

Report Date: April 22, 2022
Partner Project No. 22-364494.1

**PRELIMINARY
ENDANGERMENT
ASSESSMENT**

Prepared for:

Black Equities
9665 Wilshire Boulevard, Suite 200 Beverly
Hills, California 90212



April 22, 2022

Mr. Andrew Fuentes
Black Equities
9665 Wilshire Boulevard, Suite 200
Beverly Hills, California 90212

Subject: Preliminary Endangerment Assessment
Wilshire Redevelopment
6435 Wilshire Boulevard
Los Angeles, California 90048
Partner Project No. 22-364494.1

Dear Mr. Fuentes:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this *Preliminary Endangerment Assessment* (PEA) of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in general accordance with the California Department of Toxic Substances Control Preliminary Endangerment Assessment Guidance Manual and Client Agreement.

This assessment included site reconnaissance, interviews, a review of historical information, and a review of federal, state, and local regulatory databases. Based on the findings an evaluation was made for the presence of a public health or environmental risk as a result of current or historical operations.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (619) 925-9672.

Sincerely,

DRAFT

Mark Lambson
Principal

2154 Torrance Blvd., Suite 200, Torrance, CA 90501 ♦ Phone 800-419-4923 ♦ Fax 866-928-7418

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has completed a Preliminary Endangerment Assessment (PEA) for the property located at 6435 Wilshire Boulevard in Los Angeles, Los Angeles County, California (the “subject property;” Figure 1), on behalf of Black Equities (the “Client”). The subject property has historically been used as commercial office space. Black Equities is planning to demolish the existing building for multi-family residential redevelopment (Figure 2). Prior to these redevelopment activities, The City of Los Angeles has requested that a PEA be completed to evaluate the subject property for public health and environmental risks as a result of current or historical operations. In response to this request Partner has completed this PEA in general accordance with the California Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment Guidance Manual, dated January 1994, revised October 2015, referred to herein as the “DTSC Guidance” (DTSC, 2015).

Property Description and History

The subject property is located on the north side of Wilshire Boulevard, between South Sweetzer Avenue and South La Jolla Avenue within a mixed commercial and residential area of Los Angeles County, and currently consists of a five-story building with a penthouse for mechanical equipment located on the south side of the property. In addition to the current structure, the subject property is also improved with a one-story parking structure on the northern portion of the property. The building is currently vacant but historical operations consisted of general office operations and educational activities.

According to available historical sources, the subject property was formerly undeveloped as early as 1894 and developed with the current building in 1951. As is typical with building constructed during this period, asbestos-containing materials (ACMs) and lead-based paint (LBP) have been identified. Tenants on the subject property have included various professional offices. Adjoining properties have also generally included offices to the east, west, and south, and residences to the north. No evidence of significant hazardous substance use, storage, or waste generation was identified in regulatory records pertaining to the subject or adjoining properties.

The existing building is planned to be demolished for the construction of an eight-story apartment building, approximately 90 feet in height, with two-level subterranean parking to approximately 20 feet below the ground surface (bgs). The new building will occupy the majority of the subject property with perimeter landscaping. Based on the subject property location with the City of Los Angeles Methane

Zone, a methane gas survey will be required by the City of Los Angeles Department of Building and Safety

(LADBS) to determine the appropriate methane mitigation method for the new development.

The groundwater beneath the subject property is estimated to be at least 21 feet bgs with a southwesterly flow direction.

Findings and Opinions

Based on the historical use (professional offices) and review of regulatory records, no evidence of a release of hazardous waste/substances/materials was identified to have occurred that has resulted in a public health or environmental risk at the subject property. Furthermore, no such releases were identified



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on adjoining or surrounding properties that may have impacted the subject property. As a result, no sampling activities or human health screening evaluations are warranted at this time.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a public health or environmental risk were encountered during this assessment.

Conclusions and Recommendations

Partner has completed this PEA for 6435 Wilshire Boulevard in Los Angeles, Los Angeles County, California (the "subject property") in general accordance with the DTSC Guidance. Any exceptions to, or deletions from, this practice were discussed within the report.

This assessment has revealed no evidence of a public health or environmental risk at the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Prior to and during demolition of the existing subject property structures, ACMs should be properly identified, managed, and disposed.
- A methane gas survey should be completed in accordance with the LADBS and implement methane mitigation measures, as required.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has completed a Preliminary Endangerment Assessment (PEA) for the property located at 6435 Wilshire Boulevard in Los Angeles, Los Angeles County, California (the “subject property;” Figure 1), on behalf of Black Equities (the “Client”). The subject property has historically been used as commercial office space. Black Equities is planning to demolish the existing building for multi-family residential redevelopment (Figure 2). Prior to these redevelopment activities, The City of Los Angeles has requested that a PEA be completed to evaluate the subject property for public health and environmental risks as a result of current or historical operations. In response to this request Partner has completed this PEA in general accordance with the California Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment Guidance Manual, dated January 1994, revised October 2015, referred to herein as the “DTSC Guidance” (DTSC, 2015).

1.1 Objectives

As discussed above, the primary objective of this PEA is to evaluate the subject property for public health and environmental risks as a result of current or historical operations. Per the DTSC Guidance, specific objectives are as follows:

- Assessing if a release of hazardous wastes/substances/materials has occurred at the subject property and delineating the general extent of the contamination, if necessary.
- Estimating what the potential threat to public health and/or the environment posed by the subject property and providing an indicator of the relative risk, if necessary.
- Assessing if an interim action is required to reduce an existing or potential threat to public health or the environment.
- Performing preliminary project scoping activities to identify data gaps and identify possible remedial action strategies to form the basis for development of a site-specific strategy.
- Providing the data and information to the regulatory agency.
- Assessing and providing for the informational needs of the community.

1.2 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting a PEA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The



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scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

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

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a PEA include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues.

1.3 User Reliance

Black Equities engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Black Equities. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.



2.0 APPARENT PROBLEM

At any given property, due to known or unknown chemical uses as part of historical or current operations, there is a potential that a release of hazardous wastes/substances/materials has occurred that poses a public health or environmental risks. To evaluate for the likelihood of such releases or risks, evaluations of the historical and current operations include the completion of a site reconnaissance, interviews with personnel familiar with the property, and a review of federal, state, and local regulatory records. If risks are identified, the identified issues are further evaluated and confirmed through subsurface sampling or risk evaluations, if necessary.

This evaluation was completed for the subject property through the completion of this PEA and the results are presented herein.

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3.0 SITE LOCATION

3.1 Site Location and Legal Description

The subject property at 6435 Wilshire Boulevard in Los Angeles, California is located on the north side of

Wilshire Boulevard, between South Sweetzer Avenue and South La Jolla Avenue (Figure 1). According to the Los Angeles County Assessor and online research, the subject property is legally described as:

LOTS 7 AND 8 IN BLOCK 3 OF TRACT NO. 7555, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PERM MAP RECORDED N BOOK 80, PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5510-023-050 AND 5510-023-051.

According to the site contact, ownership is currently vested in BE BH ADJ LLC since 2019.

Photographs of key features of the subject and surrounding properties are provided in Appendix

A. 3.2 Current and Proposed Property Use

The subject property currently consists of a five-story building with a penthouse for mechanical equipment located on the south side of the property. In addition to the current structure, the subject property is also improved with a one-story parking structure with a roof-top parking deck on the northern portion of the property (Figure 2). The parking garage is accessed via a drive-thru tunnel on the east side of the building. The building is currently vacant but was previously occupied by ORT College and Baby 2 Baby for commercial use. On-site operations consisted of general office operations and educational activities.

The existing building is planned to be demolished for the construction of an eight-story apartment building, approximately 90 feet in height, with a two-level subterranean parking to approximately 20 feet below the ground surface (Figure 3). The new building will occupy the majority of the subject property with perimeter landscaping.

3.3 Current Use of Adjoining Properties

The subject property is located within a mixed commercial office and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as tabulated below:

Adjoining Properties

North: Multi-family residences

Northeast: Multi-family residences

East: Parking lot for Millennium Media (6423 Wilshire Boulevard)

Southeast: Wilshire Boulevard, across which is a multi-tenant office building (6420 Wilshire Boulevard)

South: Wilshire Boulevard across which are parking lots for 6420 and 6500 Wilshire Boulevard

Southwest: Wilshire Boulevard across which is a multi-tenant office building (6500 Wilshire Boulevard)

West: The Jewish Federation Goldsmith Center (6505 Wilshire Boulevard) **Northwest:** Multi-family residences



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3.4 Physical Setting Sources

3.4.1 Topography

The 2022 United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 146 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest.

A copy of the most recent topographic map is included as Figure 3 of this

report. **3.4.2 Hydrology**

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation indicates the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the southwest.

According to a previous subsurface investigation conducted on a nearby property in 2009 (8567 Wilshire Boulevard and Case #I-09424), the groundwater in the vicinity of the subject property was encountered approximately 21 feet below ground surface (bgs). Due to the current drought conditions in Southern California, the depth to groundwater is likely deeper.

The nearest surface water in the vicinity of the subject property is the Franklin Canyon Reservoir located approximately 6.6 miles and geographically northwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. The sources of public water for the City of Los Angeles are surface water from the California State Water Project and the Colorado River.

3.4.3 Geology/Soils

The subject property is located on the border of Los Angeles and Beverly Hills, California. The Beverly Hills form the most northerly feature of the southeast trending chain of hills that comprise the Newport Inglewood Uplift along the Newport-Inglewood Fault Zone. Marine Upper Pleistocene deposits of the Lakewood Formation cap the Beverly Hills. The rise toward the Santa Monica Mountains exposes Upper Pleistocene sediments, Upper Cretaceous intrusive rocks, and Triassic slates and schist. Recent alluvial present beneath the property is derived from materials eroded from the nearby Santa Monica Mountains. The Lakewood Formation is believed to occur at depths ranging from approximately 25 to 40 feet below grade in the area of the subject property.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the western portion of the subject property is mapped as Urban land-Biscailuz-Pico complex. Urban land consists of soils altered due to human development and are typically covered by impermeable surfaces such as asphalt, concrete, and structures. Biscailuz soils consist of loam and sandy clay loam which formed from discontinuous human-transported material over mixed alluvium derived

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from granite and/or sedimentary rock. Pico soils consist of loam and sandy loam which formed from discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. Slopes range from 0 to 2 percent

The eastern portion of the subject property is mapped as the Urban land-Azuvina-Montebello complex. Azuvina soils consist of well drained loam and clay loam which formed from discontinuous human transported materials over old alluvium derived from granite. Montebello soils are well drained silt loam, clay loam, and loam which formed from human-transported material over alluvium derived from granite. Slopes range from 0 to 5 percent.

3.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1650F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is included in Appendix B of this report.



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4.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information

Years	Resource	Description/Use
1894-1950	Topographic Maps, Aerial Photographs, Sanborn Maps	Topographic Maps Undeveloped
1951-Present	Aerial Photographs, Assessor Information, Building Records, City Directories, Interviews, On-Site Observations, Sanborn Maps,	Developed with the current commercial building

Tenants on the subject property include various professional offices (1951-1991); LA ORT Technical Institute/Women's American ORT/ORT America/LA ORT College of Los Angeles (2000-2020); LA Museum of the Holocaust (2006); Baby 2 Baby (2014-2020). No potential environmental concerns were

identified in association with the former use of the subject property.

