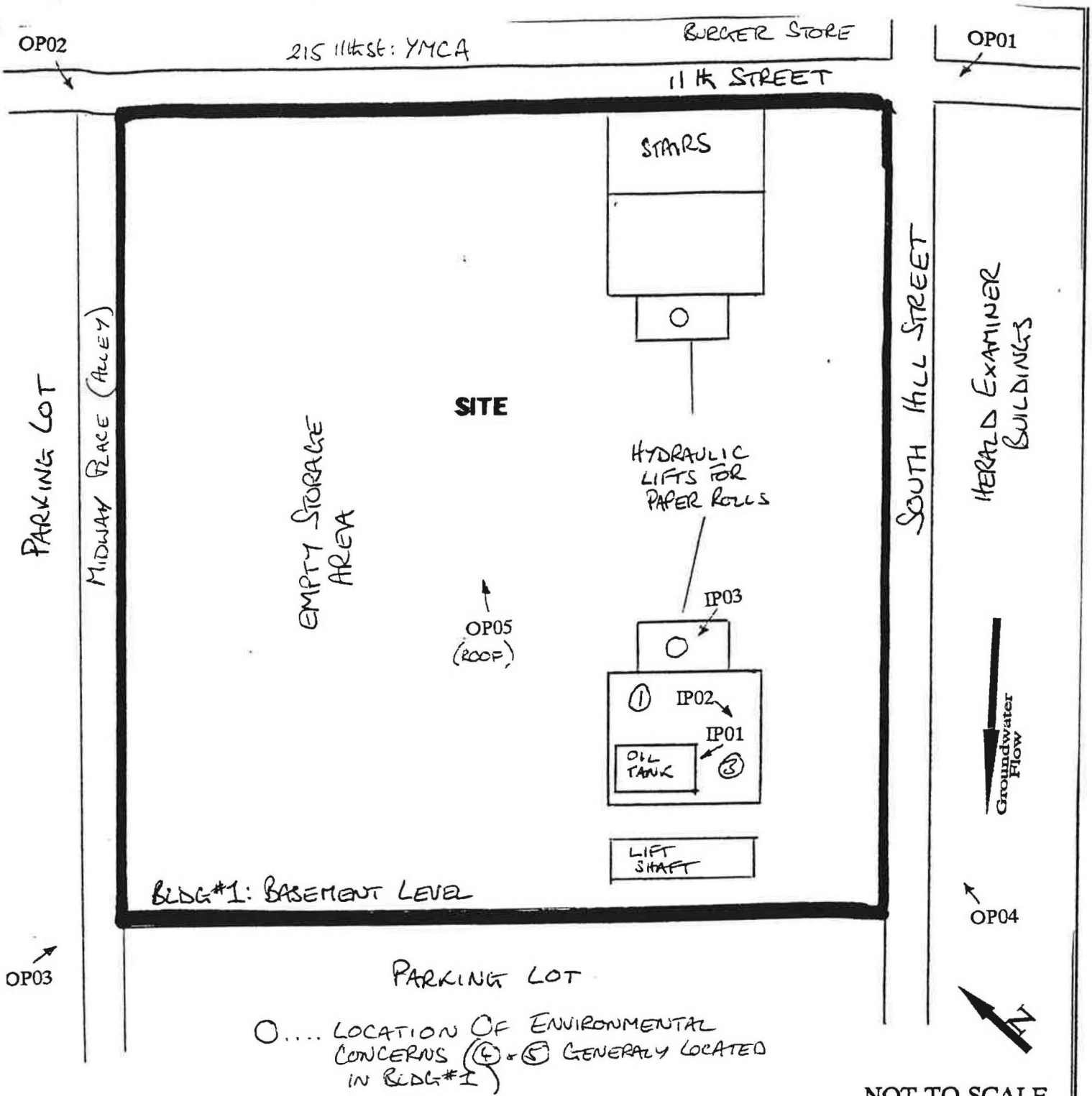


PIC Environmental Services

0 30
Scale In Feet

Site Map

Client:	Drafted By:	Project Manger:	Project No:
Crown Group	EJH	J. Tim Hersch	E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 2



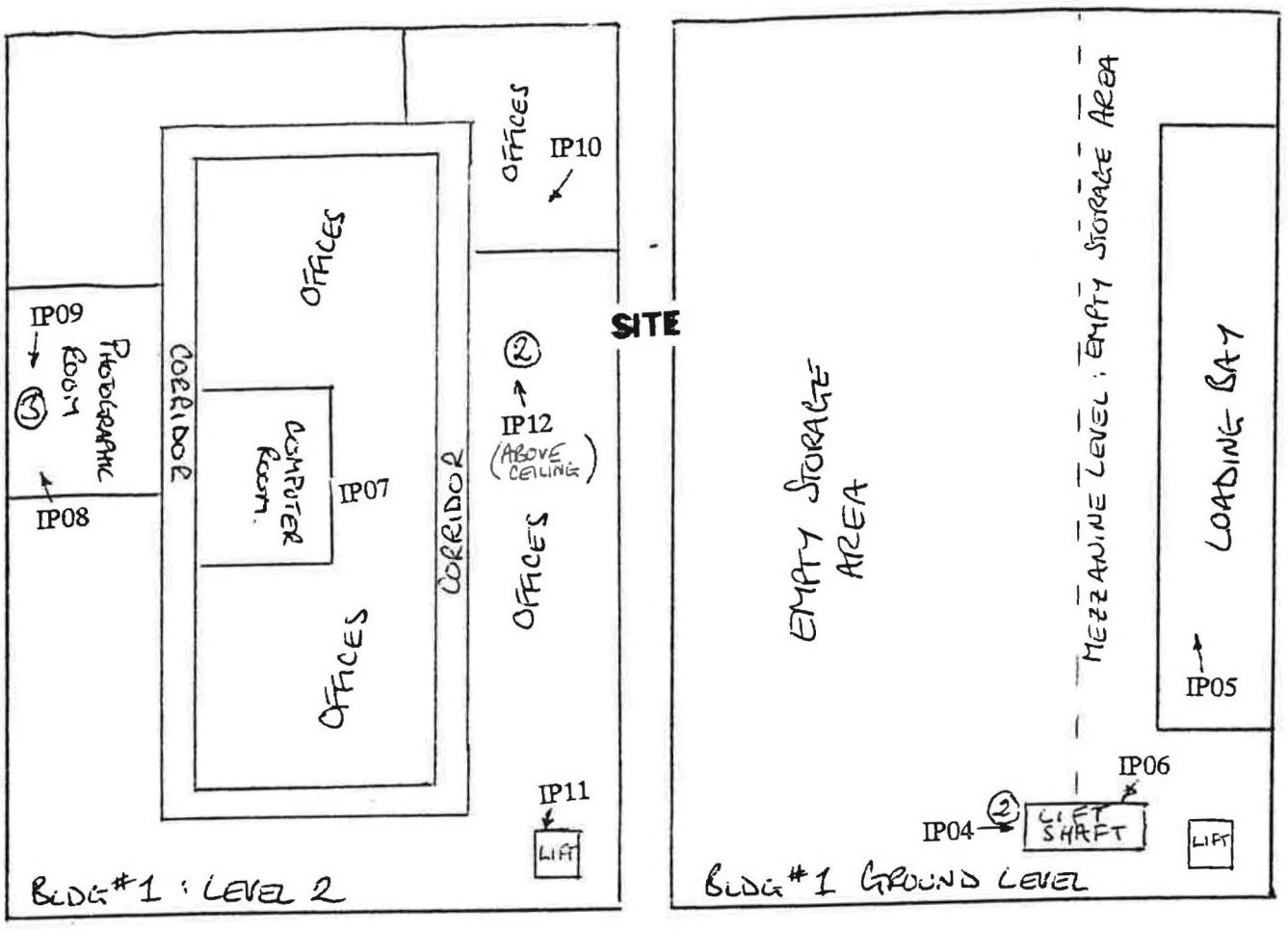
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2A

FOR: First Continental Bank

PLOT PLAN

)B 0709	*PHASE ONE* INC.	March, 1993
G. 9.3		DRWN BY: EDK



N

NOT TO SCALE

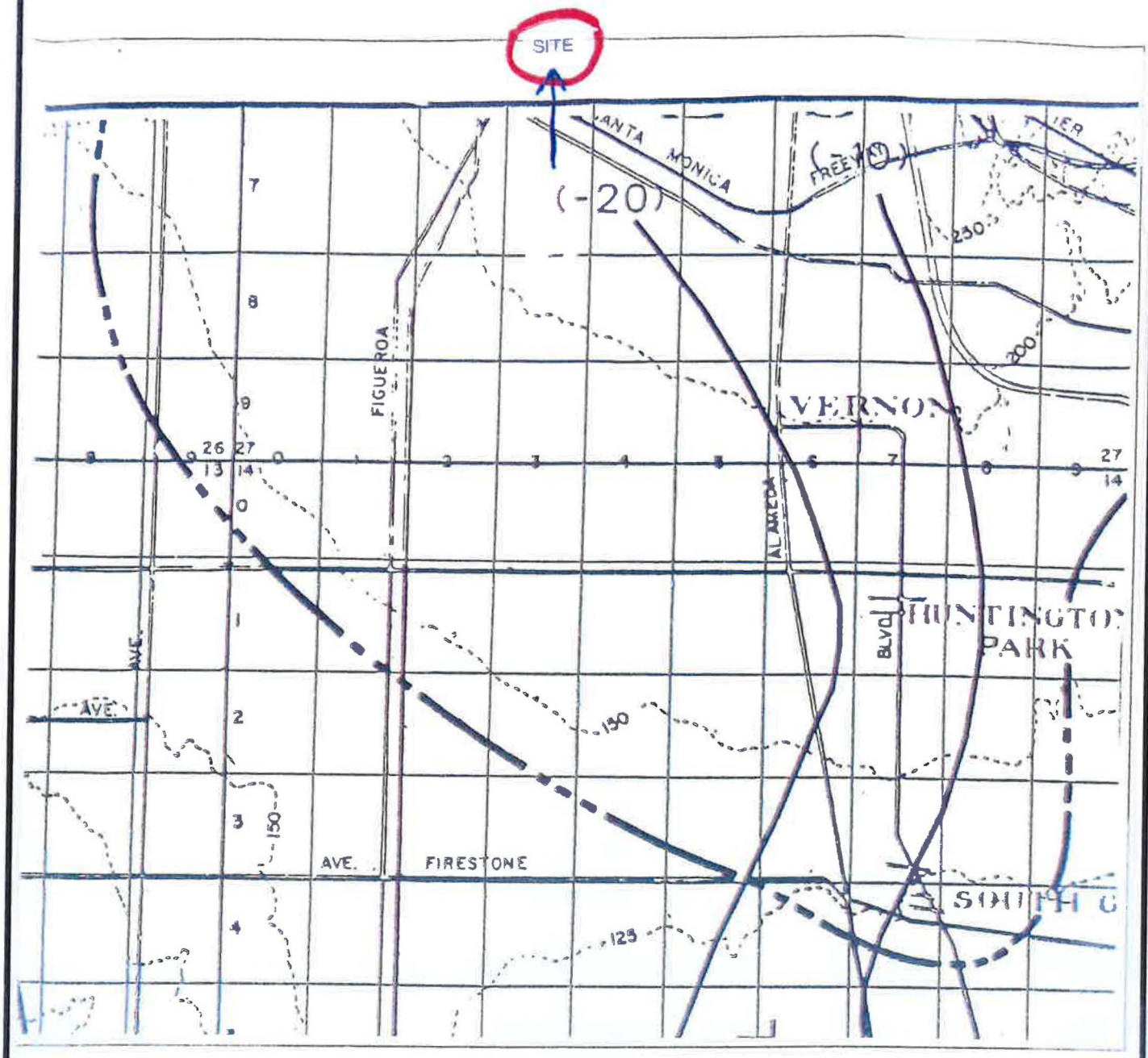
PROJECT NAME: 1101 to 1111 South Hill Street
Los Angeles, California

FIGURE 2B

FOR: First Continental Bank

PLOT PLAN

)B 0709	*PHASE ONE* INC.	March, 1993
G. 9.3		DRWN BY: EDK



PIC Environmental Services	0 Scale In Feet	**Groundwater Contour Map**

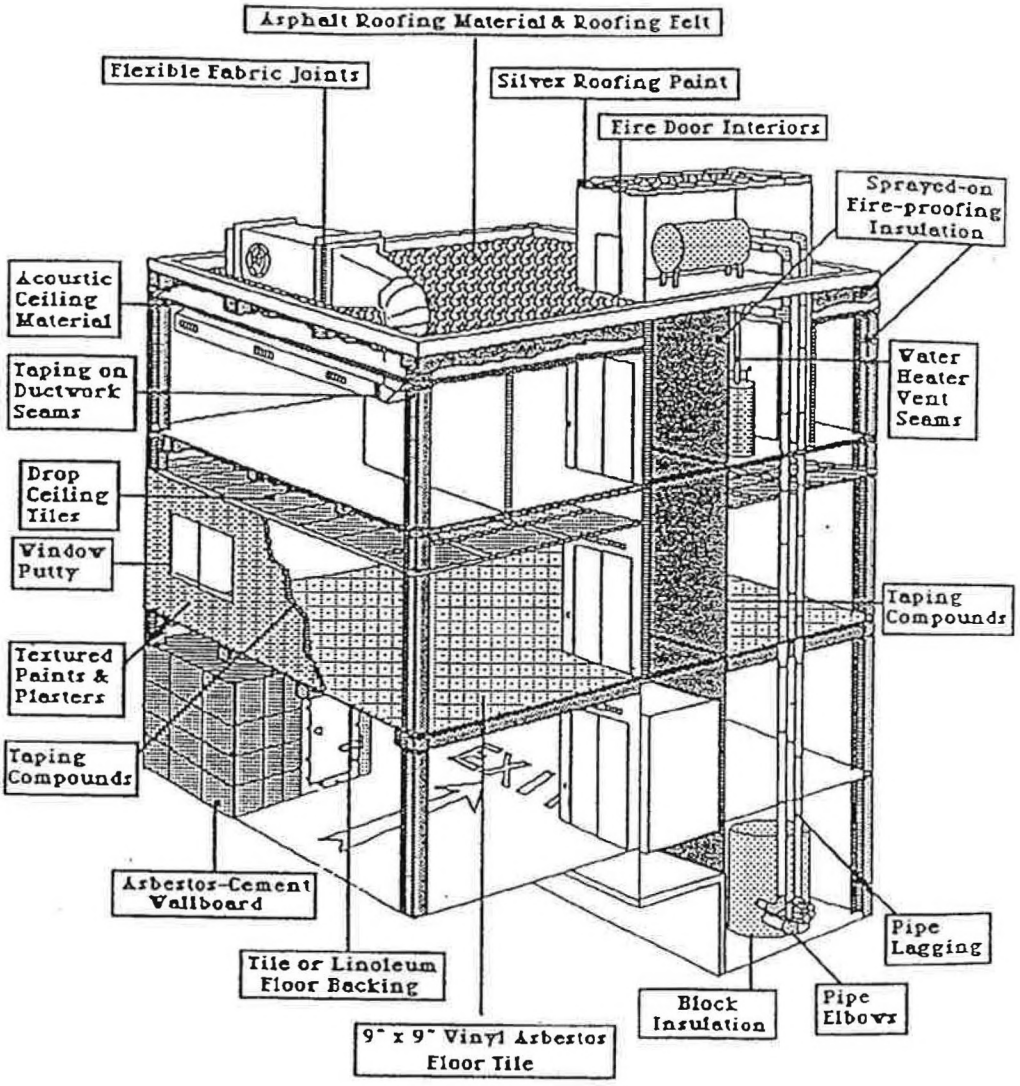
Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 3