4.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on April 1, 2022. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs are tabulated below:

Date: 1928 Scale: 1"=500' Subject Property: Appears to be undeveloped

North: Appears to be undeveloped

Northeast: Appears to be undeveloped

East: Appears to be undeveloped

Southeast: Appears to be undeveloped across a road (current Wilshire Boulevard) **South:**

Appears to be undeveloped across a road (current Wilshire Boulevard) **Southwest:**

Appears to be undeveloped across a road (current Wilshire Boulevard) **West:** Appears to be undeveloped

Northwest: Appears to be undeveloped

Date: 1938 Scale: 1"=500' Subject Property: No significant changes noted

North: Appears to be developed with residences

Northeast: Appears to be developed with residences

East: No significant changes noted

Southeast: No significant changes noted

South: No significant changes noted

Southwest: No significant changes noted

West: No significant changes noted

Northwest: Appears to be developed with residences

Date: 1948 Scale: 1"=500' Subject Property: No significant changes noted

North: No significant changes noted

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Date: 1948 Scale: 1"=500' Northeast: No significant changes noted

East: Appears to be vacant land followed by a building under construction **Southeast:**

No significant changes noted

South: No significant changes noted

Southwest: No significant changes noted

West: No significant changes noted

Northwest: No significant changes noted

Date: 1952 Scale: 1"=500' Subject Property: Appears to be developed with the current commercial building and parking structure

North: No significant changes noted

Northeast: No significant changes noted

East: Appears to be developed with a parking lot and associated office building **Southeast:**

No significant changes noted

South: No significant changes noted

Southwest: No significant changes noted

West: Appears to be developed with a parking lot

Northwest: No significant changes noted

Date: 1960 Scale: 1"=500' Subject Property: No significant changes noted

North: No significant changes noted

Northeast: No significant changes noted

East: No significant changes noted

Southeast: No significant changes noted

South: Appears to be developed with a commercial building across Wilshire Boulevard

Southwest: No significant changes noted

West: Appears to be developed with a large office building

Northwest: No significant changes noted

Date: 1964 Scale: 1"=500' Subject Property: No significant changes noted

North: No significant changes noted

Northeast: No significant changes noted

East: No significant changes noted

Southeast: No significant changes noted

South: Appears to be developed with an additional commercial building across Wilshire Boulevard

Southwest: No significant changes noted

West: No significant changes noted

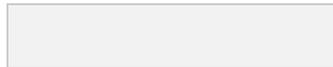
Northwest: No significant changes noted

Date: 1972, 1980 Scale: 1"=500' Subject Property: No significant changes noted

North: No significant changes noted

Northeast: No significant changes noted

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Date: 1972, 1980 Scale: 1"=500' East: No significant changes noted

Southeast: Appears to be developed with the current multi-tenant office building across Wilshire Boulevard

South: Appears to be developed with a parking lot for the commercial building to the southwest across Wilshire Boulevard

Southwest: Appears to be developed with a commercial building across Wilshire Boulevard

West: No significant changes noted

Northwest: No significant changes noted

Northeast: No significant changes noted

Date: 1989, 1994, 1995, 2005, 2009, 2010, 2012, East: No significant changes noted

2014, 2016, 2018, 2020 Southeast: No significant changes noted

Subject Property: No significant changes noted **South:** No significant changes noted

North: No significant changes noted **Scale: 1"=500'**

Southwest: Appears to be developed with the current multi-tenant office building across Wilshire Boulevard

West: No significant changes noted

Northwest: No significant changes noted

Copies of the reviewed aerial photographs are included in Appendix B of this report. **4.2 Fire Insurance Maps**

Partner reviewed the collection of fire insurance maps (FIMs) from ERIS on April 3, 2022. The following inferred uses of the subject property and adjoining properties interpreted from the FIMs are tabulated below:

Date: 1926, 1927

Subject Property: Depicted as undeveloped

North: Depicted as undeveloped

Northeast: Depicted as undeveloped

East: Depicted as undeveloped

Southeast: Depicted as undeveloped across Wilshire Boulevard

South: Depicted as undeveloped across Wilshire Boulevard

Southwest: Depicted as undeveloped across Wilshire Boulevard

West: Depicted as undeveloped

Northwest: Depicted as undeveloped

Date: 1950

Subject Property: No significant changes noted

North: Depicted as developed with multi-family residences

Northeast: Depicted as developed with multi-family residences

East: No significant changes noted

Southeast: No significant changes noted

South: No significant changes noted

Southwest: No significant changes noted

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Date: 1950

West: No significant changes noted

Northwest: Depicted as developed with multi-family residences and vacant land

Date: 1969

Subject Property: Depicted with the current parking garage on the northern portion and the current office structure on the southern portion

North: No significant changes noted

Northeast: No significant changes noted

East: Depicted with a parking lot for an adjacent medical office building **Southeast:** Depicted with a commercial building across Wilshire Boulevard **South:** Depicted with a vacant lot and parking lot across Wilshire Boulevard **Southwest:** Depicted with a small office building across Wilshire Boulevard **West:** Depicted with a multi-tenant office building and associated parking structure **Northwest:** No significant changes noted

Copies of reviewed FIMs are included in Appendix B of this report.

4.3 City Directories

Partner reviewed historical city directories obtained from ERIS on April 7, 2022 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

City Directory Search for 6435 Wilshire Boulevard (Subject Property)

Year(s) Occupant Listed

1927- 1945 1951- 1971 Multi-tenant office

No listings for subject

property address

1975 Telerep Inc. 1980

Multi-tenant office

1987 1991 Company

Allianz Insurance

1997 LA ORT Technical Institute; Evelyn Goud

2000 Address not listed

2003 LA ORT Technical Institute; Women's American ORT

2008 LA ORT Technical Institute; American ORT Non-Profit; Women's American ORT; Los Angeles

Holocaust Museum
2012 ORT American; ORT Technical Institute
2016 Baby 2 Baby; Barbara Adler; Game Academy of Los Angeles; Los Angeles ORT College; ORT
America; ORT Technical Institute
2020 Barbara Adler; LA ORT College of Los Angeles; ORT America; ORT Technical Institute

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.



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City Directory Search for East Adjoining Properties - 6423 Wilshire

Boulevard Year(s) Occupant Listed

1927- 1951 1956- 1981 office and pharmacy
1987-
2000 2003 2008 2012 Address not listed
2016
Address not listed Millennium Films

Multi-tenant medical Nu Image films

2020 Nu Image; Righteous Productions Inc.

City Directory Search for Southeast Adjoining Properties – 6420 Wilshire

Boulevard Year(s) Occupant Listed

1927- 1971 Multi-tenant
1975- 2020
Address not office

listed

City Directory Search for Southwest Adjoining Properties – 6500 Wilshire

Boulevard Year(s) Occupant Listed

1927- 1965 1971-
1981 Los Angeles
Address not listed Federal Savings

1987 Cadillac Fairview Industry Developers; Allright Parking
1991- 2020 office
Multi-tenant

City Directory Search for West Adjoining Properties - 6505 Wilshire

Boulevard Year(s) Occupant Listed

1927- 1956 Multi-tenant
1960- 2020
Address not office

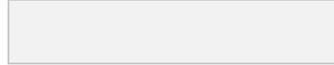
listed

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

4.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on April 3, 2022. The following inferred uses of the subject property and adjoining properties are interpreted from topographic maps in Appendix B and are tabulated below:



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Date: 1894, 1896, 1898, 1900, 1902

Subject Property: Depicted as unimproved land

North: Depicted as unimproved land

Northeast: Depicted as unimproved land

East: Depicted as unimproved land

Southeast: Depicted as unimproved land

South: Depicted as unimproved land

Southwest: Depicted as unimproved land

West: Depicted as unimproved land

Northwest: Depicted as unimproved land

Date: 1920, 1921, 1924, 1926

Subject Property: No significant changes depicted

North: No significant changes depicted

Northeast: No significant changes depicted

East: No significant changes depicted

Southeast: Depicted as unimproved land, across a road

South: Depicted as unimproved land, across a road

Southwest: Depicted as unimproved land, across a road

West: No significant changes depicted

Northwest: No significant changes depicted

Date: 1953, 1966, 1972, 1981, 1991

Subject Property: Depicted with no structures present; however, the area is shaded to indicate development

North: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

Northeast: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

East: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

Southeast: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

South: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

Southwest: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

West: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

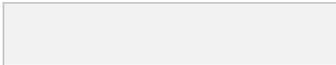
Northwest: Depicted with no structures present; however, the area is shaded to indicate development, and current streets are shown

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Date: 2015, 2018, 2022

Subject Property: Depicted with a school, identified as Los Angeles ORT College
North: No details or structures are depicted with the exception of roads **Northeast:**
No details or structures are depicted with the exception of roads **East:** No details or
structures are depicted with the exception of roads **Southeast:** No details or
structures are depicted with the exception of roads **South:** No details or structures
are depicted with the exception of roads **Southwest:** No details or structures are
depicted with the exception of roads **West:** No details or structures are depicted with
the exception of roads **Northwest:** No details or structures are depicted with the
exception of roads

Copies of reviewed topographic maps are included in Appendix B of this report.



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5.0 REGULATORY RECORDS REVIEW

5.1 Regulatory Agencies

5.1.1 State Department

Name of Agency: California Environmental Protection Agency (CalEPA) **Point of**

Contact: <https://siteportal.calepa.ca.gov/nsite/map/help> **Agency Address:** 1001 I
Street, Sacramento, California 95814

Agency Phone Number: (916) 323-2514

Date of Contact: March 25, 2022

Method of Communication: Online

Summary of Communication:

The CalEPA Regulated Site Portal is a database and interactive map, which combines information from multiple state and federal data sources. The database provides an overview of regulated equipment, materials, and activities for each site, such as underground and aboveground storage tanks; hazardous materials and waste; state and federal cleanups; impacted ground and surface waters;

and/or toxic materials. The subject property address was not identified on the CalEPA Regulated Site Portal.

5.1.2 Health Department

Name of Agency: Los Angeles Department of Public Health (LADPH) **Point of Contact:**

<http://publichealth.lacounty.gov/phi/admin.htm> **Agency Address:** 313 North Figueroa Street, Los Angeles, California 90012 **Agency Phone Number:** (213) 240-7785

Date of Contact: March 25, 2022

Method of Communication: Online

Summary of Communication:

The Public Health Investigation Administration serves as the Custodian of Records for the Department of Public Health. However, as of July 1, 2017, hazardous material report requests are handled by the Los Angeles County Fire Department (LACFD). The LACFD identified no records for the subject property.

5.1.3 Fire Department

Name of Agency: City of Los Angeles Fire Department (LAFD)

Point of Contact: <https://www.lafd.org/fire-prevention/cupa/public-records> **Agency**

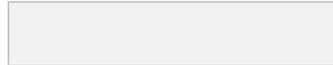
Address: 200 North Main Street, Los Angeles, California 90012 **Agency Phone Number:** (213) 978-3800

Date of Contact: March 25, 2022

Method of Communication: Online

Summary of Communication:

No records regarding the presence of USTs at the former gasoline station were on file with the LAFD. In addition, no records regarding the use or storage of hazardous materials at the subject property addresses were on file with the LAFD.



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5.1.4 Air Pollution Control Agency

Name of Agency: South Coast Air Quality Management District (AQMD) **Point of**

Contact: <http://www.aqmd.gov/nav/FIND>

Agency Address: 21865 Copley Drive, Diamond Bar, California 91765 **Agency**

Phone Number: (909) 396-2000

Date of Contact: March 25, 2022

Method of Communication: Online

Summary of Communication:

No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property addresses with the AQMD.

5.1.5 Regional Water Quality Agency

Name of Agency: Regional Water Quality Control Board (RWQCB) **Point of**

Contact: <https://geotracker.waterboards.ca.gov/>

Agency Address: 320 West 4th Street, Los Angeles, California 90013 **Agency**

Phone Number: (213) 576-6600

Date of Contact: March 25, 2022

Method of Communication: Online

Summary of Communication:

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

5.1.6 Department of Toxic Substances Control

Name of Agency: California Department of Toxic Substances Control (DTSC) **Point of**

Contact: <http://www.envirostor.dtsc.ca.gov/public/>
<http://hwts.dtsc.ca.gov>

Agency Address: 1001 I Street, Sacramento, California 95814

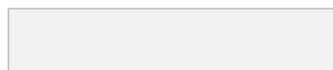
Agency Phone Number: (916) 323-7811

Date of Contact: March 25, 2022

Method of Communication: Online

The EnviroStor database is the DTSC’s data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. No records were identified for the subject property addresses on the EnviroStor database.

The DTSC Hazardous Waste Tracking System (HWTS) was also researched for hazardous waste manifest data submitted to the California DTSC. According to the HWTS database, Alliance Insurance Company at 6435 Wilshire Boulevard was issued EPA ID number CAC000159189 in March 1989, for the removal of 0.50 tons of asbestos-containing waste. The number has been inactive since October 2000. Based on the nature of the wastes removed, this listing is not expected to represent a significant environmental concern.



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5.1.7 Building Department

Name of Agency: Los Angeles Department and Building and Safety (LADBS) **Point of**

Contact: <https://ladbs.org/services/check-status/online-building-records> **Agency Address:** 201 North Figueroa Street, 4th Floor, Los Angeles, California **Agency Phone Number:** (213) 473-3231

Date of Contact: March 25, 2022

Method of Communication: Online

Summary of Communication:

Records were available for review, as further discussed in the following table:

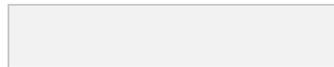
Year(s) Owner/Applicant Description		
1950 AD Callahan Building permit for a new concrete and brick office building and storage garage		
1951 Colwell Company Building permit to finish existing 4 th floor into business offices		
1951 General Motors Acceptance Corp.	Building permit to add canopy on roof	
1952- 1993 Callahan Construction Co.,	Colwell Company, Investor’s Mortgage, Allianz Insurance	partitioning, tenant improvements, and remodeling
	Various building permits for office	
1998 Not listed	Change of use to trade school	

5.1.8 Planning Department

Name of Agency: Los Angeles Planning Department (LAPD)
Point of Contact: <https://planning.lacity.org/zoning/zoning-search> **Agency**
Address: 201 North Figueroa Street, Los Angeles, California **Agency Phone**
Number: (213) 473-3231
Date of Contact: March 25, 2022
Method of Communication: Online
Summary of Communication:

According to records reviewed, the subject property is zoned C4 for commercial development by the City of Los Angeles.

According to the City of Los Angeles Department of Building & Safety and Department of Planning (LADBS), the subject property is located within the City of Los Angeles Methane Zone. The City of Los Angeles Methane Zone include properties immediately surrounding potential methane gas sources and where testing and mitigation are required by the LADBS prior to redevelopment activities to verify the methane concentration to determine the adequate mitigation method. Mitigation systems include passive systems (e.g., vent piping, impervious membrane and gravel blanket), or active systems (e.g. mechanical ventilation and gas detection system). An investigation in accordance with LADBS Ordinance No. 175790 will be required prior to redevelopment activities.



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5.1.9 Oil & Gas Exploration

Name of Agency: California Geologic Energy Management Division (CalGEM) **Point of**
Contact: <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx> **Agency Address:** 801
K Street, MS 24-01, Sacramento, California **Agency Phone Number:** (916) 322-1080
Date of Contact: March 25, 2022
Method of Communication: Online
Summary of Communication:
According to CalGEM, no oil or gas wells are located on or adjacent to the subject
property. **5.1.10 Assessor's Office**

Name of Agency: Los Angeles County Assessor's Office
Point of Contact: <https://assessor.lacounty.gov/>
Agency Address: 500 West Temple Street, Los Angeles, California **Agency**
Phone Number: (213) 974-3211
Date of Contact: March 25, 2022
Method of Communication: Online
Summary of Communication:
According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APN)
5510-023-050 and 5510-023-051, and measures 0.438 acres in size. The current building was
constructed in 1951 and reportedly totals approximately 40,880 square feet. No records regarding
property ownership for the subject property were on file with the Assessor's Office.

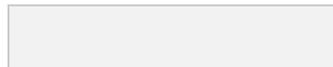
Copies of pertinent records obtained from the regulatory records review are provided in attached
Appendix B.

5.2 Mapped Database Records Search

The regulatory database report provided by ERIS documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-13 and E1527-21 (Phase I Environmental Site Assessment standards). The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substances at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.



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5.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Radius Report Data

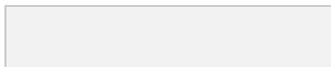
Database AMSD Radius (mile)	Subject Property Adjoining Properties	Area Sites of Concern	Listings Identified Surrounding
Federal NPL 1.00 N N N	Delisted NPL Site 0.50 N N N	Federal SEMS Site 0.50 N N N	Federal SEMS-ARCHIVE 0.50 N N N
Federal RCRA TSD Facility 0.50 N N N	Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	Federal RCRA Facility 1.00 N N N
Federal IC/EC Registries N/A	Subject Property N	N/A	Federal ERNS Site Subject Property N
State/Tribal Equivalent Landfill/Solid Waste Disposal Site (LUST/LPST)	Subject Property N	N/A	State/Tribal Equivalent CERCLIS 1.00 N N N
State/Tribal Leaking Storage Tank Sites (UST/AST)	Subject and Adjoining	N N N/A	State/Tribal Landfill/Solid Waste Disposal Site 0.50 N N N
State/Tribal IC/EC Registries N/A	Subject and Adjoining	N N N/A	State/Tribal Leaking Storage Tank Site 0.50 N N N
State/Tribal Voluntary Cleanup Sites (VCP)	Subject and Adjoining	0.50 N N N	State/Tribal Registered Storage Tank Sites (UST/AST)
State/Tribal Spills 0.125 N N N	Subject and Adjoining	Y Y N/A	State/Tribal IC/EC Registries Subject and Adjoining N N N/A
N N Other State and Local databases	Subject and Adjoining	Y Y N/A	State/Tribal Voluntary Cleanup Sites (VCP) 0.50 N N N

5.2.2 Subject Property Listings

The subject property is identified as a Hazardous Waste Manifest (HAZNET), Historical Hazardous Waste Manifest site in the regulatory database report, as discussed below:

- The subject property, identified as Alliance Insurance Company at 6435 Wilshire Boulevard, was identified as a hazardous waste generator. According to the HWTS database, Alliance Insurance

Company at 6435 Wilshire Boulevard was issued EPA ID number CAC000159189 in March 1989, for the removal of 0.50 ton of asbestos-containing waste. The number has been inactive since October 2000. Based on the nature of the wastes removed, this listing is not expected to represent a significant environmental concern.



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5.2.3 Adjoining Property Listings

The adjacent property at 6420 Wilshire Boulevard is located adjacent to the south of the subject property and is situated hydrologically down-gradient. The site was identified as a Resource Conservation and Recovery Act Small Quantity Generator (RCRA-SQG), RCRA Non-Generators (RCRA NON GEN), and LA City HAZMAT site in the regulatory database report, as discussed below:

- Petersen Publishing/Petersen Interior Design at 6420 Wilshire Boulevard was issued EPA ID number CAC000776088 in June 1992 for the removal of asbestos-containing waste and polychlorinated biphenyls (PCBs) in 1993 and 1994. These wastes were likely the result of renovation activities. The number has been inactive since October 2000. This business is also listed as inactive. Based on the types of waste generated and the inferred direction of groundwater flow, these listings are not expected to represent a significant environmental concern.
- Wilshire West Tower One, LLC at 6420 Wilshire Boulevard, Suite 220, was issued EPA ID number CAC003023808 in July 2019 for the removal of asbestos-containing waste. These wastes were likely the result of renovation activities. The number has been inactive since October 2019. Based on the types of waste generated and the inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.

The adjacent property at 6500 Wilshire Boulevard is located adjacent to the south of the subject property, across Wilshire Boulevard, and is situated hydrologically down-gradient. The site was identified as a SWEEPS UST, RCRA-SQG, LA City HAZMAT, CERS, and Emissions site in the regulatory database report, as discussed below:

- An Office Building at 6500 Wilshire Boulevard, Suite 1800, was issued EPA ID number CAR0000090639 in April 2001 for the removal of wastes consisting of alkaline solutions, unspecified solvent mixtures, and surplus organics. These wastes were likely generated during general maintenance operations. The number has been inactive since June 2008. Based on the types of waste generated and the inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.
- Cedars-Sinai Medical Center at 6500 Wilshire Boulevard, Suite 125, was identified as a chemical storage facility under the CERS program, and an active hazardous materials site under the City of Los Angeles HAZMAT program. Inspections were conducted in 2015 and 2018 during which violations for recordkeeping and other administrative issues were reported. The violations were subsequently corrected. No violations indicative of a release of hazardous materials were identified. Based on the lack of significant violations and the inferred direction of groundwater flow, these listings are not expected to represent a significant environmental concern.
- 6500 Holdings Inc. and WRC Properties at 6500 Wilshire Boulevard, Suite 2280, were identified as an inactive hazardous materials site and Emissions site for the operation of a diesel-fueled emergency generator. No releases were reported for the site. Based on the lack of reported releases and the inferred direction of groundwater flow, these listings are not expected to represent a significant environmental concern.

- Cadillac Fairview / California Inc. at 6500 Wilshire Boulevard was identified as an inactive UST site. The size and contents of the UST were not provided in the regulatory database. No releases were reported. No releases were reported for the site. Based on the lack of reported releases and the inferred direction of groundwater flow, these listings are not expected to represent a significant environmental concern.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

5.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

5.2.5 Unplottable Listings

No unplottable listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

6.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this PEA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13 and E1527-21, Partner requested the following site information from Black Equities (User of this report).

User Responsibilities

Item Provided By User Not Provided By User AAI User Questionnaire X

Title Records, Environmental Liens, and AULs X

Specialized Knowledge X

Actual Knowledge X

Valuation Reduction for Environmental Issues X

Identification of Key Site Manager X

Reason for Performing PEA X

Prior Environmental Reports X

Other X

6.1 Interviews

6.1.1 Interview with Owner

Mr. Andrew Fuentes, the owner's representative, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

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According to Mr. Fuentes, the subject property was developed in 1951 for commercial office use. Mr. Fuentes further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

6.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report

User. **6.1.3 Interview with Key Site Manager**

No key site manager, other than Mr. Fuentes, was identified.

6.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators, and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

6.2 User Provided Information

6.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

6.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

6.2.3 Actual Knowledge of the User

The User was not aware of environmental liens and/or AULs encumbering the subject property or in connection with the subject property at the time of the assessment.

6.2.4 Valuation Reduction for Environmental Issues

The User was not aware of any reductions in property value due to environmental

6.2.5 Commonly Known or Reasonably Ascertainable Information

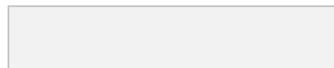
The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

6.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment Report, ORT College, 6435 Wilshire Boulevard, Los Angeles, California 90048, Partner Engineering and Science, Inc. (August 20, 2018)

Partner Engineering and Science, Inc. (Partner) prepared this report on behalf of Black Equities Group, Ltd. The assessment was reportedly performed in accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical



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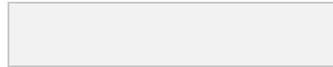
information, and a review of federal, state, and local regulatory databases. Pertinent information contained in this report is summarized below:

- At the time of the 2018 assessment, the subject property was occupied by ORT College and Baby 2 Baby for commercial use. Onsite operations consist of general office operations, educational activities, and storage.
- According to the Partner report, the subject property was formerly undeveloped as early as 1894 and developed with the current structure in 1951. Tenants on the subject property have included numerous commercial office tenants since its construction

- No current or former ASTs, USTs, or significant subsurface features were identified on the subject property. No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies did not appear to pose a significant threat to the environmental integrity of the subject property at that time.
- Partner identified the subject property as being located within a Methane Zone. According to the City of Los Angeles Department of Building & Safety and Department of Planning, the subject property is located near significant oil production areas known as “Methane Zones”. Methane Zone sites include sites immediately surrounding gas sources and where testing and mitigation are required by the City of Los Angeles Department of Building and Safety. Due to the potential environmental risk associated with construction in Methane Zones, the property owner is required to conduct a methane assessment prior to the redevelopment of the subject property (Division 71 of the Los Angeles Building Code).

Partner identified no RECs but recommended that a methane assessment be conducted for the subject property prior to future redevelopment activities.

Copies of pertinent pages reviewed are included in Appendix B of this report.



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7.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Performed By: Carol Noland
Site Assessment Conducted On: April 6, 2022

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 6435 Wilshire Boulevard (Subject Property)

Name Title/Role Contact Number Site Walk* Yes/No

Andrew Fuentes Key Site Manager (310) 278-1289 Yes * Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance

of the subject property

No environmental concerns were identified during the onsite reconnaissance.

7.1 General Site Characteristics

7.1.1 Solid Waste Disposal

Solid waste is not currently generated at the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

7.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Los Angeles services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

7.1.3 Stormwater and Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas are directed to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

7.1.4 Source of Heating and Cooling

Heating and cooling systems, as well as domestic hot water equipment, are fueled by electricity and natural gas provided by Southern California Edison and Southern California Gas, respectively. The mechanical system is comprised of a cooling tower. Hot water is provided by an individual natural water heater. The mechanical systems were not in operation at the time of the site inspection.

7.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

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7.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

7.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

7.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance. **7.2 Potential Environmental Hazards**

7.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Subject Property

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

7.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site

reconnaissance. **7.2.3 Evidence of Releases**

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

7.2.4 Polychlorinated Biphenyls (PCBs)-Containing Items

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner’s reconnaissance.

7.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were evident during the site reconnaissance. **7.2.6 Pools of Liquid**

No pools of liquid were observed on the subject property during the site reconnaissance. **7.2.7 Drains, Sumps, and Clarifiers**

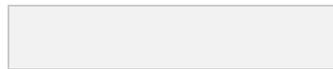
No drains, sumps, or clarifiers, other than those associated with stormwater removal from the parking garage, were observed on the subject property during the site reconnaissance.

7.2.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

7.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.



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7.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed. **7.3 Non-Scope ASTM Considerations**

7.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are “presumed asbestos-containing material” (PACM).

The subject property building was constructed in 1951. According to a report titled *Asbestos & Lead-Based Paint Inspection Report, 6435 Wilshire Boulevard, Los Angeles, California 90048*, prepared by Pacific Environmental and dated January 10, 2022, a total of 83 bulk samples of suspect asbestos-containing materials were collected and analyzed.