PIC Environmental Services	0 1000 Scale In Feet	**Oil Well Map**

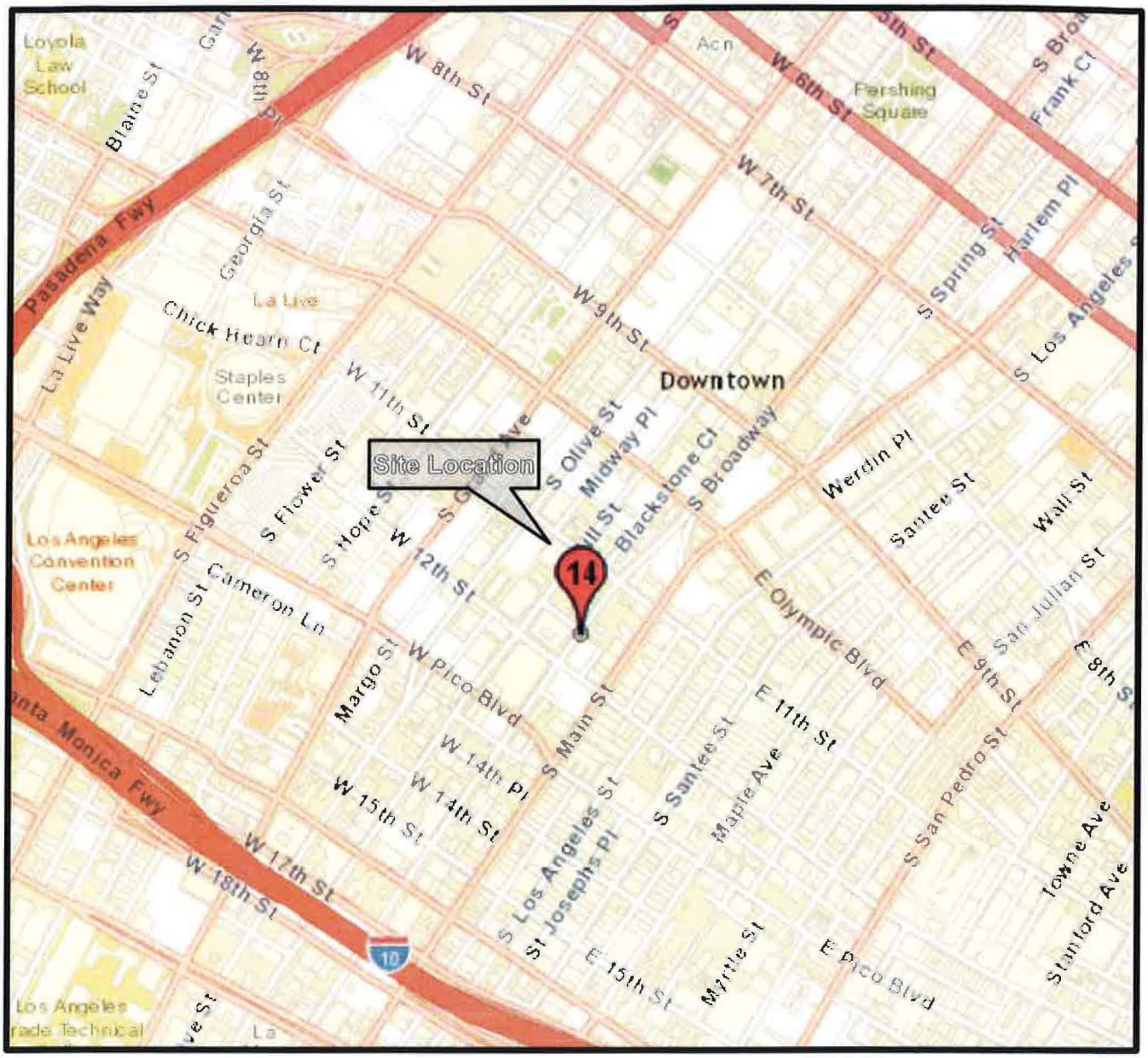
Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 4

Asbestos Containing Materials in Buildings



PIC Environmental Services	Not to Scale	**Common Asbestos Containing Materials (ASM's)**

Client:	Drafted By:	Project Manger:	Project No:
Crown Group	EJH	J. Tim Hersch	E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 5



14 Lopez Canyon Environmental Center (Chipping and Grinding)

North

PIC Environmental Services	0 1000 Scale In Feet	**Landfill Map**

Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 6



North

PIC Environmental Services	0 100 Scale In Feet	**Aerial Photo June 2018**	
Client: Crown Group	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E3732.1
Site Location: 1101 – 1111 S Hill Street, Los Angeles 90015		Date: 1 / 2019	Figure: 7

APPENDIX A:

TITLE INFORMATION

A

NETRonline

PROPERTY DETAIL REPORT

Prepared Exclusively for Ethan Hersch

Created: 1/31/2019
Expires: 3/2/2019

TARGET PROPERTY

1101 S HILL ST LOS ANGELES, CA 90015- C005

Owner Information

Owner Name:	SOUTH HILL HOLDINGS LLC		
Mailing Address:	310 W WOODWARD AVE #D ALHAMBRA CA 91801-2277 C001		
Phone Number:		**Vesting Codes:**	
Owner Occupied Indicator:	N	**Pending Record Indicator:**	
Corporate Owner:			

Location Information

Legal Description:	EX OF ST AND ALLEY LOT 5 BLK 77 ORDS SURVEY AS PER BK 53 PG 66 TO 73 OF M R AND EX OF ALLEY LOTS A AND B TRACT # 1394 AS PER BK 18 PG 106 OF MAPS		
County:	LOS ANGELES	**APN:**	5139-019-022 ←
Census Tract / Block:	2079.00	**Alternate APN:**	
Township-Range-Sect:		**Subdivision:**	ORDS SURV
Legal Book - Page:	18-106	**Map Reference:**	44-C4 /
Legal Lot:	5	**Tract #:**	1394
Legal Block:	77	**School District:**	LOS ANGELES
Market Area:	C42	**Munic / Township:**	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:		**Sale Price:**	
Document #:		**Deed Type:**	
Instrument #:		**1st Mtg Document #:**	
Book - Page:			

Last Market Sale Information

Recording / Sale Date:	10/31/2014 / 10/23/2014	**1st Mtg Amount / Type:**	/
Sale Price:	$16,000,000.00	**1st Mtg Int. Rate / Type:**	/
Sale Type:	FULL	**1st Mtg Term:**	
Document #:	1156287	**1st Mtg Document #:**	
Instrument #:	000001156287	**1st Mtg Instrument #:**	
Book - Page:		**1st Mtg Book - Page:**	
Deed Type:	GRANT DEED	**2nd Mtg Amount / Type:**	/
Transfer Document #:		**2nd Mtg Int. Rate / Type:**	/
New Construction:		**2nd Mtg Term:**	
Multi / Split Sale:		**Price per SqFt:**	$195.14
Cash Down Payment:		**Stamps Amount:**	$17,600.00
Title Company:	TICOR TITLE		
Lender:			
Seller Name:	CHEN H LIVING TRUST		

Prior Sale Information

Prior Rec / Sale Date:	04/08/1993 /	**Prior Deed Type:**	GIFT DEED
Prior Sale Price:		**Prior Lender:**	
Prior Sale Type:		**Prior 1stMtg Amount/Type:**	/
Prior Doc #:	663089	**Prior 1stMtg Int. Rate/Type:**	/
Prior Instrument #:	000000663089	**Prior Stamps Amount:**	

Prior Book - Page:

Site Information

Land Use:	LIGHT INDUSTRIAL	**Acres:**	.6291	**County Use:**	LIGHT MANUFACTURING
Flood Zone:		**Lot Area:**	27402	**State Use:**	
Flood Zone Map:		**Lot Width / Depth:**	151 / 121	**Site Influence:**	CORNER
Flood Panel Date:		**Usable Lot:**		**Sewer Type:**	
Res / Comm Units:		**Lot Shape:**		**Topography:**	
# of Buildings:	1	**Bldg Width / Depth:**	/	**Water Type:**	
Zoning:	LAC2	**Building Class:**		**Water District:**	SOUTHERN CALIFORNIA

Tax Information

Total Value:	$16,900,257.00	**Assessed Year:**	2018	**Property Tax:**	$215,403.14
Land Value:	$10,562,661.00	**Improve %:**		**Tax Area:**	13264
Improvement Value:	$6,337,596.00	**Dist:**		**Tax Year:**	2018
Total Taxable Value:	$16,900,257.00	**Fire Dist:**		**Tax Exemption:**	
Market Value:		**Garbage Dist:**		**Equal Rate:**	
		Delinquent Date:		**Equal Year:**	

Property Characteristics

Gross Area:	81993	**Parking Type:**	PARKING AVAIL	**Construction:**	CONCRETE
Living Area:	81993	**Garage Area:**		**Heat Type:**	
Tot Adj Area:		**Garage 2 Area:**		**Heat Fuel:**	
Above Grade:		**Garage Capacity:**		**Parcel Fuel:**	
Ground Floor Area:		**Parking Spaces:**		**Exterior Wall:**	CONCRETE
Base / Main Area:	/	**Carport:**		**Interior Wall:**	
Upper Area:		**Basement Area:**		**Foundation:**	CONCRETE
2nd Floor Area:		**Finish Bsmnt Area:**		**Air Cond:**	
3rd Floor Area:		**Basement Type:**		**Roof Type:**	CONCRETE
Rentable Area:		**Attic Type:**		**Roof Shape:**	FLAT
Additional Area:		**Porch Type:**		**Roof Frame:**	
Total Rooms:		**Porch 1 Area:**		**Roof Material:**	CONCRETE
Bedrooms:		**Porch 2 Area:**		**Floor Type:**	
Bath (F/H):	/	**Patio Type:**		**Floor Cover:**	
Total Baths / Fixtures:	/	**Patio 1 Area:**		**Style:**	
Year Built / Eff:	1955 / 1955	**Pool:**		**Quality:**	
Fireplace:		**Pool Area:**		**Condition:**	GOOD
Fireplace Description:				**# of Stories:**	2
Basement Description:				**Other Rooms:**	
Other Improvements:					
Bldg Comments:	04/93: 5006# IF MEZZANINE;VACANT AT SALE **				
Parcel Comments:					

Extra Features

Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

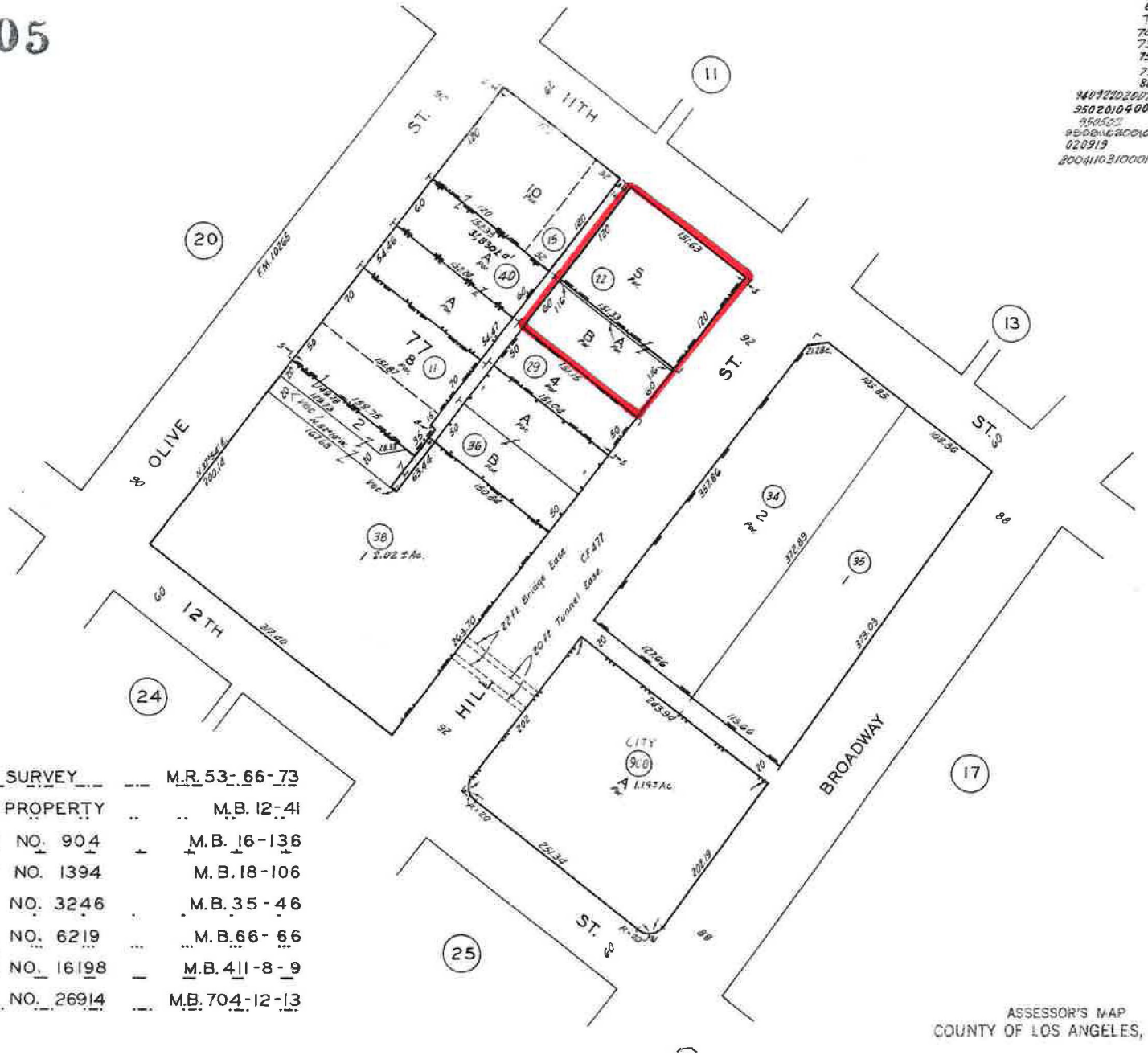
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5139 19

SCALE 1" = 100'

2005



690203
700107
701023377
730618201
750714413
751226
880323-88
940922020700(23
950201040030001-23
950822
960816020001001-23
020919
20041103100010001-23

ORD'S SURVEY	M.R. 53-66-73
AMES PROPERTY	M.B. 12-41
TRACT NO. 904	M.B. 16-136
TRACT NO. 1394	M.B. 18-106
TRACT NO. 3246	M.B. 35-46
TRACT NO. 6219	M.B. 66-66
TRACT NO. 16198	M.B. 411-8-9
TRACT NO. 26914	M.B. 704-12-13