Samples testing positive for asbestos are identified in the table below:

Positive ACMs

Material Location Friable

Yes/No Asbestos Content

Brown 9” Vinyl Floor Tile Northeast stairwell landings No 10% Chrysotile Green 9” Vinyl Floor Tile Third Floor No 10% Chrysotile Black Floor Tile Mastic Third Floor No <1% Chrysotile Brown Vinyl

Covebase Stairwell and Third Floor Baseboards No 8% Chrysotile
Gray Roof Mastic Roof penetrations and patches No 5% Chrysotile

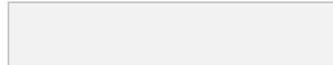
All other materials sampled were non-detected for asbestos. Pacific Environmental recommended that the identified ACM be appropriately removed prior to demolition activities.

7.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present. According to a report titled *Asbestos & Lead-Based Pain Inspection Report, 6435 Wilshire Boulevard, Los Angeles, California 90048*, prepared by Pacific Environmental and dated January 10, 2022, representative

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paint chip samples of suspect coatings which were found to damaged were collected and analyzed for lead content. Elevated levels of lead were detected in paint samples from the roof parapet wall, the underside of the Sunroom ceiling, the lower wall of the parking garage, and the upper wall of the parking garage. Pacific Environmental recommended that the damaged paint areas be stabilized during future lead abatement activities to assure lead-safe work practices.

7.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones

EPA Zones Average Predicted Radon Levels Potential Zone 1 Exceed 4.0 pCi/L
Highest Zone 2 Between 2.0 and 4.0 pCi/L Moderate Zone 3 Less than 2.0 pCi/L Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

7.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. The sources of public water for the City of Los Angeles are surface water from the California State Water Project and the Colorado River. According to the 2020 Annual Water Quality Report, water supplied to the subject property complies with all State

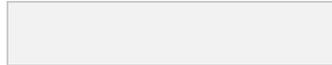
and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

7.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas)

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mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

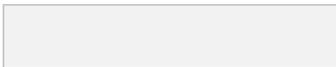
No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

7.3.6 Wetlands

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property.

7.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjoining properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.



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8.0 CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) evaluates the primary and secondary sources of potential chemicals of concern (if present), the transport mechanisms, exposure pathways, and the possible receptors. As discussed above the subject property is being redeveloped with an eight-story apartment building with two-level subterranean parking garage. Based on this information, Partner evaluated the soil, groundwater, and air pathways by which future construction workers, residents, and the environment may be exposed to potential contaminants.

8.1 Evaluation of the Soil Pathway

Future construction workers will be exposed to the soil beneath the subject property during construction activities through possible incidental ingestion, inhalation of dust, or dermal exposure routes. Dust control measures will be implemented during construction to minimize public exposure. Following construction, since the subject property will be largely paved or occupied by the new building, the exposure routes to future occupants to soil will be largely eliminated.

Based on the history of the subject property (commercial office) and the surrounding properties (commercial office and residential), no evidence of significant historical chemical usage was identified at the subject property. Based on this information, no further evaluation of the soil pathway is warranted at this time.

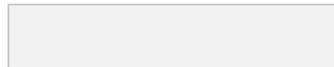
8.2 Evaluation of the Groundwater Pathway

Since groundwater beneath the subject property will not be consumed or used at the subject property, future occupants will not be exposed to groundwater. Based on the estimated depth to groundwater beneath the subject property (21 feet bgs or greater), and the anticipated depth of the excavation for construction of the proposed subterranean parking garage (approximately 20 feet), there is a potential that future construction workers may be exposed to groundwater.

Based on the history of the subject property (commercial office), and upgradient properties (residential) no evidence of releases that have impacted groundwater beneath the subject property was identified. Furthermore, there no regional groundwater plums were identified. Based on this information, no further evaluation of the groundwater pathway is warranted at this time.

8.3 Evaluation of the Air Pathway

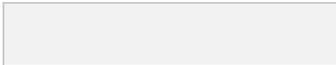
Off-gassing of volatile organic compounds (VOCs) in soil or groundwater may pose a potential indoor vapor intrusion concern to occupants of the subject property. Emissions from AQMD-permitted releases (e.g., emissions from industrial activities) may also contribute to chemicals in air. Outdoor air (dust) was discussed above in Section 8.1.



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As discussed above, no evidence of soil or groundwater contamination has been identified beneath the subject property. Furthermore, upon completion of the new building, the subterranean parking garage would eliminate the direct pathway for potential vapor, if present, to residential occupants. Based on these results, no further evaluation of the air pathway, for potential vapor intrusion, is warranted at this time. Furthermore, no permitted releases by the AQMD were identified for the subject or adjoining properties.

It is noted, however, based on the subject property's location within the City of Los Angeles Methane Zone, a methane gas survey will be required by the LADBS prior to redevelopment activities to determine the appropriate methane mitigation method.



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9.0 SAMPLING ACTIVITIES AND HUMAN HEALTH SCREENING

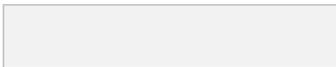
Based on the history of the subject property and vicinity, and the CSM, no evidence of a significant environmental or human health risk to future construction workers and occupants of the subject property was identified. Based on these results, no sampling activities or human health screening evaluation is warranted at this time.



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10.0 ECOLOGICAL SCREENING EVALUATION

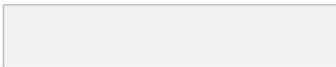
The subject and surrounding properties have been developed since the 1930s for commercial or residential uses. Except for some decorative landscaping, the subject property will almost entirely be covered by pavement or the new building. The subject and surrounding properties do not support riparian habitat, wetlands, or migratory corridors. Therefore, an ecological risk screening evaluation is not necessary and was not conducted.



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11.0 COMMUNITY PROFILE

The PEA investigation did not identify evidence of a public health risk. As such, no public participation activities were completed. Based on the absence of a public health risk associated with the history of the subject property, no public participation activities are recommended.



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12.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Based on the historical use (professional offices) and review of regulatory records, no evidence of a release of hazardous waste/substances/materials was identified or suspected to have occurred that has resulted in a public health or environmental risk at the subject property. Furthermore, no such releases were identified or suspected on adjoining or surrounding properties that may have impacted the subject property. As a result, no sampling activities or human health screening evaluations are warranted at this time.

Significant Data Gaps

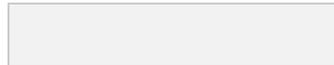
No significant data gaps affecting the ability of the Environmental Professional to identify a public health or environmental risk were encountered during this assessment.

Conclusions and Recommendations

Partner has completed this PEA for 6435 Wilshire Boulevard in Los Angeles, Los Angeles County, California (the "subject property") in general accordance with the DTSC Guidance. Any exceptions to, or deletions from, this practice were discussed within the report.

This assessment has revealed no evidence of a public health or environmental risk at the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- Prior to and during demolition of the existing subject property structures, ACMs should be properly identified, managed, and disposed.
- A methane gas survey should be completed in accordance with the LADBS and implement methane mitigation measures, as required.



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13.0 OPINION OF ENVIRONMENTAL PROFESSIONALS

Partner has completed a PEA for the property located at 6435 Wilshire Boulevard in Los Angeles, Los Angeles County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

Based on the findings of the PEA, no significant human health or environmental risks were identified. Other than performing a methane gas survey per LADBS requirements, no further investigations are recommended at this time.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has completed this PEA in general accordance with the DTSC Guidance.

Prepared By:

Carol Noland
Environmental Professional

Reviewed By:

Dennis Kawasaki David Lehnus, PG
Senior Author Senior Author

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14.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21.

California Department of Toxic Substances Control (DTSC), Preliminary Endangerment Assessment Guidance Manual, dated January 1994, revised October 1995.

Environmental Risk Information Services (ERIS), Radius Report, April 2022

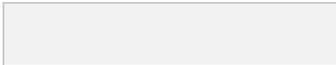
Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, March 2022

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, March 2022

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, March 2022

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, March 2022

United States Geological Survey, accessed via the Internet, March 2022



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FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

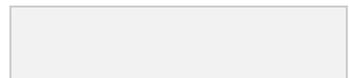
3 TOPOGRAPHIC MAP



KEY:
Subject Property

Drawing Not To Scale

FIGURE 1: SITE LOCATION
MAP Project No. 22-364494.1





6505 Wilshire Boulevard

6423
Wilshire
Boulevard

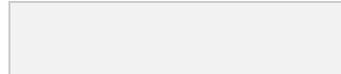
6500
Wilshire
Boulevard

6420 Wilshire
Boulevard

KEY:
Subject Property

GROUNDWATER FLOW

**FIGURE 2: SITE
PLAN** Project No.
22-364494.1



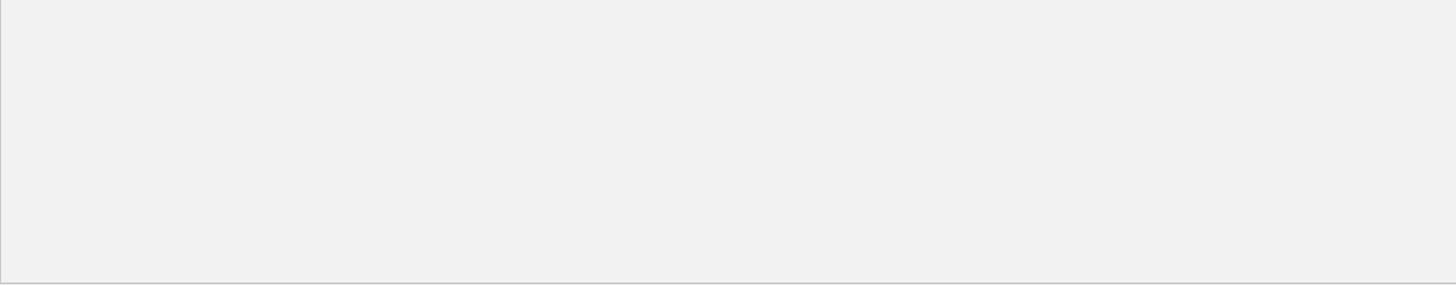
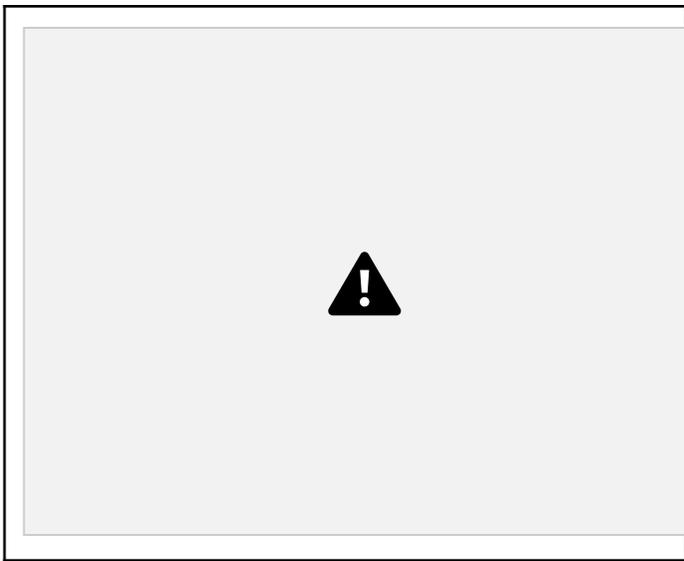
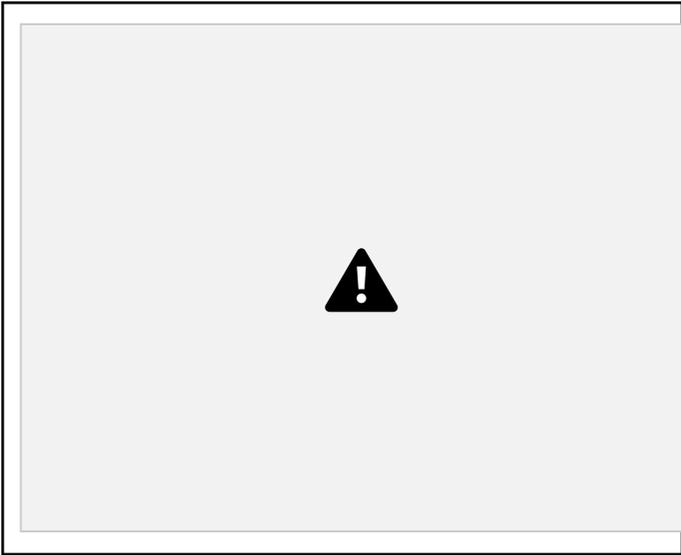
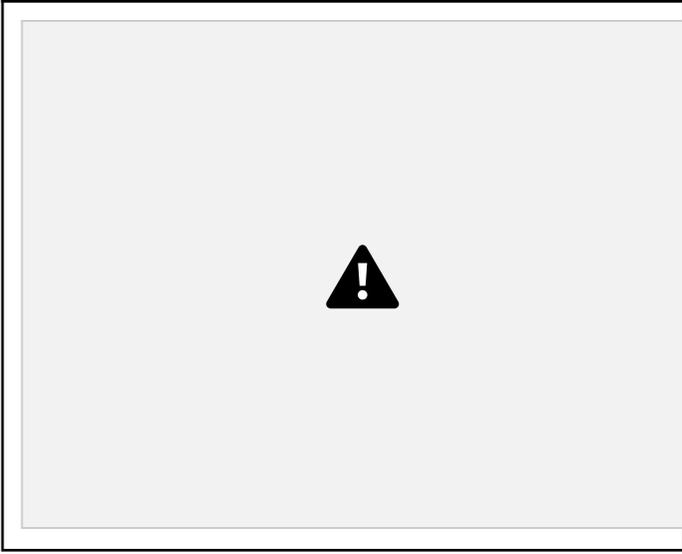