SCDF
13264

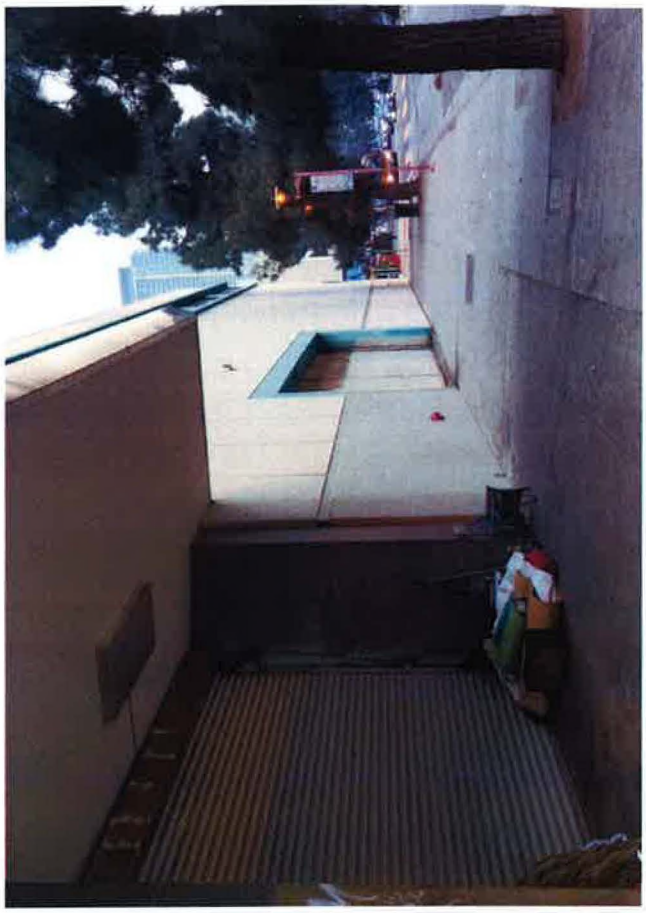
FOR PREV. ASSM'T SEE:
1044-19
5139-18

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

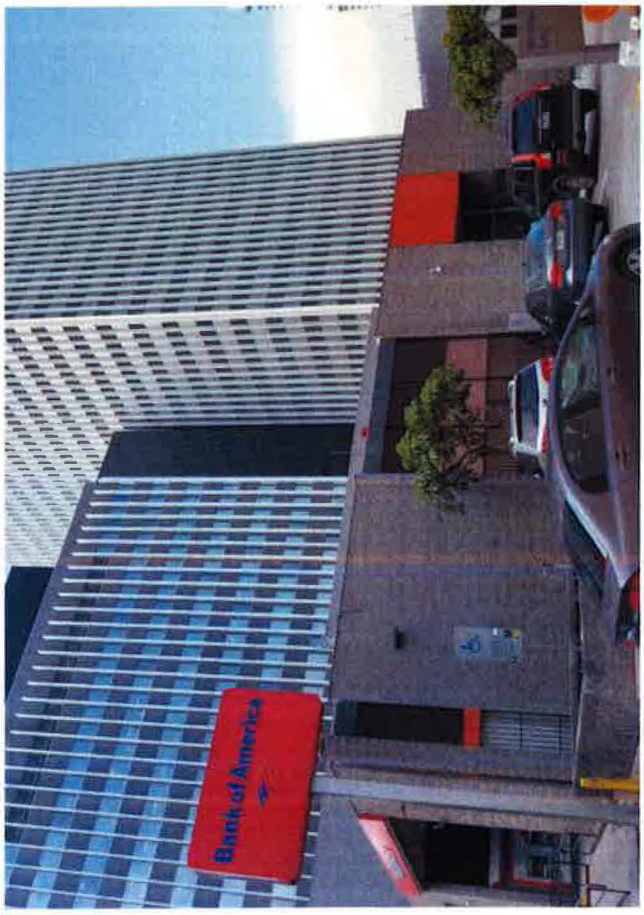
APPENDIX B:

SITE PHOTOS








Bank of America
















ONE WAY



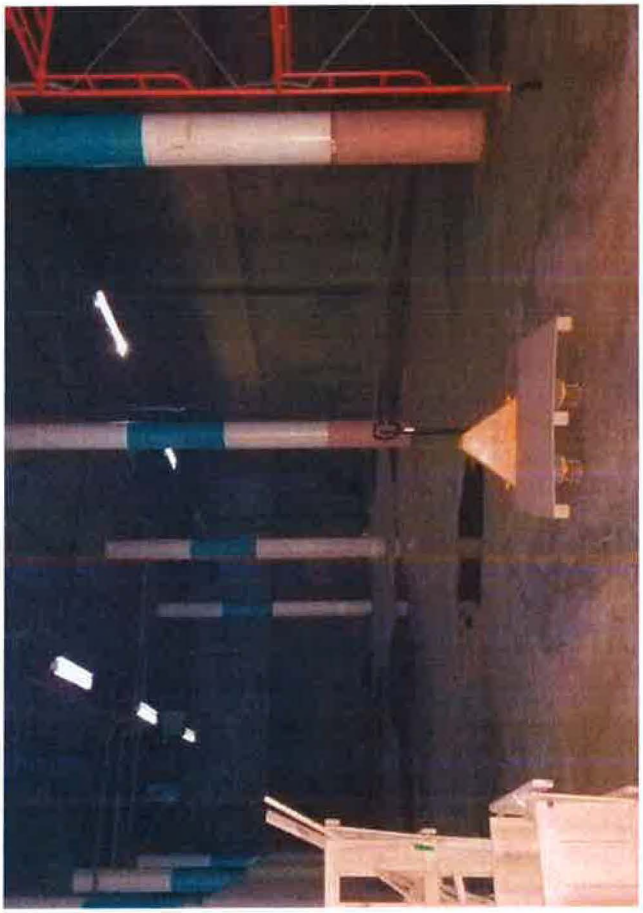


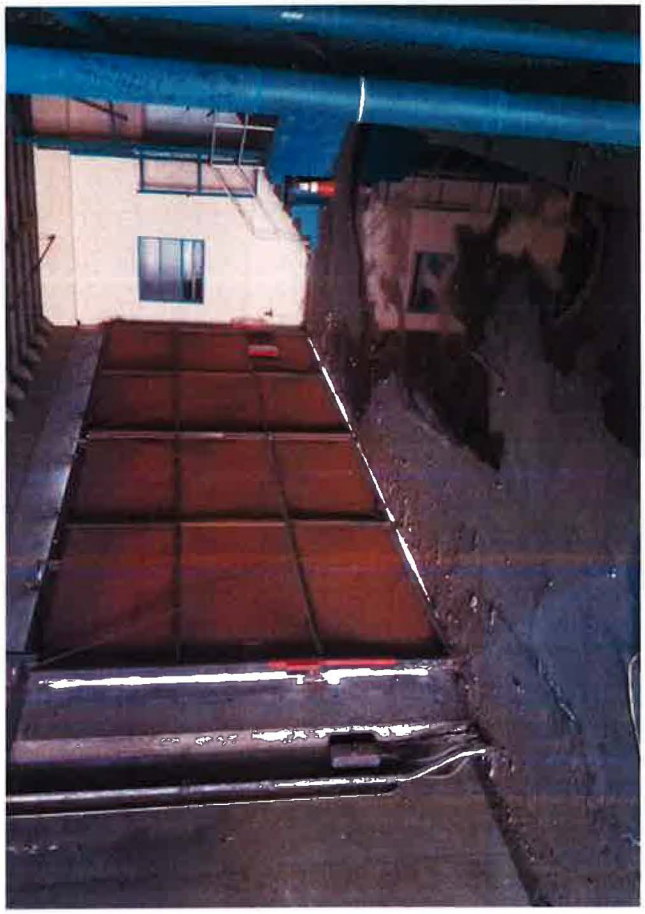
























APPENDIX C:

CITY PERMIT RECORDS

All applications must be filled out by applicant

WARD 1 — USE INK OR INDELIBLE PENCIL — PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Building

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.

(SIGN HERE) E J Nordquist (Applicant)

TAKE TO ROOM NO. 6 FIRST FLOOR — Lot No. 5 Block 77

ASSESSOR PLEASE VERIFY — District No. 10 M. B. page 14 F. B. page 161

O.K. City Assessment Per [illegible] Deputy

TAKE TO ROOM NO. 34 THIRD FLOOR — No. [illegible]

ENGINEER PLEASE VERIFY — 1101-1111 S Hill Street

O.K. Quitclaim Per [illegible] Deputy

1. PURPOSE OF BUILDING Stores Number of rooms 7
2. OWNER'S NAME Thos E Bundy agent
3. Owner's address 204 Wright & Callender Bldg
4. Architect's name Hunt & Burns
5. CONTRACTOR'S NAME E J Nordquist 3721
6. Contractor's address 320 Patton St
7. ENTIRE COST OF PROPOSED BUILDING $ 10,000.00
8. Size of lot [illegible] Size of building 12 x 75
9. Will building be erected on front [illegible] of lot? Yes
10. NUMBER OF STORIES IN HEIGHT one Height to highest point of roof 21'
11. Height of first floor joist above curb level, or surface
12. Character of ground: rock, clay, sand, filled, etc.
13. Of what material will FOUNDATION and cellar walls be built? Concrete
14. GIVE depth of FOUNDATION below the surface of ground 24"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 22"
16. GIVE width of FOUNDATION and cellar wall at top 16"
17. NUMBER and KIND of chimneys 7 Brick Number of flues 7
18. Number of inlets to each flue one Interior size of flues 8 x 12
19. Of what material will upper walls be constructed? Brick
20. Are there any buildings within 30 feet of the proposed structure? Yes

Date issued Mar 14 1933 by [illegible]

1933

Application received Mar 10 1933

PERMIT NO. 6658

169

OVER

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. FRAC 77

Tract

Location of Building 1101 - 1111 So. Hill St. (House Number and Street)

Between what cross streets? 11TH & 12TH

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building (Store, Dwelling, Apartment House, Hotel or other purpose) STORES — Families — Rooms
2. State how long building has been used for present occupancy 40 YEARS
3. Use of building AFTER alteration or moving DEMOLISH — Families — Rooms
4. Owner (Print Name) HEARST PUBLICATIONS — Phone 51212
5. Owner's Address 1111 So. Hill — P. O. L.A.
6. Certificated Architect — State License No. — Phone
7. Licensed Engineer — State License No. — Phone
8. Contractor CLEVELAND WRECKING CO. — State License No. W 368 — Phone 306175
9. Contractor's Address 175 E. JEFFERSON
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) $ 1500.00 W.W.R.
11. State how many buildings NOW on lot and give use of each. 1 — STORES (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 120 x 150 Number of stories high 1 Height to highest point 16'
13. Material Exterior Walls MASONRY (Wood, Steel or Masonry) Exterior framework MASONRY (Wood or Steel)
14. Describe briefly all proposed construction and work: DEMOLISH BLD TO TOP OF CEMENT SLAB FLOOR.

NO 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 CLEVELAND WRECKING CO. (Owner or Authorized Agent)

By Edward Lee

DISTRICT OFFICE

TYPE OF RECEIPT — Certificate of Occupancy

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 $ 7.50
		Total $ 7.50

TYPE III-A	Maximum No. Occupants DEMOLISH	Inside Lot	Key Lot	Lot Size 120 x 151.	16 Ft. rear alley	Clerk Rice
		Corner Lot	Corner Lot Keyed		X Ft. side alley	
GROUP G-1	Plans and Specifications Checked /	Zone C-5	Fire District No. 1 60' 90'		District Map No. 551 2	
For Plans See —	Correction Verified /	Bldg. Line — Ft.	Street Widening — Ft.		Application checked and approved Rice 3-12-54 Clerk	
Filed with —	Plans, Specifications and Application rechecked and approved. William D. Rice	Continuous Inspection NONE	SPRINKLER Specified — Required Valuation Included Yes — No		Inspector	

1954

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit			1A8242R		

ELECT. DIV.
Plns. approv'd.
Appr. not req'd. before bldg. permit
Plns. filed

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 5 ; BLOCK 77 ORD'S SURVEY AND LOTS A & B TRACT 1394

Tract

Location of Building 1111 S. HILL STREET (House Number and Street)

Between what cross streets? 11TH. & 12TH. STREETS

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building OFFICE & PAPER STORAGE PUBLISHING BLDG. [redacted] Families 1 Rooms (Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner [redacted] CITY CENTER CORPORATION (Print Name) Phone TU. 4113
3. Owner's Address 3834 WILSHIRE BLVD. P. O. LOS ANGELES
4. Certificated Architect RAYMOND R. SHAW State License No. B 1081 Phone TR. 3176
5. Licensed Engineeer WM. D. COFFEY State License No. 3514 Phone TR. 0669
6. Contractor OWNER State License No. — Phone —
7. Contractor's Address SAME
8. 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.) $ 750.00
9. State how many buildings NOW on lot and give use of each. ONE-1 STORY OFFICE BLDG. TO BE DEMOLISHED (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 151 x 181 No. Stories 2 Height to highest point 47' Size lot 151.63' x 181.16'
11. Material Exterior Walls REINF. CONCRETE Type of Roofing COMPO ON CONCRETE
12. For Accessory Buildings and similar structures
    (a) Footing: Width VARIES Depth in Ground 26" Width of Wall 14"
    (b) Size of Studs CONC. WALL Material of Floor CONC.
    (c) Size of Floor Joists CONC Size of Rafters STEEL & CONC.

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 Califon. relating to Workmen's Compensation Insurance.

Sign here Wm. D. Coffey (Owner or Authorized Agent)

By W. H. Wilcox

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ 750,000 Fee $ 350 —	$ $				Investigation Fee $ Bldg. Permit Fee $ Total $ 723.00	
TYPE I	Maximum No. Occupants 154	Inside Lot (Corner Lot)	Key Lot — (Corner Lot Keyed)	Lot Size 181.16 X 151.63 / 151.15 Ft. rear alley — Ft. side alley		Zone C-5
GROUP G1	Plans and Specifications checked Pt.		Zone C-5	Fire District No. 1 92/60	District Map No.	
For Plans See	Correction Verified M Scott		Bldg. Line — Ft.	Street Widening — Ft.	Application checked and approved SDS VC	
Filed with	Plans, Specifications and Application rechecked and approved		Continuous Inspection	SPRINKLER Specifications Required 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					
Building Permit	APR 15 1954		LA83552		

1954

DEPARTMENT

1/21/54 Approved for loading zone only Park Boulevard & Yard Case 6977

ZONE AND YARDS O. K.

DATE 1-9-54 H. Cahill

1121 S HILL ST.

SOUTHWESTERN UNIVERSITY BLDG.

10 STORIES, TYPE I

YARD CASE 6977 21-54

EXIST. BLDG.

NEW BUILDING

PROP. LINE

PROJECTION OF LOT 5, BLOCK 77, SUPPLEMENTAL SURVEY PARTNERS OF LOTS A & B TRACT 13974

ALLEY

18'

18'-16

46'

30'

DRIVE

DRIVE

151.65

SIDEWALK

10'

11TH. STREET

PLOT PLAN

12" W.M.

T.U.N.N.E.L.

111'

75'-5"

12'

30

HILL ST.

N.

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: —	BLOCK: 71	TRACT: ORD'S SURVEY	COUNCIL DISTRICT NO: 00	DIST MAP: 126-B-209 / CENSUS TRACT: 1000.00
2. PRESENT USE OF BUILDING: (10 Office	NEW USE OF BUILDING: ( )				ZONE
3. JOB ADDRESS: 1111 S. Hill, Los Angeles, CA					FIRE DIST.
4. BETWEEEN CROSS STREETS: 11th AND 12th Hill					LOT TYPE
5. OWNER'S NAME: Los Angeles Herald Examiner			PHONE: (213) 744-8219		LOT SIZE
6. OWNER'S ADDRESS: 1111 S. Broadway	CITY: Los Angeles, CA	ZIP: 90015			
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP			AFFIDAVITS: NOT HERE
10. CONTRACTOR: D. C. Taylor Co.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.: 451656-Contractor's Lic.	PHONE: (319) 363-2073		

11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
WIDTH 153 LENGTH 180	5	45'	

12. CONST MATERIAL OF EXISTING BLDG. →	EXT. WALLS	ROOF	FLOOR
	Concrete	Concrete	Concrete

3 13. JOB ADDRESS: 1111 S. Hill, Los Angeles, CA — STREET GUIDE — DISTRICT OFFICE

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 40,000.00 — SEISMIC STUDY ZONE

15. NEW WORK (Describe): RE ROOF CLASS A — GRADING — FLOOD — HWY. DED. — CONS.

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
OFFICE	NONE	N/C	N/C	

TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH
N/C	N/C	N/C	~	

DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST
N/C	N/C		Jan Green	

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STO.	COMP.	INSPECTION ACTIVITY COMB	GEN.	MAJ. S.	CONS.	INSPECTOR
N/C	N/C	N/C						

P.C.	G.P.I	CONT INSP
S.P.C.	P.M.	

S.P.	E.I.	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 cancellation for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
224.00	2.40	
I.F.	O.S.S.	
	4.53	
O/S	S.O.S.S.	
DIST. OFFICE	C/O	SPRINKLERS REQ'D SPEC.
P.C. NO.		ENERGY N/C

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		224.00	BP-R	
C		2.60	E.I.	
C		4.53	OSS	
		28728.0001		
83379	1	01/14/86	231.33	CATD

1986

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 1/13/86 Lic. Class C-39 Lic. Number 451656 Contractor X [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 _____, U. & 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 hereto 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 1/13/86 Applicant's Signature X [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

1111 S HILL ST,
LOS ANGELES, CA 90015

SHOW MAP ()

Map ID: 1
Direction: N/A
Distance (mi.): 0.025
Distance (ft.): 131
Relative: N/A
Actual: N/A
EDR ID: 97485304
EPA ID: N/A

2002

PermitID_Start: 145051610|127
PermitDate: Nov 4 2002 12:00AM
PermitType: Not reported
Description: No Plan Check REPLACE HOIST ROPES AS PER CITY ORDER M36647; STATE # 29451
PermitTypeDescription: Elevator
WorkClass: Not reported
Proposeduse: Commercial
PermitNum: 020461000001259
PermitStatus: Not reported
Valuation: 0.00
ContractorCompanyName: Not reported
ContractorName: TARGET ELEVATOR
PermitID_End: 145051610|127
PermitID_Start: 145051611|127
PermitDate: Mar 12 2008 12:00AM
PermitType: Not reported
Description: No Plan Check REPLACE CONTROLLER.
PermitTypeDescription: Elevator
WorkClass: Not reported
Proposeduse: Commercial
PermitNum: 080461000000363
PermitStatus: Not reported
Valuation: 0.00
ContractorCompanyName: Not reported
ContractorName: CALIFORNIA STATE ELEVATOR COMPANY INC
PermitID_End: 145051611|127
PermitID_Start: 145051612|127
PermitDate: May 23 2008 12:00AM
PermitType: Not reported
Description: No Plan Check TEAR OFF BUILT UP ROOF, INSTALL (4) PLY B.U.R.

BACK TO
1101 S HILL ST
0
TOP ()
199 W 11TH ST
1111 S HILL ST, LOS ANGELES, CA 90015
SHOW MAP

PermitTypeDescription:	Bldg-Alter/Repair
WorkClass:	Not reported
Proposeduse:	Commercial Warehouse
PermitNum:	080161000006787
PermitStatus:	Not reported
Valuation:	15000.00
ContractorCompanyName:	Not reported
ContractorName:	ROYAL ROOF CO
PermitID_End:	145051612|127

2002

BACK TO
1101 S HILL ST
0
TOP ()
155 W 11TH ST
2

1101 S HILL ST,
LOS ANGELES, CA 90099

SHOW MAP ()

Map ID: 0
Direction: N/A
Distance (mi.): N/A
Distance (ft.): TP
Relative: N/A
Actual: N/A
EDR ID: 97485297
EPA ID: N/A

2002

PermitID_Start:	145051609|127
PermitDate:	Aug 2 2002 12:00AM
PermitType:	Not reported
Description:	No Plan Check LATIN PRIDE FESTIVAL ELECTRICAL REQUIREMENTS; 8/4 1-10P (CEQA CATEGORICAL EXEMPTION CLASS 31 HISTORIC RESOURCE REHAB/RESTORATION)
PermitTypeDescription:	Electrical
WorkClass:	Not reported
Proposeduse:	Special Equipment
PermitNum:	020411000017027
PermitStatus:	Not reported
Valuation:	0.00
ContractorCompanyName:	Not reported
ContractorName:	WEEKS JERRY WAYNE
PermitID_End:	145051609|127

BACK TO TOP ()
1111 S HILL ST
1101 S HILL ST, LOS ANGELES, CA 90099
SHOW MAP

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR. SUITE 1500
NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (909) 593-2427 FAX NO: (909) 593-2105

NAME OF REQUESTER (PLEASE PRINT): Tim Hersch

REPRESENTING (COMPANY NAME): PIC Environmental

SIGNATURE: Tim Hersch DATE: 5/7/08

DRIVER LIC NO: P0518985 EXP: 8/1/08

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 1101 South Hill Street
Los Angeles, CA 90015

REASON FOR REQUEST: Phase II Assessment

FOR OFFICE USE ONLY:

☐ REVIEW ONLY (NO COPIES)

☐ REQUEST COPIES

NUMBER OF COPIES: _____

X .10 ¢

= _____

+ $11.00

TOTAL FEE AMOUNT: _____

BILLING & ACCOUNTS RECEIVABLE
4th FLOOR, 201 N. Figueroa (REV CODE #3887)

NO FILE FOUND

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.
SUITE 1500
NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (909) 593-2427 FAX NO: (909) 593-2105

NAME OF REQUESTER (PLEASE PRINT): Tim Hesch

REPRESENTING (COMPANY NAME): PIC Environmental

SIGNATURE: Tim Hesch DATE: 5/7/08

DRIVER LIC NO: P0518985 EXP: 8/1/08

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 1111 South Hill Street
Los Angeles CA 90015

REASON FOR REQUEST: Phase I Assessment

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= _____

+ $11.00

TOTAL FEE AMOUNT: _____

BILLING & ACCOUNTS RECEIVABLE
4TH FLOOR, 201 N. Figueroa (REV CODE #3887)

NO FILE FOUND

APPENDIX D:

STATE WASTE DISPOSAL RECORDS

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for Environmental Protection

Meredith Williams, Ph.D., Acting Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806

Gavin Newsom
Governor

D

1990 – 2004

EPA ID PROFILE

Map

ID Number:	CAL000037211 ←	**Status:**	INACTIVE
Name:	ASSOCIATED PRESS	**Inactive Date:**	6/30/1998 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	8/1/1990 12:00:00 AM
NAICS:	N/A	**Last Updated:**	4/11/2006 8:35:00 AM

	Name	Address	City	State	Zip Code	Phone
Location	ASSOCIATED PRESS	1111 SOUTH HILL STREET	LOS ANGELES	CA	900150000	
Mailing		221 S FIGUEROA ST #300	LOS ANGELES	CA	900122552	
Owner	ASSOCIATED PRESS	50 ROCKEFELLER PLAZA	NEW YORK	NY	100200000	2126211900
Operator/Contact	ANDY LIPPMAN /CHIEF OF BUREAU	INACT PER 98VQ FINAL NOTICE	LOS ANGELES	CA	900122552	2136262500

Based Only Upon ID Number: **CAL000037211**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
1993	7 1.69700	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1994	13 3.29400	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1995	6 2.13080	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1996	5 1.78360	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1997	7 1.68860	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1998	3 1.00070	0 0.00000	0 0.00000	0 0.00000	0 0.00000
1999	4 0.93810	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2000	4 0.82780	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2001	4 0.37520	0 0.00000	0 0.00000	0 0.00000	0 0.00000
2004	1 0.01600	0 0.00000	0 0.00000	0 0.00000	0 0.00000

Non California Manifest Total Tonnage

No Records Found

Waste Code Matrix					
California	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF
RCRA	Generator	Trans. 1	Trans. 2	TSDF	Alt. TSDF

Waste Code Matrix as a spreadsheet

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 02/14/2019

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for Environmental Protection

Meredith Williams, Ph.D., Acting Director
1001 I Street
P.O. Box 806
Sacramento, CA 958120806

Gavin Newsom
Governor

1990

EPA ID PROFILE

Map			
ID Number:	CAD982522054 ←	**Status:**	INACTIVE
Name:	ASSOCIATED PRESS	**Inactive Date:**	1/1/1995 12:00:00 AM
County:	LOS ANGELES	**Record Entered:**	6/29/1990 12:00:00 AM
NAICS:	N/A	**Last Updated:**	8/10/2004 11:17:55 AM

	Name	Address	City	State	Zip Code	Phone
Location	ASSOCIATED PRESS	1111 S HILL ST	LOS ANGELES	CA	900150000	
Mailing		1111 S HILL ST	LOS ANGELES	CA	900150000	
Owner	--	--	--	99	--	0000000000
Operator/Contact	INACT SURVEY 94	--	--	99	--	--

Based Only Upon ID Number: **CAD982522054**

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page

Calif. Manifest Counts and Total Tonnage

No Records Found

Non California Manifest Total Tonnage

No Records Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Report Generation Date: 02/14/2019

APPENDIX E:

SANBORN INSURANCE MAPS

E

1101-1117 South Hill St
200-214 West 11th St.

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015

Inquiry Number: 5531537.3
January 10, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/10/19

Site Name:

1101 S HILL ST
1101 S HILL ST
LOS ANGELES, CA 90015
EDR Inquiry # 5531537.3

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7D59-4BD9-9598

PO # NA

Project E3732.1

Maps Provided:

1970	1953
1968	1950
1967	1906
1963	1894
1962	1888
1960	
1958	
1955	

Sanborn® Library search results

Certification #: 7D59-4BD9-9598

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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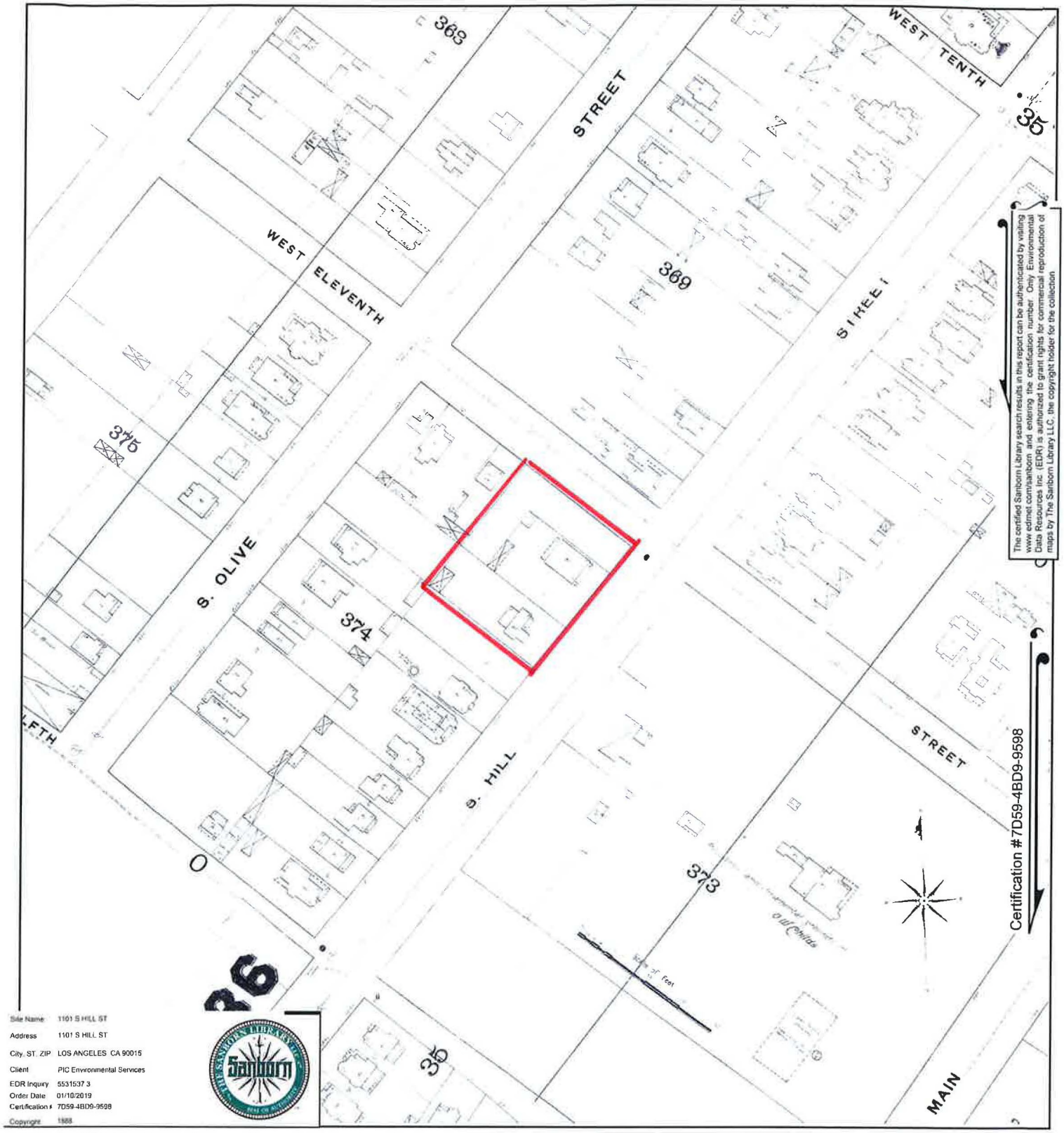
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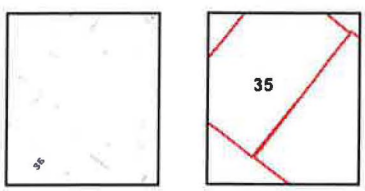
Certified Sanborn® Map