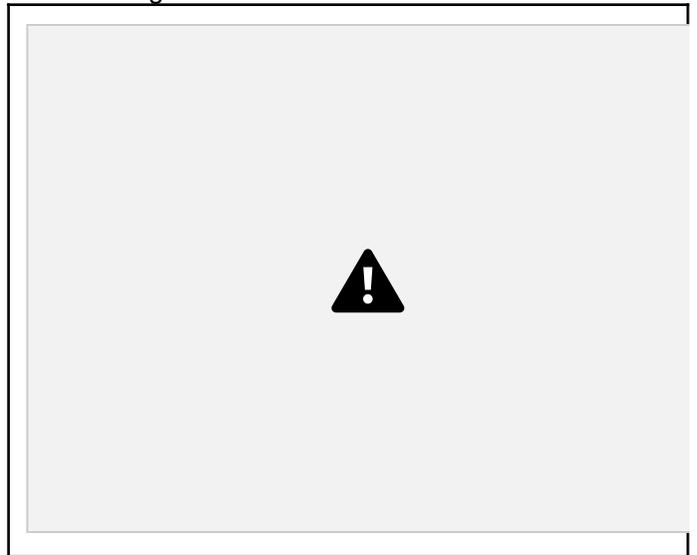
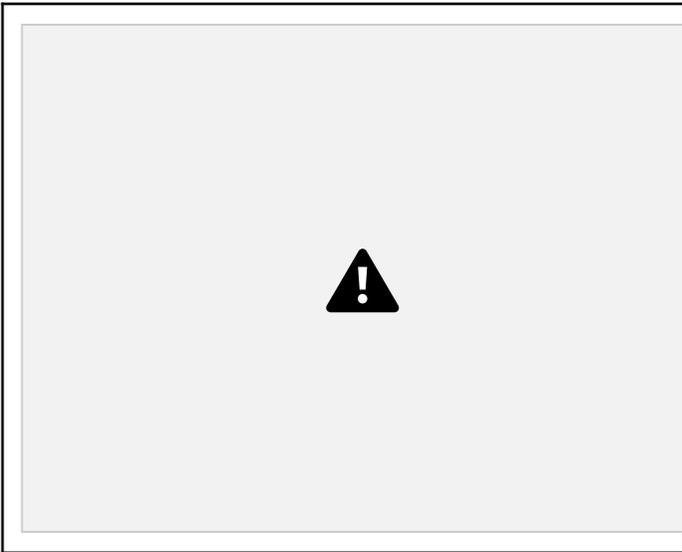
FIGURE 3: PROPOSED BUILDING –SECTIONAL VIEW Project No. 21-351450.1
APPENDIX A: SITE PHOTOGRAPHS



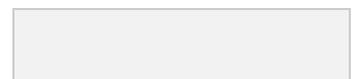
1. South side of subject property 2. South side of subject property

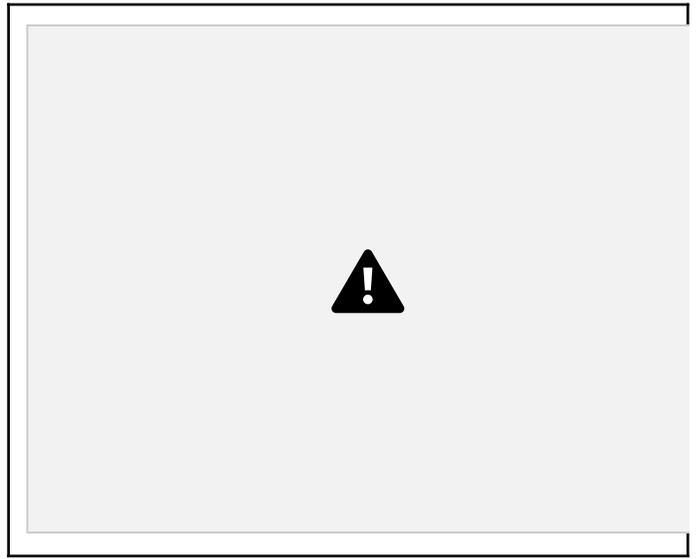
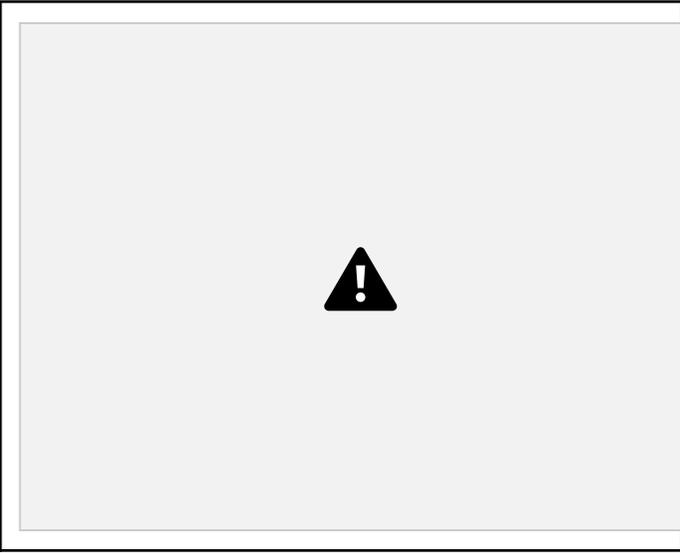


3. Drive-thru to north side of subject property 4. North side of office building

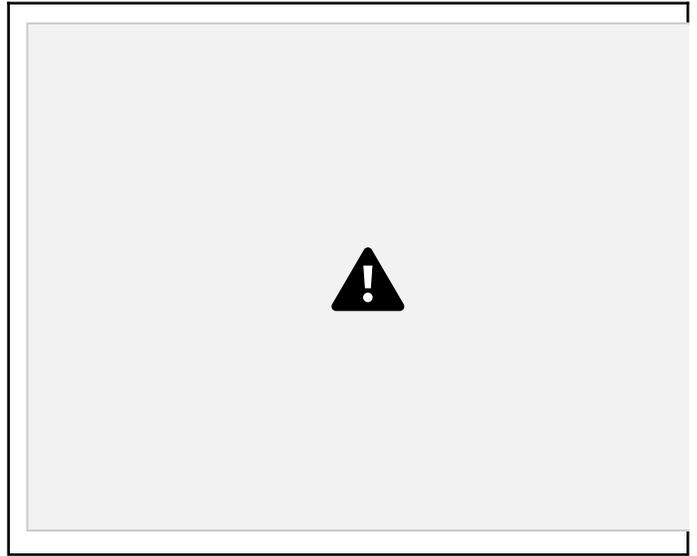
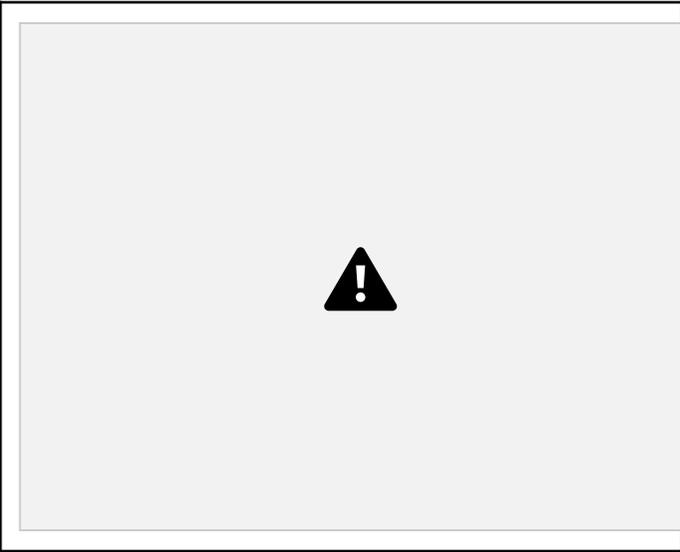


5. Interior 1st floor 6. Interior 1st floor

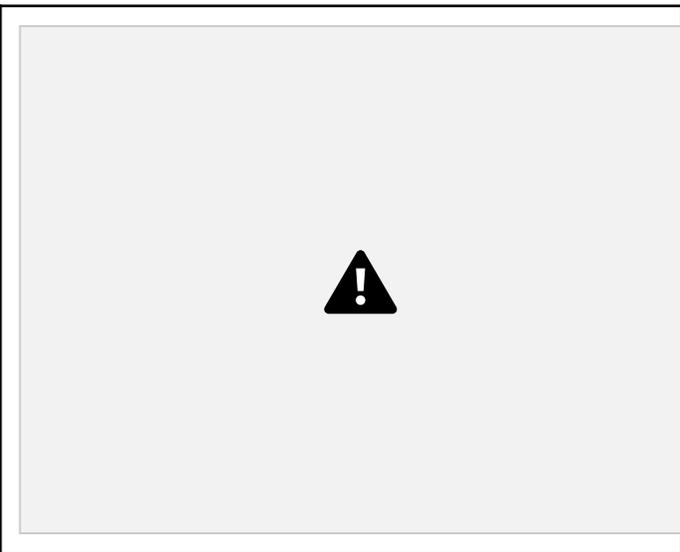


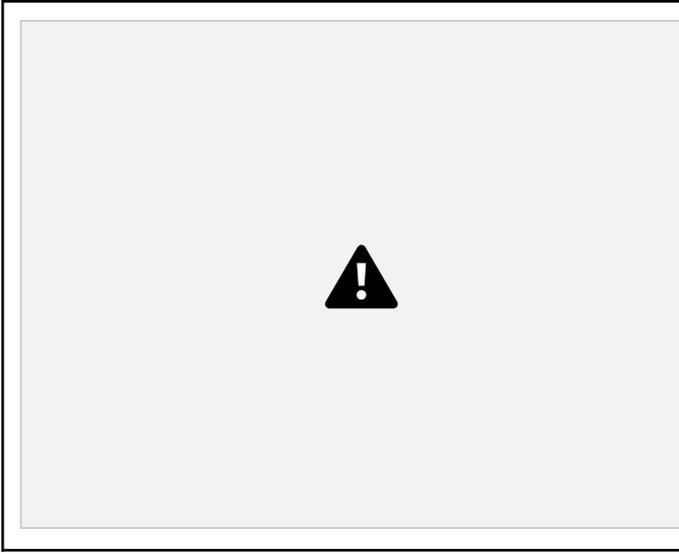


7. Hallway 1st floor 8. Interior 3rd floor

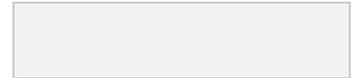


9. Interior 4th floor 10. Interior 4th floor





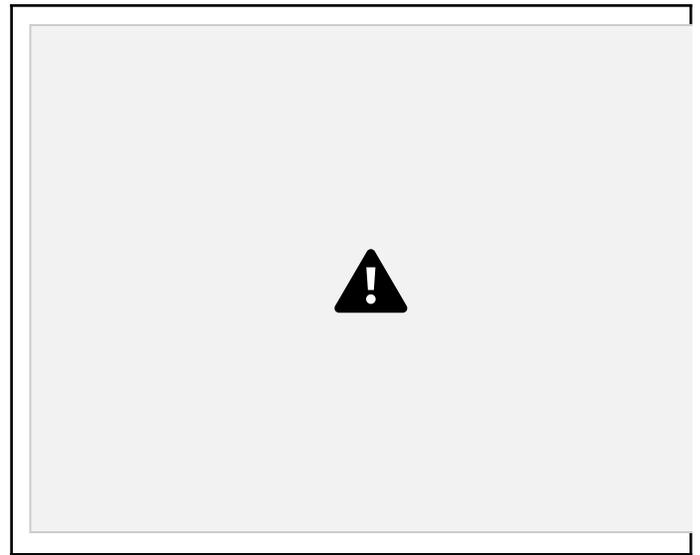
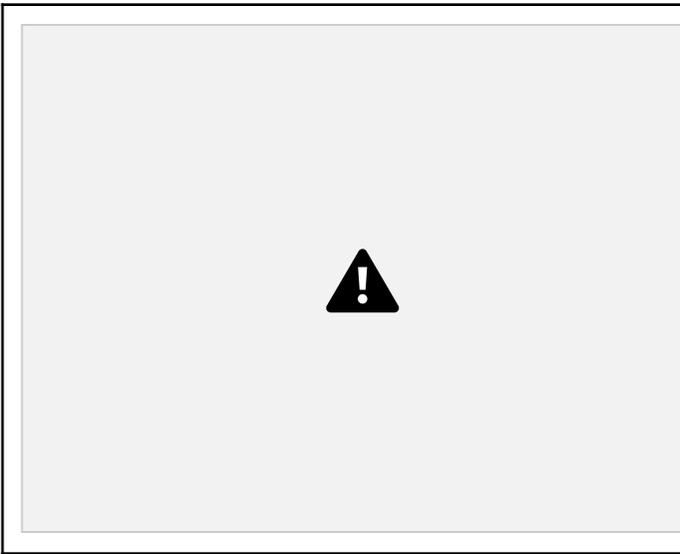
11. Elevators 12. Elevator equipment in penthouse