1888



Site Name	1101 S HILL ST
Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537 3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
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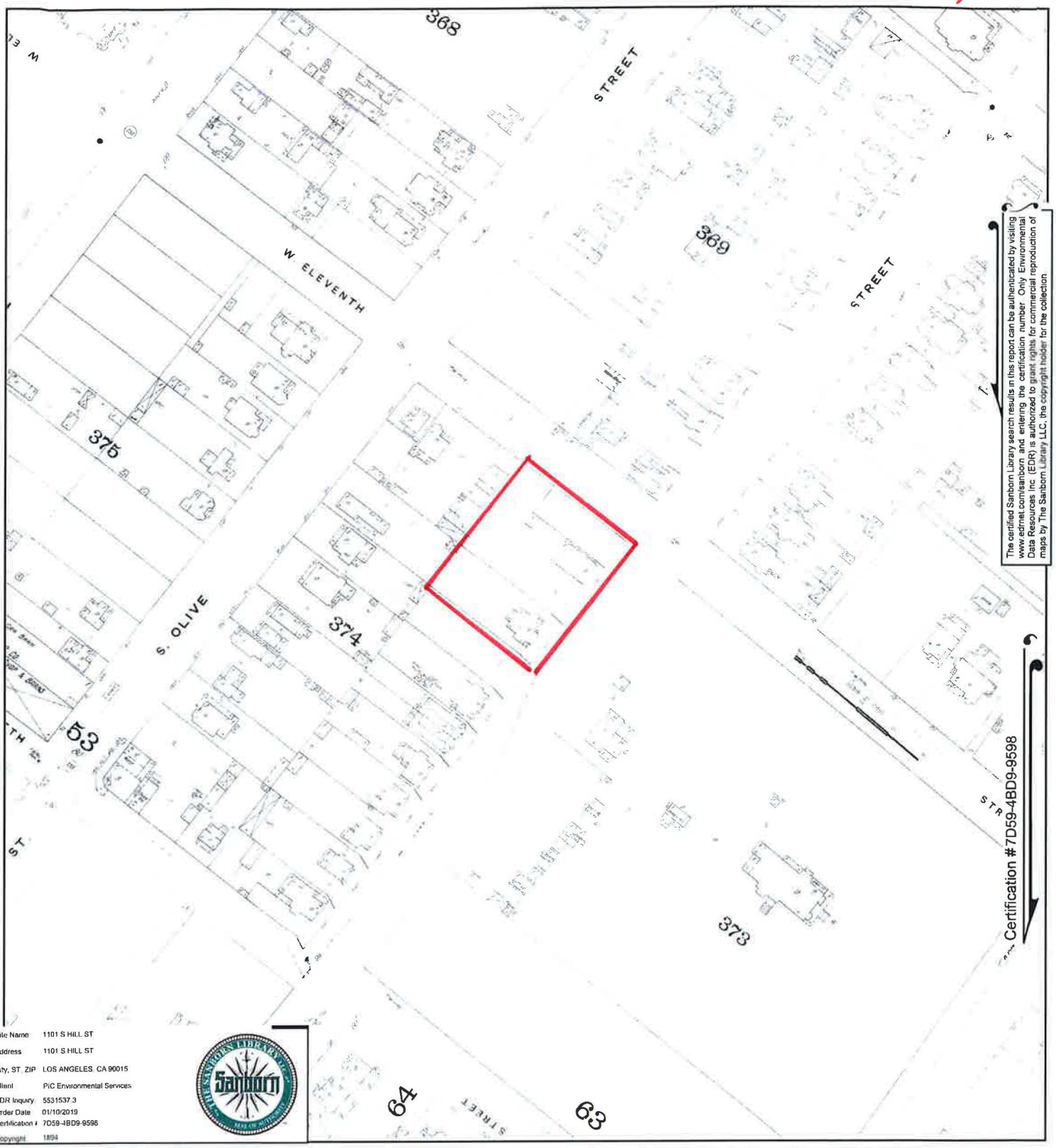
Volume 1, Sheet 35
Volume 1, Sheet 35

0 Feet 150 300 600

N

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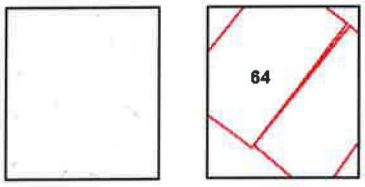
1894



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Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
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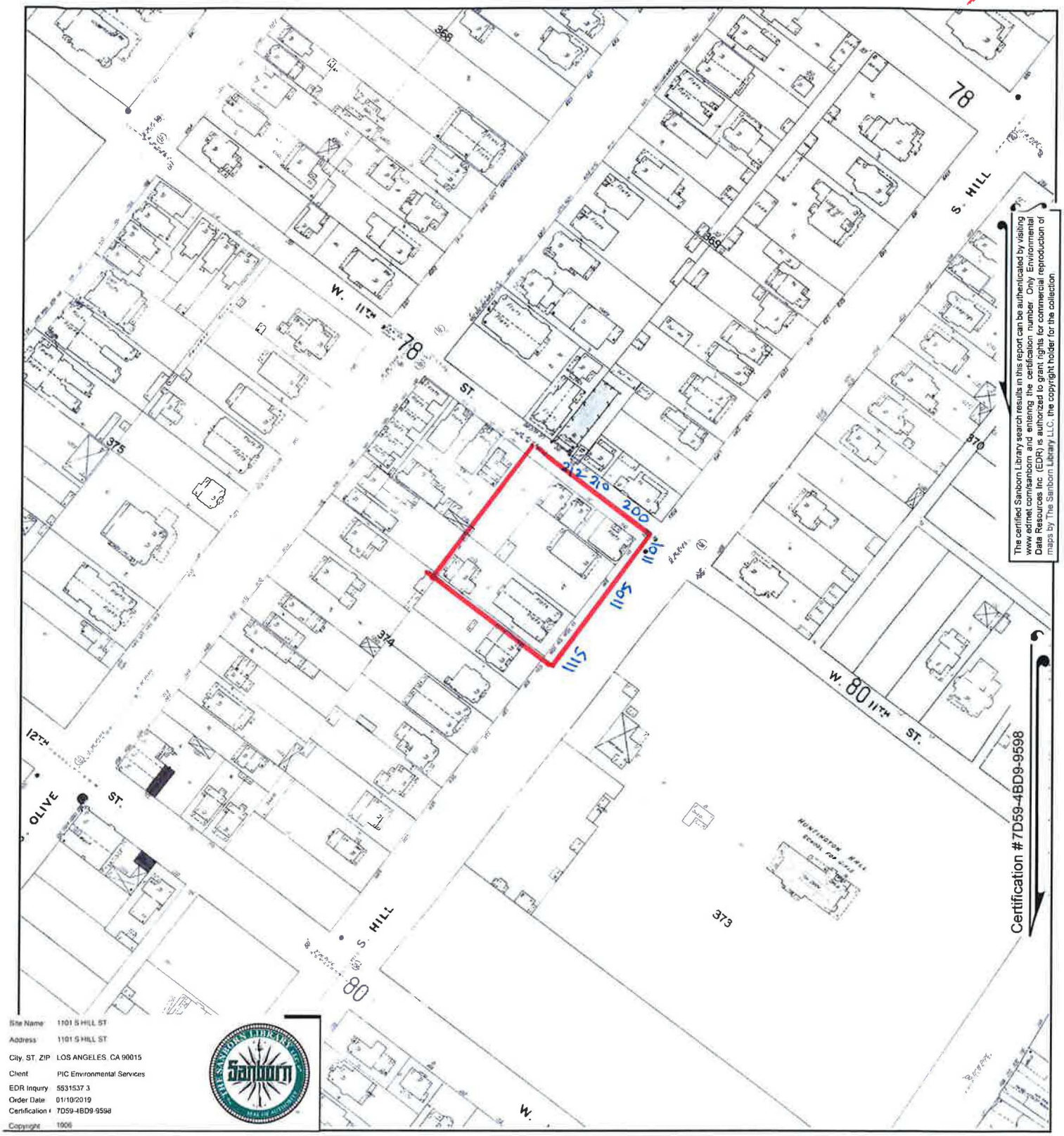
Volume 2, Sheet 64
Volume 2, Sheet 64

0 Feet 150 300 600

N

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1906

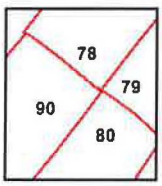


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Address:	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
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Copyright	1906

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Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

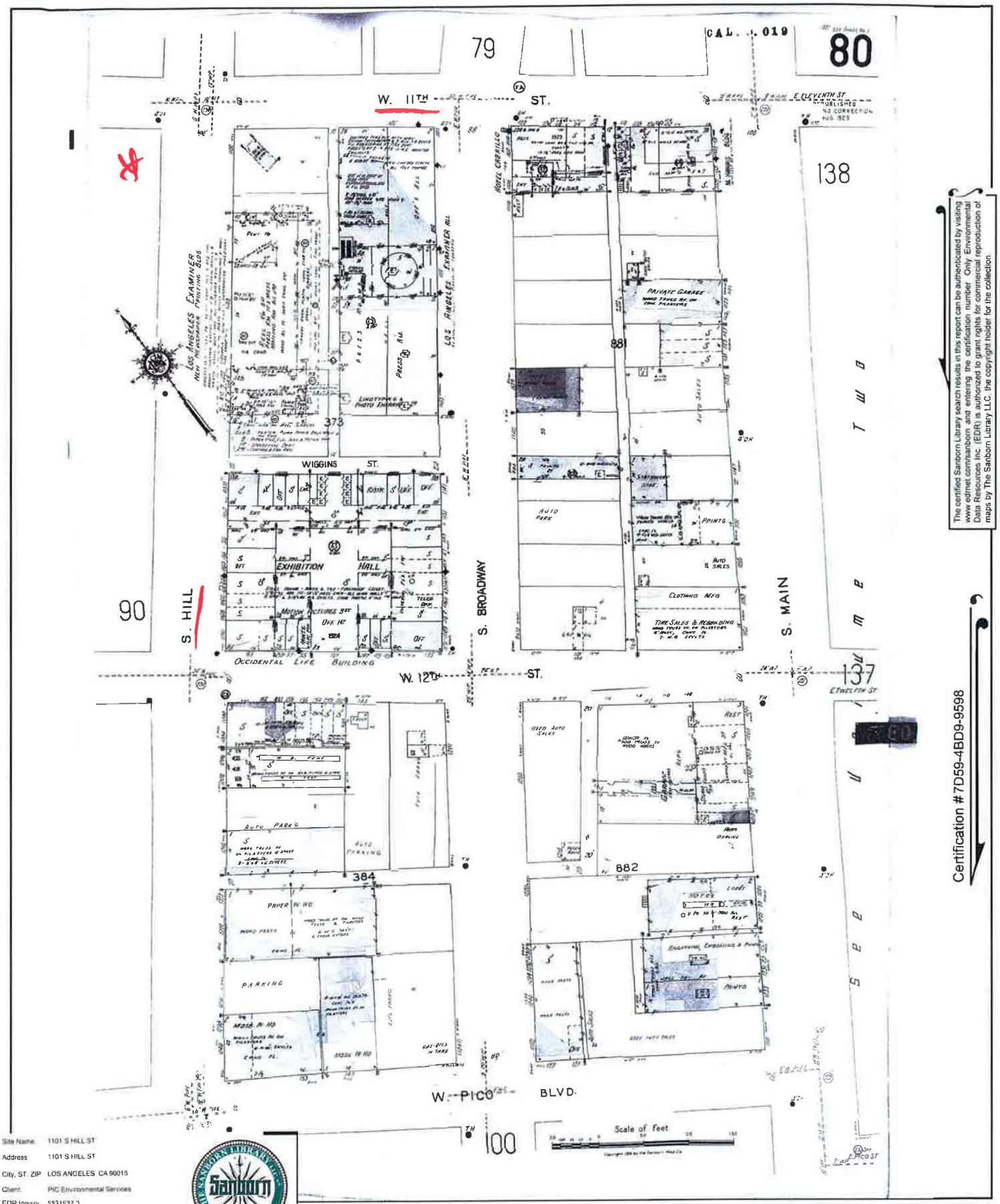
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Site Name: 1101 S HILL ST
Address: 1101 S HILL ST
City, ST, ZIP: LOS ANGELES, CA 90015
Client: PIC Environmental Services
EDR Inquiry: 5531537.3
Order Date: 01/10/2019
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Copyright: 1950

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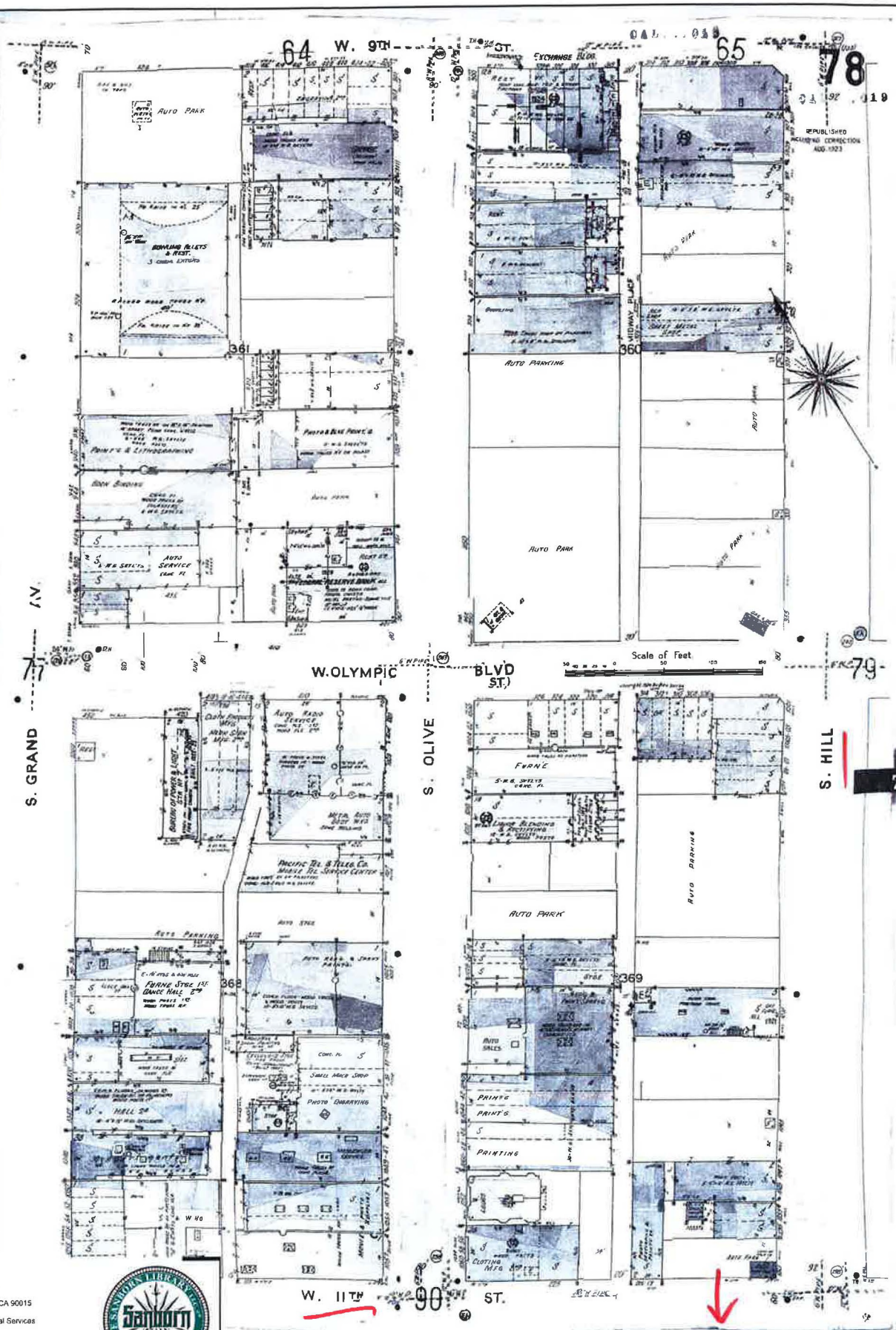


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EDR Inquiry:	5531537.3
Order Date:	01/10/2019
Certification #:	7D59-4BD9-9598
Copyright:	1950

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Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1950

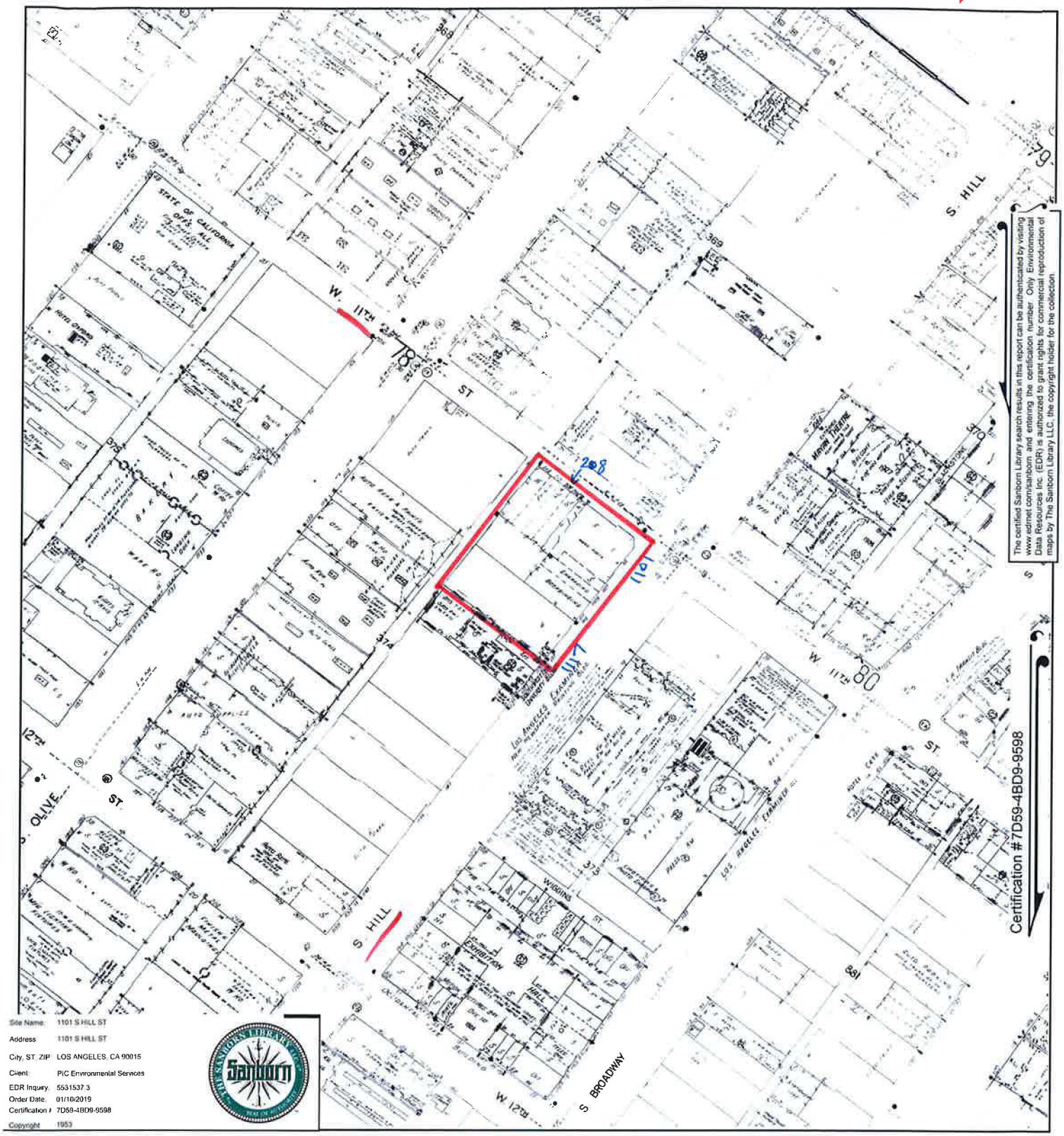
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1950


W. 11TH ST
W. 12TH ST.
S. GRAND AV.
S. OLIVE
S. HILL
W. PICO BLVD
78
79
80
90
374
375
382
383
99
100
Scale of Feet
WESTERN AUTO SUPPLY CO.-RIL
HOTEL OXFORD
WARE HO
Auto Repr & Painting
Auto Rep
Auto Repair
Finish'g Metal Moldings
Mfg. Lighting Fixtures
Auto Parts Inc
Gun Rep
Mfg Plastic Novelties
Bldg Facty
Delivery Service
Carburetor Service
Coffee Grinding & Roasting
Engraving
Bookbinding
Furn'e
Apartments
Parking
Lodgings
Bank
Auto Rep
Auto Repairing
Auto Parts
Auto Sales
Auto Rebuilding
Auto Seat Covers
Auto Glass
Auto Trimming
Auto Painting
Auto Radiators
Auto Springs
Auto Tops
Auto Upholstering
Auto Washing
Auto Wheels
Auto Wrecking
Auto Parts
Auto Repairing
Auto Sales
Auto Seat Covers

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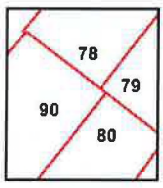
1953



Site Name: 1101 S HILL ST
Address: 1101 S HILL ST
City, ST, ZIP: LOS ANGELES, CA 90015
Client: PIC Environmental Services
EDR Inquiry: 5531537.3
Order Date: 01/10/2019
Certification #: 7D59-4BD9-9598
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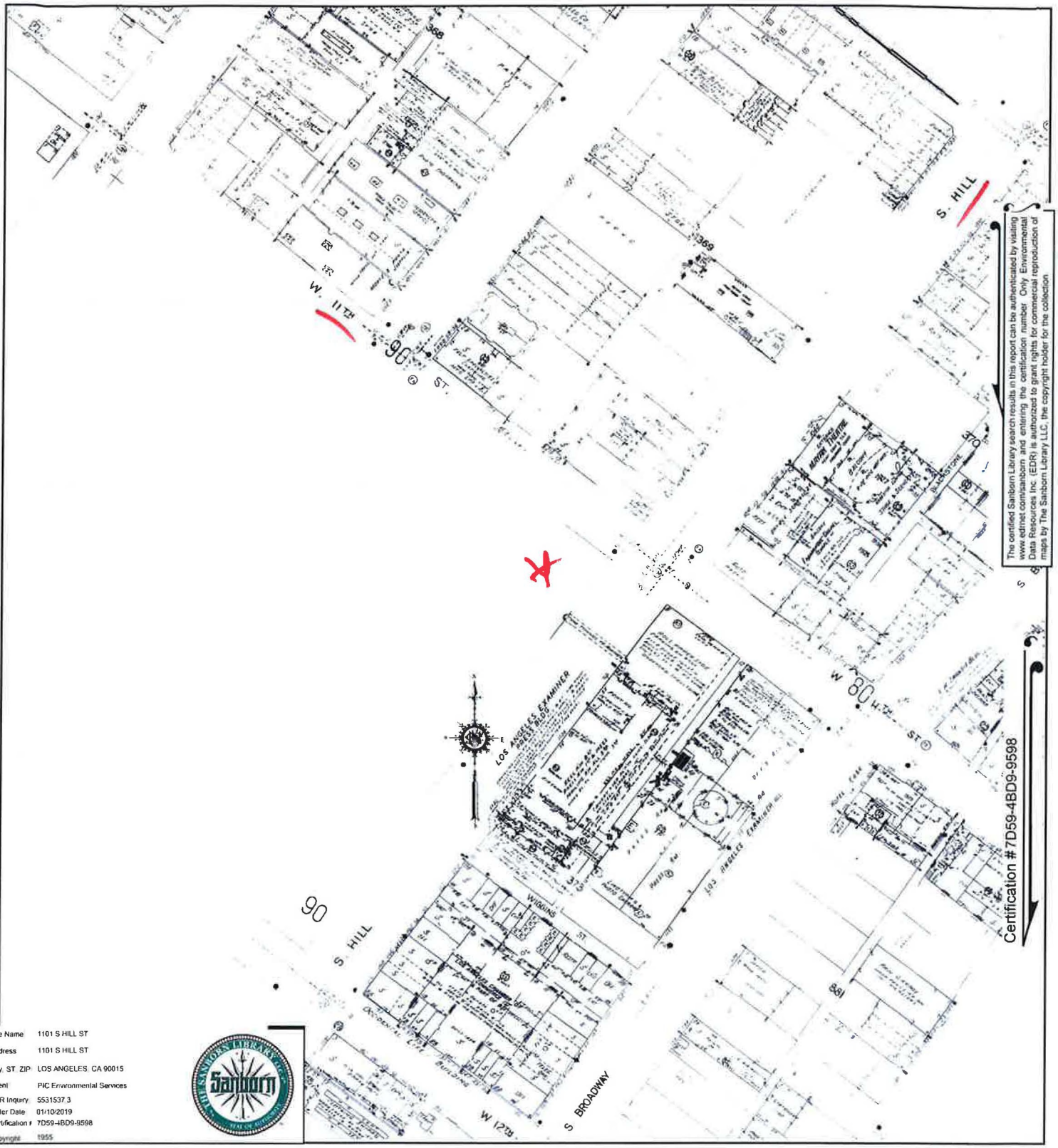
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1955

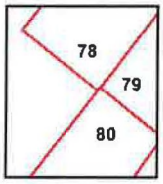


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Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1955

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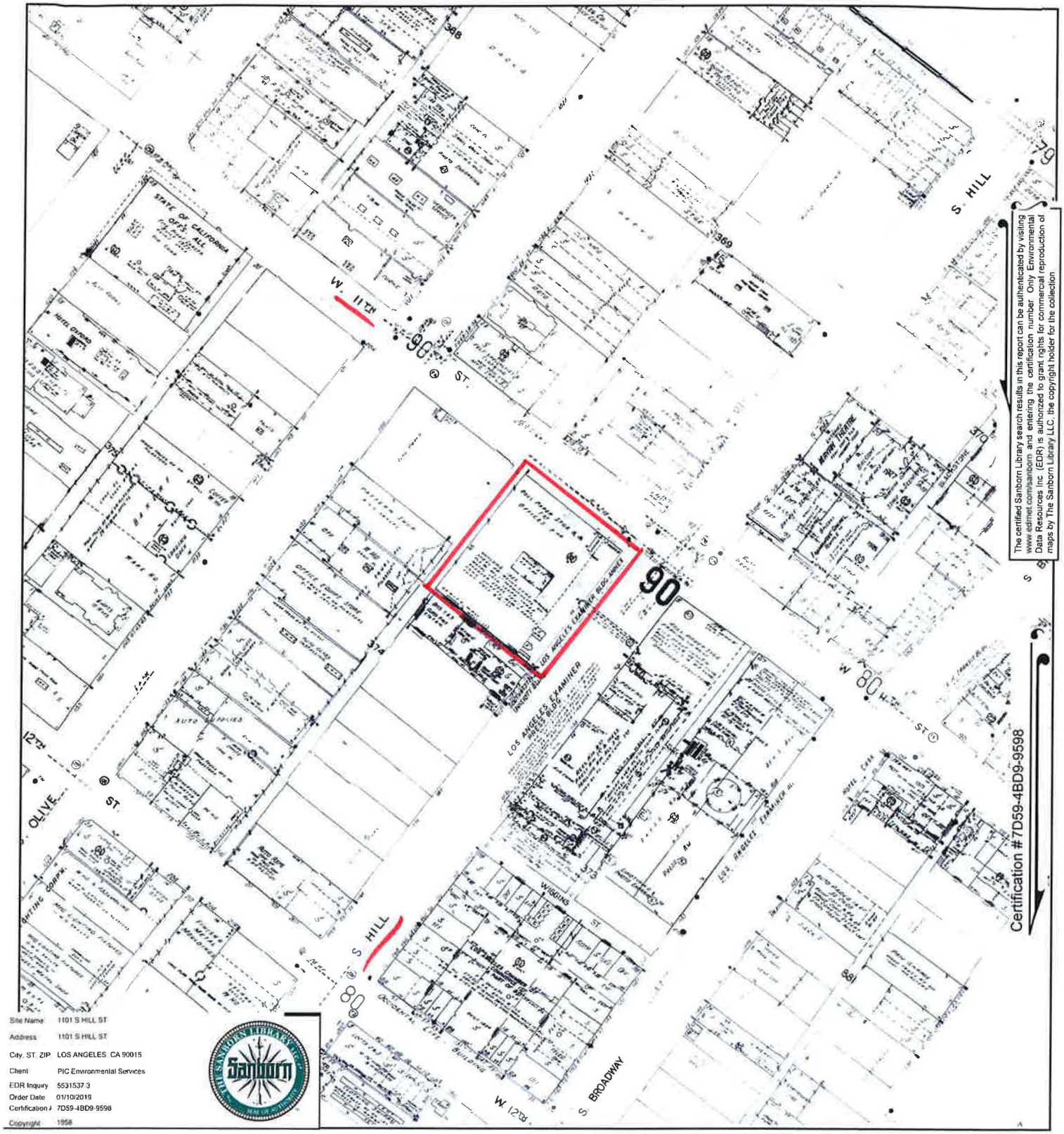
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1958

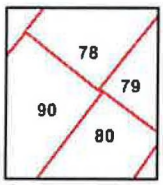


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Site Name	1101 S HILL ST
Address	1101 S HILL ST
City, ST, ZIP	LOS ANGELES, CA 90015
Client	PIC Environmental Services
EDR Inquiry	5531537.3
Order Date	01/10/2019
Certification #	7D59-4BD9-9598
Copyright	1958

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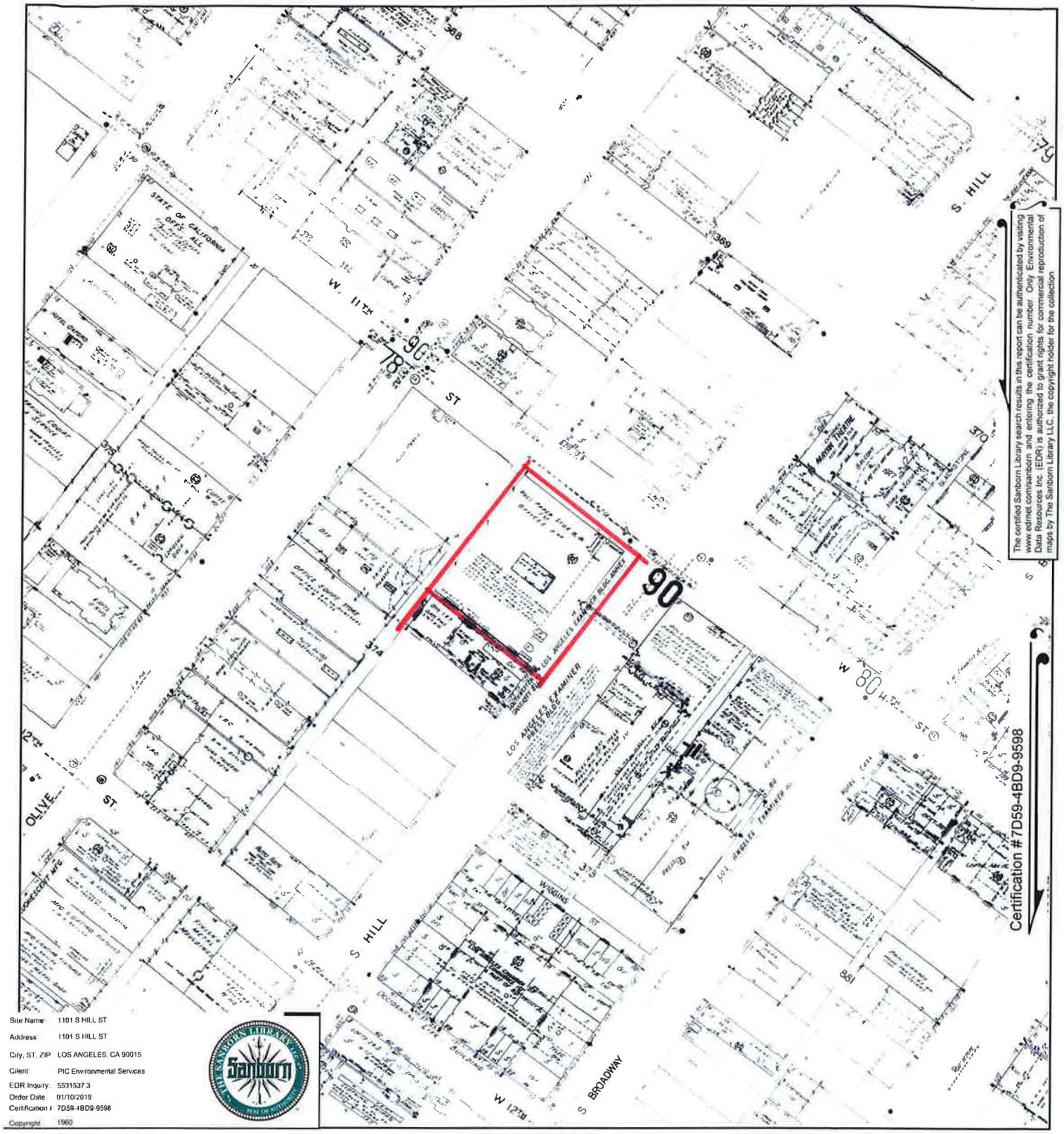
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1960