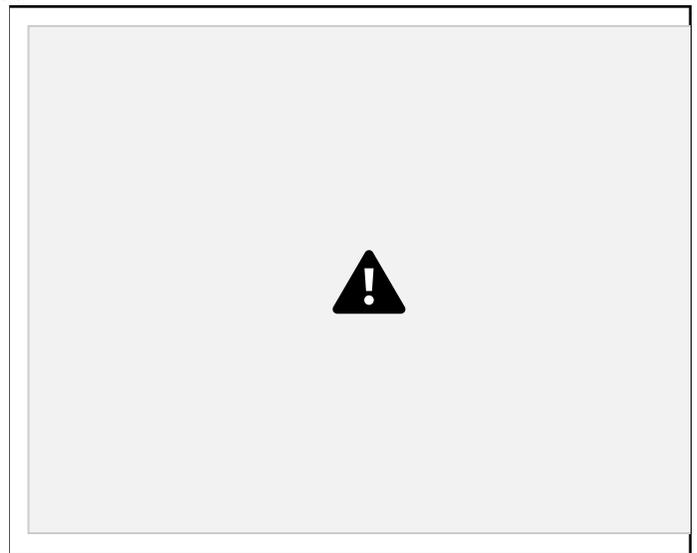
APPENDIX A: SITE

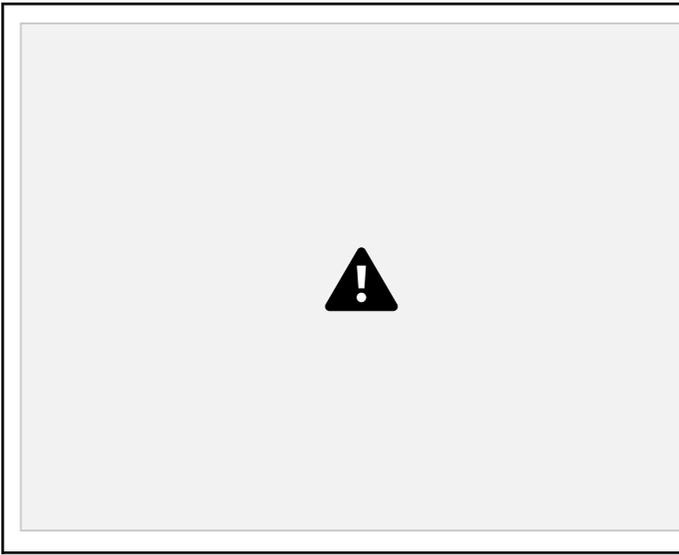
PHOTOGRAPHS Project No.

22-364494.1

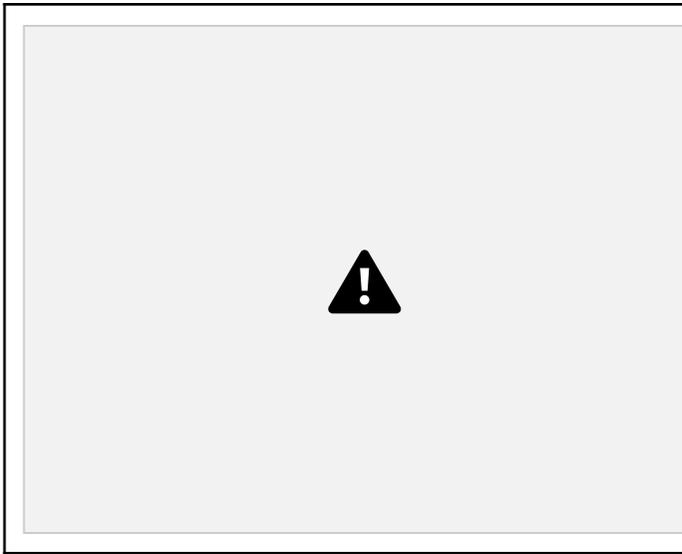
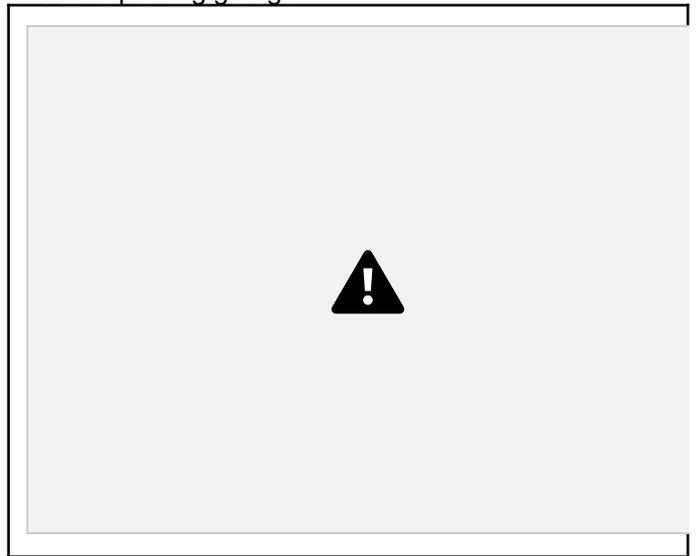


13. Penthouse 14. Air compressors in mechanical penthouse

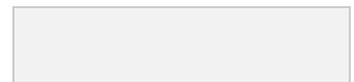




15. Parking garage on north side of subject property 16. Upper deck of parking garage



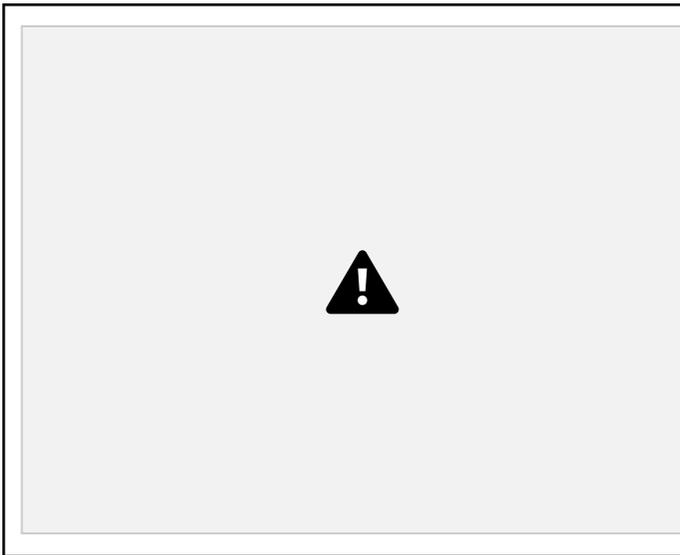
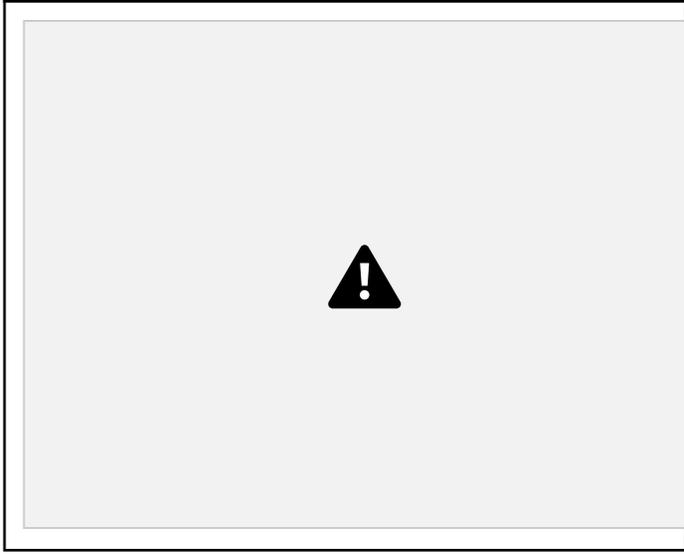
17. Lower level of parking garage 18. Drain in parking garage



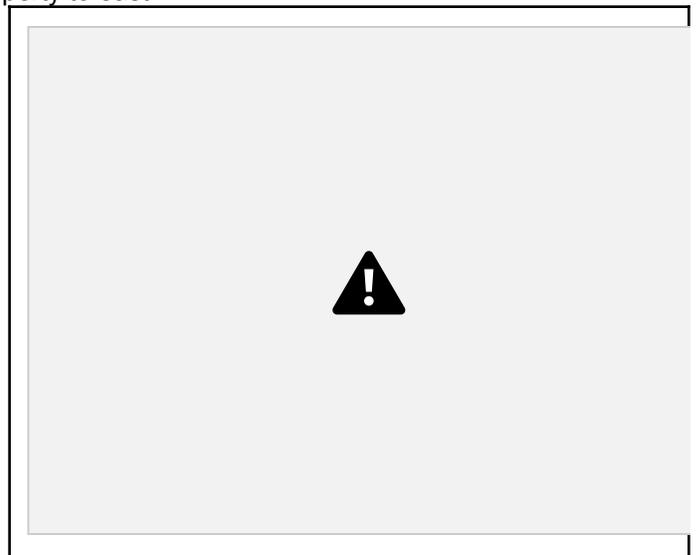
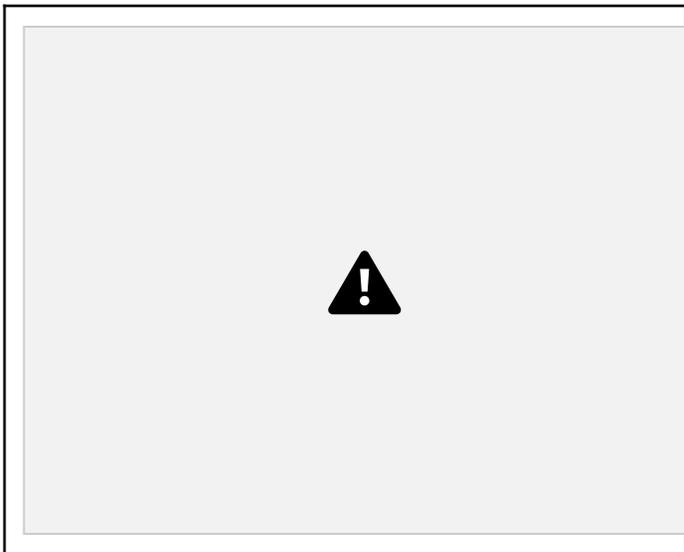
APPENDIX A: SITE

PHOTOGRAPHS Project No.

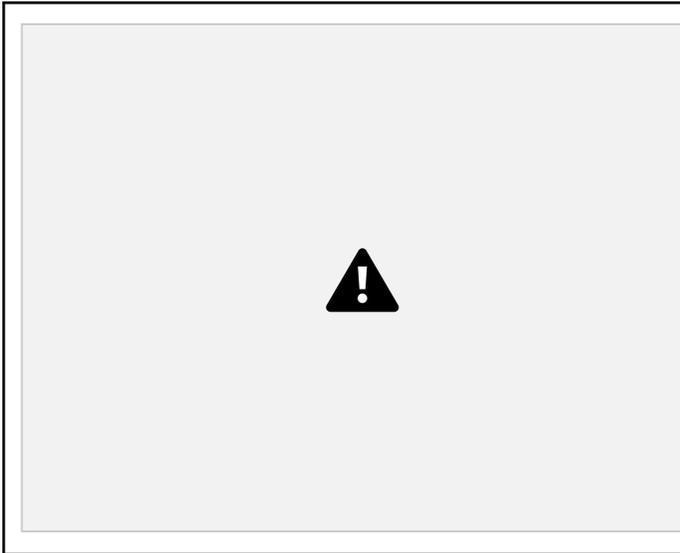
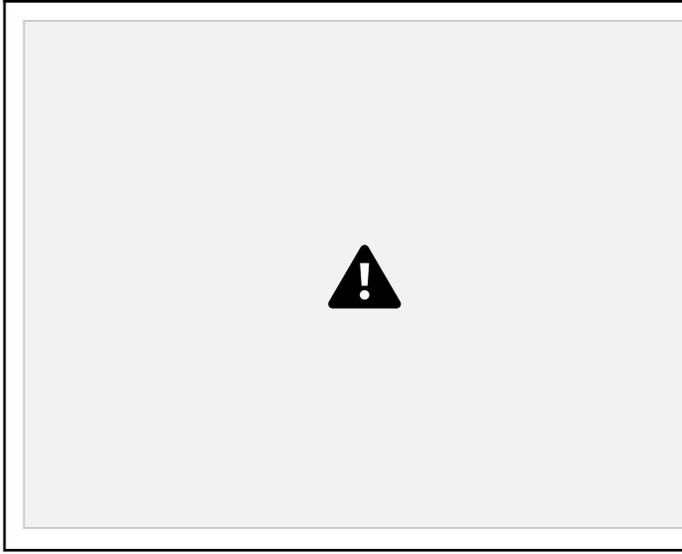
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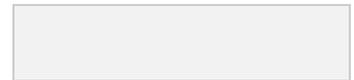
19. View toward adjacent properties to north 20. Adjacent property to east



21. Adjacent property to southeast 22. Adjacent property to south



23. Adjacent property to southwest 24. Adjacent property to west



**APPENDIX A: SITE
PHOTOGRAPHS Project No.
22-364494.1**

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION









































Fire Insurance Map



Lined writing area consisting of 20 horizontal lines.

Address: 6435 Wilshire Boulevard LOS ANGELES CA 90048

2240 2239
22352241

Map sheet(s):
Volume 22: 2239,2240,2241;

Order Number 22040100308

Fire Insurance Map



1927

0 85 170 340 510 680

Feet

Address: 6435 Wilshire Boulevard LOS ANGELES CA 90048

Order Number 22040100308

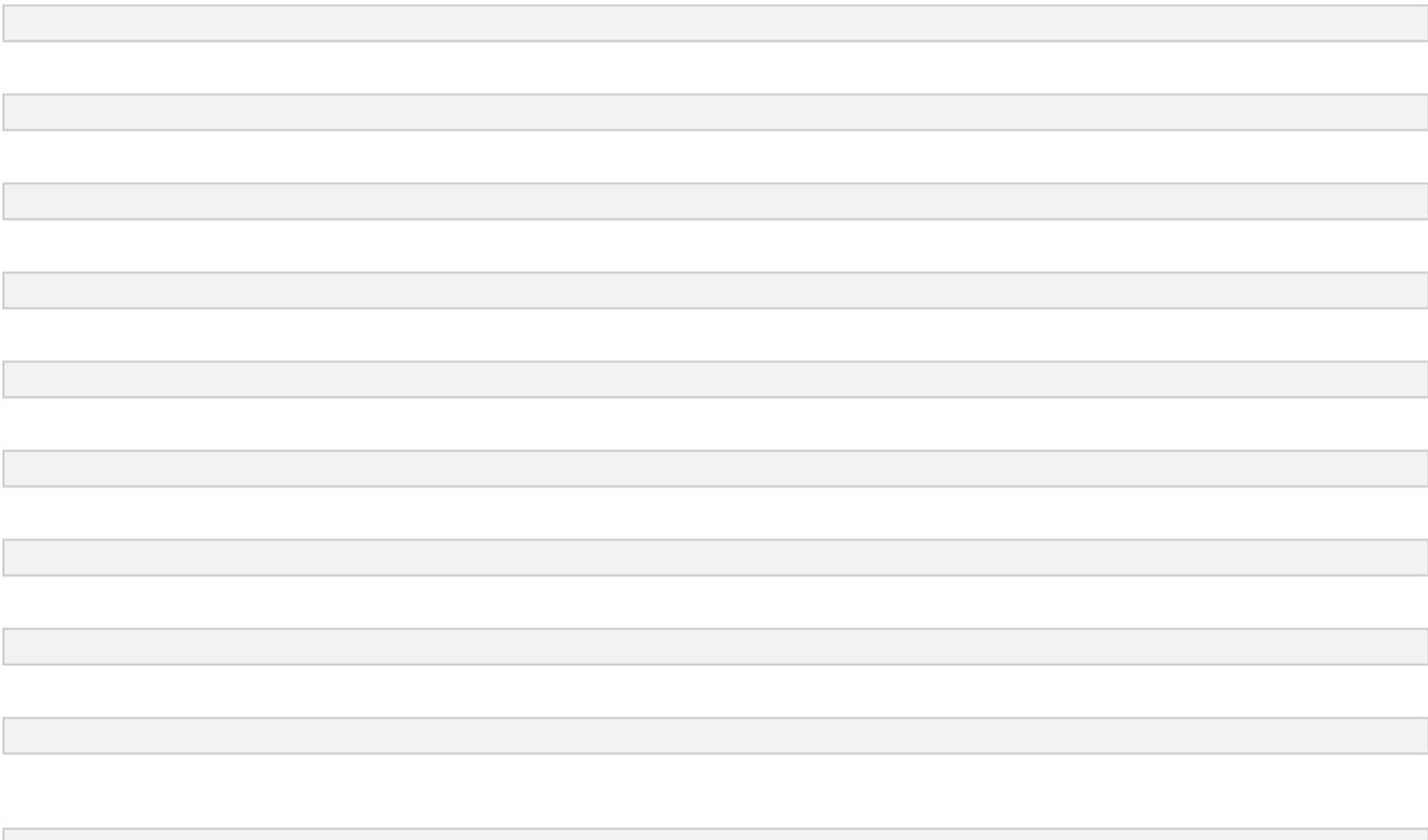
Map sheet(s):
Volume 23: 2305,2367;

2305 2367



Fire Insurance Map





1950

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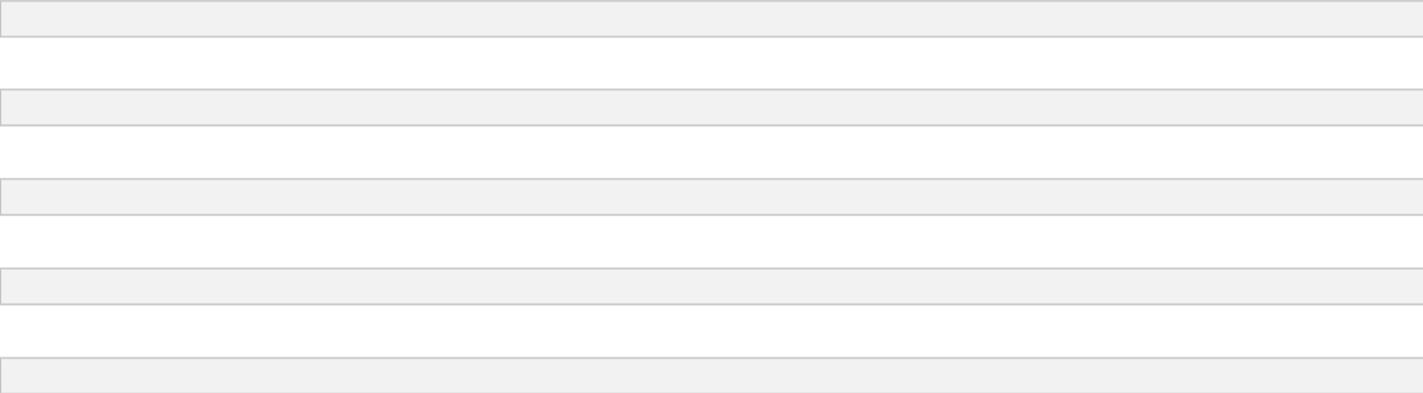
Address: 6435 Wilshire Boulevard LOS ANGELES CA 90048

2240 2239 2367
2305
22352241

Map sheet(s):
Volume 22: 2239,2240,2241; Volume 23: 2305,2367;

Order Number 22040100308

Fire Insurance Map





1969

0 85 170 340 510 680

Feet

Address: 6435 Wilshire Boulevard LOS ANGELES CA 90048

Order Number 22040100308

Map sheet(s):
Volume 22: 2239,2240,2241;

2239 2240
2241

Volume 23: 2305,2367;

2367 2305



April 7, 2022
RE: CITY DIRECTORY
RESEARCH
Wilshire
Redevelopment
6435 Wilshire
Boulevard LOS
ANGELES, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a Reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

6420-6505 of Wilshire Blvd

6422-6448 of Orange St

Search Results Summary

Date Source Comment

2020 DIGITAL BUSINESS DIRECTORY
2016 DIGITAL BUSINESS DIRECTORY
2012 DIGITAL BUSINESS DIRECTORY
2008 DIGITAL BUSINESS DIRECTORY
2003 DIGITAL BUSINESS DIRECTORY
2000 DIGITAL BUSINESS DIRECTORY
1997 HAINES
1991 HAINES
1987 PACIFIC BELL TELEPHONE
1981 HAINES
1975 HAINES
1971 LOS ANGELES PACIFIC TELEPHONE AND TELEGRAPH CO
1965 PACIFIC TELEPHONE
1960 PACIFIC TELEPHONE
1960 PACIFIC TELEPHONE AND TELEGRAPH CO
1956 PACIFIC TELEPHONE
1951 PACIFIC TELEPHONE
1945 PACIFIC TELEPHONE
1941 SOUTHERN CALIFORNIA TELEPHONE DIRECTORY
1927 KELTS

ORANGE ST

6422 GRACE NEWMAN...Residential
6426 BITA SAVISS...Residential
6427 KELLY BIRD...Residential
6427 MOEO...Nonclassified Establishments
6439 FAWAZ ABUZAIID...Residential
6439 HANK SUMMERS...Residential
6439 ON DEMAND BACKLINKS...Nonclassified Establishments
6439 YOUR LINK PORTAL...Nonclassified Establishments
6440 A CONSCIOUS LIFE ENTERPRISES...Business Management Consultants 6440
CONSTANCE MOSKOS...Residential
6440 ISAIAH MCGEE...Residential
6446 BRIAN DUNKLEMAN...Residential
6446 WARD SWAN...Residential
6447 BARRY ROSENBLATT...Residential
6447 ISG ASSOCIATES...Unclassified Establishments
6447 KATHY ROSENBLATT...Residential
6447 VALE, NICOLE M...Psychologists
6448 WENDY GOLDMAN...Residential

WILSHIRE BLVD

156 total records. Part 1 of 3
6420 ALL IN ONE...Handyman Services
6420 ANR INDUSTRIES INC...Manufacturers
6420 ARC.COM FABRICS INC...Costume Fabrics Trimmings & Accessories 6420
ARROYO LABS INC...Advertising Marketing
6420 BERKOWITZ COHEN LAW OFFICES...Attorneys
6420 BERLAND TECHNOLOGIES INC...Computers-system Designers & Consultants 6420
BERNARD MELAMED...Residential
6420 BREAKTHROUGH ADS...Data Processing Hosting & Related Services 6420
BRIAN STEVENS...Residential
6420 CAPTIVE EIGHT...Information & Referral Svcs
6420 CINEPOLIS USA...Theatres-movie
6420 CONFERENCE DIRECT...Wedding Decorations & Favors
6420 CONFERENCE DIRECT...Party Planning Service
6420 CONFERENCE DIRECT...Decorating Contractors-party/convention 6420
CONFERENCE DIRECT...Convention & Meeting Facilities & Svc 6420

CONFERENCE DIRECT...Wedding Consultants Planning/arranging 6420
DALESSIO LAW GROUP...Attorneys
6420 DAVID FRANKEL AN ACCOUNTANCY...Accountants
6420 DAVIS PARTNERS INC...Real Estate
6420 DELTA HOME LOANS INC...Loans
6420 DELTA HOME LOANS INC...Real Estate Loans
6420 DIAMOND MANAGEMENT GROUP INC...Real Estate Management 6420
DIAMOND MANAGEMENT GROUP INC...Real Estate Management 6420
DIAMOND MANAGEMENT GROUP INC...Real Estate
6420 DORFMAN...Accountants
6420 DORFMAN RUTT LLP...Accountants
6420 DORFMAN & RUTT LLP...Tax Return Preparation & Filing
6420 DORFMAN & RUTT LLP...Accountants
6420 DUBALLY HAIR & SCALP...Hair Replacement
6420 EARLY SULLIVAN WRIGHT GIZER...Attorneys
6420 ELEVEN SEVEN MUSIC GROUP...Nonclassified Establishments 6420
EVOLUTION PAYMENT SYSTEM...Data Processing Software 6420
FRANKEL DAVID F CPA...Accountants
6420 FREEDMAN & TAITELMAN LLP...Attorneys
6420 GARDEN CAFE...Restaurants
6420 GARDEN CAFE...Restaurants
6420 GETSARATE INC...Nonclassified Establishments
6420 INSIDE WEDDINGS...Wedding Chapels
6420 INSIDE WEDDINGS...Magazines-dealers
6420 INSIDE WEDDINGS...Advertisingmagazine
6420 JAZO PR...Public Relations Counselors
6420 KOTTLER & KOTTLER...Music Instructionvocal
6420 KOTTLER & KOTTLER...Attorneys
6420 LIBERTY HILL FOUNDATION...Foundation-educ Philanthropic Research 6420
MELAMED BERNARD CPA...Accountants
6420 MELAMED BERNARD CPA...Tax Return Preparation & Filing
6420 SANDRA MARSH ASSOC...Nonclassified Establishments
6420 SANDRA MARSH ASSOC...Talent Agencies & Casting Services 6420
STUN CREATIVE...Nonclassified Establishments
6420 THINK MORTGAGE...Credit Unions
6420 THINK MORTGAGE...Real Estate Loans
6420 THINK MORTGAGE...Loans
6420 THINK MORTGAGE...Financing

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Part 2 of 3

6420 THINK MORTGAGE...Federally Chartered Credit Unions
6420 UNITED VALET PARKING...Other Personal Care Svcs
6420 VIRGINIA B JOHNSON...Nonclassified Establishments
6420 VON INC...Modeling Agencies
6420 VON INC...Talent Agencies & Casting Services
6420 VOX INC...Talent Agencies & Casting Services
6420 WEB VIDEO PRESENTER...Website Design Service
6420 ZEESMAN COMMUNICATIONS INC...Federal Government Contractors 6420
ZEESMAN COMMUNICATIONS INC...Federal Government Contractors 6420
ZEESMAN COMMUNICATIONS INC...Advertising-agencies & Counselors 6420
ZEESMAN COMMUNICATIONS INC...Business Management Consultants 6423 NU
IMAGE...Video Production & Taping Service
6423 NU IMAGE...Motion Picture Film-distrs & Exchs
6423 RIGHTEOUS PRODUCTIONS INC...Distribution Services
6435 BARBARA ADLER...Residential
6435 LA ORT COLLEGE LOS ANGELES...Schools
6435 ORT AMERICA...Schools-business & Vocational
6435 ORT TECHNICAL INSTITUTE...Schools-universities & Colleges Academic 6435
ORT TECHNICAL INSTITUTE...Environmental Products & Supls (whls) 6464 RAM
SHARMA MD...Health Services
6464 SHARMA, RAM MD...Physicians & Surgeons
6464 SHARMA, RAM MD...Medical & Surgical Svc Organizations
6500 ABM PARKING SVC...Parking Stations & Garages
6500 ABM PARKING SVC...Parking Sta/garages Equip/supls (whls)
6500 ALLSTAR DETAILING...Automobile Detail & Clean-up Service
6500 ARTHUR, THOMAS S...Attorneys
6500 BALIAN, ANDREA F...Attorneys
6500 BARRETT, ANTOINETTE NP...Nurses-practitioners
6500 BERKOWITZ & COHEN LAW OFFICES...Attorneys
6500 BERKOWITZ & COHEN LAW OFFICES...Music Instructionvocal 6500
BUCHWALD TALENT GROUP...Restaurants
6500 BUCHWALD TALENT GROUP...Clubs
6500 BUCHWALD TALENT GROUP...Youth Organizations & Centers 6500
CALIFORNIA BANK & TRUST...Banks
6500 CALIFORNIA BANK & TRUST...Real Estate Loans
6500 CB RICHARD ELLIS...Real Estate Management
6500 CB RICHARD ELLIS...Real Estate
6500 CEDARS-SINAI MEDICAL CTR...Drug Abuse & Addiction Info & Treatment 6500
CEDARS-SINAI MEDICAL CTR...Hospitals
6500 CEDARS-SINAI MEDICAL CTR...Clinics
6500 DISSINGER & ASSOC PLAN ADMIN...Financial Planning Consultants 6500
DISSINGER & ASSOC PLAN ADMIN...Accountants
6500 DON BUCHWALD & ASSOC...Talent Agencies & Casting Services 6500
EAGLE TELEVISION...Nonclassified Establishments
6500 GRANT, GAIL P MD...Physicians & Surgeons
6500 GRANT, GAIL P MD...Medical & Surgical Svc Organizations
6500 GRUZEN, RONALD L...Attorneys
6500 HIBBERD, JAMES...Nonclassified Establishments
6500 HOVHANESSIAN, JACQUELINE...Pharmacists
6500 JAMES STERNGOLD...Residential
6500 KATZ MEDIA GROUP...Television Station Representatives
6500 KATZ MEDIA GROUP...Advertisingtelevision

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Part 3 of 3

6500 KATZ MEDIA GROUP...Radio Station Representatives
6500 KEYVANI, AZIN...Pharmacists
6500 LAC GROUP LLC...Employment Agencies & Opportunities
6500 LESLIE R SMITH LAW OFFICES...Attorneys
6500 LOZOVATSKY, MARGARET MD...Medical & Surgical Svc Organizations 6500
LOZOVATSKY, MARGARET MD...Physicians & Surgeons
6500 MELVILLE NAHIN...Residential
6500 R E GROUP INC...Real Estate
6500 ROBINS, PAULINE Y...Attorneys
6500 STROM & ASSOC...Attorneys
6500 T I S CONSTRUCTION SVC...New Single-family Hsng Constr (exc For-sale Bldrs) 6500
TOYOTA PARTS SHOP...Automobile Parts & Supplies-retail-new 6500
TRIMANA...Restaurants
6500 TRIMANA RESTAURANT...Foods-carry Out
6500 TYLER WILSON...Management Services
6500 WASIF, MINA...Pharmacists
6500 ZB NATIONAL ASSN...Associations
6505 AMERICAN FRIENDS-MAGEN DAVID...Charitable Institutions 6505
BIG BROTHERS BIG SISTERS...Youth Organizations & Centers 6505 BIG
BROTHERS BIG SISTERS...Construction Companies
6505 BIG BROTHERS BIG SISTERS...Mentoring
6505 BIG BROTHERS BIG SISTERS...Federal Government Contractors 6505
BOARD OF RABBIS...Clergy
6505 BREED STREET SHUL PROJECT INC...Federal Government Contractors 6505
BUREAU OF JEWISH EDUCATION...Boards Of Education
6505 BUREAU OF JEWISH EDUCATION...Assessment Consultants 6505
CAMP MAX STRAUS FOUNDATION...Youth Organizations & Centers 6505 CAMP
MAX STRAUS FOUNDATION...Clubs
6505 CITY OF LOS ANGELES...Fraternal Organizations
6505 FRIENDS THE ISRAEL DEFENSE...Business Services Nec
6505 ISRAEL ALLYAH CTR...Religious Organizations
6505 JEWISH COMMUNITY FOUNDATION...Foundation-educ Philanthropic Research 6505
JEWISH COMMUNITY FOUNDATION...Foundation-educ Philanthropic Research 6505
JEWISH FEDERATION-GREATER LA...Churches
6505 JEWISH FEDERATION-GREATER LA...Missions
6505 JEWISH FEDERATION-GREATER LOS...Religious Organizations 6505
JEWISH FREE LOAN ASSN...Financing
6505 JEWISH FREE LOAN ASSN...Loans
6505 JEWISH HISTORICAL SOCIETY...Historical Organizations
6505 JEWISH VOCATIONAL SVC...Services Nec
6505 JPAC...Nonclassified Establishments
6505 JVS LOS ANGELES...Non-profit Organizations
6505 LAUNCHBOX...Nonclassified Establishments
6505 NEVE COLLEGE FOR WOMEN...Records-management Consultants 6505
USC HILLEL FOUNDATION...Foundation-educ Philanthropic Research 6505
WORLD ZIONIST...Community Organizations
6505 ZIMMER CHILDREN'S MUSEUM...Museums
6505 ZIMMER CHILDREN'S MUSEUM...Parks
6505 ZIMMER CHILDREN'S MUSEUM...Museums
6505 ZIMMER CHILDREN'S MUSEUM...Federal Government Contractors 6505
ZIMMER CHILDREN'S MUSEUM...Construction Companies

ORANGE ST

6422 BILLIE SHANE...Residential
6422 GRACE NEWMAN...Residential
6423 ERIK DENNING...Residential
6427 MOEO...Nonclassified Establishments
6431 PAULA ELINS...Residential
6440 A CONSCIOUS LIFE ENTERPRISES...Business Management Consultants 6440
MEGAN GORDON...Residential
6440 ROY UNGER...Residential
6440 ROY UNGERFILM/UNGER...Video Production & Taping Service 6446
BRIAN DUNKLEMAN...Residential
6446 WARD SWAN...Residential
6447 BARRY ROSENBLATT...Residential
6447 ISG ASSOCIATES...Unclassified Establishments
6447 KATHY ROSENBLATT...Residential
6447 VALE, NICOLE M...Psychologists
6448 WENDY GOLDMAN...Residential

WILSHIRE BLVD

107 total records. Part 1 of 3

6420 AMERICAN MEDIA...Newspapers (publishers/mfrs)
6420 AMERICAN MEDIA...Multimedia (mfrs)
6420 ARC.COM FABRICS INC...Costume Fabrics Trimmings & Accessories 6420
BERLAND TECHNOLOGIES INC...Computers-system Designers & Consultants 6420
BERNARD MELAMED...Residential
6420 BREAKTHROUGH ADS...Data Processing Hosting & Related Services 6420
BRIAN STEVENS...Residential
6420 CAPTIVE EIGHT...Information & Referral Svcs
6420 CINEPOLIS USA...Theatres-movie
6420 CONFERENCE DIRECT...Convention & Meeting Facilities & Svc 6420
DAVID F FRANKEL CPA...Offices Of Certified Public Accountants 6420 DAVID
FRANKEL AN ACCOUNTANCY...Accountants
6420 DAVIS PARTNERS INC...Real Estate
6420 DELTA HOME LOANS INC...Real Estate Loans
6420 DIAMOND MANAGEMENT GROUP INC...Real Estate Management 6420
DORFMAN & RUTT LLP...Accountants

6420 DUBALLY HAIR & SCALP...Hair Replacement
6420 EARLY SULLIVAN WRIGHT GIZER...Attorneys
6420 FRANKEL DAVID F CPA...Accountants
6420 FREEDMAN & TAITELMAN LLP...Attorneys
6420 GARDEN CAFE...Restaurants
6420 INSIDE WEDDINGS...Magazines-dealers
6420 KOTTLER & KOTTLER...Attorneys
6420 LIBERTY HILL FOUNDATION...Foundation-educ Philanthropic Research 6420
LIBERTY HILL FOUNDATION...Foundation-educ Philanthropic Research 6420 LUXE
LIST LLC...Internet Service
6420 MELAMED BERNARD CPA...Accountants
6420 PAYROLLS UNLIMITED...Accountants
6420 PIVOT INTERIORS...Office Furniture & Equip-dealers (whls)
6420 RANKER LLC...Internet Service
6420 SANDRA MARSH ASSOC...Nonclassified Establishments
6420 SNOLA INC...Ice Cream Parlors
6420 TENTH STREET ENTERTAINMENT...Business Management Consultants 6420
THINK MORTGAGE...Real Estate Loans
6420 VON INC...Talent Agencies & Casting Services
6420 VOX INC...Talent Agencies & Casting Services
6420 WEB VIDEO PRESENTER...Website Design Service
6420 ZEESMAN COMMUNICATIONS INC...Advertising-agencies & Counselors 6420
ZEESMAN COMMUNICATIONS INC...Business Management Consultants 6423 NU
IMAGE...Motion Picture Film-distrs & Exchs
6435 BABY2BABY...Charitable Institutions
6435 BARBARA ADLER...Residential
6435 GAME ACADEMY OF LOS ANGELES...Games & Game Supplies 6435
LOS ANGELES ORT COLLEGE...Junior Colleges & Technical Institutes 6435 ORT
AMERICA...Schools-business & Vocational
6435 ORT TECHNICAL INSTITUTE...Schools-universities & Colleges Academic 6464
RAM SHARMA MD...Health Services
6500 ABM PARKING SVC...Parking Stations & Garages
6500 ALLSTAR DETAILING...Automobile Detail & Clean-up Service
6500 ARTHUR THOMAS S...Attorneys
6500 ASSOCIATES LIBRARY...Libraries-public
6500 BALIAN ANDREA F...Attorneys
6500 BARRETT ANTOINETTE NP...Nurses-practitioners