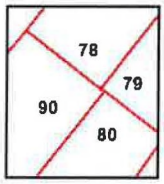


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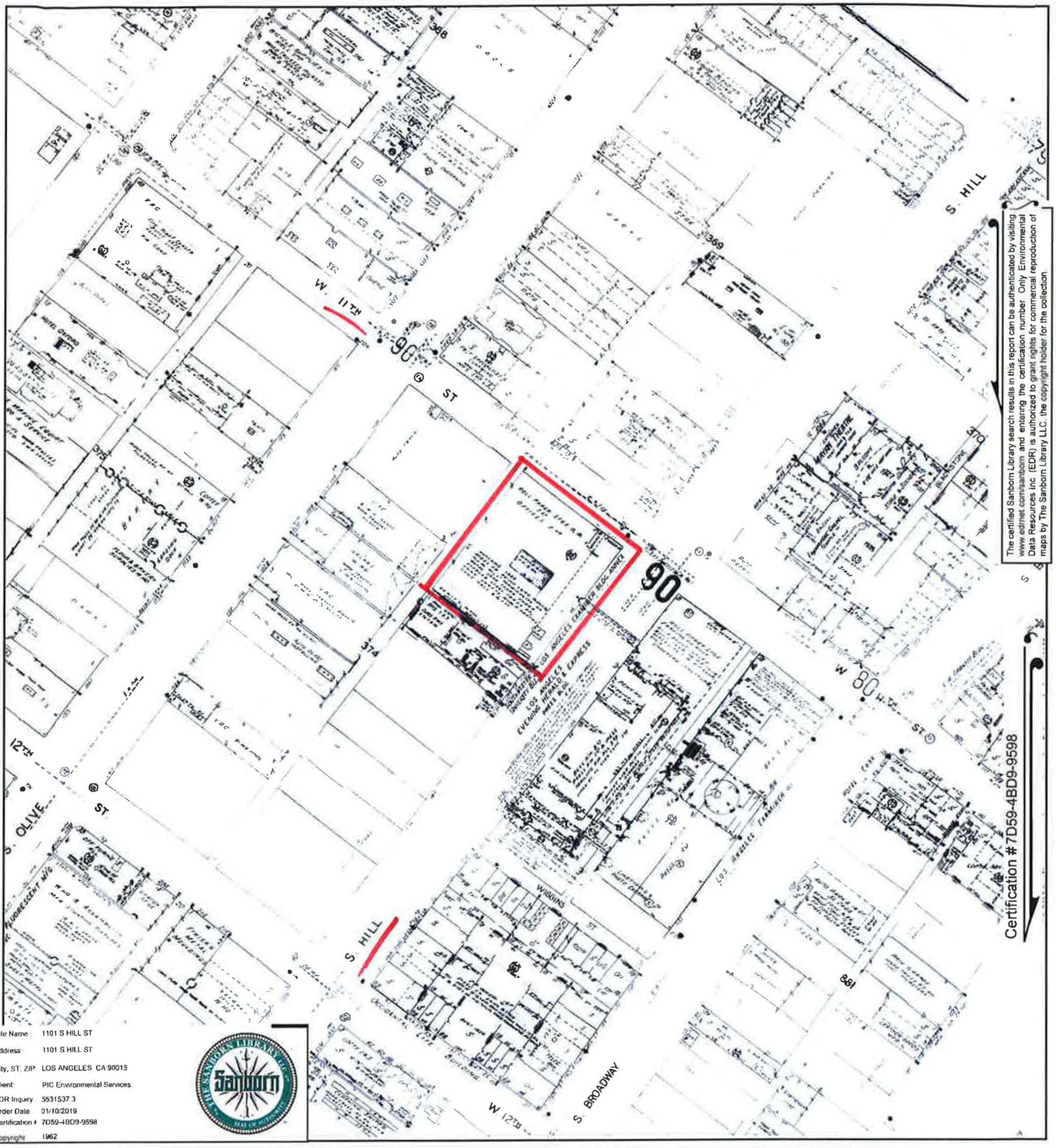
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Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

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1962

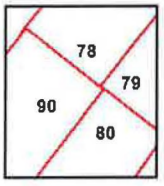


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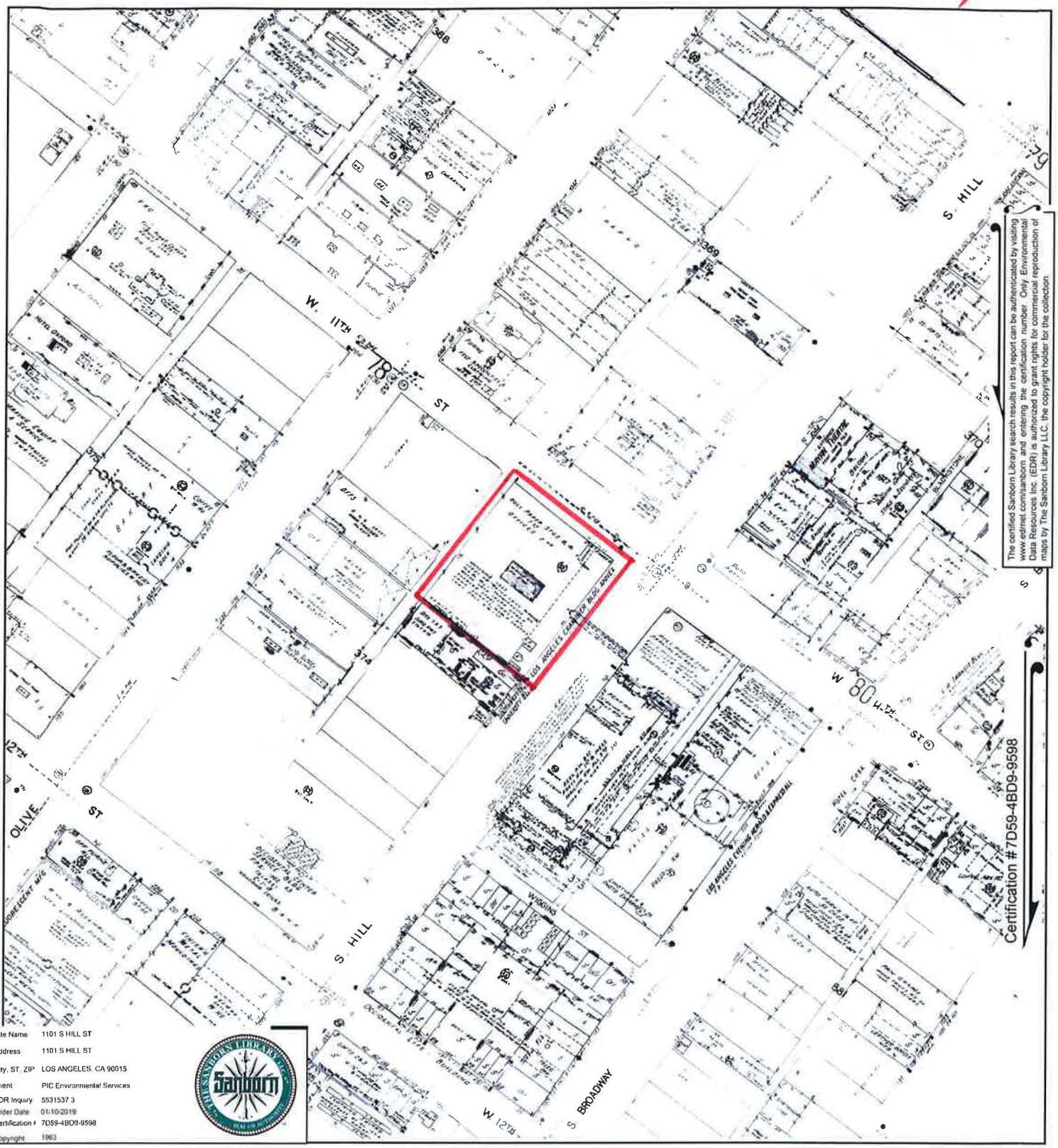
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Volume 1, Sheet 78

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Certified Sanborn® Map

1963

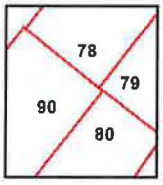


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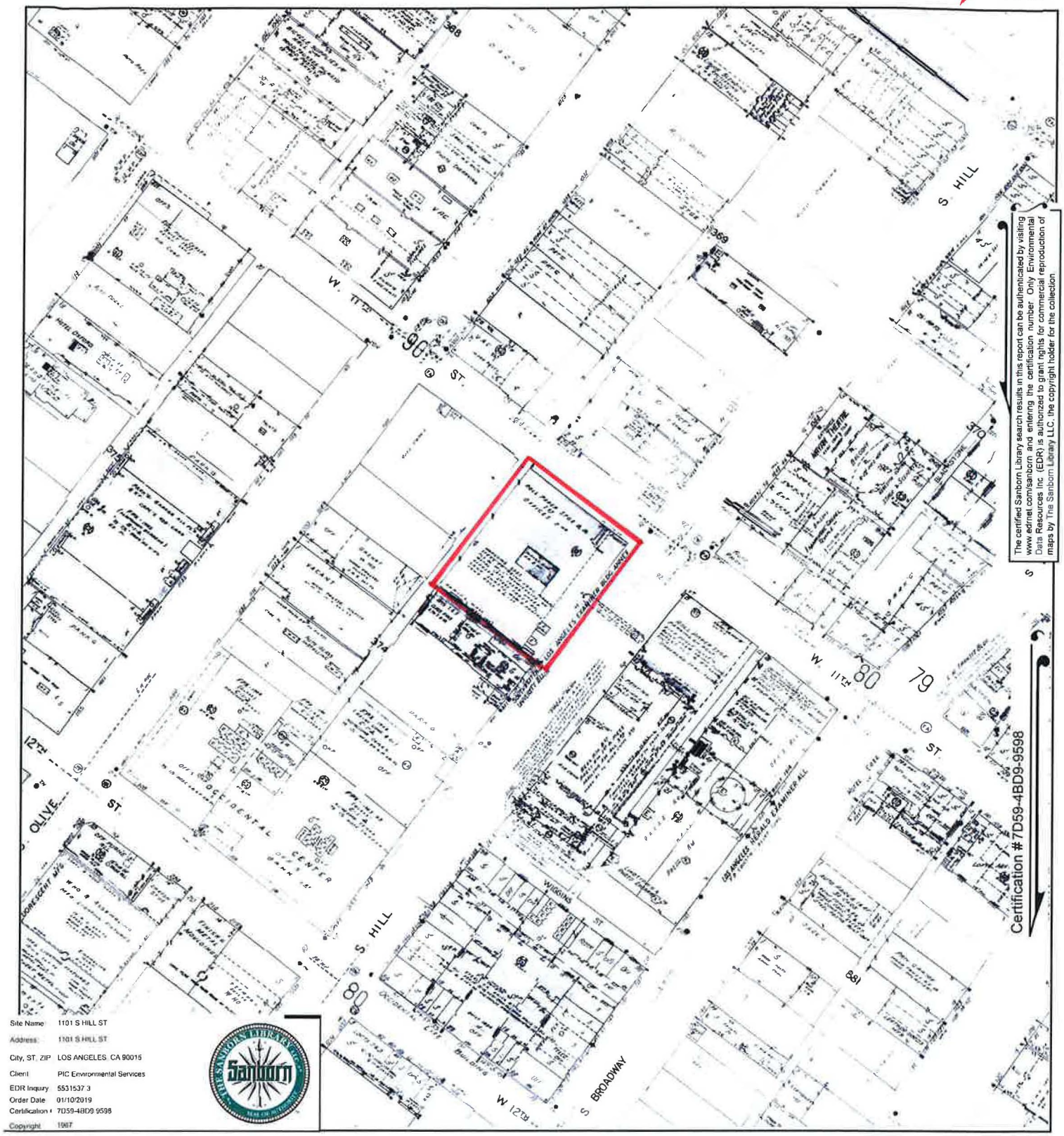
Volume 1, Sheet 90
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Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

Certified Sanborn® Map

1967

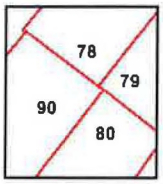


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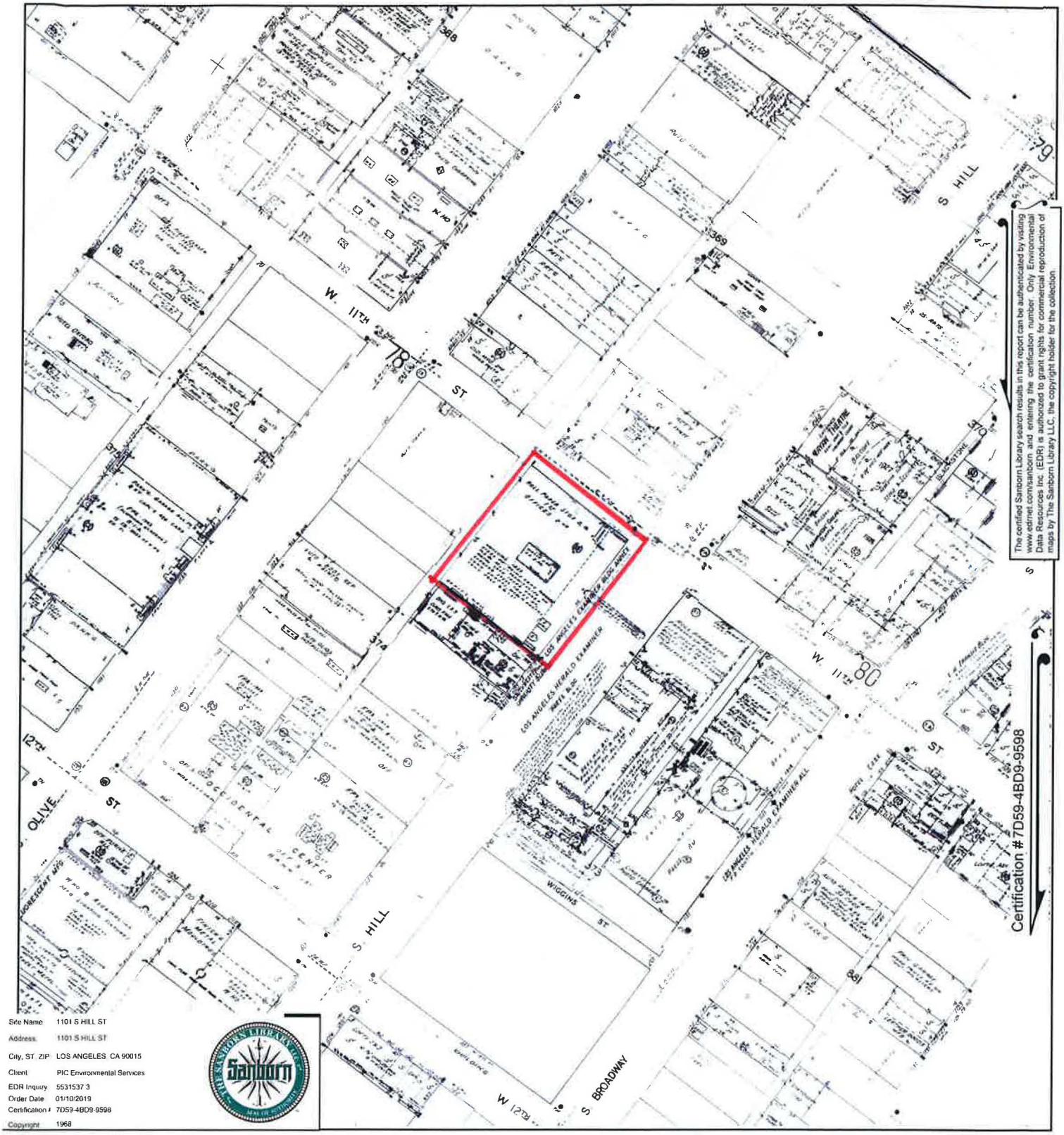
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

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1968

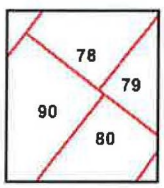


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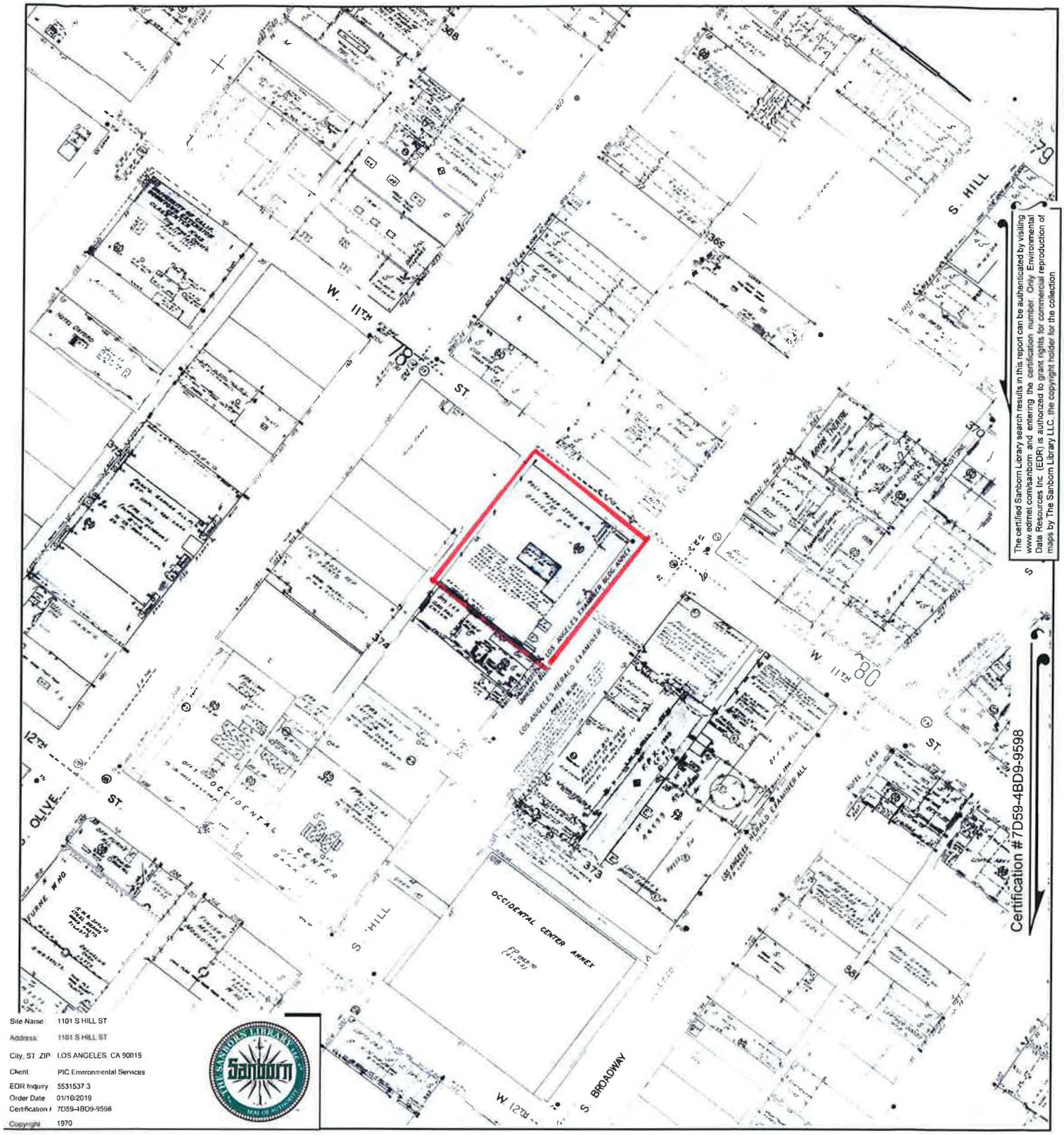
Volume 1, Sheet 90
Volume 1, Sheet 80
Volume 1, Sheet 79
Volume 1, Sheet 78

0 Feet 150 300 600

N

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1970



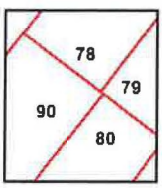
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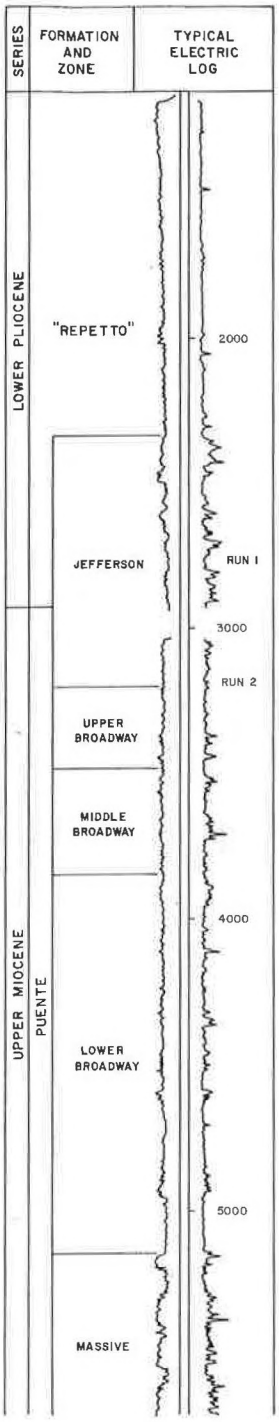
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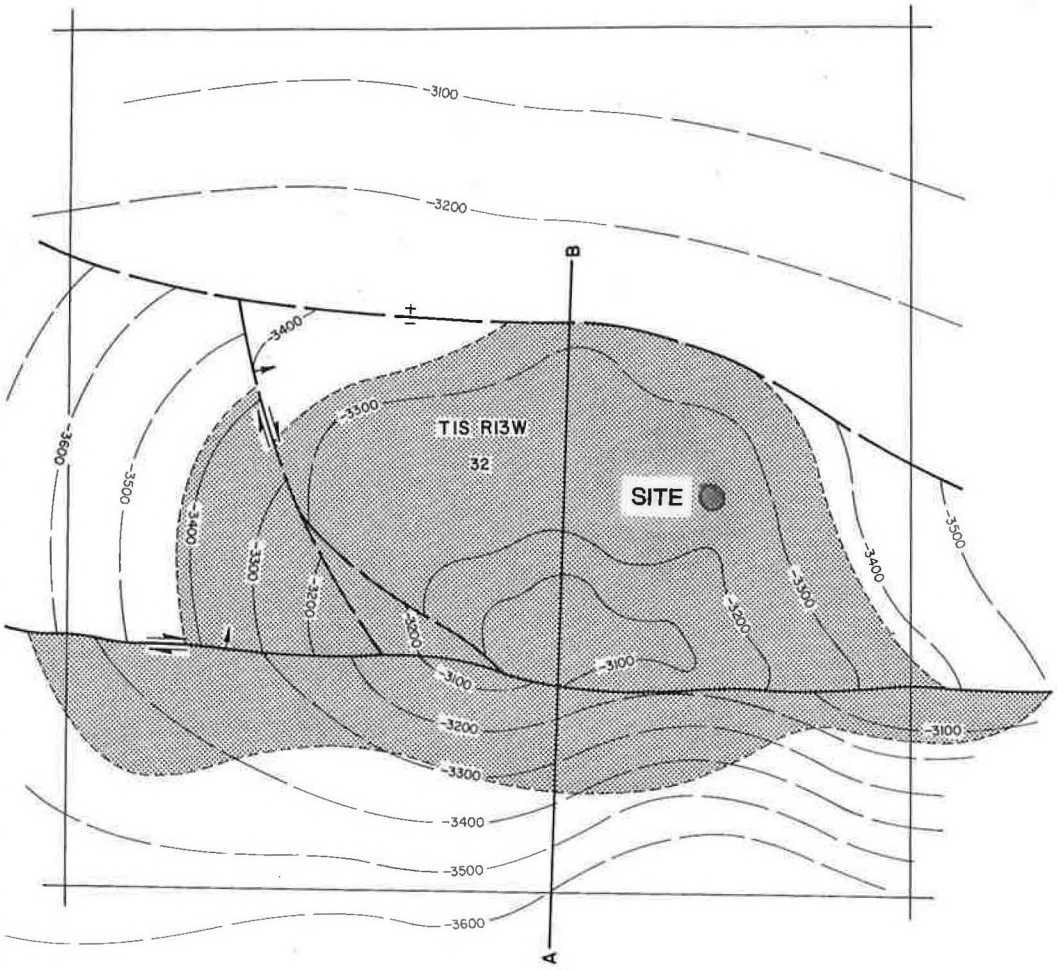
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APPENDIX F:

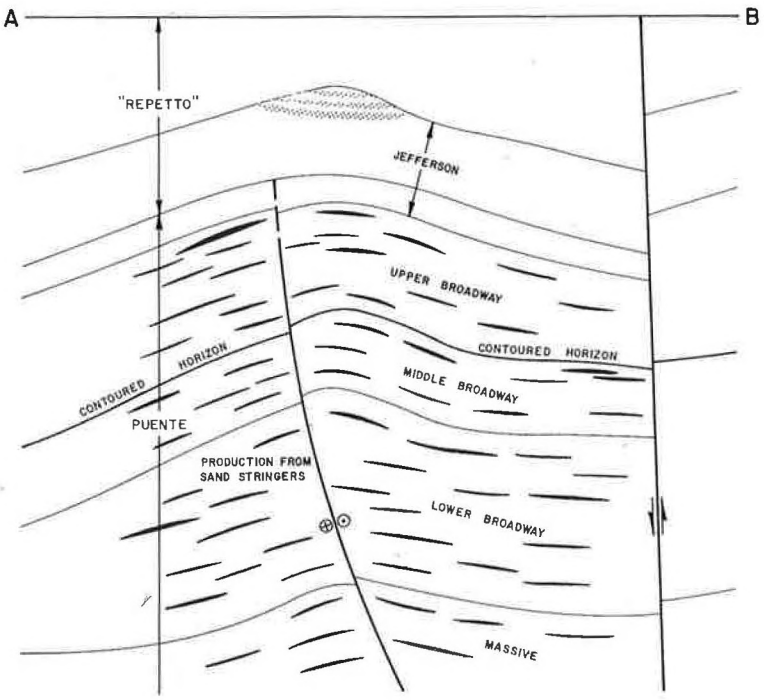
OIL WELL RECORDS

LOS ANGELES DOWNTOWN OIL FIELD





CONTOURS ON TOP OF MIDDLE BROADWAY



LOCATION: Downtown Los Angeles

TYPE OF TRAP: Faulted anticline

ELEVATION: 235

DISCOVERY DATA

Zone	Present operator and well name	Original operator and well name	Sec. T. & R.	B & M	Initial daily production Oil (bbl)	Initial daily production Gas (Mcf)	Date of completion
Jefferson (Gas)	Standard Oil Co. of Calif. "L.A. Unit" 6	Standard Oil Co. of Calif. "Flower Community Corehole" 1	32 1S 13W	SB	0	1,169	Mar 1969
Upper Broadway	Standard Oil Co. of Calif. "L.A. Unit Venice Comm." 2	Standard Oil Co. of Calif. "Venice Community" 2	32 1S 13W	SB	106	248	Mar 1965
Middle Broadway	Standard Oil Co. of Calif. "L.A. Unit Venice Comm." 2	Standard Oil Co. of Calif. "Venice Community" 2	32 1S 13W	SB	*	*	Mar 1965
Lower Broadway	Standard Oil Co. of Calif. "L.A. Unit Venice Comm." 1	Standard Oil Co. of Calif. "Venice Community" 1	32 1S 13W	SB	320	264	Mar 1965
Massive	Standard Oil Co. of Calif. "L.A. Unit Flower Comm." 2	Standard Oil Co. of Calif. "Flower Community" 2	32 1S 13W	SB	135	490	May 1965

Remarks: * Production from Upper and Middle Broadway zones was commingled.

DEEPEST WELL DATA

Present operator and well name	Original operator and well name	Date started	Sec. T. & R.	B & M	Depth (feet)	At total depth: Strata	At total depth: Age
Standard Oil Co. of Calif. "Spring" 2	Same	Jul 1969	32 1S 13W	SB	8,510	Puente	late Mio

PRODUCING ZONES

Zone	Average depth (feet)	Average net thickness (feet)	Geologic: Age	Geologic: Formation	Oil gravity (°API) or Gas (btu)	Salinity of zone water gr/gal	Class BOPE required
Jefferson (Gas)	2,000	40	early Pliocene	"Repetto"	-	860	IV
Upper Broadway	2,900	200	late Miocene	Puente	29	1,370	IV
Middle Broadway	3,100	400	late Miocene	Puente	34	1,370	IV
Lower Broadway	3,500	1,300	late Miocene	Puente	37	1,370	IV
Massive	4,800	1,100	late Miocene	Puente	35	1,370	IV

PRODUCTION DATA (Jan. 1, 1974) (Dry gas production data not included--see remarks)

1973 Production: Oil (bbl)	1973 Production: Net gas (Mcf)	1973 Production: Water (bbl)	1973 Proved acreage	1973 Average number producing wells	Cumulative production: Oil (bbl)	Cumulative production: Gas (Mcf)	Peak oil production: Barrels	Peak oil production: Year	Total number of wells: Drilled	Total number of wells: Completed	Maximum proved acreage
598,109	956,735	1,361,294	220	15	8,173,371	10,349,193	1,687,957	1967	32	27	240

STIMULATION DATA (Jan. 1, 1974)

Type of project	Date started	Cumulative injection - Water, bbl; Gas, Mcf; Steam, bbl (water equivalent)	Maximum number of wells used for injection
Water flood	1966	20,715,645	7

SPACING ACT: Applies

BASE OF FRESH WATER: 300

CURRENT CASING PROGRAM: 20" cem. 90; 13 3/8" cem. 1,000; 9 5/8" or 7" cem. through zone.

METHOD OF WASTE DISPOSAL: Sewer system.

REMARKS: 1973 dry gas production 196,677 Mcf. from 1 producing well; cumulative dry gas production 1,153,861; proved acreage (1973) 10, maximum 10.

REFERENCES: