

Appendix E1
Phase I Environmental Site Assessment

**Phase I Environmental Site
Assessment
1515 West 178th Street,
Gardena, California**



Prepared for:
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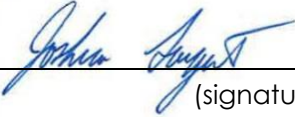
Project No.: 185803664

April 27, 2016

Sign-off Sheet and Signatures of Environmental Professionals


This document entitled Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. (Stantec) for the account of The Olson Company. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

Author 
(signature)

Joshua Sargent
Staff Geologist

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

Quality Reviewer 
(signature)

Alicia Jansen
Associate Scientist

Independent Reviewer 
(signature)

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Managing Principal Geologist

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Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos containing material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BER	Business Environmental Risk
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
CWA	Clean Water Act
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
ft msl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
HWMU	Hazardous Waste Management Unit
LBP	Lead-based Paint
LUST	Leaking Underground Storage Tank
NESHAP	National Emissions Standard for Hazardous Air Pollutants
PAHs	Polynuclear Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SWMU	Solid Waste Management Unit
TSCA	Toxic Substance Control Act
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VOCs	Volatile Organic Compounds

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SUMMARY
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1.0 SUMMARY

This Phase I Environmental Site Assessment (ESA) report was prepared by Stantec Consulting Services Inc. (Stantec), on behalf of the Olson Company (the "Client") for the property located at 1515 West 178th Street, in the City of Gardena, California (the "Property" or the "Site"). The Olson Company (the "User") has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E 1527-13, All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312 and the terms and conditions of the Master Services Agreement between Stantec and Client (the "MSA"), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 2.3. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the MSA, the MSA shall control.

The Property is addressed as 1515 West 178th Street, in the City of Gardena, County of Los Angeles, California and consists of two contiguous parcels totaling approximately 5.63 acres of land developed as warehouse building with associated parking area. The surrounding area is a mixture of commercial and residential properties. A Property location map is illustrated on Figure 1. A Property Vicinity Plan illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The Property and vicinity appear to have been used for agricultural purposes until the 1960's. SECOR (now Stantec) conducted a shallow soil assessment in 2004 to evaluate the potential presence of residual pesticides in shallow soils from historic agricultural use of the Property. 4,4-DDE and 4,4-DDT were detected at concentrations well below the present United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), Region 9, for residential land use. In addition, the combined 4,4'-DDE, 4,4'-DDD, and 4,4'-DDT (DDM) concentrations fall below the total threshold limit concentration (TTL) of 1.0 mg/kg, that would define the soil as a California hazardous waste.

A site-wide assessment of the Property was performed by Terracon in 2007. That assessment reported that lead was below the RSL in all ten sampling locations. Arsenic was reported slightly above the background concentration of 12 milligrams per kilogram (mg/kg) in one of the ten sampling locations; this concentration, however, appears to be an anomaly and not representative of arsenic concentrations across the Property, which appear to be generally consistent with naturally-occurring regional background levels. Given these results of shallow soil sampling by Terracon, Stantec concludes that the historical agricultural use of the Property represents neither a recognized environmental condition nor a human health risk in light of the contemplated residential use of the Property, and recommends no further investigation regarding this issue.

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We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E-1527-13 (and Final Rule 40 CFR Part 312 et seq.) with respect to the Property. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property except for the following:

- **Historical Industrial Use / VOCs.** A soil and soil gas survey was completed by Terracon for the Property in 2007 under the direction of Los Angeles County Fire Department (LACFD). That assessment identified limited impacts to soil and soil gas on the Property at levels below commercial screening levels. Although chlorinated compounds, namely tetrachloroethylene (PCE) and trichloroethylene (TCE), were reported at concentration below commercial screening levels, these concentrations exceed residential use screening levels. No site map illustrating the locations of these concentrations was provided to Stantec for review, only a verbal description of the sample locations. In addition, concentrations of benzene were reported at levels above commercial use screening levels. However, Terracon described these concentrations as localized and did not represent a significant environmental impact, and therefore did not recommend further action.

A closure letter regarding this investigation was issued by the Los Angeles County Fire Department (LACFD) on May 17, 2007, as discussed in Section 4.3.3 of this report, under the condition that commercial use of the Property remained.

Given that the planned use of the Property will be residential in nature, the closure letter issued by the LACFD requires re-evaluation. Therefore, these historical soil gas concentrations are considered a REC to the Property. Stantec recommends conducting a soil gas survey of the Property to identify these localized areas of impact as described by Terracon in the 2007.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

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INTRODUCTION
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2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") at the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- (1) Due to any release to the environment;
- (2) Under conditions indicative of a release to the environment; or
- (3) Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health

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and would not likely be subject to enforcement action if brought to the attention of governmental agencies.

The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints;
and
- (3) Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property is addressed as 1515 West 178th Street, in the City of Gardena, County of Los Angeles, California and consists of two contiguous parcels of land totaling approximately 5.63 acres of land developed as warehouse building with associated parking area. Surrounding properties are a mix of commercial and residential properties. A Property location map is illustrated on Figure 1. A Property Vicinity Plan illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The Assessor's Parcel Numbers (APNs) for the Property are 6106-013-040 and 6106-013-041.

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

There were no special terms, conditions, or significant assumptions associated with this Phase I ESA.

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2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the property or in connection with the property. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or de minimis conditions.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by the client identified herein for any variation or extension of this project, any other project, or any other purpose.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2. The conclusions are based on the conditions encountered at the Property by Stantec at the time the work was conducted.



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Accordingly, additional studies and actions may be required. As the purpose of this report is to identify selected Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Property is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state, provincial or local governmental agencies. Issues raised by the report should be reviewed by client legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an Environmental Professional (EP). The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

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USER-PROVIDED INFORMATION
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3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	Stantec was provided a User Questionnaire form completed by Mr. John Reischl of The Olson Company, dated March 21, 2016.
Environmental Liens or Activity Use Limitations	No	According to Mr. Reischl, he is aware of no environmental liens for the Property.
Previous Environmental Permits or Reports Provided by User	Yes	The User provided multiple documents for the Property. These documents are outlined and discussed in Section 4.4.6 of this report.
Purpose of the Phase I ESA	Yes	Due Diligence

The User provided information is included in Appendix G.

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RECORDS REVIEW
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4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the first developed use of the Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections

Topography:	The Property is flat and at an elevation of approximately 34 feet above msl.
Soil/Bedrock Data:	According to past environmental assessments at the Property, soils at the Property consist of silty sands (SECOR 2004c).
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	Groundwater data attained from the Geotracker website for a facility located 0.35 miles of the north of the Property shows groundwater at elevation of 12-15 feet above msl (approximately 20 feet bgs) as of September 2015 with a southeasterly gradient (Geotracker, 2016). However, groundwater data from a facility located 200 feet to the south of the Property shows groundwater gradient to the northwest in 2014.
<i>Note: Site-specific groundwater direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

4.1.1 Property Topography and Surface Water Flow

The Property is at an approximate mean elevation of approximately 35 feet above msl with relatively flat-lying surrounding topography. Based on the topography, surface water flows south towards 178th Street, or west towards a drainage separating the Subject Property from the adjacent property.

4.1.2 Regional and Property Geology

The Property is located in an area of recent alluvial fan deposits from the Quaternary age. These deposits typically consist of tideland and flood-plain deposits. Regionally, the Property is located



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within the Southwestern block of the Los Angeles Basin, within the Peninsular Ranges Geomorphic Province of California. Shallow sediments in this area of the Los Angeles Basin consist of Recent-age gravel, sand, silt, and clay deposits by the Los Angeles River and Dominguez Channel. In some areas, these sediments are expected to be approximately 50 to 90 feet thick. The near-surface sediments are underlain by sedimentary rocks of primarily recent to Miocene age. According to past assessments of the Property, the Property is underlain by silty sand (SECOR 2004c).

The Property is at an average elevation of approximately 35 feet above mean sea levels (msl). The regional topographic is relatedly flat-lying with a local gradient slightly to the northeast towards the Dominguez Channel (USGS, 1964).

The closest mapped active fault is the Newport-Inglewood-Rose Canyon Fault Zone located approximately 2.8 miles northeast of the Property. According to official maps of California, the Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary (CGS, 2010).

4.1.3 Regional and Property Hydrogeology

The Property lies within the Coastal Plain of Los Angeles groundwater basin, West Coast sub basin (4-11.03). The basin is bounded on the north by the Ballona Escarpment, an abandoned erosional channel from the Los Angeles River; on the east by the Newport-Inglewood fault zone; and on the south and west of the Pacific Ocean and consolidated rocks of the Palos Verdes Hills (department of Water Resources [DWR], 1999). Water-bearing units include the unconsolidated and semi-consolidated marine and alluvial sediments of Holocene, Pleistocene, and Pliocene ages. Groundwater data attained from the Geotracker website for a facility located 0.35 miles of the north of the Property shows groundwater at elevation of 12-15 feet above msl (approximately 20 feet bgs) as of September 2015 (Geotracker, 2016). However, groundwater data from a facility located 200 feet to the south of the Property shows groundwater gradient to the northwest in 2014.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental data Resources Inc. (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be in the southeast direction. Observations about the Property and surrounding properties made during the Property reconnaissance are provided in more detail in Section 5.

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4.2.1 Listings for Property

The Property was identified in the environmental database report under multiple entities. These listings are summarized in the table below.

Subject Property Listing	Database Listing	REC? (YES / NO)
HK Transport	HAZNET	No
This facility is listed for the recovery, reclamation, and reuse of wastes generated from the facility operations. These wastes include acid generation and organics. The listings reports 1.9 tons were disposed of in 2012. No other information is listed. Due to the lack of violations or reported penalties from this facility, this listing does not pose a REC to the Property.		
Globe Illumination C, Glove Illuminating C Former Glove Illuminating	ENVIROSTOR, Los Angeles Co. HMS, EMI LA Co. Site Mitigation CHMIRS	Yes
This facility is listed in the Envirostor database with activity from 1988 to 1992. These dates have a completion date of June 17, 1991, but a later date of July 9, 1992 is also listed. There is an additional listing in the Envirostor database for evaluation and cleanup in 2005. The listing reports that the oversight is conducted under a local agency with the Envirostor number of 19250031; however no other information is given. The facility is listed in the EMI database as having a South Coast Air Quality Management District (AQMD) permit in 1987 for the discharge of gas emissions. Total organic hydrocarbons gas emissions in 1987 are reported at 27 tons. Although the facility did not qualify for the NPL, there appears to be an open case regarding this facility through an undisclosed local agency. Therefore, the Envirostor listing of an open case at the Property is a REC. This REC is part of the Historical Industrial Use / VOCs REC identified in the executive summary. This REC should be addressed through the performance of a Phase II subsurface investigation to sample and analyze soil vapor.		
Power Trans Freight	Los Angeles Co. HMS	No
This facility is listed in the environmental database search with no information.		
Greenbog Inc.	Los Angeles Co. HMS	No
This facility is listed in the environmental database search with no information.		
ROADEX CY INC	SEMS-ARCHIVE, RCRA-CESQG, ENVIROSTOR, FINDS, ECHO	Yes
This facility was evaluated for the qualification for the National Priorities List (NPL) with a completion date of October, 2013. The facility did not qualify for the NPL based on existing information. The facility is listed in the RCRA-CESQG database for generating small amounts of hazardous waste. This listing referenced "Globe Illumination Company" for the Site Name, with		

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Subject Property Listing	Database Listing	REC? (YES / NO)
<p>hazardous waste generated described as "petroleum refinery primary oil/water/solids separation sludge, cooling wastewaters from petroleum refineries..." and other descriptions. This information also describes Glove Illumination Co as the "historical generator". These described wastes could be materials removed from a historical oil/water separator at the facility. Due to the disposed waste descriptions having references of "oil/water separator", there is a possibility of a historical clarifier at the Property. Due to the possible presence of this clarifier at the Property, this listing in a REC. This REC is part of the Historical Industrial Use / VOCs REC identified in the executive summary. This REC should be addressed through the performance of a Phase II subsurface investigation to sample and analyze soil vapor.</p>		

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions to pose a REC, CREC, or HREC for the Property.

Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Property. The basis for why each of the following listed databases creates a REC for the property is also provided.

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
<p>COX DIE CASTING 1528 W 178th St., Gardena</p>	<p>RCRA-SQG, FINDS, HAZNET, WDS, ECHO</p>	<p>49 feet south southwest</p>	<p>No</p>
<p>This facility is listed in these databases as generating and disposing of small quantities of hazardous wastes. The database listings describe these wastes as "unspecified oil-containing waste" with reference of "oil/water separation sludge". Due to the lack of violations, this facility does not pose a REC to the Property.</p>			
<p>MATSUQ INTL 1501 W 178th St., Gardena</p>	<p>RCRA-SQG, FINDS, ECHO</p>	<p>102 feet Southeast</p>	<p>No</p>
<p>This facility is listed in these databases as generating and disposing of small quantities of hazardous wastes. There are no descriptions of these wastes listed in the environmental database report. Due to the lack of violations, this facility does not pose a REC to the Property.</p>			
<p>BEE CHEMICAL CO 1500 W 178th St., Gardena</p>	<p>SEMS-ARCHIVE, RCRA-SQG, LUST, SWEEPS UST, HIST UST, SLIC, CA FID UST, EMI,</p>	<p>113 feet southeast</p>	<p>No</p>



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Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
	HIST CORTESE, LOS ANGELES CO. HMS		
<p>This facility is listed in the SEMS-ARCHIVE database for being evaluated for the NPL. A preliminary assessment of the facility was performed in 1986-1987, and it was determined that this facility was a low priority for further assessment. It was determined in September 2013 that this facility did not qualify for the NPL based on existing information. This facility is listed in the RCRA-SQG database for generating and disposing of small quantities of hazardous waste. No description of these wastes is provided.</p> <p>Documents on the Geotracker website discuss that up to ten (10) underground storage tanks (USTs) were located at this facility containing various non-chlorinated solvents used in paint manufacturing. All of these USTs were reportedly removed in 1988 with along with impacted soils surrounding the USTs. Multiple groundwater wells have been installed at the facility in the surrounding area to monitor impact of these solvents to groundwater, including toluene, mineral spirits, methyl-ethyl ketone (MEK), and acetone. Elevated concentrations of halogenated volatile organic compounds (HVOCs) and chlorinated volatile organic compounds (CVOCs) have been reported in wells located at, and adjacent to the facility. These VOCs are represent a widespread regional problem, and are unrelated to the Bee Chemical's operations. Groundwater treatment operations commenced in February 1992 targeting the floating mineral spirits, dissolved hydrocarbons, acetone, MEK, and toluene impacts originating from the facility. All traces of targeted chemicals had decreased below their respective MCLs by 1996, and the soil vapor extraction (SVE) system and groundwater treatment systems were shut down on January 31, 2000. Follow-up confirmation sampling of soil, soil gas, and groundwater occurred in 2001, and again in 2009. The results from these two confirmation investigations were similar, showing concentrations of the contaminants of concern below pre-remediation concentrations, and well below respective screening levels.</p> <p>According to a groundwater monitoring report dated May 14, 2014, groundwater beneath this facility is impacted with ethylbenzene and the CVOCs tetrachloroethylene (PCE), trichloroethylene (TCE), and 1,1-dichloroethen (1,1-DCE). However, the well closest to the Subject Property (MW-28), had only minor detections of ethylbenzene and TCE in 2012 and is presently only used for gauging purposes.</p> <p>Given the impacted soil and groundwater from Bee Chemical Co. does not appear to extend northward towards the subject Property, the facility does not represent a REC to the Property.</p>			

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TIMCO 1439 W 178 th St., Gardena	SWEEPS UST, LOS ANGELES CO. HMS	298 ft. east southeast	No
This facility is listed in the above databases for the presence of a UST, and historical presence of a facility which produced waste. This facility is listed of "removed" in the environmental database report, and therefore does not pose a REC to the Property.			
Rotary Technologies Corp 1468 West 178 th St., Gardena	RCRA-SQG, FINDS, HAZNET, ECHO	444 ft. east southeast	No
This facility is listed in the above referenced databases for the generation and disposal of "oil/water sludge". No other information is listed. This waste is likely derived from a clarifier located at the facility. Due to the nature of the listing, and distance of the facility from the Property, this facility does not pose a REC to the Property.			
Gardena Sumps 1450 West Artesia Blvd., Gardena	RESPONSE, ENVIROSTOR	1070 ft. northeast	No
<p>This facility is listed as a dump site for "contaminated soil, unspecified acid solution, unspecified sludge waste, and unspecified organic liquid mixture". This facility is managed by DTSC. According to a document released by DTSC in October 2005, the facility was operated by a brick manufacturing plant and a clay quarry in the 1920's and 1930's. The brick factory closed in 1932, and the excavation pits became disposal sites for oil wasted generated from nearby refineries by the end of the decade. This use continued into the 1940's. Between the 1940's and 1960's, the facility passed through a numbers of parties. During the 1950's, a manufacturing company owned the properties and an aircraft parts manufacturing plant also operated at the site. From ten 1960's to early 1990's, much of the eastern property became a dumping ground for trash. In the 1990's, DTSC confirmed the presence of chemical contaminants from past land uses. Since 1993, a synthetic, protective cap has covered the oily wastes on the site. Soil, soil gas, and groundwater at the facility has been identified as being impacted by hydrocarbons, VOCs, and metals from past land uses. Two large sumps are located on the property, which are currently covered by the synthetic fabric, while the remainder of the site is covered by a concrete surface. According to the environmental database report, the Atlantic Richfield Company (ARCO) has agreed to pay for a portion of the remedial cost associated for the landfill debris at the site.</p> <p>Although limited information is available regarding this facility, this facility is located at a distance and hydrologically down gradient from the Property with respect to groundwater flow, and therefore does not pose a REC to the Property.</p>			
Del Amo Regional Groundwater Plume	NPL, SEMS, US ENG CONTROLS, US INT CONTROL,	0.83 Miles south southeast	No

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	ENVIROSTOR, HIST Cal-Sites, DEED, ROD, PRP, Cortese, HIST CORTESE		
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This listing in the environmental database reports refers to a regional groundwater plume located south southeast of the Property. Groundwater is impacted with various compounds including TPH, VOCs, and metals from a historical facility. Extensive assessment has been completed on this groundwater plume and is well defined.

Due to the distance of the groundwater plume from the Property, this listing does not pose a REC to the Property.

The remaining listings in the database search report provided in Appendix D do not constitute a potential REC for the property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

4.3.1 Local Health Department

Agency Name Contact Information	Finding
Los Angeles County Department of Public Health 5555 Ferguson Drive, Suite 120-04 Commerce, CA 90022 (323) 890-7806 April 1, 2016	A request for public records was submitted to the Los Angeles County Department of Public Health. Files for the Property were reviewed on April 12, 2016. These records indicated that operations at the Property have received multiple violations from Los Angeles County Fire Department (LACFD) due to the following causes: hazardous waste disposal records not available, failure to close hazardous waste containers when not in active use, failure to properly handle, manage, label, and recycle used oil and oil filters. Records also indicate a 500-gallon used oil tank which was observed during a LACFD site inspection on May 14, 2016. The inspection report does not indicate if this used oil tank is located above (AST) or below (UST) the ground surface. A site map from 2012 indicates a hazardous materials storage area was formerly located along the northeastern outside wall of the building. A site closure letter dated May 17, 2007 was issued for the Property from the LACFD. This letter is in response to a soil

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	<p>and soil gas survey conducted by Terracon in April 2007 at the Property. The LACFD required that the sampling be completed on a 50-foot on-center grid if the Property were to be used for residential purposes in the future. However, this survey was conducted on an 100-foot on-center spacing with the condition of the Property having commercial future use. This closure letter indicates that the investigation found no contaminant concentrations that pose a significant risk to human health or the environment, under commercial use, for the Property. The report prepared by Terracon was not available for review. Based on its review of other sources, however, the lack of this information does not represent a significant data gap.</p>
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4.3.2 Fire Department

<p>Agency Name Contact Information</p>	<p>Finding</p>
<p>County of Los Angeles Fire Department Hazardous Materials Division 1320 N. Eastern Avenue Los Angeles, CA 90063 (323) 881-2411 April 1, 2016</p>	<p>A request for public records was submitted to the County of Los Angeles Fire Department Hazardous Materials Division. As of the date of this report, no response has been received. In the event that records become available that change the conclusions of this report, Stantec will issue an addendum summarizing those conclusions. Based on its review of information contained in the files of the Los Angeles County Department of Public Health concerning the files of the LACFD, Stantec considers it unlikely that any records from this agency would alter the conclusions or recommendations of this report. The lack of this information does not represent a significant data gap.</p>

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4.3.3 Local Building and/or Planning Department Records

Agency Name, Contact Information	Findings
City of Gardena Building and Safety Department 1700 West 162 nd St., Gardena, CA 90247 (310) 217-9500 April 1, 2016	A request for public records was submitted to the City of Gardena Building and Safety Department. As of the date of this report, no response has been received. In the event that records become available that change the conclusions of this report, Stantec will issue an addendum summarizing those conclusions. Based on its review of other sources, however, Stantec considers it unlikely that any records from this agency would alter the conclusions or recommendations of this report. The lack of this information does not represent a significant data gap.

4.3.4 State Departments

Agency Name Contact Information	Finding
Regional Water Quality Control Board, Los Angeles Region, Region 4 (LARWQCB) 320 West Fourth Street Los Angeles, CA (213) 576-6636 Online database: http://geotracker.waterboards.ca.gov/ April 1, 2016	According to the RWQCB's online database Geotracker, no files exist for the Property. Additionally, Stantec received a response from the LARWQCB confirming that the agency does not have any records on file for this Property.
Department of Toxic Substances Control 5796 Corporate Avenue Cypress, CA 90630-4732 Phone: 714-484-5300 Online database: http://www.envirostor.dtsc.ca.gov/public/ April 1, 2016	Stantec reviewed DTSC's online database, Envirostor. The Property has a listing on this webpage, but no files are listed. There is a reference of "file 1248 Local Agency as of 2/3/2005", but no oversight agency is listed. Additional information regarding this listing in discussed in Section 4.2.1.
Division of Oil, Gas, and Geothermal Resources, Division 1, Department of Conservation 5816 Corporate Avenue, Suite 200 Cypress, CA 90630	According to the Well Finder map located on the DOGGR website, there is an oil/gas well located approximately 0.5 miles to the east from the Property. This well is listed as plugged and operated by Chevron U.S.A. Inc. Given the distance the potential presence of an oil well on the property appears unlikely.

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4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records and deeds were not provided by the User, and public records were not searched by Stantec

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

Year	Scale	Observations, Property and Adjoining Properties
1928	1" : 500'	The Property and vicinity appear to be vacant fields with possible used for agricultural purposes. Minor development is visible approximately 1000 feet north-northwest of the Property.
1938	1" : 555'	The Property and adjacent land to the west, north, and east appear to be vacant. Agricultural land (possible an orchard) appears adjacent to the south. The Dominguez Channel is visible north of the Property.
1947	1" : 666'	The Property appears to be vacant on the western portion, and used as a track on the eastern portion. The Dominguez Channel appears to be slightly engineered and controlled. Adjacent properties appear primarily undeveloped. Small structures appear to the south beyond the road.
1956	1" : 400'	Two small structures appear on the southern Property boundary of the western portion. These structures have long linear features advancing north from the structures and appear to be connecting to the Dominguez Channel. These linear features may be related to irrigation activities at the Property, indicating agricultural use. The eastern portion of the Property appears similar to the previous photograph and appears to be a track. The adjacent property to the south has been redeveloped as a commercial development. The adjacent properties to the west and east appear to be undeveloped, while the property to the northeast appears to be developed with a small house.
1965	1" : 666'	The Property has been developed with a large commercial

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Year	Scale	Observations, Property and Adjoining Properties
		structure and associated parking area, and appears to be the present-day configuration. The adjacent property to the west appears to be developed as a manufactured-home park. The adjacent properties to the south and east appear to be developed as commercial. The area immediately adjacent to the north of the Property appears vacant, with the Dominguez Channel appearing highly engineered and concrete lined.
1976/1989/ 1994/2002/ 2005	1" : 666'	The Property and surrounding vicinity appear similar to the previous photograph. Small changes to surrounding structures are visible in the progressing photographs; however, there are no observable changes to the Property structure.

Name of aerial photograph source: EDR, 2016

The Property and vicinity appear to have been used for agricultural purposes until the 1960's. SECOR (now Stantec) conducted a shallow soil assessment in 2004 to evaluate for residual pesticides in shallow soils from historic agricultural use of the Property. 4,4-DDE and 4,4-DDT were found well below the present United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), Region 9, for residential land use. In addition, the combined 4,4'-DDE, 4,4'-DDD, and 4,4'-DDT (DDM) concentrations fall below the total threshold limit concentration (TTL) of 1.0 mg/kg, that would define the soil as a California hazardous waste.

A site-wide assessment of the Property was performed by Terracon in 2007. That assessment reported that lead was below the RSL in all ten sampling locations. Arsenic was reported slightly above the background concentration of 12 milligrams per kilogram (mg/kg) in one of the ten sampling locations. Given these results of shallow soil sampling by Terracon, lead and arsenic do not appear to be an issue on the subject Site that would warrant further assessment.

4.4.3 City Directories

According to available city directory listings, the Property has been occupied by multiple commercial companies. Globe Illuminations Company (Globe) is listed as occupying the Property from at least 1962 through 1986. This facility name is listed in databases discussed in other sections of this report. Other commercial facilities have occupied the Property after Globe. The following is a summary of Stantec's review of the city directory listings:

Subject/Adjoining Property	Year	Listed Occupants
Subject Property: 1515 W. 178 th Street	1962, 1967, 1970, 1971, 1975, 1976, 1980, 1985,	Globe Illumination Co. Glove Illumination Company

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Subject/Adjoining Property	Year	Listed Occupants
	1986,	
Subject Property: 1515 W. 178 th Street	1980, 1981,	Petainer Inc.
Subject Property: 1515 W. 178 th Street	1990	Malco Co.
Subject Property: 1515 W. 178 th Street	1995	Ortho Mattress Inc.
Subject Property: 1515 W. 178 th Street	2001	Cintek System Inc.
Adjoining West Property	Various	Various residential listings.
Adjoining South Property: 1500 W. 178 th Street	NA	No listings.
Adjoining East Property: 1501	NA	No listings.

Name of city directories and source: Los Angeles Directory Co., Kaasen Directory Company Publishers, Los Angeles Directory Company Publishers, R.L. Polk & Co., Pacific Directory Co., Pacific Telephone, GTE, Luskey Brothers & Co., Pacific Bell Pacific Bell Telephone, Haines Company.

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Property. The Sanborn® Map Search Report indicating “no coverage” is presented in Appendix E.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-Minute Topographic Maps of the Redondo, Torrance, and Long Beach Vicinity, California Quadrangle (scale 1:24,000) to help identify past Property usage and areas of potential environmental concern.

Copies of the historical maps are provided in Appendix E. The following table summarizes the maps reviewed and our observations.

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Year	Scale	Observations, Property and Adjoining Properties
1896	1:62,500	The map is large scale of the area in the vicinity of the Property. No structures or other features are observable on the Property from this map.
1924	1:24,000	The Property and vicinity appears vacant. There are small structures located in the area; however, these are not on or adjacent to the Property.
1934	1:24,000	The Property and adjacent properties appear vacant and similar to the previous map. Minor development is observable to the north.
1948	1:24,000	The Property and adjacent properties appear vacant. The Dominguez Channel is visible and not controlled. Development as occurred in the vicinity since the previous map date.
1951	1:24,000	The Subject Property and adjacent properties appear similar to the previous map. The Dominguez Channel appears to have engineering controls in place. A feature labeled as "oil sump" is visible approximately ¼ mile northeast of the Property.
1964	1:24,000	The present-day structure is now visible on the Property. There are also other structures now visible on the easterly adjacent property. There appears to be a railroad spur track located along the northeastern Property boundary. There is considerable developed in the surrounding area from the previous map date.
1972	1:24,000	The Property and vicinity appear similar to the previous map
1981	1:24,000	The Property and vicinity appear similar to the previous map

Name of maps and source: Redondo, Torrance, and Long Beach Vicinity.

Based on the historical topographic map review, it appears that the Property was historically vacant until approximately 1964. At this map date, a single large structure is visible, likely a warehouse. A railroad spur track is also observable along the northeastern perimeter of the Property; however, no evidence of the railroad spur track was found in the review of the aerial photographs. Stantec concludes that the spur is unlikely to represent an environmental concern to the Property and recommends no further investigation regarding this issue.

4.4.6 Other Historical Sources

Multiple assessments have been conducted at the Subject Property. Below is a summarization of these reports.

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Phase I Environmental Site Assessment, Power Trans freight Systems, SECOR, May 12, 2004.

SECOR, now Stantec, conducted a Phase I ESA at the Property in 2004 and identified multiple RECs related to historical and then-present operations at the Property. The report discusses an area located north of the Property where soils were identified as impacted by tetrachloroethylene (PCE) in 1990 by Pomona Valley Environmental (PVE). These impacted soils were excavation and removed from the Property by PVE, using a screening criteria of any soils exceeding 100 parts per million (ppm) detection being removed. The closure letter prepared by PVE indicated 397.4 tons of soil was transported and disposed of off-site. Soils with a concentration of less than 100 ppm PCE were not removed. The closure letter recommended no further work in this area. However, the data does not indicate that closure was received from the regulatory agency, and the 100 ppm screening level used by PVE exceeds the USEPA RSL for several of the detected solvents in soil.

SECOR identified the following RECs: the area located north of the Property with former PCE impacts; the adjacent Bee Chemical Property with known impacts to soil and groundwater; historical agricultural use on the Property; chemical storage in the northwestern corner of the warehouse; and a former clarifier that was abandoned in place with no regulatory oversight or sampling.

Phase II Environmental Site Assessment, Power Trans Freight Systems, SECOR, December 2, 2004.

SECOR conducted an assessment based on the recommendation from the Phase I ESA completed in May 12, 2004. To address potential impact from historical operations at the southerly adjacent facility, a single soil boring was advanced in the southeastern portion of the Site (SB-1). Soil samples collected from this location did not indicate impact from the facility. A grab groundwater sample collected from this location reported the presence of cis-1,2-dichloroethene (c-DCE) at a concentration of 3.4 ug/L, and Trichloroethene (TCE) at a concentration of 0.9 ug/L. These reported concentrations are below the Title 22, California Code of Regulations maximum contaminant levels (MCLs). A single soil boring (SB-3) was advanced in the area of the former flammable chemical storage area. Soils collected from this location reported trace concentrations of xylenes, which are well below the residential screening levels. Two soil boring locations were advanced in the solvent wash area (SB-3) and the former clarifier (SB-4). Soils collected from SB-3 did not report VOCs above the laboratory reporting limits (i.e. non-detect). Soil samples collected from SB-4 did not report any total extractable petroleum hydrocarbons (TEPH) or VOCs above the laboratory reporting limits (i.e. non-detect). Four shallow soil samples were collected from across the Property (SB-2, SSB-3, SB-5, SB-7) to assess for residual pesticides. Detections of 4,4'-DDE and 4,4'-DDT were reported at concentrations well below residential screening level criteria and below the total threshold limit concentration (TTL) of 1.0 milligrams per kilogram (mg/kg). A single soil

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boring (SB-5) was advanced in the area of the chemical pallets. No detections of TEPH or VOCs were reported from the soil sample collected at 5 feet below ground surface in this location.

To determine if the remedial excavation of the previously identified solvent and petroleum release located along the northern portion of the Property had adequately removed impacted soil, SECOR advanced five soil borings in the vicinity of the soil excavation. Two soil boring (SB-6 and SB-7) were advanced under the northern awning of the building, to determine if the identified contamination extended beneath the building, where it could not be excavated during the previous remedial excavations. In addition, three (3) soil borings (SB-8 through SB-10) were advanced in the area where the completed remedial excavation had occurred. The following were noted during this phase of the investigation:

- Fill materials containing abundant brick and asphalt fragments were observed in soil borings SB-8 through SB-10 at depths ranging from approximately 3 to 7 feet.
- Chemical analysis of selected soil samples for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits.
- Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B, reported the presence of trichloroethene (TCE) in two samples (SB-6@5' and SB-9@10') at 0.001 mg/Kg. In addition, tetrachloroethene (PCE) was reported in sample SB-9@10' at a concentration of 0.002 mg/Kg. No other target analytes were reported in analyzed samples. Reported concentrations of TCE and PCE fall well below PRG values of .053 mg/Kg and 1.5 mg/Kg, respectively, for these chemicals.

Based on the results of SECOR's Phase II investigation trace to very low concentrations of solvents (PCE, TCE and o-Xylene) were reported in soil at two locations: 1) the remedial excavation area, and 2) the former flammable chemical storage area. Reported concentrations fall well below PRG values and, thus, are not expected to be a health risk based on residential Site usage and, in the area of the excavation, are generally consistent with the confirmation data reported by PVE in their Closure Report, clarifying the apparent discrepancy in the reported analytical data described above.

Phase I Environmental Site Assessment, Odic Environmental, June 26, 2012

This Phase I report was completed By Odic Environmental for the purposes of due diligence of the Property. This report indicates that no subsurface features, including sumps, pits, drains, hydraulic lifts, and underground storage tanks, were not observed at the Property, with the exception of two trench drains located in the northern portion of

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the Property. These drains are reportedly used for storm water runoff. This report discusses a report prepared by Terracon in April 2007, in which a soil and soil gas survey was conducted at the Property under the direction of the LACFD. Soils were reportedly analyzed for volatile organic compounds (VOCs), metals, and pesticides. None of the analyzed soil samples indicated a significant level of contamination by VOCs, metals, or pesticides. The soil gas survey identified low concentrations of PCE, TCE, 1,1- DCE, Freon 113, and benzene. Descriptions of the detected compounds are given in the report, however no site map was available. Detected concentrations of PCE, TCE, and benzene are above the then California Human health Screening Levels (CHHSLs) for residential land use, but below the commercial screening levels outlined in the CHHSLs. These detected residential exceedances are described as follows: benzene exceedances are located along the western and eastern margins of the property, as well as other areas which are not locally described; PCE and TCE exceedances are located along the northwestern and north central areas of the Property. Terracon described these concentrations as localized and did not represent a significant environmental impact, and therefore did not recommend further action. A closure letter regarding this investigation was issued by the LACFD on May 17, 2007, as discussed in Section 4.3.3 of this report.

Odic identified no RECs in this report, and therefore did not recommend additional assessment at the Property.

Update of Previous Environmental Report, Odic Environmental, February 2, 2013

This report is an update to the previous discussed Phase I report prepared by Odic in 2012. The conclusions of this report reflect those of the 2012 report; no RECs identified, and no further assessment recommended.

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5.0 SITE RECONNAISSANCE

A visit to the Property and its vicinity was conducted by Ms. Alicia Jansen, Associate Scientist with Stantec on March 22, 2016. Access to the Property was provided by Mr. Johnny Kwan, President of RoadEx America, Inc., the current tenant of the Property. Stantec was accompanied by Mr. Kwan during the Property visit. Figure 2 provides information about the Property and adjoining properties and the location of potential areas of environmental concern. Photographs collected during the Property visit are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Property boundary.
- Traverse transects across the Property.
- Traverse the periphery of all structures on the Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

Weather conditions during the visit to the Property were clear and sunny. There were no weather related Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	The Property consists of two contiguous parcels of land totaling approximately 5.63 acres of land developed as warehouse building with associated parking area. Surrounding properties are a mix of commercial and residential properties.
Property Operations.	The Property building is occupied by RoadEx America, Inc., a warehouse storage and distribution company.
Structures, Roads, Other Improvements:	The single-story warehouse building is approximately 108,000 square foot and surrounded by asphalt parking and storage areas.
Property Size (acres):	5.63 acres.

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Estimated % of Property Covered by Buildings and/or Pavement:	100%
Observed Current Property Use/Operations:	Warehouse storage and distribution.
Observed Evidence of Past Property Use(s):	None observed.
Sewage Disposal Method (and age):	The City of Gardena
Potable Water Source:	The City of Gardena
Electric Utility:	Southern California Edison

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	None observed
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None detected.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the Property reconnaissance of the building interiors at the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
Heating/Cooling Method:	Central Air/Heat.
Surface Stains or Corrosion:	None observed.

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Observations	Description
Floor Drains and Sumps:	None observed.
Other Interior Observations:	None observed.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	A trash enclosure was observed along the southern perimeter of the asphalt storage yard/parking area.
Solid Waste Disposal:	No areas indicative of solid waste disposal were observed.
Potential Areas of Fill Placement:	None observed.
Wastewater:	None observed.
Stormwater:	A storm drain and sump were observed in the south of the bay doors for the warehouse. No staining or evidence of improper disposal were observed in the vicinity of the storm drain.
Wells:	None observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	None observed.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other	According to previous environmental assessments, a former clarifier and a former truck wash area were located within the southcentral portion of the warehouse

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Underground Structures:	building. Mr. Kwan had no knowledge regarding these former features and Stantec observed no evidence of the presence of any of these materials. Stantec recommends no further investigation regarding this issue.
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5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

NORTH	Southern California Edison Easement
SOUTH	West 178 th Street beyond which are light industrial buildings
EAST	Light industrial buildings
WEST	Drainage beyond which is a mobile home park

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.
WEST	None observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

NORTH	None observed.
SOUTH	None observed.

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EAST	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Property and Surrounding Area:	The Property is at an approximate mean elevation of approximately 35 feet above msl with relatively flat-lying surrounding topography.
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INTERVIEWS
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6.0 INTERVIEWS

Stantec conducted interviews with the following individuals:

Name and contact information	Relationship to Property	Key findings:
Mr. Johnny Kwan 310-878-9800	President	Mr. Kwan is not aware of any current or former USTs on the Property. Mr. Kwan is not aware of any notices of violation or environmental issues with the Property.

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EVALUATION
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7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions.

Finding 1: A soil and soil gas survey was completed by Terracon for the Property in 2007 under the direction of Los Angeles County Fire Department. This assessment identified limited impacts to soil and soil gas on the Property at levels below commercial screening levels. Although chlorinated compounds, namely tetrachloroethylene (PCE) and trichloroethylene (TCE), were reported at concentrations below commercial screening levels, these concentrations exceed residential use screening levels. No site map illustrating the locations of these concentrations was provided to Stantec for review; only a verbal description of the sample locations. In addition, concentrations of benzene were reported at levels above commercial use screening levels. However, Terracon described these concentrations as localized and did not represent a significant environmental impact, and therefore did not recommend further action. A closure letter regarding this investigation was issued by the Los Angeles County Fire Department (LACFD) on May 17, 2007, as discussed in Section 4.3.3 of this report, under the condition that commercial use of the Property remained.

Opinion 1: These historical soil gas concentrations are considered a REC to the Property if future land use of the Property changes to residential. Stantec recommends conducting a soil gas survey of the Property to identify these localized areas of impact as described by Terracon in the 2007.

Finding 2: According to historical aerial photography, the Property and vicinity appear to have been used for agricultural purposes until the 1960's. SECOR (now Stantec) conducted a shallow soil assessment in 2004 to evaluate for residual pesticides in shallow soils from historic agricultural use of the Property. 4,4-DDE and 4,4-DDT were found well below the present United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), Region 9, for residential land use. In addition, the combined 4,4'-DDE, 4,4'-DDD, and 4,4'-DDT (DDM) concentrations fall below the total threshold limit concentration (TTL) of 1.0 mg/kg, that would define the soil as a California hazardous waste. A site-wide assessment of the Property performed by Terracon in 2007 and lead was reported

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below the residential screening level in all ten sampling locations. Arsenic was reported slightly above the background concentration of 12 milligrams per kilogram (mg/kg) in one of the ten sampling locations.

Opinion 2: This issue has been adequately assessed by previous investigations. Stantec concludes that the historical agricultural use of the Property represents neither a recognized environmental condition nor a human health risk in light of the contemplated residential use of the Property and recommends no further assessment.

7.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions From Scope of Work Referenced in Section 1.4:	None
Weather-Related Restrictions To Site Reconnaissance:	None
Facility Access Restrictions to Site Reconnaissance:	None
Other Site Reconnaissance Restrictions:	None
Data Gaps From Environmental Records Review:	None
Data Gaps From Historical Records Review:	None
Data Gaps From Interviews:	None
Other Data Gaps:	None

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7.3 CONCLUSIONS AND RECOMMENDATIONS

Stantec performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E-1527-13 (and Final Rule 40 CFR Part 312 et seq.) with respect to the Property. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property except for the following:

- **Historical Industrial Use / VOCs.** A soil and soil gas survey was completed by Terracon for the Property in 2007 under the direction of Los Angeles County Fire Department (LACFD). That assessment identified limited impacts to soil and soil gas on the Property at levels below commercial screening levels. Although chlorinated compounds, namely tetrachloroethylene (PCE) and trichloroethylene (TCE), were reported at concentration below commercial screening levels, these concentrations exceed residential use screening levels. No site map illustrating the locations of these concentrations was provided to Stantec for review, only a verbal description of the sample locations. In addition, concentrations of benzene were reported at levels above commercial use screening levels. However, Terracon described these concentrations as localized and did not represent a significant environmental impact, and therefore did not recommend further action.

A closure letter regarding this investigation was issued by the Los Angeles County Fire Department (LACFD) on May 17, 2007, as discussed in Section 4.3.3 of this report, under the condition that commercial use of the Property remained.

Given that the planned use of the Property will be residential in nature, the closure letter issued by the LACFD requires re-evaluation. Therefore, these historical soil gas concentrations are considered a REC to the Property. Stantec recommends conducting a soil gas survey of the Property to identify these localized areas of impact as described by Terracon in the 2007.

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NON-SCOPE CONSIDERATIONS
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8.0 NON-SCOPE CONSIDERATIONS

No ASTM E1527-13 non-scope services were performed as part of this Phase I ESA with the following exceptions:

8.1 LEAD-BASED PAINT

Concern for lead-based paint (LBP) is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

The age of the dwelling as follows: maximum risk is from paint applied before 1950.

There is severe risk from paint applied before 1960.

There is moderate risk from deteriorated paint applied before 1970.

There is slight risk from the paint that is intact but applied before 1977.

The condition of the painted surfaces.

The presence of children and certain types of households in the building.

Previously reported cases of lead poisoning in the building or area.

Construction Date	Residential (Yes/No)	Observed Condition of Painted Surfaces
Circa 1965	No	Due to the age of the structure, LBP is considered likely. Stantec recommends conducting a LBP survey of the structure prior to any demolition to identify lead containing materials.

8.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and be inhaled, and has been associated with



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specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

Stantec makes no warranty as to the possible existence or absence of inaccessible materials or to their evaluation with respect to asbestos content. Samples of suspect ACM should be collected for laboratory analysis of asbestos prior to any renovation or building demolition, in order to determine the need for compliance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations.

Based on the dates of construction of the Property, Stantec recommends performing a comprehensive, pre-demolition ACM survey in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act ("AHERA") prior to any activities with the potential to disturb building materials, and abated accordingly.

8.3 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (<http://www.epa.gov/radon/zonemap.html>).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
Normally-occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
None		

The property is located in Zone 2 and is considered to have moderate potential for radon. None of the three tests conducted in zip code 90248 (area of the Property) had a concentration greater than 4 pCi/L. The average first floor radon concentration in Los Angeles County is 0.711 pCi/L. To determine Property-specific radon levels, a radon survey would have to be conducted. However, based on the information available, Stantec concludes that radon appears unlikely to represent an environmental concern to the Property and recommends no further investigation regarding this issue.

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8.4 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report, the Property is not located within a 500-year or 100-year flood plain. Stantec also searched the FEMA flood plain map service at www.msc.fema.gov and could not find active links to maps showing the flood plain designations in Los Angeles County.

8.5 PESTICIDES

According to historical aerial photography, the Property and vicinity appear to have been used for agricultural purposes until the 1960's. SECOR (now Stantec) conducted a shallow soil assessment in 2004 to evaluate for residual pesticides in shallow soils from historic agricultural use of the Property. 4,4-DDE and 4,4-DDT were found well below the present United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs), Region 9, for residential land use. In addition, the combined 4,4'-DDE, 4,4'-DDD, and 4,4'-DDT (DDM) concentrations fall below the total threshold limit concentration (TLC) of 1.0 mg/kg, that would define the soil as a California hazardous waste. A site-wide assessment of the Property performed by Terracon in 2007 and lead was reported below the residential screening level in all ten sampling locations. Arsenic was reported slightly above the background concentration of 12 milligrams per kilogram (mg/kg) in one of the ten sampling locations. Stantec concludes that the historical agricultural use of the Property represents neither a recognized environmental condition nor a human health risk in light of the contemplated residential use of the Property, and recommends no further investigation regarding this issue.

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REFERENCES

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9.0 REFERENCES

American Society for Testing and Materials (ASTM) International, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13, November 2013.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOG), 2016, website <http://www.consrv.ca.gov/dog/maps>

Department of Toxic Substances and Control, 2005, *Fact Sheet #2: Gardena Sumps Site, Environmental Investigation Resumes*, October.

_____, 2016, website <http://www.envirostor.dtsc.ca.gov/public/>

Environmental Data Resources, Inc. (EDR), EDR Radius Map with Geotrack, Inquiry Number 4571854.2s, dated March 23, 2016.

_____, Certified Sanborn Map Report, Inquiry Number 2243811.3, dated Jun 7, 2012.

_____, Historical Topographic Map Report, Inquiry Number 2243811.4, dated Jun 7, 2012.

_____, Aerial Photo Decade Package, Inquiry Number 2243811.5, dated Jun 7, 2012.

_____, City Directory Abstract, Inquiry Number 2243811.6, dated Jun 7, 2012.

Odic Environmental, 2012, Phase I Environmental Site Assessment, June 26.

Odic Environmental, 2013, Update of Phase I Environmental Site Assessment, February 2.

SECOR, 2004, Phase I Environmental Site Assessment – Power Trans Freight Systems, May 12.

SECOR, 2004, Phase II Environmental Site Assessment – Power Trans Freight Systems, December 2.

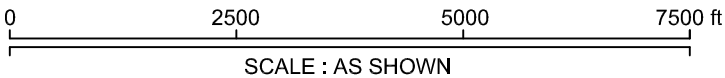
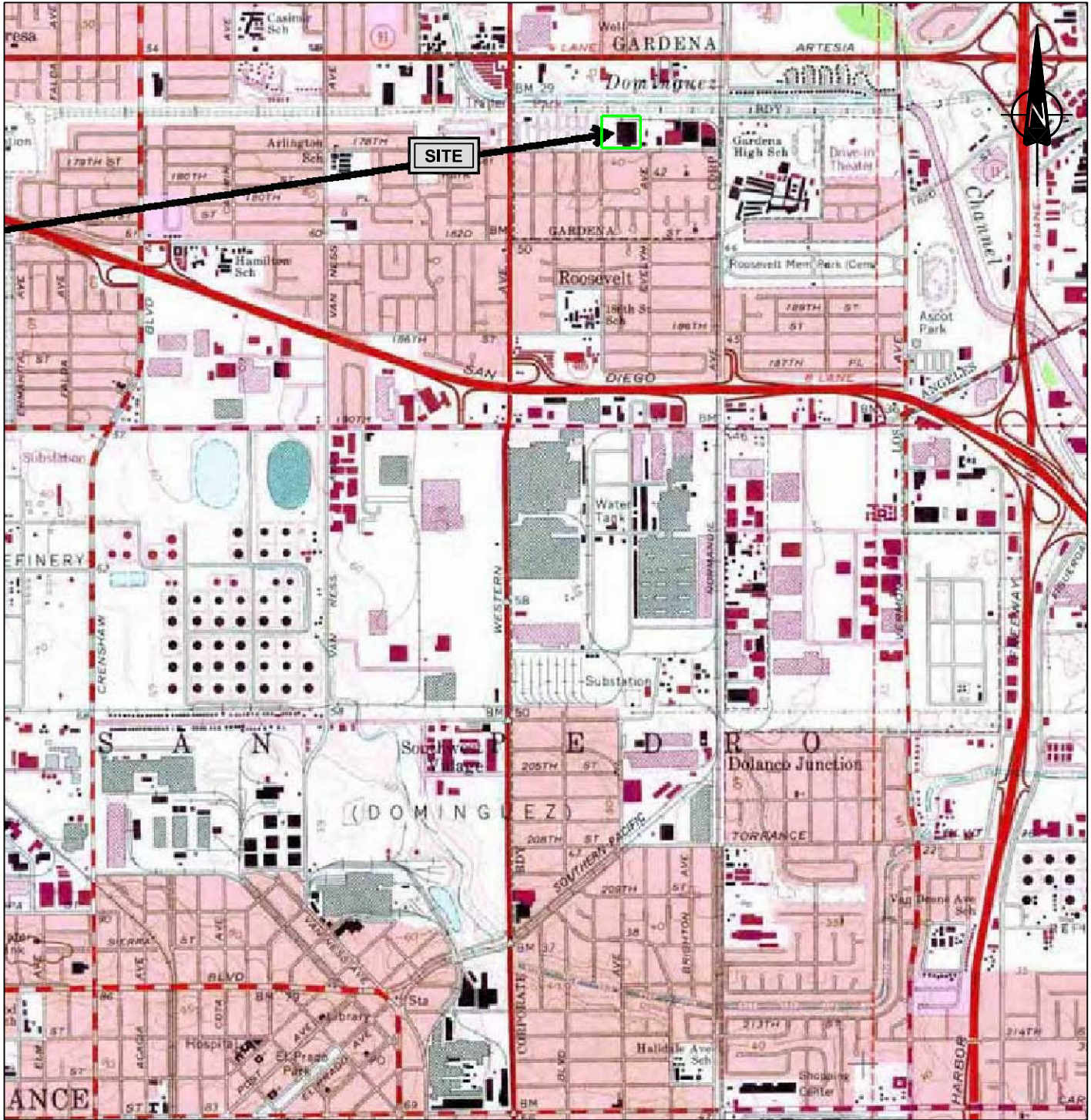
State Water Resource Control Board's Geotracker, 2016, website <https://geotracker.waterboards.ca.gov/>

United States Geological Survey (USGS), 1981, Torrance, 7.5 Minute Topographic Map, Scale 1 inch = 2,400 feet.

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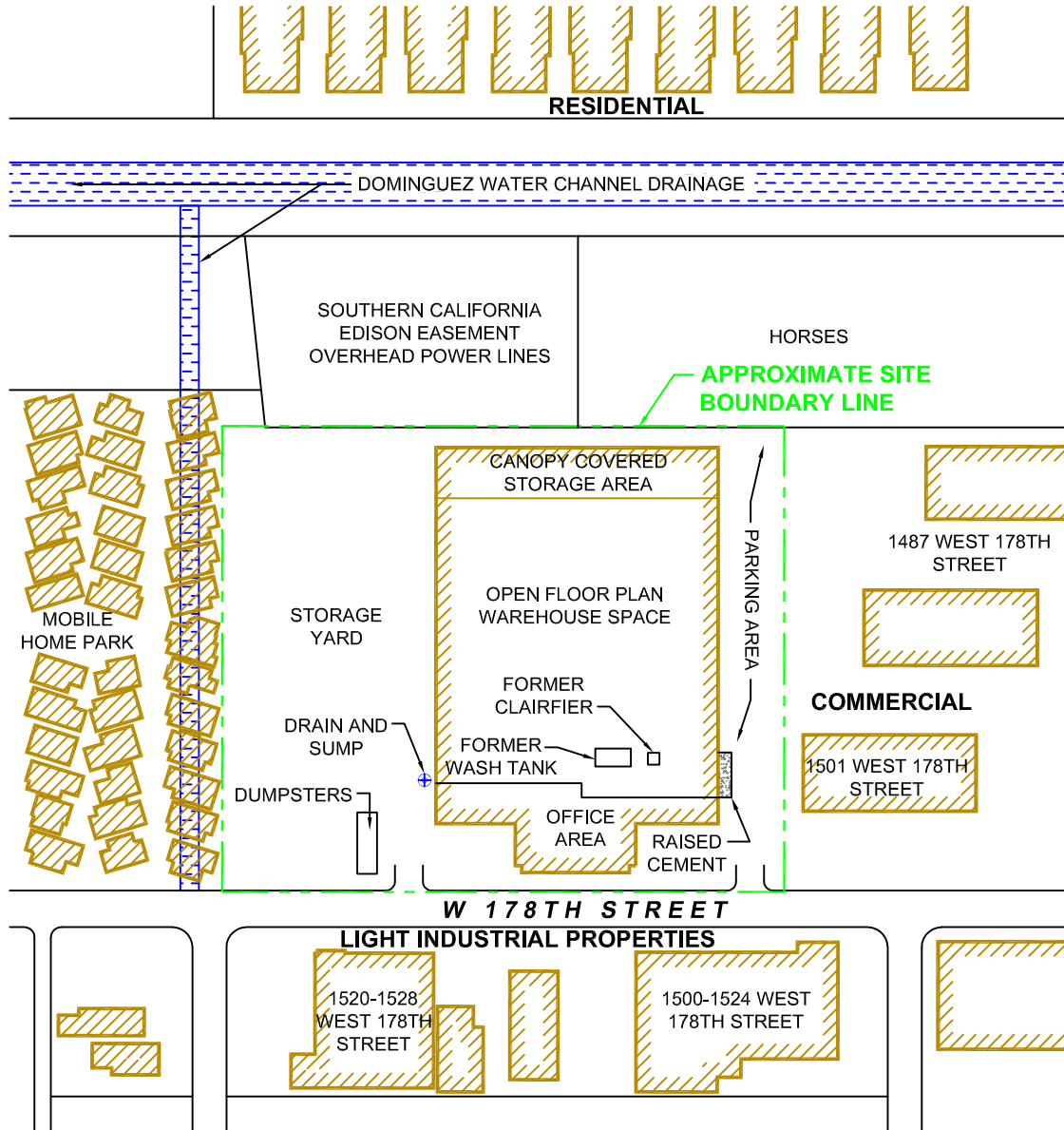
FIGURES
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FIGURES



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

<p>PROPERTY LOCATION MAP</p> <p>PHASE I ESA</p> <p>1515 W. 178TH STREET, GARDENA, CA</p> <p>Client: THE OLSON COMPANY</p>	Project No.: 185803664	<p>Fig. No.:</p> <p>1</p>	
	Scale: AS SHOWN		
	Date: 16/03/24		
	Dwn. By: CD _{VM} SC2016030068		
	App'd By: KE		



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

PROPERTY DETAILS

PHASE I ESA

1515 W. 178TH STREET, GARDENA, CA

Client:

THE OLSON COMPANY

Project No.:	185803664
Scale:	AS SHOWN
Date:	16/03/24
Dwn. By:	CD _{VM} SC2016030069
App'd By:	KE

Fig. No.:

2



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Appendix A – Photographs of the Property and Vicinity
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Appendix A PHOTOGRAPHS OF THE PROPERTY AND VICINITY



Photo #1 View of the Property looking northeast.



Photo #2 View of the adjacent Southern California Edison Easement and Dominguez Water Channel Drainage to the north beyond which are residential structures.



Photo #3 View of 178th Street beyond which are light industrial properties to the south.



Photo #4 View of commercial property to the east.



Photo #5 View of West 178th Street looking west.

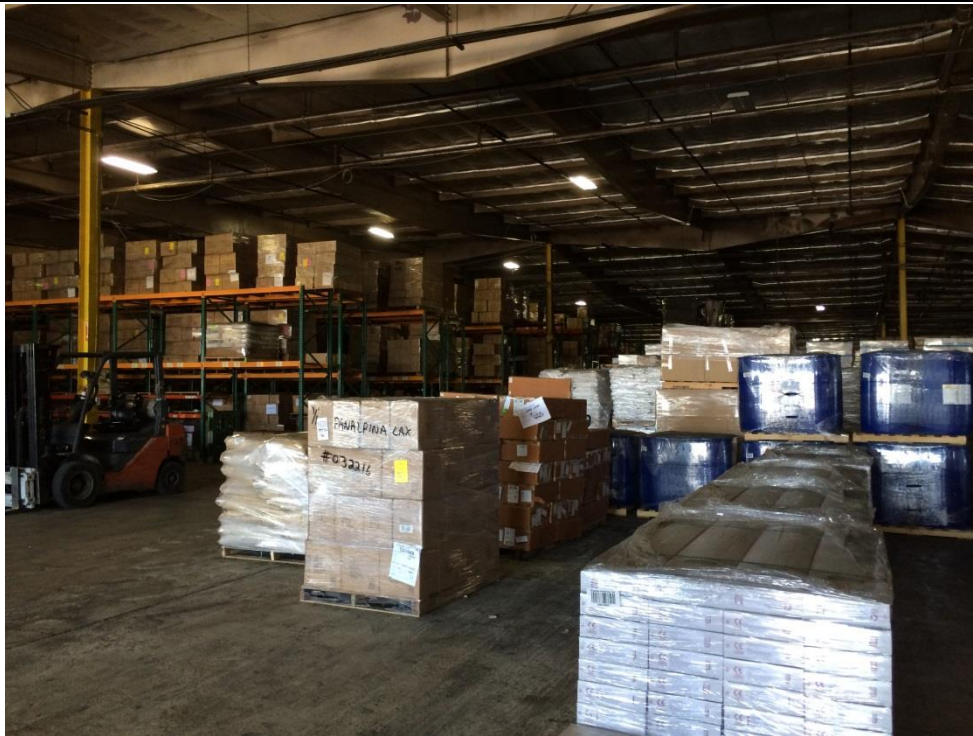


Photo #6 View of the warehouse space.



Photo #7 View of storm drain and sump located along the southwestern exterior of the building.



Photo #8 View of northwestern storage yard.

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Appendix B – Stantec Resumes
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Appendix B STANTEC RESUMES

Joshua is a staff geologist with a master's degree in geological sciences. He has extensive field experience in geophysical exploration techniques and Phase I and II Environmental Assessment field work and report preparation. His field experience includes subsurface gold-copper porphyry deposit mapping using induced polarization and resistivity geophysics, mapping of shallow faults throughout Southern California using refraction seismology equipment, soil logging and collection, soil vapor collection, and surface and groundwater collection with basic flow measurements and parameter stabilization. He is skilled in using ArcGIS 10, Adobe Suite, and the Microsoft Office Suite. Joshua's environmental consulting experience includes performing Phase I Environmental Site Assessments in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13, and the collection, and interpretation of Phase II Environmental Assessment data. Joshua also has experience in preparing Phase II Environmental Assessment reports based from this compiled data.

EDUCATION

MS, Geological Sciences, California Polytechnic State University, Pomona, California, 2014

BS, Geological Sciences, California Polytechnic State University, Pomona, California, 2012

CERTIFICATIONS & TRAINING

8-Hour Supervisor Trainer Course Certification
Hazardous Waste Standard, OSHA, Redlands, California, 2015

8-Hour Refresher Course Hazardous Waste Standard (29 CFR 1910.120), OSHA, Redlands, California, 2015

First Aid and CPR Certification, American Safety, Redlands, California, 2015

40-Hour Hazardous Waste, OSHA, Signal Hill, California, 2012

MEMBERSHIPS

Member, Geological Society of America

PROJECT EXPERIENCE

Health and Safety Management

Health and Safety Subcontractor Oversight Services (Geological Staff)

Joshua has provided subcontractor oversight for field activities including soil, soil vapor, and groundwater sampling. Other field activities include well destruction and on-site remediation.

Technical Writing

Various Technical Writing Projects (Geological Staff)
Joshua prepares Health and Safety plans, written permit applications, Phase I and Phase II Environmental Site Assessments reports, Work Plans dealing with soil, soil vapor, and groundwater sampling, and groundwater monitoring reports.

Environmental Site Assessments

Phase I Site Assessment, Redlands, California (Phase I and Phase II Environmental Site Assessment, Author)

Joshua performed an on-site reconnaissance survey, historical records investigation, and formulated the report deliverable. The report provided a thorough review of the property history and defined present environmental concerns for the client.

Soil Sampling

Dust and Pesticide Monitoring, Soil Sampling, Monterey Park, California (Oversight, Dust and Pesticide Monitoring, Soil Sampling)

Joshua performed field oversight during contaminated soil removal at a future residential community. Dust and toxaphene were monitored simultaneously to generate a site-specific threshold for dust concentration. Routine dust monitoring was performed once the threshold was determined. Property gridding and soil sampling were performed to determine contamination.

Joshua Sargent

Geologic Staff

Soil Vapor Intrusion Assessment

Soil Vapor Monitoring Well Installation, Various Locations, California (Field Oversight, Soil Description)

Joshua performed field oversight during the installation of multiple soil vapor monitoring wells. He assisted with health and safety oversight, described the soil during drilling, activities, assisted with the well installation, and conducted the subsequent soil vapor sampling.

Environmental Site Remediation

Soil Vapor Remediation, Orange County, California (Geological Staff)

Joshua has provided monthly operation and maintenance on a soil vapor extraction system operating at a historical landfill. Components of the operation and maintenance included measurements of the recovered vapor for methane and volatile organic compounds, and collecting flow measurements from the extraction wells. Joshua prepared month operation and maintenance reports.

Subcontractor Oversight Services and Confirmation Soil Sampling (Geological Staff)

Joshua has provided subcontractor oversight for remedial excavation of pesticide- and petroleum-impacted soil, and later conducted confirmation sampling to ensure all impacted material had been removed from the Site.

Joshua Sargent

Geologic Staff

PUBLICATIONS

Sources of Fluids in Shallow Groundwater Near Natural Gas Extraction – Weld, Adams, and Boulder Counties, Colorado. *Geological Society of America Poster Presentation, Poster # 344-6, Session # 344, Geological Society of America 125th Annual Meeting, Denver, Colorado, 2013.*

Sources of Fluids and Salinity in Shallow Groundwater Near Natural Gas Extraction: Weld, Adams, and Boulder Counties, Colorado. *Geological Sciences Department for California Polytechnic State University Pomona, 2014.*

Sources of Biogenic Methane in Shallow Aquifers, Denver Julesburg Basin, Colorado. *Applied Geochemistry, 2015.*

Alicia is an Associate Scientist with over ten years of experience in Phase I and II Environmental Assessments, with strong emphasis in water quality and environmental research. She is experienced in California Environmental Quality Act (CEQA) compliance and the preparation of initial studies. Alicia has managed the preparation of environmental documents, training programs, and environmental compliance during large environmental monitoring projects. Alicia's environmental consulting experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I Environmental Site Assessments in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13.

EDUCATION

BA, Environmental Studies, San Jose State University, San Jose, California, 2004

CERTIFICATIONS & TRAINING

Residential Measurement Provider, 108212, National Radon Proficiency Program, Anaheim, California, 2015

REGISTRATIONS

Certified Asbestos Consultant #CAC #15-5379, State of California Division of Occupational Safety and Health

Lead Related Construction Sampling Technician #19526, California Department of Public Health

MEMBERSHIPS

Member, Groundwater Resources Association of California

PROJECT EXPERIENCE

Health, Safety & Industrial Hygiene

Confidential Health Care Company, Asbestos, Lead-Based Paint, and Hazardous Materials Survey, Northern California (Staff)

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple occupied hospitals and office spaces. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings.

State of California General Services, Asbestos, Lead-Based Paint, and Hazardous Materials Survey, Northern California (Project Lead)

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple communication towers in remote areas. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings.

Indoor Air Quality Assessments*, San Jose, California (Staff)

Alicia performed site inspections, interviews, and collected air samples to be analyzed for various air pollutants and molds including formaldehyde, penicillium, aspergillus, cladosporium, and stachybotry. She prepared reports summarizing findings and made recommendations.

Veteran's Administration of Puget Sound, Asbestos and Lead-Based Paint Survey, Seattle, Washington (Project Scientist)

Alicia served as the Project Scientist responsible for hazardous building material assessments, specifically asbestos and lead-based paint. These services were required as part of the pre-design tasks for this project. Over 300 samples were collected over the span of four days culminating in a final hazardous building materials report to be incorporated into the facility design as well as demolition activities once the construction phase of the project commences.

* denotes projects completed with other firms

Alicia R Jansen CAC, LRCST

Environmental Scientist

Interim Remedial Action, Indoor Air Sampling, and Sub-Slab Soil Gas Sampling, Sunnyvale, California (Staff)

Alicia conducted an indoor air sampling survey using air sampling pumps, dosimeter badges, and flame ionization detector (FID) during a sump excavation. She performs semi-annual sub-slab soil vapor sampling and indoor air quality surveys using summa canisters. She assists with the preparation and submittal of reports summarizing the findings and provides recommendations to the RWQCB.

Lead Dust Assessment and Abatement Oversight, Fremont, California (Project Scientist)

Alicia assisted with the evaluation of lead dust in an industrial facility. A total of 307 dust wipe samples were collected in order to evaluate the potential presence of lead dust throughout the two-story, 500,000 square foot manufacturing building.

Former Tesoro Coke Facility, Asbestos, Lead-Based Paint Survey, Pittsburg, California (Project Scientist)

Alicia assisted with an asbestos and lead paint survey of 20 structures at the facility ultimately scheduled for demolition. More than 200 samples were collected over the span of two days. A report was prepared that will stand up to regulatory scrutiny for demolition while providing the information needed for worker safety during demolition activities at the facility

Permitting, Compliance, Auditing

Tesoro Refinery, Initial Study*, Benicia, California (Staff)

Alicia assisted with the background research and preparation of applicant-prepared initial study for the upgrade of a refinery.

Transmission Line Upgrade*, San Mateo to San Francisco, California (Staff)

Alicia supported the environmental compliance program for the construction of a 27-mile 230 kV underground and overhead transmission line. She assisted with the preparation and submittal of variance requests, extra work space requests, and daily and weekly reports for submittal to the California Public Utilities Commission. She also conducted research and assisted with training and report preparation.

Remedial Investigations & Assessments

Hewlett-Packard Company Phase I ESAs, Cupertino, Palo Alto, and Mountain View, California

Alicia performed Phase I Environmental Site Assessments (ESA) in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-05 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). She reviewed topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviewed present and former property owners and performed site and adjacent property reconnaissance.

California Department of Transportation Portfolio, Multiple Sites, Northern California (Project Lead)

Alicia prepared quarterly groundwater monitoring reports, subsurface investigation reports, sensitive receptor surveys, and preferential pathway studies for various California Department of Transportation locations throughout northern California. She assisted with the utility locating, work plan preparation, field coordination, archived data onto the State Water Resource Control Board's (RWQCB) Geotracker electronic filing system.

City Ventures, Soil Gas Sampling and Human Health Risk Assessment, San Jose, California (Project Lead)

Alicia performed a soil vapor survey in conformance with the DTSC, Advisory Active Soil Gas Investigations, using a low-dead volume soil vapor sampling device and a mobile laboratory for onsite chemical analysis. She also assisted with the report preparation summarizing the findings and providing recommendations for further assessment, if applicable.

* denotes projects completed with other firms

Alicia R Jansen CAC, LRCST

Environmental Scientist

City Ventures, Phase I Environmental Site Assessments, Multiple Sites, California (Project Lead)

Alicia performs Phase I ESA in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). Previous sites include large industrial warehouses, multi-tenant commercial buildings, and residential properties. She reviews topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviews present and former property owners and performed site and adjacent property reconnaissance. She prepares reports summarizing the findings and provides recommendations for further assessment if applicable.

Confidential Client, Phase I Environmental Site Assessments, Multiple Sites, California (Project Lead)

Alicia performed Phase I ESAs for multiple research and development facilities in Silicon Valley. She reviewed topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviewed present and former property owners and performed site and adjacent property reconnaissance.

Goodyear Portfolio, Northern California and Hawaii (Project Lead)

Alicia performed Phase I Environmental Site Assessments (ESA) and Phase II Site Assessments for various Goodyear Tire & Rubber Company locations throughout California and Hawaii. She assisted with the installation of monitoring wells and exploratory borings; underground storage tank removals; site restoration; product removal with passive recovery system; archived data onto the State Water Resource Control Board's Geotracker electronic filing system; and assisted with the preparation of quarterly groundwater monitoring reports, sensitive receptor surveys, site conceptual models, and subsurface investigation reports.

* denotes projects completed with other firms

Kyle has more than 28 years of professional experience—17 of those years with Stantec—providing geotechnical and environmental consulting. During the course of his experience, he has been involved with a wide variety of geological and engineering projects. He has been in direct charge of quality control/quality assurance (QA/QC) work for Stantec and previous firms for geological, engineering geological, and environmental services primarily in California. Additionally, Kyle has been a primary contact for Stantec with many different clients (including multi-party actions) and regulatory bodies involving contracting, workplan approvals, site assessments and closures, permitting, remedial action, and litigation support. With regard to litigation services, Kyle has extensive experience providing expert witness testimony, second-party review, and litigation support and analysis.

Kyle's extensive experience includes assessment and remediation of property-specific and regional issues involving soil and groundwater contaminated with petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, and PCBs.

He currently serves as the managing principal geologist in Stantec's Redlands, California office.

EDUCATION

Engineering Geology/Hydrogeology, California State University, Los Angeles, California, 1984

AS, General Science, Crafton Hills College, Yucaipa, California, 1975

BS, Geological Sciences, California State University, Long Beach, California, 1982

REGISTRATIONS

Certified Engineering Geologist #1271, State of California

Professional Geologist #4066, State of California

PROJECT EXPERIENCE

Bioremediation

Excavation and Treatment of Petroleum-Contaminated Soil

Kyle designed the excavation and treatment of 45,000 cubic yards of petroleum-contaminated soil. Soil treatment included utilizing vapor extraction, combined with bioremediation.

Chemicals & Polymers

Two Former Chemical Plants, Environmental Site Assessments and Remediation, Vernon, California
Mr. Emerson was part of the team for conducting Phase I and Phase II Environmental Site Assessments (ESA) and developing remedial action plans for two former chemical plant sites with 80-year industrial histories. Phase I ESAs used historical files, maps, aerial photographs, available documents, and data from public agencies and historical directories for identifying recognized environmental concerns. Extensive Phase II ESA survey activities aided in identifying below-grade structures such as vaults/USTs, as well as assessing the extent of influence and nature of the contamination. These investigations confirmed the presence of heavy metals, petroleum hydrocarbons, volatile organic compounds, polychlorinated biphenyls, radioactive materials, semi-volatile organic compounds, and polycyclic aromatic compounds in the soils for these sites. Specific areas of concern included former settling ponds, a bone yard, maintenance areas, transformer and substations, wastewater treatment facilities, and above-ground storage tank farms. A conceptual mode was developed for use in a health risk assessment and developed risk-based corrective actions to address potential health and environmental concerns. He assisted with the development and implementation of a remedial action plan, combined administrative controls, engineering controls, and active remediation; this resulted in the cost-effective return of one site to active use, and is reducing health risks to occupants and the public at the second site.

Kyle D. Emerson PG, CEG

Managing Principal Geologist

CONFIDENTIAL: Aerospace Adhesives and Coatings Plant, Glendale, California

Mr. Emerson was part of the team that conducted feasibility studies to evaluate remedial alternatives for remediation of chlorinated VOCs, 1,4 dioxane, and hexavalent chromium (CrVI) in soil, soil vapor, and groundwater. Feasibility studies included groundwater pump testing, benchscale column testing to evaluate in situ alternatives for reducing CrVI to the less mobile CrIII valence state, soil vapor extraction, capping, and excavation. Field pilot studies were performed to evaluate the efficiency of various CrVI reductants including the use of ferrous sulfate, calcium polysulfide, emulsified oil, and fructose. Extensive multi-depth soil vapor testing was conducted to evaluate the distribution of VOCs in the subsurface and to support vapor intrusion risk assessment. Feasibility studies were completed in 2008. Remedial actions are expected to be completed in 2011.

Condition Assessments

Assessment and Mitigation of Manufacturing Facility

Kyle managed the assessment and mitigation of an ammunition manufacturing facility covering 1,100 acres in a complex geologic environment. The contaminants involved red and white phosphorous, TNT, chlorinated solvents, solid wastes, and live ordinance.

Soil Contamination Assessment Supervision and Management

Kyle managed and supervised soil contamination assessment and in-situ remediation of heavy metals involving chromium, cadmium, nickel and zinc by chemical fixation to depths in excess of 40 feet below ground surface beneath existing structures within several manufacturing facilities.

Litigation Support and Expert Testimony

Kyle provided litigation support and expert testimony on more than 20 separate projects involving service stations, chlorinated solvent cases, heavy metal, and semi-volatile releases.

Corporate / Office

CT Realty Environmental Remediation of Former Dry Cleaners, El Centro, California

Mr. Emerson was responsible for assessments and remediation at this former dry cleaners which released the dry cleaning chemical tetrachloroethene (PCE) to the ground and underlying groundwater. The work included initial site assessment, agency interaction and negotiations with the California Regional Water Quality Control Board (CRWQCB), and Colorado Basin Region human health risk assessment (HHRA), design and implementation of remedial investigations, feasibility studies, remedial action plans, and implementation of remediation in mitigating chlorinated solvent contamination in vadose and saturated zones at concentrations indicative of DNAPL. The results of the completed remediation, as well as continued confirmation sampling and monitoring, allowed the CRWQCB to issue site closure in 2008. The site has since been redeveloped into a new commercial development.

Environmental Assessments

Siting Studies

Kyle performed initial siting studies for potential Class I, II, and III landfills. The project included detailed geologic mapping, hydrogeological studies, and permeability studies of caps and liners.

Environmental Site Remediation

Assessment and Remedial Design, California (Project Supervisor)

Kyle supervised the assessment and remedial design of a system to eliminate salt brine contamination in shallow perched water horizons in the Yucaipa, San Bernardino, and Riverside areas of southern California.

Design and Installation of Recovery Systems*

Kyle designed and installed numerous free-product recovery systems that successfully recovered product. One of the sites contained product up to 11-feet thick covering more than three city blocks. The dissolved phase had affected a multi-aquifer system and a public drinking water system.

Geophysical Characterizations*

Kyle performed and supervised numerous geophysical characterizations to determine the extent of old landfills. He provided classification studies, landfill gas monitoring, removal verification during grading, methane collection and mitigation plans, permitting, and closure plans.

* denotes projects completed with other firms

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Domestic Landfill Development*

Kyle designed and supervised the dynamic consolidation of a domestic landfill for development. He used this process to minimize expected settlement to overlying structures. Kyle designed commercial developments on closed landfills that involved complex methane collection and monitoring systems and building settlement controls.

Clay Borrow Site Studies

Kyle performed more than 10 separate clay borrow site studies for determining sources of material to cap landfills; ranged from a 20-acre dry lakebed to a 450-acre parcel in complex folded marine sediments.

Assessment, Clean Up, and Regulatory Support Management, Santa, Monica (Project Manager)

Kyle managed the assessment, clean up, and complex regulatory support of a PRP site in an MTBE case (Charnock subbasin). His work involved more than 20 environmental professionals working full time for two years to complete the assessment and clean up mandated by the regulatory agencies.

Hazardous Waste

San Gabriel Valley Superfund Site, Remediation & Closure of Multiple Source Areas, Industry, California

Mr. Emerson performed feasibility studies to evaluate appropriate and relevant remedial alternatives to mitigate constituents of concern in five AOCs contaminated with chlorinated hydrocarbons, heavy metals, petroleum fuel, and cutting oils. Ultimately, a combination of remedial alternatives was implemented that included large-diameter auger excavation to 45 feet to minimize impacts on facility operations, vapor extraction, vapor intrusion risk assessment, deed restriction, and monitored natural attenuation. At the completion of remedial actions, confirmation soil, soil vapor, and groundwater sampling were conducted and followed with risk assessment to demonstrate that remedial objectives had been achieved. No further action was recently granted by the US EPA and Los Angeles Regional Water Quality Control Board.

Mixed-Use

Port of San Diego Rohr Facility, Chula Vista, California

Mr. Emerson assisted in a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.

Master Planned Commercial/Residential Redevelopment Project, Whittier, California (Project Manager)

Kyle oversaw the assessment of 26 contiguous properties that are part of a 21-acre master planned commercial/residential redevelopment project. The properties included industrial facilities, platting lines, fuel USTs, and metal processing plants, among others. The estimated cleanup costs are approximately \$2 million.

Multi-Unit / Family Residential

Residential Development Assessment, Ventura, California (Project Director)

Kyle directed an assessment of a 40-acre former agricultural property proposed for residential development. Pesticides were identified above hazardous waste levels and preliminary remediation goals established by the U.S. Environmental Protection Agency. Through corrective grading methods and onsite placement of the pesticide impacted soils, all material were re-used on site without offsite disposal. The over all cost savings for the client was more than \$1 million. Total cost was less than \$250,000 for all necessary activities.

Oil & Gas

Oil Field Site Assessments*

Kyle performed site assessments at oil field leases involving refineries, bulk storage areas, piping systems and wellhead, and drilling mud pit contamination.

* denotes projects completed with other firms

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Environmental Protection Agency Superfund Action, Culver City, California (Project Manager)

Kyle served as the project manager representing a major oil company in the assessment, remedial action, and litigation support in a multi-party contamination case affecting a City water supply. The assessment involved more than 250 continuous core borings up to 100 feet, as well as extensive remedial actions. The total cost for all related activities was \$22 million. The case is settled and the closure of the site is pending.

Project Management

Liability and Property Management Consulting Services

Kyle is providing liability and property management consulting services to more than 10 medium to large property development firms in the US. His work involves property transaction assessments, contract review, acquisition guideline development, liability management evaluation, insurance acquisition, and strategic planning.

Residential Development

Environmental Development Management and Review (Project Manager)

Kyle manages and reviews environmental development issues for a large residential developer specializing in development of contaminated industrial properties by providing innovative solutions in developing contaminated properties for residential use through risk assessment, engineering, and administrative and property development controls.

Site Management and Remediation

Design and Implementation of Biodegradation Programs*, California

Kyle designed and implemented one of the first in-situ biodegradation programs in California; it involved 50,000 cubic yards of diesel-contaminated soils, and groundwater to depths of 70 feet below ground surface.

Soil and Groundwater Remediation Systems

Soil and Groundwater Contamination Assessments and Mitigation*, California (Project Manger)

Kyle managed numerous chlorinated solvent soil and groundwater contamination assessments and mitigation programs in southern California. The projects involved releases that impacted soil and groundwater to depth of groundwater more than 700 feet in multi-aquifer systems. One case involved with plume dimensions more than 1 mile from the source affecting residential properties.

Soil and Groundwater Assessment and Remediation Programs*

Implemented hundreds of soil and groundwater assessment and remediation programs at various service station facilities in Southern and Northern California, and Nevada. Work involved assessment, remedial design, installation, maintenance and monitoring. Closure has been received on a majority of these sites.

Assessment and Remediation Management*

Kyle managed the assessment and remediation of soil and groundwater manufacturing at dry cleaning facilities contaminated with chlorinated solvents.

Warehouse / Light Industrial

Glendale Redevelopment Project, Glendale, California (Project Manager)

Kyle managed the assessment and remedial actions during the redevelopment of an industrial property. The project involved the demolition of a historic manufacturing facility and a commercial dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. Remedial actions involved excavation by pattern drilling and off site disposal along with removal of former USTs. The total cost of remediation and assessment was \$450,000.00.

* denotes projects completed with other firms

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Compton Redevelopment Project, Compton, California (Project Manager)

Kyle is serving as project manager for the assessment and remedial actions for a large redevelopment project. The project involves the redevelopment of a historic manufacturing facility and a former dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. The industrial facility was also associated with significant volumes of buried waste that required removal and disposal. These wastes also included the chemical referenced above, as well as PCBs and heavy metals. Remediation has included excavation, vapor extraction, and chemical fixation. The total cost of this project has been \$2.8 million to date.

Kyle D. Emerson PG, CEG

Managing Principal Geologist

PUBLICATIONS

In-Situ Bioremediation of an Underground Diesel Fuel Spill: A Case Study. *Environmental Management*, 1989.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
1515 WEST 178TH STREET,
GARDENA, CALIFORNIA**

Appendix C – User Provided Records
April 27, 2016

Appendix C USER PROVIDED RECORDS

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
1515 West 178th Street
Gardena, California

Prepared for:
The Olson Company

May 12, 2004

SECOR Job No. 04OT.29213.41

May 12, 2004

Mr. John Miles
The Olson Company
3020 Old Ranch Parkway, Suite 400
Seal Beach, California 90740

RE: Phase I Environmental Site Assessment
1515 West 178th Street
Gardena, California
SECOR Project No.: 04OT.29213.41

Dear Mr. Miles:

At the request and authorization of The Olson Company, SECOR International Incorporated (SECOR) has completed a Phase I Environmental Site Assessment (ESA) of the property located at 1515 West 178th Street, City of Gardena, Los Angeles County, State of California (the Site). This Phase I ESA was conducted in accordance with the scope of work and terms provided in The Olson Company's Master Consulting Services Agreement dated November 28, 2001 and ASTM Practice E1527-00. The following Executive Summary outlines SECOR's findings described in the following report. Please read the report for a comprehensive accounting of investigative results.

EXECUTIVE SUMMARY

The Site is located in the City of Gardena, Los Angeles County, California. The Site consists of approximately 4.501 acres of land located on the north side of West 178th Street and is addressed as 1515 West 178th Street. The Site is located within a mixed industrial, commercial and residential area. The Site is bound to the north by a parcel of land currently used by riding stables with the Dominguez Channel located beyond; to the east by modern commercial and light industrial office buildings; to the south by West 178th Street and Commercial/light industrial properties (including the currently vacant, former Bee Chemical property) and to the west by a residential trailer park.

The Site comprises one large combined office and warehouse building of approximately 95,000 square feet. Information obtained from a review of building permits held at the City of Gardena Building and Safety and Planning Departments indicate the building was constructed in 1961 with minor remodeling occurring since that time. Prior to the construction of the warehouse office building in 1961, the land was formerly used for agricultural purposes. Other than general warehouse use in recent years, the Site was primarily occupied by Globe Illumination Company, which manufactured light fixtures.

Although the Site is currently branded on the exterior of the office/warehouse building with 'Power Trans Freight Systems, Inc.', the property is currently used by four other companies, which are all involved in the exporting and importing (shipping, transportation and handling) of goods between America, China and Korea. Products typically handled at the Site include various plastic toys, electronic goods and clothing.

Equipment reportedly used by the Globe Illumination Company is currently stored towards the northern portion of the warehouse building. The unused equipment comprised wooden pallets, old conveyor belts and an assortment of machinery parts. One of the storage rooms located towards the southeast corner of the warehouse area also contained an assortment of unused office equipment (computers/files/papers/box files), wooden pallets, worn tires, and empty gas bottles (LPG). The housekeeping of the area was poor and reportedly not used by the current occupants.

Two solid waste dumpsters were observed towards the northwest corner of the warehouse building. The large quantities of trash observed across the exterior areas of the Site suggest poor housekeeping and waste management practices rather than an insufficient number of dumpsters available to handle the quantity of solid waste generated at the Site. A substantial amount of worn tires, plastic oil containers and vehicle batteries have also been dumped in both interior and exterior areas of the Site. The maintenance of the dumpsters and disposal of refuse within the units is managed by Waste Resources, Inc. of Gardena. This is not identified as a recognized environmental condition (REC), but a management issue where SECOR recommends the worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site be removed prior to acquisition.

Two wooden pallets of packaged chemicals were observed towards the northwest corner of and outside of the warehouse building/canopy area and were reportedly left over from the former users of the Site (likely, Globe Illumination Company). One wooden pallet comprised approximately 36 individual plastic 20 liter containers and was labeled "Bio-Strip GR12" (paint and graffiti remover). Some of the containers were damaged, cracked and had released their contents onto the concrete floor surface in this area. The other wooden pallet contained approximately 30 individual 20 liter plastic tubs of "Rust-Tel". The label was heavily weathered but indicated that it was a rust converter and neutralizer and used for removing red-rust prior to painting. The surface concrete in this area was in good condition and free of major cracks or damage. There is the potential however, for surface water runoff to mobilize the chemicals that had been released from the damaged containers into the former railroad track along the northern most boundary of the Site. This area is considered a REC based on the potential release of chemicals into the subsurface soils located along the northern boundary of the Site. SECOR recommends a subsurface assessment in this area to evaluate if any impact has occurred that would warrant further assessment or clean up.

Impacts to soil (chlorinated solvents including tetrachloroethane) were identified along the northern portion of the Site in 1990, which resulted in a subsurface investigation, excavation of impacted soils and the issuance of a closure report prepared by Pomona Valley Environmental (PVE) in 1991 that presented a summary of methods utilized to excavate, remove and dispose of the contaminated soil identified at 1515 West 178th Street, Gardena, California. PVE reported that any areas that had a reading of 100 ppm or higher were removed until the soils had a concentration of less than 100 ppm. At this time, samples were taken to Precision Labs and analyzed by EPA Test Method 418.1 and 8240 to confirm the area was "clean". The closure report indicates that 397.4 tons of soil was transported to PVE at 9800 Beau Avenue, Riverside for incorporation into Cold Process Paving Materials. The material was used for paving materials at a Kmart superstore. PVE concluded that based upon the fieldwork performed by PVE and the results of analyses of soil samples collected, no further work is deemed necessary.

The data does not indicate that closure was received from the regulatory agencies. Additionally, the 100 ppm clean up level utilized by PVE for the site clean up exceeds the U.S. EPA Region 9 residential

preliminary remediation goal (PRG) for several of the detected solvents in soil. As a result, SECOR has identified this as a REC and recommends further assessment in this area to evaluate the residual impact in soil and groundwater as it may affect site development and regulatory closure.

The relatively new commercial office buildings directly to the east of the site appear to be used for light manufacturing purposes (Matsui International Co. located at 1501 West 178th Street reportedly have a discharge permit for cleaning operations associated with production and printing screens used in laboratories). No recognized environmental conditions were observed on the adjacent land to the east of the Site.

The commercial/light industrial properties located directly to the south and down gradient to cross gradient of the Site on the opposite side of West 1278th Street appear to be older with heavier industrial manufacturing use that ranges from a die casting company, engine repair and supply company, as well as a currently vacant commercial building that was formerly occupied by The Bee Chemical Company. The former Bee Chemical Company located at 1500 West 178th Street is a recognized environmental condition due to the historic storage, transfer and use of chemicals, that resulted in the removal of 10 UST's, and remedial action that involved excavation of impacted soils and the removal of free product from groundwater beneath the property. The current status of corrective action conducted at this site is also unknown. SECOR has identified this facility as a REC as discussed below.

Gardena Sumps located on the southwest corner of Normandie Avenue and Artesia Boulevard is a Superfund Site located approximately one quarter to one half of a mile upgradient to the east northeast of the Site. The Gardena Sumps have been described (taken from the EDR Report) as "An abandoned refinery and oil field waste disposal site, in which the wastes were believed to have been disposed of in sumps over a 15 year period ending in the 1950's". Based on information gathered from the site investigators it was determined that impact from this facility has not migrated to the subject property. As a result, no further assessment is recommended.

Based on the site inspection conducted by SECOR and a review of information pertaining to the Site and adjacent surrounding land use, the following recognized environmental conditions (RECs) were identified that would require further assessment:

- Former activities conducted at the Bee Chemical Property located at 1500 West 178th Street has resulted in significant impacts to soil and groundwater from volatile organic and chlorinated solvent compounds. Although groundwater is reported to flow in a direction towards the south southeast (away from the site), impacts to groundwater were historically detected in an up gradient monitoring well located in the middle of West 178th Street directly adjacent to the subject Site.. The current status of local groundwater quality is unknown. SECOR has submitted a request to review files at the LARWQCB, however SECOR has not received an appointment to review files to date. SECOR recommends further effort to attain and review the reports from the LARWQCB.
- Based on the known contaminative use of land on the adjacent (Bee Chemical Company), which has resulted in identifiable impacts to localized soil and groundwater, there is a potential for the onsite migration of these contaminants (volatile organic and chlorinated solvent compounds) onto or beneath the Site. Based on the proposed future use of the Site (residential purposes), SECOR recommends a subsurface investigation to evaluate environmental impacts to subsurface soil and groundwater beneath the Site. Data obtained

from the subsurface investigation should be used to evaluate the risks to human health posed by elevated concentrations of volatile organic and chlorinated solvent compounds in the subsurface.

- Based on the Site's history of agricultural use, SECOR recommends that the shallow subsurface investigation include an evaluation of impacts to shallow soil resulting from the potential use of pesticides.
- Prior to acquisition of the Site, the two damaged wooden pallets of chemicals (paint and graffiti remover and rust converter and neutralizer) observed towards the northwest corner of the warehouse building should be removed by the owner. SECOR recommends a subsurface assessment in this area.

Although not recognized environmental condition, SECOR recommends the following issued be addressed:

- SECOR did not conduct lead-based paint or asbestos evaluations during the site reconnaissance. However, given the age of the structures (circa early 1960's), lead-based paint and asbestos should be anticipated in the buildings. Prior to any disturbance of painted materials, SECOR recommends a comprehensive, AHERA-level asbestos sampling survey and Lead-Based Paint Survey be conducted.
- SECOR identified a management issue where worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site. SECOR recommends these items be removed prior to acquisition.

It has been a pleasure to provide these services for you, and we look forward to working with you in the future. Should there be any questions concerning the information contained in the following report, please contact the undersigned at (909) 335-6116.

Sincerely,
SECOR International Incorporated

Lewis D. Simons R.E.A.
Project Geologist

Kyle D. Emerson, CEG-1271
Senior Vice President

cc: Lyn Delzell
Cox, Castle Nicholson LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067

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1.0 INTRODUCTION

1.1 OBJECTIVE

The purpose of this Phase I Environmental Assessment is to identify recognized environmental conditions in connection with the Property. The term 'recognized environmental conditions', as defined in ASTM Standard Practice E1527-00, means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property, even if those substances are present under conditions in compliance with environmental laws.

1.2 SCOPE OF WORK

As stated above, the Phase I ESA was performed in accordance with the scope of work and terms provided in The Olson Company's Master Consulting Services Agreement dated November 28, 2001 and ASTM Standard Practice E1527-00.

The scope of services did not include an assessment of overall environmental regulatory compliance, any subsurface investigation (including soil or groundwater sampling, exploratory boreholes or other investigative techniques to quantify potentially identified hazardous materials), and asbestos, lead-based paint, mold, or radon gas surveys.

2.0 SITE DESCRIPTION

2.1 LOCATION AND STATISTICS

The Site is located in the City of Gardena, Los Angeles County, California. The Site consists of approximately 4.501 acres of land located on the north side of West 178th Street and is addressed as 1515 West 178th Street. Figure 1 in Appendix A is a Site Location map showing the location of the Property with respect to the site vicinity. Figure 2 in Appendix A is a Site Plan showing approximate boundaries of the Property, adjacent site use, and salient features observed during the site visit.

Assessor Parcel Number: 6106-013-040

2.2 SITE AND VICINITY CHARACTERISTICS

The Site is located within a mixed industrial/commercial and residential area of Gardena. The Site is bound to the north by a parcel of land currently used by riding stables with the Dominguez Channel located beyond; to the east by modern commercial and light industrial office buildings; to the south by West 178th Street and Commercial/light industrial properties (including the currently vacant, former Bee Chemical property) and to the west by a residential trailer park.

2.3 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER RELEVANT IMPROVEMENTS ON THE SITE

The Power Trans Freight Systems Property is located on the northern side of West 178th Street and is set within a mixed commercial/light industrial and residential area. Ingress and egress to the Site is via West 178th Street. The Property itself comprises a large warehouse building with the main offices and entrance to the Property situated on the southern portion of the Property. The Property includes a large asphalt and concrete paved parking area for large trucks on the eastern portion of the site and a narrow strip of concrete and asphalt truck parking area on the west portion of the Property. The east portion of the Property is used for shipping and handling goods with truck docking bays/ramps located along the east side of the Property building. Security gates and guards controlling deliveries are located on the east side of the Property with guard dogs used for the narrow strip of parking area located on the west portion of the Property. Further Site description is provided in the following Section 3.0. A photographic log of current Site conditions is located in Appendix A.

2.4 ENVIRONMENTAL LIENS

SECOR, during the course of this due diligence investigation, did not uncover any environmental liens on the Site. A preliminary Title Report was not provided for SECOR's review. The absence of the title report is not significant, due to the availability of the similar information through other sources reviewed by SECOR.

2.5 CURRENT PROPERTY USE

Although the Site is branded on the exterior of the office/warehouse building with 'Power Trans Freight Systems, Inc.', the property is currently used by four other companies, which are all involved in the exporting and importing (shipping, transportation and handling) of goods between America, China and Korea. The companies currently occupying the five suites are as follows:

- Power Trans Freight Systems, Inc. (Suite 100)
- JVL America, Inc. (Suite 101)
- Great Luck, Inc. (Suite 102)
- Intel Transport Services (Suite 103)
- CINTEK Systems, Inc. (Suite 104)

Products typically handled at the Site include various plastic toys, electronic goods and clothing.

3.0 PROPERTY RECONNAISSANCE

SECOR performed a reconnaissance of the Site on April 21, 2004. Mr. Mike Mallette of Power Trans Freight Systems, Inc. (property representative and General Manager) granted access to the Site and was present during SECOR's site walk. Weather conditions during the reconnaissance were clear and no weather related restrictions were encountered.

The purpose of the reconnaissance was to identify existing conditions and land uses that may suggest potential environmental impacts to the Site. Such conditions, to the extent visible and accessible, include storage, disposal and treatment of solid and/or hazardous waste, storage tanks and other chemical containers, odors, pools of liquid, staining, drains, sumps, pits, ponds, lagoons, septic systems, wells, unusual soil disturbance, stressed vegetation, and electrical transformers.

Field notes of the property reconnaissance are detailed further in the remainder of this report. Photographs taken of the Site are included in Appendix A.

3.1 INTERIOR PROPERTY OBSERVATIONS

The Site comprises one large combined office and warehouse building of approximately 95,000 square feet. The building is of brick and steel construction with drywall, acoustic ceiling tile, and carpet used for the office areas. Linoleum tile has been used for the kitchen and restroom areas. The offices are located towards the southern portion of the site with the warehouse building extending towards the northern edge of the Site boundary. A 2-story office with gym, kitchen and restrooms has been constructed in the central area of the warehouse building and are unused. Information obtained from a review of building permits held at the City of Gardena Building and Safety and Planning Departments indicate the building was constructed in 1961 with minor remodeling occurring since that time.

Equipment reportedly used by the Globe Illumination Company is currently stored towards the northern portion of the warehouse building. The unused equipment comprised wooden pallets, old conveyor belts and an assortment of machinery parts. The General Manager (Mr. Mike Mallette) indicated that they do not have access to a padlocked storage area but that it probably contained more equipment used by the former company occupying the Site. SECOR recommends reviewing this structure during the planned Phase II ESA activities. Liquid Propane Gas (LPG) is stored towards the northwest corner of the Site and used for forklift purposes. A floor drain was observed in the canopy covered area of the warehouse building towards the northern portion of the Site. The floor drain was slightly clogged and the surrounding floor surface was dirty. The area is relatively unused by current occupants other than the storage of empty LPG bottles used for forklift trucks. The drain is located within a covered area and therefore unlikely to be exposed to stormwater.

The Site is currently occupied by five companies (as provided in Section 2.5) for exporting and importing goods between America, China and Korea. The warehouse area comprises boxes stacked in predetermined locations with some areas fenced off as requested by clients handled by the companies occupying the Site. Unloading and loading of goods is carried out in the shipping, delivery and handling area located along the eastern side of the warehouse building.

A storage room located towards the southeast corner of the warehouse area contained an assortment of office equipment (computers/files/papers/box files), wooden pallets, worn tires, and empty gas bottles (LPG). The area was in poor condition and reportedly not used by the current

occupants. The electrical room located off the main corridor to the office suites was in poor condition and contained 4 tins of paint.

Other than the potential existence of lead-based paint (LBP) and asbestos containing materials (ACMs) in the building materials (See Sections 3.5 and 3.6) no environmental concerns associated with this structure were observed by SECOR at the time of the site reconnaissance.

3.2 EXTERIOR PROPERTY OBSERVATIONS

The Site consists of approximately 4.501 acres of land with one large office warehouse structure currently occupied by five separate companies and operating under the logo "Power Trans Freight Systems, Incorporated". The office area is located on the southern boundary of the building with the main entrance via West 178th Street. Landscaping has been used along the southern edge of the Site with an enclosed patio area located to the west of the main offices and south of the office kitchen. Parking for employees is located in the south east corner of the Site adjacent to West 178th Street. Two gates provide access to the largely unused parking area to the east and the shipping and handling trailer parking area to the west. A security hut and guard dogs control vehicles entering the shipping and handling area.

A mixture of concrete and asphalt has been used to surface the narrow strip of parking area located along the eastern most portion of the Site and the larger truck parking, shipping and handling area located along the west portion of the Site. The east parking area is largely unused and contained 4 commercial vehicles that appeared to be in need of repair at the time of the Site inspection conducted by SECOR. With the exception of minor oil staining resulting from the historic use of the area for parking trucks, no major staining or distressed vegetation was observed in this area. A large amount of trash was however observed in this area, which ranged from general household/domestic trash to plastic oil containers, worn tires, redundant vehicle batteries wood pallets and packaging materials. The oil containers, worn tires and used vehicle batteries are a recognized environmental condition (REC). A 500-gallon above ground storage tank labeled "De-ionized Water" was observed adjacent to the northern boundary of the Site. A pole-mounted transformer was also observed adjacent to the warehouse building in the east parking area. The pole-mounted transformer is maintained by Southern California Edison and therefore unlikely to contain Polychlorinated Biphenyls (PCB's).

The west truck parking, shipping and handling portion of the property is used to unload, and load goods for import and export purposes. Loading bays and forklift trucks facilitate the movement of goods from the warehouse to trailers. Some unused trailers were observed along the west boundary of the Site. Some standing water was also observed adjacent to a trailer parked close to the main entrance area towards the southwest corner of the Site. No odors, discoloration or oily sheen was observed with the standing water. Two large trash dumpsters were observed towards the northwest corner of the warehouse building. The dumpsters contained general packaging materials and wooden pallets. Waste generated at the site is handled by Waste Resources, Inc. of Gardena.

Two wooden pallets of packaged chemicals were also observed in this area and were reportedly left over from the former users of the Site (likely, Globe Illumination Company). Further details regarding the chemical storage are presented in Section 3.2.3 of this report. The previous Phase I ESA completed by Targhee, Inc. had indicated that soils impacted by paints/solvents had been excavated in the area formerly occupied by the railroad trending east to west along the northern

perimeter of the Site. The source of the impacted soils reportedly occurred during the use of a paint contractor firm working on the Site. A total of 397.4 tons of impacted soil were excavated, removed from the site and transported to Pomona Valley Environmental (9800 Beau Avenue, Riverside) for incorporation into "Cold Process Paving Materials" during May 1991. The material was used for paving materials at a Kmart superstore. Additional information pertaining to the remedial work conducted at the Site is included in Section 5.5 and Appendix E (Supporting Documentation).

An overturned trailer was observed towards the northwest corner of the warehouse building adjacent to an unloading bay. The trailer was sealed and there was no evidence of any unauthorized spills or releases observed in this area. Mr. Mallette indicated to SECOR that the owner of the trailer was yet to schedule the removal of the trailer and goods contained within it.

3.2.1 Surface Drainage

Storm water runoff from the Site would flow south towards 178th Street. No signs of improper discharge were noted during SECOR's site walk.

3.2.2 Surface Water

With the exception of the small pool of standing water observed towards the west entrance of the Site, no surface water was visually identified during SECOR's Site reconnaissance.

3.2.3 Exterior Subsurface Structures and Hazardous Materials Storage Areas

No exterior subsurface structures were observed at the Site during the site reconnaissance. Mr. Mallette reported to SECOR that no hazardous materials are currently used by the occupants of the Site. Two wooden pallets of packaged chemicals were however observed towards the northwest corner of the warehouse building/canopy area and were reportedly left over from the former users of the Site (likely, Globe Illumination Company). One wooden pallet comprised approximately 36 individual plastic 20 liter containers and was labeled "Bio-Strip GR12" (paint and graffiti remover). Some of the containers were damaged, cracked and had released their contents onto the concrete floor surface in this area. The other wooden pallet contained approximately 30 individual 20 liter plastic tubs of "Rust-Tel". The label was heavily weathered but indicated that it was a rust converter and neutralizer and used for removing red-rust prior to painting. The surface concrete in this area was in good condition and free of major cracks or damage. There is the potential however, for surface water runoff to mobilize the chemicals that had been released from the damaged containers into the former railroad track along the northern most boundary of the Site. This area is considered a recognized environmental condition based on the potential release of chemicals into the subsurface soils located along the northern boundary of the Site.

3.3 STORAGE TANKS

No underground storage tanks (USTs) were visually observed at the Site during SECOR's site reconnaissance. An above ground storage tank (AST) with an approximate capacity of 500-gallons was, however, observed towards the northeast corner of the warehouse building and was labeled "de-ionized water". The tank appeared to be unused at the time of the site reconnaissance. Review of a regulatory agency database search for the property and surrounding

area performed by Environmental Data Resources (EDR) indicated no presence of ASTs or USTs at the Site.

3.4 POLYCHLORINATED BIPHENYLS (PCBS)

Electrical transformers, hydraulic equipment capacitors, fluorescent light fixtures, and similar equipment may contain polychlorinated biphenyls (PCBs) in the hydraulic fluids or dielectric insulating fluids within the units. The federal Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCBs after 1979. There is, however, potential that the dielectric fluid in electrical and hydraulic equipment manufactured and constructed prior to that date contains PCBs.

A pole mounted transformer was observed on the west portion of the Property adjacent to the warehouse building. Given that Southern California Edison (SCE) is responsible for the maintenance of the pole-mounted transformer located on the Property, SECOR considers it unlikely that there is the potential for the pole mounted transformer to contain PCB's. There is however a potential for the fluorescent light fixtures located throughout the office/warehouse building to contain PCBs. SECOR recommends that during demolition that the disposal of these fixtures be conducted in accordance with applicable laws.

3.5 LEAD-BASED PAINT (LBP)

Lead is a pliable, soft metal that is used in the construction of pipes, rods, and containers. Before 1978, lead was a common ingredient in paint because it added strength, shine and extended the life of the paint. In 1978 the EPA banned the use of lead pigments in paints used on interior and exterior residential surfaces. Lead poisoning can result from children having access to, and ingestion (by chewing) of lead-based paint covered surfaces. Inhalation of dust produced by normal oxidation, or scraping/sand-blasting of the paint, which may contain significant amounts of lead, is also a health hazard. The EPA/HUD action level for lead-based paint (LBP) is 0.5% dry weight.

SECOR did not conduct a LBP evaluation during the site reconnaissance. However, given the age of the structures (circa 1961), lead-based paint should be anticipated in the building. Prior to any disturbance of painted materials, SECOR recommends a Lead-Based Paint Survey be conducted.

3.6 ASBESTOS CONTAINING MATERIALS (ACMS)

Asbestos is a common term for a group of naturally occurring mineral fibers. Due to its durability and insulating quality, it was used in a wide variety of building products including structural fireproofing, pipe and duct insulation, plasters, roofing, floor tile, and linoleum. Adverse health effects have been associated with the inhalation of airborne asbestos fibers. By June of 1978, the US Environmental Protection Agency (US EPA) had effectively banned the use of asbestos in building materials.

SECOR did not conduct an ACM evaluation during the Site reconnaissance. However, given the age of some of the structures (circa 1961), asbestos containing materials should be anticipated in the building. Prior to any disturbances, SECOR recommends a comprehensive, AHERA-level sampling survey be conducted.

3.7 SOLID WASTE DISPOSAL ISSUES

Two solid waste dumpsters were observed towards the northwest corner of the warehouse building. The large quantities of trash observed across the exterior areas of the Site suggest poor housekeeping and waste management practices rather than an insufficient number of dumpsters available to handle the quantity of solid waste generated at the Site. A substantial amount of worn tires, plastic oil containers and vehicle batteries have also been dumped in both interior and exterior areas of the Site. The maintenance of the dumpsters and disposal of refuse within the units is managed by Waste Resources, Inc. of Gardena. The dumping of worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site is a management issue. Prior to acquisition of the Site, all dumped materials including general household trash observed throughout the Site should be removed by the owner.

3.8 PESTICIDE ISSUES

Historical research (aerial photograph review Section 5.1), indicates the Site was developed with agricultural use from at least 1939 to 1961. The Site was developed in 1961 as confirmed by a review of building permits held at the City of Gardena Building and Safety and Planning Departments. Based on the Site's history of agricultural use, SECOR recommends a shallow subsurface investigation to determine if impacts to soil have occurred from the potential use of pesticide products.

3.9 MOLD

Mold and mildew are considered fungi (the plural of fungus). Fungi are the biological term for molds, mildew, yeast, and mushrooms. Microfungi are the fungi most likely to affect buildings and are commonly found in bathrooms and in other locations of a building and building systems. Microfungi are so small that they can only be seen when they are growing in visible colonies (with millions of spores) or with the aid of a microscope.

SECOR conducted a limited mold investigation of the accessible interior of the warehouse/office building during the Site reconnaissance. The evaluation consisted of visual observations in accessible areas of high-risk mold growth areas. Although the restrooms were in a generally poor condition and in need of cleaning, SECOR did not visually identify mold-contaminated surfaces characteristic of the presence of mold. The currently unused restrooms located within the central warehouse office however, did smell musty due to non use. Musty smells often indicate a moist environment where mold may tend to grow. Please note that no sampling was performed and no penetrations were made by SECOR into any walls or above ceilings during this Site reconnaissance. SECOR would recommend that during the recommended ACM and LBP surveys an inspection of mold occur in all building areas prior to demolition.

3.10 RADON GAS

Radon-222 (radon) is a naturally occurring gas that is prevalent in certain areas of the country. The U.S. EPA has determined that exposure to 4.0 pCi/L of radon gas on a regular basis increases the

risk of lung cancer. In 1990, the California Department of Health Services conducted a two-phase statewide radon survey. The first phase of the survey involved a radon selection of owner-occupied single-family dwellings, monitored utilizing a short-term (two-day) radon detector. Following sample collection, the detectors were sent to the EPA for analysis. In the second phase, 10 percent of the previous group was monitored with long-term (one year) radon detectors that were returned to the EPA for analysis.

The County of Los Angeles is located in an area designated as a Radon Zone Level 2 with a predicted average indoor screening level between 2 pCi/L and 4 pCi/L. However, the screening results for the local zip code 90248 where the Site is located, based on 2 samples tested, show an average first floor activity level of 0.0 pCi/L, with 100% percent of the sites tested at less than 4 pCi/L. The information regarding the radon determinations is contained on page A-66 of the EDR report attached as Appendix B. Based on this data, Radon is not considered an issue that would require further assessment at the Site.

3.11 OIL WELLS

SECOR reviewed oil field maps provided by the Department of Oil, Gas, and Geothermal Resources (DOGGR) in an effort to determine if the Site is located within an active oil field. The area of the Site is depicted on the Regional Wildcat Map No. W1-6. According to these records, the Site is not located within an oil field boundary. In addition, oil well data was requested from Environmental Data Resources. Oil well data within the EDR report does not indicate the presence of any oil wells within a one mile radius of the Site. Based on the lack of close proximity of oil wells or oil fields in the area of the Property, SECOR does not consider oil production to be an environmental concern.

3.12 ENVIRONMENTAL SETTING

3.12.1 Regional Geology and Hydrogeology

The USGS topographic map, Torrance Quadrangle (dated 1964 and revised in 1981) was reviewed by SECOR. The map showed the subject property to be at an elevation of approximately 34 feet above mean sea level (msl). The Rosecrans Hills are located approximately 6 miles northwest of the subject property. The topography in the vicinity of the subject property undulates and slopes generally to the southwest. The subject property is located approximately 1/8 mile south of the Dominguez Channel, the nearest surface water body.

The Site is located in an area of recent alluvial fan deposits from the Quaternary age. These deposits typically consist of tideland and flood-plain deposits. Regionally, the Site area is located within the Southwestern block of the Los Angeles Basin, within the Peninsular Ranges Geomorphic Province of California. Shallow sediments in this area of the Los Angeles Basin consist of Recent-age gravel, sand, silt, and clay deposited by the Los Angeles River and Dominguez Channel. In some areas, these sediments are expected to be approximately 50 to 90 feet thick. The near-surface sediments are underlain by sedimentary rocks of primarily recent to Miocene age. The sediments underlying the site are anticipated to have moderate hydraulic conductivity.

The elevation of the Site is approximately 34 feet above mean sea level.

The Site is on the West Coast Groundwater Basin. This subject property is underlain by a semi-perched aquifer located roughly 40-50 feet below ground surface (bgs). The subject property appears to be located outside the "Pressure Area", which is an area of the underlying aquifer influenced by groundwater injection for groundwater replenishment.

The subject property area is underlain by a 40-foot thick sequence of clays that overlie the deeper Bellflower aquiclude (EDR 2004).

Based on previous investigation work conducted in the area, groundwater within the vicinity of the Site reportedly flows in a direction towards the south southeast. No specific information regarding the depth to near surface groundwater beneath the subject property was located by SECOR; however, the depth to the near surface groundwater at a facility located less than one-eighth-mile east of the subject property was measured to be approximately 40 feet bgs (EDR, 2004) in the Bellflower Aquiclude.

3.13 ADJACENT SITE RECONNAISSANCE

A brief visual survey of adjacent properties from public thoroughfares was performed by SECOR during the Site reconnaissance to evaluate if these properties possess additional facilities or structures that use, store, generate, or dispose hazardous materials that may present a potential environmental risk to the Property. The relatively new commercial office buildings directly to the east of the site appeared to be used for some light manufacturing purposes (Matsui International Co. located at 1501 West 178th Street reportedly have a discharge permit for cleaning operations associated with production and printing screens used in laboratories). No recognized environmental conditions were observed on the adjacent land to the east of the Site.

The commercial/light industrial properties located directly to the south of the Site on the opposite side of West 1278th Street appear to be older with heavier industrial manufacturing use that ranges from a die casting company, engine repair and supply company, as well as a currently vacant commercial building that was formerly occupied by the Bee Chemical Company (Morton International Incorporated). This company was identified on the Spills, Leaks, Investigation and Cleanup (SLIC) list posted on the California Environmental Protection Agency (CalEPA) website. The former Bee Chemical Company located at 1500 West 178th Street is a recognized environmental condition due to the historic storage, transfer and use of chemicals, that resulted in the removal of 10 UST's, and remedial action that involved excavation of impacted soils and the removal of free product from groundwater beneath the property. The Bee Chemical Groundwater was reportedly encountered at a depth of 38 to 44 feet below ground surface in a previous investigation conducted by Geraghty & Miller, Inc. in May 1986 and is believed to flow in a direction towards the south southeast (away from the Site). Impacts to groundwater were however, detected in an up gradient monitoring well installed in the middle of West 178th Street. Information pertaining to the former Bee Chemical Site and obtained from a review of Los Angeles County Department of Public Works (LACDPW) is included in Section 5.5 and Appendix G of this report.

A request for a review of files held at the Los Angeles Regional Water Quality Control Board (LARWQCB) has been submitted by SECOR. SECOR is yet to receive an appointment to review the files but will forward additional information obtained for the Bee Chemical property upon receipt. Although the historic direction of groundwater flow has been reported to the south southeast, SECOR recommends further effort to review files at the LARWQCB to evaluate the current status of impacted soil and groundwater at the Bee Chemical property and the risks

associated with the potential mobilization and migration of impacted groundwater beneath the Site.

Gardena Sumps located on the southwest corner of Normandie Avenue and Artesia Boulevard is a Superfund Site located approximately one quarter to one half of a mile upgradient to the east northeast of the Site. The Gardena Sumps have been described (taken from the EDR Report) as *“An abandoned refinery and oil field waste disposal site, in which the wastes were believed to have been disposed of in sumps over a 15 year period ending in the 1950’s”. Hazardous substances found on site have included a wide variety of petroleum hydrocarbon wastes, polychlorinated biphenyls (PCB’s) and some heavy metals generated from drilling and petroleum refining. Sludge’s are of a highly acidic nature with an estimated amount of waste on the site reported to be 16,000 tons. The threat to public health is reported to be “hydrocarbon wastes are highly acidic and present a potential health hazard through direct contact with skin. Additionally wastes may emit gases containing volatile organic compounds, or other sulfur containing gases, presenting a potential inhalation hazard”.* The site activity status is reported as *“Department of Health Services (DHS) performed a preliminary assessment and site investigation in 1986 to evaluate site contamination. Based on the findings of this investigation, a remedial action order was issued on March 3, 1988 to the two property owners where the sumps exist. Should both property owners fail to comply with the order, DHS will initiate remedial activities. An imminent and substantial endangerment determination was made by DHS in July, 1988. Based on this determination, the landowners were required to fence and secure the site and remove materials seeping from the sumps to offsite areas.”* Additional information provided reports that *“the drilling, transportation and manufacturing companies which disposed of wastes have not been definitively identified. Both of the landowners named in the RAO have indicated willingness to undertake and fund further site characterization and remediation required in the order. Uncertainty remains as to whether these landowners can fund remedial activities. If all Potentially Responsible Parties are found to be in noncompliance, DHS will initiate remedial activities. If Bond funds are used, DHS will undertake appropriate cost recovery activities”.*

An aerial photograph dated 1938 and historical topographic map (with “oil sump” clearly marked on the map) dated 1951 obtained for the Site and surrounding area confirms the existence of the Gardena Sumps from at least 1938 onwards. Based on discussions with the site investigators of Gardena Sumps impact to soil and groundwater have not migrated to the subject property. Therefore, no further assessment is recommended.

4.0 PUBLIC RECORD REVIEW SECTION

4.1 ENVIRONMENTAL DATA RESOURCES REPORT

SECOR contracted with EDR to review databases maintained by various federal and state environmental agencies. The purpose of the review was to identify reported listings for the subject Site or other properties in the vicinity. The reviewed databases included federal and state lists of known or suspected contaminated sites, known handlers or generators of hazardous waste, known waste disposal facilities and permitted underground storage tanks. The database search report is included as Appendix B. The databases which were researched and the searched distances for each database, if applicable, include the following described below:

Federal Records

- NPL, identifies sites for priority cleanup under the superfund program, searched within a one-mile radius.
- CERCLIS, contains information on sites identified by the USEPA as abandoned, inactive or uncontrolled hazardous waste sites that may require cleanup, searched within a one-half mile radius.
- NFRAP, lists sites that were on the CERCLIS but have been removed and now No Further Remedial Action is planned, searched within a one-quarter mile radius.
- CORRACTS, identifies hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity, searched within a one-half mile radius.
- RCRIS, identifies sites that generate, store, transport, treat and/or dispose of hazardous waste as identified by the RCRA, searched within a one-quarter mile radius.
- ERNS, stores information on reported releases of oil and hazardous substances, searched within the target property.
- BRS, biennial Reporting System, collects data on generation and management of hazardous waste.
- CONSENT, establish legal responsibility and standards for NPL clean-up sites, searched within a one-mile radius.
- ROD, mandates remedy at NPL sites pertaining to technical and health information to aid in site clean-up, searched within a one-mile radius.
- DELISTED NPL, NPL sites in which no further response is necessary or appropriate, searched within a one-mile radius.
- FINDS, points to other sources that may contain more information, searched within the target property.
- HMIRS, contains hazardous materials spill incidents reported to the DOT, searched within the target property.
- MLTS, lists sites that possess or use radioactive materials subject to Nuclear Regulatory Commission licensing requirements, searched within the target property.
- MINES, mines master index file, searched within a one-quarter mile radius.

- NPL LIENS, lists properties with liens filed against them to recover remedial action expenses, searched within the target property.
- PADS, identifies generators, transporters, commercial storers and/or brokers, and disposers of polychlorinated biphenyls, searched within the target property.
- DOD, Department of Defense, federally owned or administered land of 640 acres or greater, searched within a one-mile radius.
- RAATS, contains records on enforcement actions under RCRA, searched within the target property.
- TRIS, identifies facilities that release toxic chemicals to the air, water, or land, searched within the target property.
- TSCA, identifies manufacturers and importers of chemical substances included on the TSCA chemical inventory list, searched within the target property.
- FTTS, tracking system for the Federal Insecticide, Fungicide & Rodenticide, and Toxic Substances Control Act, searched within the target property.
- SSTS, reports manufacturing practices for registered pesticide-producing establishments, searched within the target property.

State Records:

- AWP, Annual Workplan Sites, state of California Department of Toxic Substance Control (DTSC) database of known hazardous waste sites targeted for cleanup, formerly Bond Expenditure Program (BEP), searched within a one-mile radius.
- CAL-SITES, state database of properties in California where hazardous substances have been release, or where the potential for such release exists, searched within a one-mile radius.
- CHMIRS, California Hazardous Material Incident Report System, searched within a one-mile radius.
- Cortese, Hazardous Waste & Substance Sites List, searched within a one-mile radius.
- Notify 65, Proposition 65 records, searched within a one-mile radius.
- Toxic Pits, identifies sites suspected of containing hazardous substances where cleanup has not yet been completed, searched within a one-mile radius.
- SWIS, Solid Waste Information System, a state inventory of active, closed and inactive landfills and solid waste facilities, searched within a one-half mile radius.
- WMUDS/SWAT, Waste Management Unit Database/Solid Waste Assessment Test, a state inventory of waste management units, searched within a one-half mile radius.
- LUST, leaking underground storage tank incident reports, searched within a one-half mile radius.
- UST, registered underground storage tanks, searched within a one-quarter mile radius.
- VCP, Voluntary Cleanup Program Properties, searched within a one-half mile radius.
- Indian UST, underground storage tanks on Indian land, searched within a one-quarter mile radius.
- CA FID UST, Facility Inventory Database for active / inactive underground storage tanks, searched within a one-quarter mile radius.

- HIST UST, Historical UST registered database, searched within a one-quarter mile radius.
- AST, registered aboveground storage tanks, searched within the target property.
- Other state of California records searched include CLEANERS, CA WDS, DEED, SCH, REF, NFA, NFE, CA SLIC, HAZNET and limited County records. Each of these lists and source are described in the EDR report, Appendix A.

Other Databases

- Historical Gas Station and Dry Cleaners searched a one-quarter mile radius.
- Former Manufactured Gas (Coal Gas) Sites, searched within a one-mile radius.
- State of California Brownfield's Database Records, searched within a one-quarter mile radius.
- Oil/Gas Pipelines
- Electric Power Transmission Line Data
- Sensitive Receptors, including Hospitals, Medical Centers, Nursing Homes, Public Schools, Private Schools and Daycare Centers.
- GeoCheck including Flood Zone Data, NWI, National Wetlands Inventory, Water Well Search using Federal and State databases, Oil and Gas Well locations and Radon information.

4.1.1 Database Search Results

Based on the EDR report, the Site is listed on the HAZNET database. The complete database listings (of records detailed above) prepared by EDR and a map showing the location of listed sites relative to the Site are presented in Appendix B. Facilities, which appear on the database within the prescribed search radius, are listed below. SECOR's interpretation of the listings as provided on the EDR report and potential environmental impact to the Site is presented below.

US EPA NPL

No sites are listed in the EDR report from the NPL database listing within a one-mile radius of the Site.

US EPA CERCLIS

One site is listed in the EDR report from the CERCLIS database listing within a one-half mile radius of the Site. The site is identified as "Gardena Sumps" and is located on the southwest corner of Artesia Boulevard and Normandie Avenue, located approximately 1/4 mile east-northeast and cross gradient from the subject property. This facility is cross referenced in the AWP, CAL-SITES, CORTESE, WMUDS/SWAT, BEP, US Brownfield's databases. Additional information regarding the Gardena Sumps Superfund Site is included in Section 3.13.

US EPA CERCLIS-NFRAP

Two sites are listed in the EDR report from the CERCLIS-NFRAP database and are located at a distance of 0 to 1/8 of a mile (east northeast) and 1/8 to 1/4 of a mile (east) from the site. These were identified as Morton International, Inc. of 1500 West 178th Street (also known as Bee Chemical Company) and Aladdin Plastics, Inc. of 1415 West 178th Street, Gardena, California.

Based on the adjacent location of Bee Chemical company SECOR has identified this facility as a REC.

US EPA RCRA-CORRACTS

One facility was identified in the EDR report from the RCRA-CORRACTS database listing and located at a distance of ½ to 1 mile to the south southwest of the Site. The listing is identified as Intel Light Metals Group and is located at 19200 South Western Avenue. Based on the down gradient location it is unlikely to have affected the subject Site.

US EPA RCRIS-TSD

One RCRIS-TSD site was identified in the EDR database search and is located approximately 1/8 to ¼ of a mile due east (cross gradient) of the Site. The listing is identified as S B Management Corporation of 1415 West 178th Street. Based on the cross gradient location and distance it is unlikely to have affected the subject Site.

US EPA RCRIS LQG and SQG

Nine RCRIS-SQG sites (4 apportioned to the same address) were identified in the EDR database search and are as follows:

Cox Die Casting – 1528 West 178th Street, located approximately 0 - 1/8 of a mile to the southeast of the Site. This facility is cross referenced on the FINDS, HAZNET and CA WDS databases. EDR reports this facility as a small quantity generator with no recorded violations. Based on the lack of violations and direction of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

Matsui International – 1501 West 178th Street, located approximately 0 - 1/8 of a mile to the east of the Site. EDR reports this facility as a small quantity generator with no recorded violations. Based on the lack of violations and direction of this facility (cross down gradient) from the Site, it is unlikely that this facility has environmentally impacted the subject property.

Morton International, Inc. (Bee Chemical Company) – 1500 West 178th Street, located approximately 0 - 1/8 of a mile east southeast of the Site. This facility is cross referenced on the FINDS, CERC-NFRAP, Los Angeles Co. HMS, CORTESE, CA FID UST, EMI, HIST UST and LUST databases. EDR reports this facility as a small quantity generator with no recorded violations. This property has however, had known contamination of soil and groundwater that has resulted in remediation being conducted. Based on the information reviewed SECOR has identified this facility as a REC.

Rotary Technologies Corporation – 1468 West 178th Street, located approximately 1/8 to 1/4 of a mile to the east southeast of the Site. This facility is cross referenced on the FINDS, Los Angeles Co. HMS and HAZNET databases. EDR reports this facility as a small quantity generator with no recorded violations. Based on the lack of violations and down gradient location of this facility in respect to the Site, it is unlikely that this facility has environmentally impacted the subject property.

Four companies were identified for the address 1610 Artesia Boulevard. The details are as follows:

Auto Body Connection, Shiges Foreign Car Service, Classic Automotive and Autobody Connection – 1610 Artesia Boulevard located approximately 1/8 to 1/4 of a mile to the north northwest of the Site. This facility is cross referenced on the FINDS, Los Angeles CO. HMS, CA FID UST and HAZNET databases. EDR reports this facility as a small quantity generator with no recorded violations for any of the companies provided. Although considered upgradient from the Site, based on the absence of violations and location of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

CAL-SITES

One CAL-SITES facility was identified in the EDR database search and is the Gardena Sumps Superfund Site located on the southwest corner of Artesia and Normandie Avenue, as detailed previously.

CORTESE

Nine CORTESE sites were identified in the EDR database search and are as follows:

Morton International, Inc. (Bee Chemical Company) – 1500 West 178th Street, located approximately 0 - 1/8 of a mile east southeast of the Site. This facility is cross referenced on the FINDS, CERC-NFRAP, Los Angeles Co. HMS, CA FID UST, EMI, HIST UST and LUST databases. EDR reports this facility as a small quantity generator with no recorded violations. This property has however, had known contamination of soil and groundwater that has resulted in remediation being conducted. Based on the information reviewed SECOR has identified this facility as a REC.

Aladdin Plastics, Inc. – 1415 West 178th Street, located approximately 1/8 to 1/4 of a mile to the east of the Site. This facility is cross referenced on the CERC-NFRAP and REF databases. Based on the down gradient location of this facility, it is unlikely that this facility has environmentally impacted the subject property.

United Oil #44 (UNOCAL) – 18130 South Western Avenue, located approximately 1/4 – 1/2 of a mile to the southwest of the Site. This facility is cross referenced on the Los Angeles Co HMS and LUST databases. Based on the distance and cross gradient location of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

Honeywell, Inc. – 17300 Western Avenue, located approximately 1/4 – 1/2 of a mile to the northwest of the Site. This facility is cross referenced on the RCRIS-SQG, FINDS, CERC-NFRAP, CA SLIC, LUST and CA WDS databases. Although this site has reported violations as a small quantity generator and a LUST, the site achieved compliance for Generator-All Requirements (Oversight) and received a “case closed” status for gasoline impacted groundwater and its subsequent clean-up via pump and treat techniques. The facility is upgradient from the Site but based upon the distance of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

Mobil #18 EDP (Former #11 – EDP) – 18203 Western Avenue, located approximately 1/4 - 1/2 of a mile southwest of the Site. This facility is cross referenced on the LUST and

HAZNET databases. Based on the distance and cross gradient location of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

A-Action Radiator/ I-7869 – 6403 East Florence Avenue, located approximately 1/4 to 1/2 of a mile to the northwest of the Site. This facility is cross referenced on the Los Angeles Co. HMS, CA FID UST, HAZNET and LUST databases. This facility has a case closed status for gasoline impacts described as “other groundwater affected”. Abatement method comprised the excavation and disposal of contaminated soil to an approved site. Based on the case closed status of the facility and distance from the Site, it is unlikely that this facility has environmentally impacted the subject property.

Gardena Sumps – Southwest corner of Artesia Avenue and Normandie Avenue, located approximately 1/4 – 1/2 of a mile to the east northeast of the Site. This facility is cross referenced on the CORTESE, AWP, CAL-SITES, CA BOND EXP.PLAN databases. Additional information regarding the Gardena Sumps Superfund Site is included in Section 3.13.

ARCO #1235 – 1800 West Artesia Boulevard, located approximately 1/4 - 1/2 of a mile northwest of the Site. This facility is cross referenced on the LUST databases. The status of the facility is described as gasoline pollution characterization with the lead agency listed as the Regional Board (LARWQCB). Although the facility is upgradient from the Site, based on the knowledge that a responsible party has been identified and the distance of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

CHEVRON # 9-2445 – 17400 Western Avenue South, located approximately 1/4 - 1/2 of a mile northwest of the Site. This facility is cross referenced on the HAZNET and LUST databases. The status of the facility is described as a gasoline release from a UST with “other groundwater affected”. Abatement method is described as vapor extraction and the lead agency listed is the Regional Board (LARWQCB). Although the facility is upgradient from the Site, based on the knowledge that a responsible party has been identified and the distance of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

SEARS Roebuck & Company – 1917 West Artesia Boulevard, located approximately 1/4 to 1/2 of a mile west northwest from the Site. This facility is cross referenced on the LUST databases. The status of this site is case closed and described as a gasoline release with “other groundwater affected”. Although the facility is upgradient from the Site, based on the knowledge that a responsible party has been identified, the case closed status and the distance of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

Theim Industries – 1918 West Artesia Boulevard, located approximately 1/4 to 1/2 of a mile west northwest of the Site. This facility is cross referenced on the LUST databases. The status of this site is “leak being confirmed” and described as a gasoline release with “other groundwater affected”. Although the facility is upgradient from the Site, based on the knowledge that a responsible party has been identified and the distance of this facility from the Site, it is unlikely that this facility has environmentally impacted the subject property.

WMUDS/SWAT

Three WMUDS/SWAT facilities were identified in the EDR database search. However, one of the facilities is the Gardena Sumps as previously described. The two remaining facilities are located 1/4 to 1/2 of a mile to the west northwest and north west. Although upgradient from the Site based on the distance of these facilities from the Site, they are considered unlikely to have environmentally impacted the Site.

LUST

Nine LUST facilities were identified in the EDR database search. However, three of the facilities listed in the EDR report are located in either a cross or down gradient direction. Thus, these three facilities are unlikely to have environmentally impacted the Site. The remaining six facilities (**Honeywell Inc., A-Action Radiator/ I-7869, Arco #1235, Chevron # 9-2445, SEARS Roebuck & Co. and Them Industries**) are discussed above in the CORTESE database review.

BEP/CA BOND EXP. PLAN

One BEP/CA BOND EXP. PLAN facility was identified in the EDR database search. The facility listed is the Gardena Sumps Superfund Site as described in Section 3.13 of this report.

CA FID

Two CA FID facilities were identified in the EDR database search. One of the facilities is the Morton International Inc, (Bee Chemical Company) facility located at 1500 West 178th Street as previously documented in this report. The remaining facility is the SHIGES Foreign Car Service facility located on 1610 West Artesia Avenue as identified in the US EPA RCRIS-SQG, FINDS, LOS ANGELES CO. HMS, CA FID and HAZNET databases as discussed above.

HIST UST

Two facilities (three listings/companies for one address) with historic USTs were identified in the EDR database search within a one-quarter mile radius of the Site. The closest facility is Morton International Inc. (former Bee Chemical) located less than 1/8 of a mile from the Site and previously described in Section 3.13 of this report. Although up gradient from the Site, the other listing is not likely to have impacted the Property based on the distance from the Site and the absence of both violations and/or known unauthorized releases from the facility.

US BROWNFIELDS

One US BROWNFIELD site was identified in the EDR database search and is the Gardena Sumps Superfund Site documented in Section 3.13 of this report.

REF

One REF facility was identified in the EDR database search and is the Aladdin Plastics Inc. facility as previously described under the CORTESE database listings. Facilities are listed in the database when contamination has not been confirmed and which were determined as not requiring DTSC Site Mitigation Program action or oversight. Accordingly, these facilities have been referred to another local regulatory agency.

CA SLIC

One facility was identified in the CA SLIC database within a 1/2 mile radius of the Site. The facility is listed as **Honeywell Inc.**, and is detailed above in the CORTESE database.

4.2 CITY, COUNTY AND STATE RECORDS REVIEW

4.2.1 City of Gardena Building, Planning and Fire Prevention Departments

SECOR staff visited the City of Gardena Building, Planning and Engineering Departments and the City of Gardena Fire Prevention Departments on April 21, 2004 to research permits that may be on file for the Site. A representative from the fire department referred SECOR to the Los Angeles County Department of Public Works (LACDPW) with respect to information pertaining to the use, storage or transfer of hazardous materials at the Site. Building permits exist for the Site address of 1515 West 178th Street and indicate that the existing office/warehouse building was constructed in 1961. Records include electrical, plumbing, and building applications. SECOR did not review any documents that indicate the former or current presence of under ground or above ground storage tanks used for storing hazardous materials. No environmental conditions were identified at the Site as a result of a review of historical building and planning permit records.

4.2.2 Regional Water Quality Control Board (RWQCB), Los Angeles Region (1)

SECOR staff contacted the Los Angeles Regional Water Quality Control Board (LARWQCB) to request a review of files pertaining to the Site, as well as the former Bee chemical property located at 1500 West 178th Street. As of the date of this report, the LARWQCB staff has not contacted SECOR to confirm the existence of files for either the Site or 1500 West 178th Street.

4.2.3 Los Angeles County Department of Public Works (LACDPW)

SECOR staff contacted the LACDPW in Alhambra to research permits that may be on file for the Site. The LACDPW indicated that they had files for the Site located at 1515 West 178th Street, as well as a file pertaining to the former Bee Chemical Company located at 1500 West 178th Street. Information obtained from a review of the files on April 21, 2004 and pertaining to the Site is incorporated into Sections 3.13 and 5.5 of this report and included in Appendix F (Supporting Documentation) and Appendix G (Adjacent Land Use Supporting Documentation).

5.0 HISTORICAL RECORDS REVIEW

SECOR developed an understanding of past use of the property through research of the following available information resources.

5.1 AERIAL PHOTOGRAPHIC REVIEW

Aerial photographs for the property and surrounding areas were ordered from EDR to evaluate historical usage of the site and adjacent properties. The general activity on a property and land use changes can often be discerned from the type and layout of structures visible in aerial photographs and maps; however, specific elements of a site operation cannot normally be determined.

The following aerial photographs of the Site and surrounding areas were examined during SECOR's historical investigations.

1. Photographer: Fairchild

Date: 1928

The Site appears to have agricultural use, as a result potential for pesticides is a REC. The surrounding properties appear to be used for residential, commercial and agricultural use. The Site is bound by agricultural use on all sides and regionally the road for the Harbor Freeway is in place. The Dominguez Channel has not yet been developed.

2. Photographer: Laval

Date: 1938

The Site and surroundings appear similar to the 1928 photograph except the property appears to be utilized with row crops.

3. Photographer: Fairchild

Date: 1947

The Site remains similar to the previous photographs. Regionally, north of the site is now developed with residential tract housing. The nearby surrounding properties continue to develop with more residential and commercial use.

4. Photographer: Fairchild

Date: 1956

The Site appears to now be a vacant lot with a few trees on the property. The region south of the Site has been fully developed with a mixture of mostly residential dwellings with some commercial/industrial buildings. The Dominguez Channel appears to be in the process of being constructed to the north of the Site. The properties near the current Dominguez Channel have either remained vacant or used for agriculture.

5. Photograph: Fairchild
Date: 1965

The Site has now been developed with a single large structure that matches the existing warehouse building and surrounding parking spaces on the Site. Construction activities on the Dominguez Channel appear to have been completed due north of the Site. Regionally, residential tract housing has developed northeast of the Site. Additionally, south of the Site, residential tract housing has filled in the remaining vacant/agriculture properties.

6. Photograph: Teledyne
Date: 1976

The Site and surrounding area is relatively unchanged from the present day layout.

7. Photograph: USGS
Date: 1989

The Site and surrounding area is relatively unchanged from the present day layout.

8. Photograph: USGS
Date: 2002

The Site and surrounding area is relatively unchanged from the present day layout.

SECOR's interpretation of historical aerial photographs indicates the Site was developed with agricultural use from at least 1928 to sometime between 1956 and 1961. The Site was developed in 1961 as confirmed by building records obtained for the Site. The footprint of the building is relatively unchanged from the present day layout. The former Bee Chemical facility located on the opposite side of West 178th Street is a known source of impact to groundwater. Based on the Site's history of agricultural use, SECOR recommends a shallow subsurface investigation to determine if impact has occurred from potential pesticide use. Copies of the Aerial Photographs are included in Appendix C.

5.2 FIRE INSURANCE MAPS

Available Fire insurance maps were requested from Environmental Data Resources. No Sanborn Fire Insurance maps were available for the Site vicinity.

5.3 HISTORICAL CITY STREET DIRECTORIES

Available historical City Directories were requested from EDR for the Site address of 1515 West 178th Street, Gardena. The directory produced by Pacific Telephone in 1962 lists Globe Illumination Co. which is the first company listing at that address and confirms the first known and reported development of the Site in 1961. Two companies are listed in the directory issued by Pacific Telephone in 1980 suggesting dual use. Other than Globe illumination Co., the other company listed (Pertainer Inc.) is unknown in terms of business use. Malco Co. is listed in the directory produced by Pacific Bell in 1990 and again the business use is unknown. Ortho

Mattress Inc. is listed in the 1995 Pacific Bell directory. Information pertaining to the Globe Illumination Co. is provided in Section 5.5 of this report. The area has historically been used for commercial and light to heavy industrial land use. Although the Site was used by the Globe Illumination Co. and thus, suggesting a light industrial manufacturing use of the Site, no recognized environmental conditions (RECs) were observed during SECOR's review of historical city directories for the Site address. Adjacent notable surrounding land use includes sheet metal, dump truck servicing, aggregate supply, roofing, metal and plastics testing labs, automatic equipment, chemical companies, metal finishing, auto repair, aerospace related industries and other companies (use unknown). A copy of the city directory abstract is included as Appendix D.

5.4 HISTORICAL TOPOGRAPHIC MAPS

Available historical topographic maps were requested from EDR for the Site and surrounding properties. Maps from the years 1924, 1934, 1951, 1964, Photorevised 1964-1972, and Photorevised 1964-1981 were reviewed to fill in historical data gaps from the aerial photographic and city directory reviews. The maps from 1924 to 1951 indicate the Site was undeveloped and likely comprised agricultural or vacant scrub land until the first indication of the development of the site with the current office/warehouse structure shown on the map dated 1964. The area is a mixture of commercial, industrial and residential properties from about 1951 onwards. Other than the manufacturing use of the Site from 1961 onwards, there were no obvious recognized environmental concerns identified during SECOR's review of historical topographic maps for the Site. Copies of the historical topographic maps are included in Appendix E.

5.5 FORMER ENVIRONMENTAL REPORTS

The Olson Company provided SECOR with documents forwarded by the current owner (Mr. Leonard Rosenblatt) of the Site. The following section provides a summary of the documents reviewed by SECOR, which are included in Appendix F:

Phase I Environmental Site Assessment Report, 1515 West 178th Street, Gardena, California, prepared by Targhee, Inc., dated July 23, 1990.

A Phase I Environmental Site Assessment (ESA) report was prepared for the Site on July 23, 1990. The ESA comprised a records review and an on-site inspection conducted on July 12, 1990. The findings of the report indicate the Site was vacant at the time of the site inspection and was formerly occupied by Globe Illumination, a manufacturer of light fixtures. The company filed for Chapter 11 bankruptcy in early 1989 and ceased operations at that time. Prior to the construction of the warehouse office building in 1961, the land was formerly used for agricultural purposes. Prior to 1928, the land was reportedly natural scrub vegetation. The ESA reported that the Site is bordered or extremely close to three sites of concern. These were identified as Bee Chemical, Aladdin Plastics and a former smelter located due east of the Site. The report states that the balance of sites referenced in the Agency Review section are sufficiently distant and do not pose a potential for adverse environmental impacts to the Site.

The ESA reports in its conclusions that Bee Chemical had installed an extensive groundwater monitoring network on and adjacent to its property. There is confirmed groundwater contamination both on and off Bee Chemical's site by chlorinated solvents and gasoline compounds. The groundwater gradient in the area appears to be towards the south/southeast, away from the Site

with respect to Bee Chemical. Chlorinated solvents have been detected in Bee chemicals up-most gradient well (located in the middle of 178th Street). An on-site source of the gasoline components was discovered and subsequently removed several years ago. The Regional Water Quality Control Board (RWQCB) was reportedly involved with the assessment and remediation of this site. An off-site source for the chlorinated organic compounds was been postulated by the Water Board.

Alladin Plastics had reportedly addressed waste oil contamination at its site approximately 1,000 feet east of the Site. Between the Site and Alladin Plastics was a vacant parcel formerly occupied by a metal smelting facility. The facility removed four UST's in 1987 and no evidence of contamination was reportedly noted. A limited subsurface investigation was conducted on this site in 1988. No elevated levels of heavy metals or chlorinated solvents were detected at the locations sampled during the investigation.

Targhee report that records maintained by two regulatory agencies indicate that Globe illumination did not use chlorinated solvents in their production process. Targhee report that "if this information is factual, then there is only a minimal likelihood of involvement in the Bee Chemical remediation. However, the discovery of unknown subsurface contamination at the rear of the facility may result in the RWQCB ordering subsurface investigations on the Site in conjunction with the Bee Chemical investigation". Targhee state that there is a minimal to non-existent potential for inclusion in either site assessment or remediation activities associated with the Aladdin Plastics site or the improved parcel located due east of the site. Targhee also comment on the presence of containers used for storing chemicals on the Site and report that "the nature of limited quantities of materials contained in 55-gallon drums and five-gallon cans located at the rear (north) of the facility is unknown. While the contents of these cans and drums may require handling and disposal as hazardous wastes, in their present intact condition they pose only a minimal potential of adverse environmental impacts to the subject site itself". Targhee also reported that the flammable liquid storage room and the trough discharging from the maintenance area are two areas of potential concern. They indicate that it was difficult to determine the exact nature of the potential adverse impacts observed at these two locations and that while there are visual and olfactory indications of contamination not to the subsurface but in the drain to the sanitary sewer system. They also comment that it is likely that the physical damage was the result of wear and impact and that while staining and residues were observed in this area and spills were likely during past operations, the physical characteristics of the materials render transport of these materials into the near subsurface unlikely.

Limited Subsurface Investigation Report, 1515 West 178th Street, Gardena, California, prepared by Targhee, Inc., dated July 24, 1990.

A limited subsurface investigation was conducted at the site by Targhee on July 18, 1990. The scope of work comprised the collection of two unconsolidated soil samples (B-1-6" and B-1-2') from an unpaved area, gravel covered area located beneath a trough at the north end of the facility. Targhee reported that the subsurface contamination was suspected at this location due to heavy surficial staining. Additionally, a grab sample of the free liquid (FD-1) standing in the floor drain of the flammable liquid storage room was obtained. Both the soil and liquid samples were analyzed for the presence of petroleum hydrocarbon contamination by EPA Test Method 418.1, halogenated organic compounds by EPA Test Method 8010 and volatile aromatic compounds by EPA Test Method 8020. Total Recoverable Petroleum Hydrocarbon (TRPH) concentrations of 14,000 mg/kg and 12,000 mg/kg were detected in the soil samples designated B-1-6' and B-1-2'. Trichloroethane, ethylbenzene and xylenes was detected in soil sample B-1-6" at a concentration of 820, 850 and

2800 µg/kg, respectively. Trichloroethane, chlorobenzene, ethylbenzene, toluene and xylenes were detected in soil sample B-1-2' at a concentration of 5,000, 890, 4,700, 1,300 and 17,000 µg/kg, respectively. The grab sample of fluid labeled FD-1 reported a TRPH concentration of 370 mg/L, Dichloroethane and Toluene at a concentration of 6,100 and 10,000 µg/L (although reported by Targhee as µg/kg), respectively. The liquid also reported a pH concentration of 5.7. Targhee reported that "subsurface contamination is present at potentially significant levels at the rear of the facility below the trough and that the contamination does not attenuate with depth. They furthermore state that "the lateral and vertical extent of the contamination is unknown as is its potential impact on groundwater". Targhee concluded that "the discovery of subsurface contamination by both chlorinated and aromatic hydrocarbons increases the probability of this sites inclusion in groundwater investigations and remediation vis-à-vis the Bee Chemical site located due south of the Site. If groundwater has not been impacted, remediation of the limited soil contamination is nonetheless recommended". Targhee recommended an additional subsurface investigation be completed to delineate the lateral and vertical extent of the contamination at the rear of the facility that should comprise a minimum of three 20 foot soil borings and the collection of discrete, undisturbed soil samples at depths of five, ten and twenty feet below ground surface (bgs). Samples should be analyzed for the presence of various organic compounds by the same methods cited above. They also advise that other potential disposal routes on site may require some investigation, which include the storm drain located at the northwest corner of the building and the floor drain in the storage area.

Report of Drilling and Soil Sampling – 1515 West 178th Street, Gardena, California, prepared by Targhee, Inc., dated August 10, 1990.

Targhee completed four soil borings (3 borings using a hollow stem auger rig and one using a hand auger) near the northern edge of the building at the Site on August 10, 1990. The purpose of the soil borings was to collect subsurface soil samples that would help define the extent of soil contamination detected previously in surface samples in the area. The holes were designated "West Hole", "Center Hole", and "East Hole". The hand auger soil boring was labeled "Outfall Hole". Targhee concluded that the contamination has not migrated vertically. Rather, it has spread laterally along the entire length of the railroad tracks. Targhee report that additional analyses for heavier hydrocarbons were being conducted and that the results were expected on August 22, 1990.

Results of Additional Laboratory Analyses, 1515 West 178th Street, Gardena, California, prepared by Targhee, Inc., dated August 27, 1990.

Letter report prepared by Targhee documenting the results of additional laboratory analyses conducted on soil samples which were obtained during the Limited Subsurface Investigation completed on July 18, 1990. The letter report summarizes the results of all investigations to date and provides recommendations regarding future activities at the site. Four soil samples (West Hole 5 ft., Center Hole 5 ft., East Hole 5 ft., and outfall 7 ft. were analyzed via EPA Test Method 418.1 to detect the presence of heavier hydrocarbon species (such as oils, greases etc.). The results indicated TRPH concentrations of 20, 35, 15 and 135 mg/kg in soil samples West Hole 5 ft., Center Hole 5 ft., East Hole 5 ft. and outfall 7 feet, respectively. Targhee report that based on the limited site investigation only, the analyses indicate that the contamination at the site appears to be concentrated at the outfall located at then center rear of the building. Contamination, consisting of both aromatic and chlorinated hydrocarbon species, is present at the outfall to depths of probably no

more than eight to ten feet. Contamination spreads in an east-west direction, along the direction of the railroad spur, at shallower depths (one to two feet) to the end of the spur on the west and the parking lot on the east. The concentration appears to decrease in a northerly direction as the berm at the property line is approached. Targhee report that "no conclusions are drawn concerning migration to the south but it is probable that at least some contamination has migrated under the concrete footings, most probably near the center outfall". They also indicated that "the possibility of off-site migration due to surface run-off at the unpaved swale leading northwest from the spur area cannot be discounted.

Targhee concluded that while petroleum-based hydrocarbon contamination is present at those sample locations, it is at levels which present minimal environmental concern. These results, taken into account with earlier analytical data indicate that minimal vertical migration of the contamination has occurred at the site. Targhee reported that "while evidence appears to discount the probability that this contamination has the potential, or has in actuality contaminated the upper-level aquifer in the area, Targhee nonetheless recommends that the RWQCB be informed of the proposed remedial action comprised of the physical removal of the contaminated soils (estimated at approximately 300 cubic yards or 360 tons), stockpiling the soils on site to assure complete removal of the contamination, disposal of the soil by appropriate means, and finally by backfilling and compacting the excavated area".

Targhee emphasize that notification to the RWQCB is essential to assure the owners non-involvement with the Bee Chemical site located across West 178th Street and to establish, officially the fact that Globe has not contributed to that groundwater contamination.

Soil Excavation Report (including Soil Compaction Report prepared by NorCal Engineering dated May 10, 1991), 1515 West 178th Street, Gardena, California, prepared by Pomona Valley Environmental, Inc. (PVE), dated May 9, 1991.

A letter report was issued to Mr. Rosenblatt by PVE that documented the excavation and removal of 397.40 tons of soil. The letter report states that the soils removed (cold process paving materials) were used as paving for a Kmart parking lot. The compaction report documents compaction tests that were performed under the direction of a PVE representative. The relative compaction was reportedly determined by the Drive Tube Method (ASTM D-2937) with the maximum density of the fill soils obtained by the laboratory standard (ASTM D 1557-78). The relative compaction was 91% with the maximum dry density 124 pounds per cubic foot (lbs/cu.ft.).

Closure Report #019121 prepared by Pomona Valley Environmental, Inc. (PVE) undated.

A Closure Report was issued by PVE that presented a summary of the methods utilized to excavate, remove and dispose of the contaminated soil at 1515 West 178th Street, Gardena, California. PVE reported that a criterion of 100ppm using a "TLV Bacharach Sniffer" was used to screen the soil until no staining was visible. A field laboratory was also used to check the area of excavation for "hot spots". PVE reported that any areas that had a reading of 100ppm or higher were removed until the soils had a concentration of less than 100 ppm. At this time, samples were taken to Precision Labs and analyzed by 418.1 and 8240 to confirm the area was "clean". The closure report indicates that 397.4 tons of soil was transported to PVE at 9800 Beau Avenue, Riverside for incorporation into Cold Process Paving Materials. The material was used for paving

materials at a Kmart superstore. PVE concluded that based upon the fieldwork performed by PVE and the results of analyses of soil samples collected, no further work is deemed necessary.

Without reviewing files for the Site at the LARWQCB, there is no indication that a “closure and no further action” was issued for the Site by the LARWQCB.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The Site is located in the City of Gardena, Los Angeles County, California. The Site consists of approximately 4.501 acres of land located on the north side of West 178th Street and is addressed as 1515 West 178th Street. The Site is located within a mixed industrial, commercial and residential area. The Site is bound to the north by a parcel of land currently used by riding stables with the Dominguez Channel located beyond; to the east by modern commercial and light industrial office buildings; to the south by West 178th Street and Commercial/light industrial properties (including the currently vacant, former Bee Chemical property) and to the west by a residential trailer park.

The Site comprises one large combined office and warehouse building of approximately 95,000 square feet. Information obtained from a review of building permits held at the City of Gardena Building and Safety and Planning Departments indicate the building was constructed in 1961 with minor remodeling occurring since that time. Prior to the construction of the warehouse office building in 1961, the land was formerly used for agricultural purposes. Other than general warehouse use in recent years, the Site was primarily occupied by Globe Illumination Company, which manufactured light fixtures.

Although the Site is currently branded on the exterior of the office/warehouse building with 'Power Trans Freight Systems, Inc.', the property is currently used by four other companies, which are all involved in the exporting and importing (shipping, transportation and handling) of goods between America, China and Korea. Products typically handled at the Site include various plastic toys, electronic goods and clothing.

Equipment reportedly used by the Globe Illumination Company is currently stored towards the northern portion of the warehouse building. The unused equipment comprised wooden pallets, old conveyor belts and an assortment of machinery parts. One of the storage rooms located towards the southeast corner of the warehouse area also contained an assortment of unused office equipment (computers/files/papers/box files), wooden pallets, worn tires, and empty gas bottles (LPG). The housekeeping of the area was poor and reportedly not used by the current occupants.

Two solid waste dumpsters were observed towards the northwest corner of the warehouse building. The large quantities of trash observed across the exterior areas of the Site suggest poor housekeeping and waste management practices rather than an insufficient number of dumpsters available to handle the quantity of solid waste generated at the Site. A substantial amount of worn tires, plastic oil containers and vehicle batteries have also been dumped in both interior and exterior areas of the Site. The maintenance of the dumpsters and disposal of refuse within the units is managed by Waste Resources, Inc. of Gardena. This is not identified as a recognized environmental condition (REC), but a management issue where SECOR recommends the worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site be removed prior to acquisition.

Two wooden pallets of packaged chemicals were observed towards the northwest corner of and outside of the warehouse building/canopy area and were reportedly left over from the former users of the Site (likely, Globe Illumination Company). One wooden pallet comprised approximately 36 individual plastic 20 liter containers and was labeled "Bio-Strip GR12" (paint and graffiti remover). Some of the containers were damaged, cracked and had released their contents onto the concrete

floor surface in this area. The other wooden pallet contained approximately 30 individual 20 liter plastic tubs of "Rust-Tel". The label was heavily weathered but indicated that it was a rust converter and neutralizer and used for removing red-rust prior to painting. The surface concrete in this area was in good condition and free of major cracks or damage. There is the potential however, for surface water runoff to mobilize the chemicals that had been released from the damaged containers into the former railroad track along the northern most boundary of the Site. This area is considered a REC based on the potential release of chemicals into the subsurface soils located along the northern boundary of the Site. SECOR recommends a subsurface assessment in this area to evaluate if any impact has occurred that would warrant further assessment or clean up.

Impacts to soil (chlorinated solvents including tetrachloroethane) were identified along the northern portion of the Site in 1990, which resulted in a subsurface investigation, excavation of impacted soils and the issuance of a closure report prepared by Pomona Valley Environmental (PVE) in 1991 that presented a summary of methods utilized to excavate, remove and dispose of the contaminated soil identified at 1515 West 178th Street, Gardena, California. PVE reported that any areas that had a reading of 100 ppm or higher were removed until the soils had a concentration of less than 100 ppm. At this time, samples were taken to Precision Labs and analyzed by EPA Test Method 418.1 and 8240 to confirm the area was "clean". The closure report indicates that 397.4 tons of soil was transported to PVE at 9800 Beau Avenue, Riverside for incorporation into Cold Process Paving Materials. The material was used for paving materials at a Kmart superstore. PVE concluded that based upon the fieldwork performed by PVE and the results of analyses of soil samples collected, no further work is deemed necessary.

The data does not indicate that closure was received from the regulatory agencies. Additionally, the 100 ppm clean up level utilized by PVE for the site clean up exceeds the U.S. EPA Region 9 residential preliminary remediation goal (PRG) for several of the detected solvents in soil. As a result, SECOR has identified this as a REC and recommends further assessment in this area to evaluate the residual impact in soil and groundwater as it may affect site development and regulatory closure.

The relatively new commercial office buildings directly to the east of the site appear to be used for light manufacturing purposes (Matsui International Co. located at 1501 West 178th Street reportedly have a discharge permit for cleaning operations associated with production and printing screens used in laboratories). No recognized environmental conditions were observed on the adjacent land to the east of the Site.

The commercial/light industrial properties located directly to the south and down gradient to cross gradient of the Site on the opposite side of West 1278th Street appear to be older with heavier industrial manufacturing use that ranges from a die casting company, engine repair and supply company, as well as a currently vacant commercial building that was formerly occupied by The Bee Chemical Company. The former Bee Chemical Company located at 1500 West 178th Street is a recognized environmental condition due to the historic storage, transfer and use of chemicals, that resulted in the removal of 10 UST's, and remedial action that involved excavation of impacted soils and the removal of free product from groundwater beneath the property. The current status of corrective action conducted at this site is also unknown. SECOR has identified this facility as a REC as discussed below.

Gardena Sumps located on the southwest corner of Normandie Avenue and Artesia Boulevard is a Superfund Site located approximately one quarter to one half of a mile upgradient to the east

northeast of the Site. The Gardena Sumps have been described (taken from the EDR Report) as “An abandoned refinery and oil field waste disposal site, in which the wastes were believed to have been disposed of in sumps over a 15 year period ending in the 1950’s”. Based on information gathered from the site investigators it was determined that impact from this facility has not migrated to the subject property. As a result, no further assessment is recommended.

Based on the site inspection conducted by SECOR and a review of information pertaining to the Site and adjacent surrounding land use, the following recognized environmental conditions (RECs) were identified that would require further assessment:

- Former activities conducted at the Bee Chemical Property located at 1500 West 178th Street has resulted in significant impacts to soil and groundwater from volatile organic and chlorinated solvent compounds. Although groundwater is reported to flow in a direction towards the south southeast (away from the site), impacts to groundwater were historically detected in an up gradient monitoring well located in the middle of West 178th Street directly adjacent to the subject Site.. The current status of local groundwater quality is unknown. SECOR has submitted a request to review files at the LARWQCB, however SECOR has not received an appointment to review files to date. SECOR recommends further effort to attain and review the reports from the LARWQCB.
- Based on the known contaminative use of land on the adjacent (Bee Chemical Company), which has resulted in identifiable impacts to localized soil and groundwater, there is a potential for the onsite migration of these contaminants (volatile organic and chlorinated solvent compounds) onto or beneath the Site. Based on the proposed future use of the Site (residential purposes), SECOR recommends a subsurface investigation to evaluate environmental impacts to subsurface soil and groundwater beneath the Site. Data obtained from the subsurface investigation should be used to evaluate the risks to human health posed by elevated concentrations of volatile organic and chlorinated solvent compounds in the subsurface.
- Based on the Site’s history of agricultural use, SECOR recommends that the shallow subsurface investigation include an evaluation of impacts to shallow soil resulting from the potential use of pesticides.
- Prior to acquisition of the Site, the two damaged wooden pallets of chemicals (paint and graffiti remover and rust converter and neutralizer) observed towards the northwest corner of the warehouse building should be removed by the owner. SECOR recommends a subsurface assessment in this area.

Although not recognized environmental condition, SECOR recommends the following issued be addressed:

- SECOR did not conduct lead-based paint or asbestos evaluations during the site reconnaissance. However, given the age of the structures (circa early 1960’s), lead-based paint and asbestos should be anticipated in the buildings. Prior to any disturbance of painted materials, SECOR recommends a comprehensive, AHERA-level asbestos sampling survey and Lead-Based Paint Survey be conducted.

- SECOR identified a management issue where worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site. SECOR recommends these items be removed prior to acquisition.

7.0 CLOSURE

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations. This environmental site assessment was prepared under the terms and conditions of SECOR's MSA with the Olson Company. To the extent any provision of this report conflict with the MSA, the MSA will govern:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.
2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work. The Scope of Work was defined as set out in the Consulting Master Services Agreement between SECOR and The Olson Company "Master Services Agreement".
3. Unless otherwise stated in the report, because of the limitations stated above, the findings observations, and conclusions expressed by SECOR in this report are not, and should not be, considered an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state or local law or regulation.
4. No warranty or guarantee, whether express or implied, is made with respect to the data or the reported findings, observations, and conclusions, all of which, however, accurately reflect site conditions in existence at the time of investigation.
5. SECOR Phase I ESA Reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Any use of the Phase I Report constitutes acceptance of the limits of SECOR's liability. SECOR's liability extends only to those parties defined in the Master Services Agreement and not to any other parties who may obtain the Phase I Report. Issues raised by the report should be reviewed by appropriate legal counsel.
6. This report is based, in part, on unverified information supplied to SECOR by third-party sources. While efforts have been made to substantiate this third-party information, SECOR cannot guarantee its completeness or accuracy.

8.0 REFERENCES

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City of Gardena Fire Department

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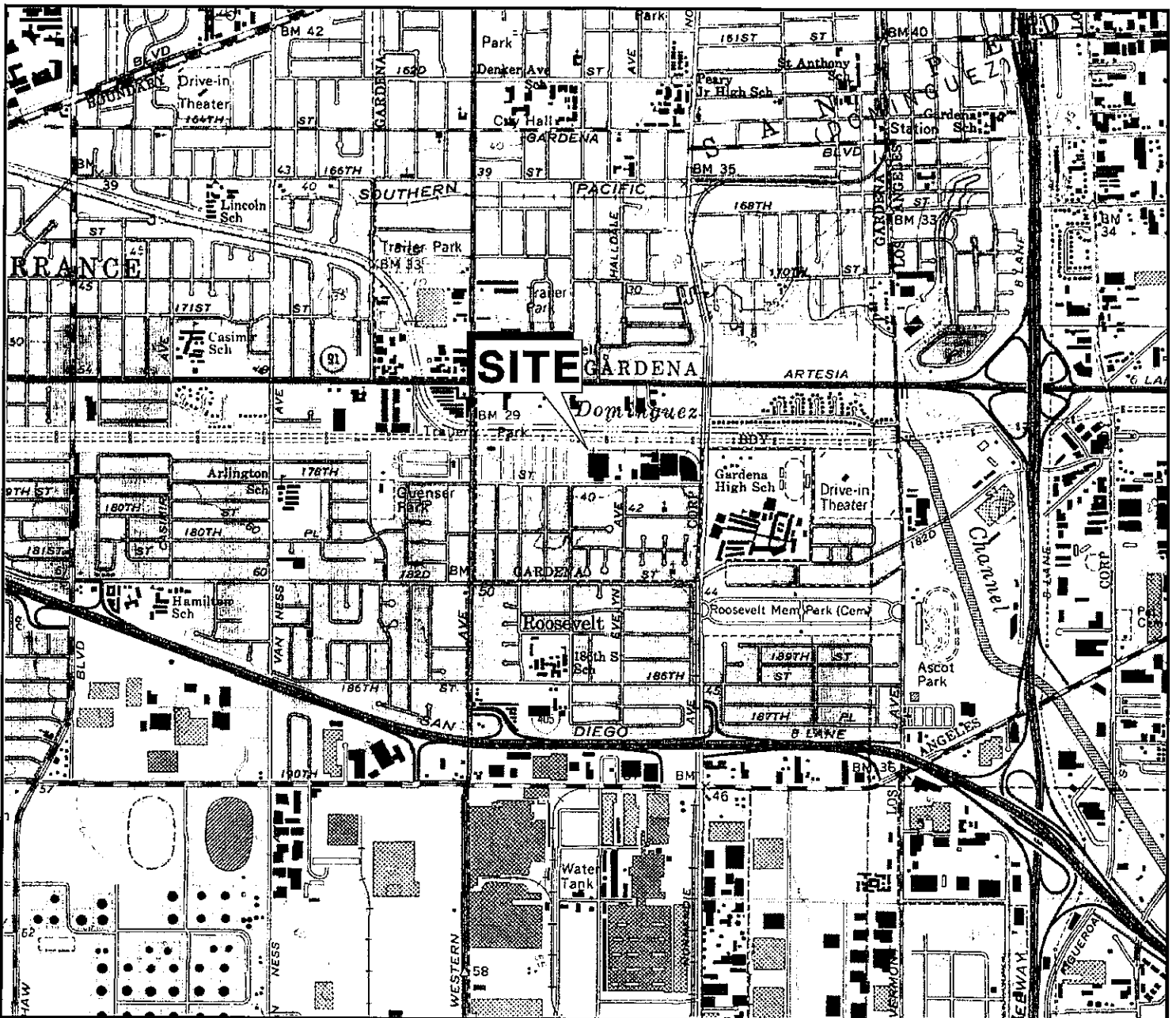
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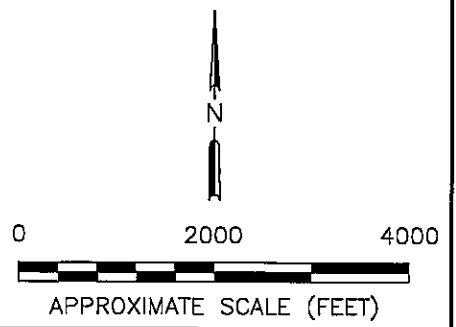
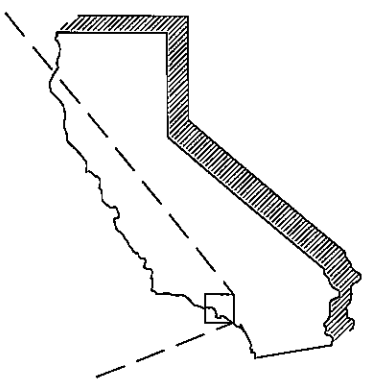
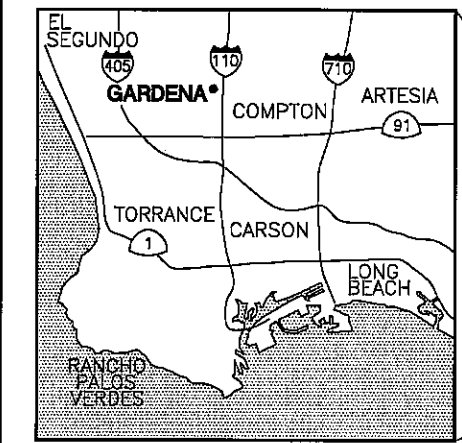
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USGS 7.5 Minute Topographic Series Geologic Map, Torrance Quadrangle, Scale 1:24,000.

FIGURES



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, INGLEWOOD QUADRANGLE, 1964
 PHOTOREVISED 1981
 TORRANCE QUADRANGLE, 1964
 PHOTOREVISED 1981



 SECOR 290 Conejo Ridge Avenue, Suite 200 Thousand Oaks, CA 91361 (805) 230-1266 / 230-1277 (Fax)	FOR: THE OLSON COMPANY PHASE I ESA POWER TRANS FREIGHT SYSTEMS, INC. 1515 West 178th Street Gardena, California		SITE LOCATION MAP		FIGURE: 1
	JOB NUMBER: 04OT.29213.41.001	DRAWN BY: R. Roman	CHECKED BY: L. Simons	APPROVED BY: L. Simons	DATE: 05/05/04

ARTESIA BOULEVARD

VACANT LOT



DOMINGUEZ WATER CHANNEL

RIDING STABLES/
PADDOCK

COMMERCIAL OFFICE
BUILDINGS

RESIDENTIAL
TRAILER
PARK

SUBJECT
PROPERTY

MATSUI
INTERNATIONAL

DRAINAGE EASEMENT

WEST 178th STREET

COX DIE
CASTING

VACANT LOT
(FORMER BEE
CHEMICAL FACILITY)

ANDERSON
REPAIR AND
SUPPLY INC.

ROGER LAWRENCE
& ASSOCIATES
(COMMERCIAL
OFFICES)

WEST 179th STREET

RESIDENTIAL

SOUTH HARVARD BOULEVARD

RESIDENTIAL

RESIDENTIAL

LA SALLE AVENUE

RESIDENTIAL

RESIDENTIAL

SOUTH DENKER AVENUE

EVELYN AVENUE

WEST 180th STREET

LEGEND

--- SUBJECT PROPERTY BOUNDARY

NOTES:

- MAP REFERENCES: COUNTY OF LOS ANGELES ASSESSOR'S MAPS, DATES VARY. USGS AERIAL IMAGE DATED MAY 31, 1994. NAD 83 CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE V (FT.). NOT A SURVEYED MAP, SITE FEATURES AND LOCATIONS ARE APPROXIMATE.

0 300 600



APPROXIMATE SCALE (FEET)



SECOR

290 Conejo Ridge Avenue, Suite 200
Thousand Oaks, CA 91351
(805) 230-1266 / 230-1277 (Fax)

FOR:
**THE OLSON COMPANY
PHASE I ESA
POWER TRANS FREIGHT SYSTEMS, INC.**
1515 West 178th Street
Gardena, California

SITE VICINITY MAP

FIGURE:

2

JOB NUMBER:
04OT.29213.41.001

DRAWN BY:
R. Roman

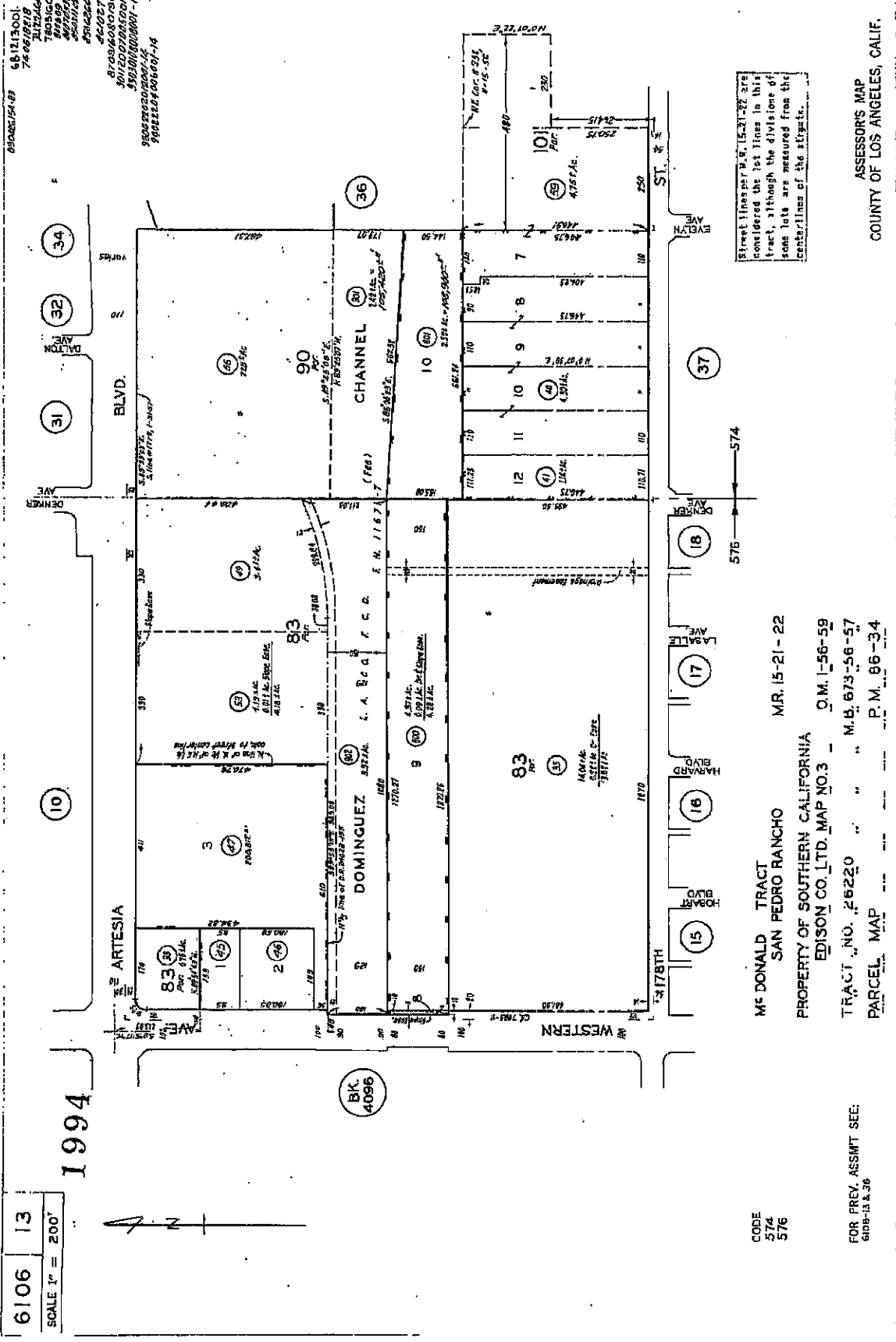
CHECKED BY:
L. Simons

APPROVED BY:
L. Simons

DATE:
05/05/04

View Enlarged Map **View Printing Instructions**

County of Los Angeles, Rick Auerbach, Assessor



6106 13
SCALE 1" = 200'

1994

CODE
574
576

FOR PREY. ASSM'T SEE:
6109-13 & 36

MR. DONALD TRACT
SAN PEDRO RANCHO
PROPERTY OF SOUTHERN CALIFORNIA
EDISON CO. LTD. MAP NO. 3
TRACT NO. 26220
PARCEL MAP

MR. 15-21-22
Q.M. 1-56-59
M.B. 673-56-57
P.M. 66-34

Street lines per B.V. 15-21-22 are
considered the 1st lines in this
tract, although the divisions of
some lots are measured from the
centerlines of the streets.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**APPENDIX A
SITE PHOTOGRAPHS**



Photograph No. 1

View looking west along front entrance of Site (southern boundary) along West 178th Street



Photograph No. 2

View along east boundary of Site looking north.



Photograph No. 3

View along west boundary of Site, looking southwest towards adjacent residential trailer home park



Photograph No. 4

View along the northern boundary of the Site (former railroad that trends east to west).



Photograph No. 5

View of main entrance to office area. Materials observed in this area are typical of the materials used in the office suites. The door in the background leads to the warehouse area.



Photograph No. 6

View of central office building located in the warehouse. Rooms include a gym, kitchen, restrooms and general office space.



Photograph No. 7

An assortment of items (box files, empty gas bottles, worn tires, office furniture etc.) observed in the storage room located towards the southeast corner of the warehouse building.



Photograph No. 8

View of storage area located in the northern portion of the warehouse building. The area is currently unused and reportedly the result of former manufacturing operations conducted at the Site.



Photograph No. 9

View of pallets of damaged chemicals and worn tires stored towards the northwest corner of the warehouse building.



Photograph No. 10

View of trash dumped along the east boundary of the Site. Items include general household trash, batteries, worn tires and plastic oil containers.

APPENDIX B
ENVIRONMENTAL DATABASE



EDR™ Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**178th Street
1515 West 178th Street
Gardena, CA 90248**

Inquiry Number: 1173617.2s

April 20, 2004

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

1515 WEST 178TH STREET
GARDENA, CA 90248

COORDINATES

Latitude (North): 33.869900 - 33° 52' 11.6"
Longitude (West): 118.303900 - 118° 18' 14.0"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 379397.7
UTM Y (Meters): 3748301.8
Elevation: 34 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 33118-G3 TORRANCE, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
GREENBOG INC 1515 W 178TH ST B GARDENA, CA	LOS ANGELES CO. HMS	N/A
1515 178TH STREET 1515 178TH STREET GARDENA, CA 90248	CHMIRS	N/A
POWER TRANS FREIGHT SYSTEMS 1515 W 178TH ST A GARDENA, CA	LOS ANGELES CO. HMS	N/A
VACANT 1515 W 178TH ST GARDENA, CA	LOS ANGELES CO. HMS	N/A
GLOBE ILLUMINATING CO 1515 W 178TH ST GARDENA, CA	LOS ANGELES CO. HMS	N/A
GLOBE ILLUMINATION COMPANY 1515 W 178TH ST GARDENA, CA 90248	RCRIS-SQG FINDS CERC-NFRAP REF	CAD008388506

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
RCRIS-TSD	Resource Conservation and Recovery Information System
ERNS	Emergency Response Notification System

STATE ASTM STANDARD

Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
INDIAN UST	Underground Storage Tanks on Indian Land
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
INDIAN RESERV	Indian Reservations
DOD	Department of Defense Sites
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
SCH	School Property Evaluation Program

EXECUTIVE SUMMARY

NFA..... No Further Action Determination
EMI..... Emissions Inventory Data
NFE..... Properties Needing Further Evaluation
HAZNET..... Hazardous Waste Information System
LA Co. Site Mitigation..... Site Mitigation List
AOCONCERN..... San Gabriel Valley Areas of Concern

BROWNFIELDS DATABASES

VCP..... Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

FEDERAL ASTM STANDARD

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/26/2004 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>GARDENA SUMPS</i>	<i>SW COR OF ARTESIA & NOR</i>	<i>1/4 - 1/2ENE</i>	<i>F24</i>	<i>28</i>

CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended

EXECUTIVE SUMMARY

barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 02/26/2004 has revealed that there are 2 CERC-NFRAP sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MORTON INTERNATIONAL INC ALADDIN PLASTICS INC	1500 WEST 178TH STREET 1415 W 178TH ST	0 - 1/8 ESE 1/8 - 1/4 E	B9 E19	13 24

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/15/2004 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
INTEL LIGHT METALS CORP	19200 S WESTERN AVE	1/2 - 1 SSW	40	58

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRIS-LQG list, as provided by EDR, and dated 03/09/2004 has revealed that there is 1 RCRIS-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
S B MANAGEMENT CORPORATION	1415 W 178TH ST	1/8 - 1/4 E	E21	27

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of

EXECUTIVE SUMMARY

the waste.

A review of the RCRIS-SQG list, as provided by EDR, and dated 03/09/2004 has revealed that there are 9 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>COX DIE CASTING</i>	<i>1528 W 178TH ST</i>	<i>0 - 1/8 SE</i>	<i>7</i>	<i>10</i>
<i>MATSUQ INTL</i>	<i>1501 W 178TH ST</i>	<i>0 - 1/8 ESE</i>	<i>B8</i>	<i>13</i>
<i>MORTON INTERNATIONAL INC</i>	<i>1500 WEST 178TH STREET</i>	<i>0 - 1/8 ESE</i>	<i>B9</i>	<i>13</i>
<i>ROTARY TECHNOLOGIES CORP</i>	<i>1468 WEST 178TH STREET</i>	<i>1/8 - 1/4ESE</i>	<i>10</i>	<i>17</i>
<i>SCHIAOA BOATS INC</i>	<i>1702 W 180TH ST</i>	<i>1/8 - 1/4SW</i>	<i>22</i>	<i>27</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>AUTO BODY CONNECTION</i>	<i>1610 W ARTESIA</i>	<i>1/8 - 1/4NNW</i>	<i>C11</i>	<i>18</i>
<i>SHIGES FOREIGN CAR SERVICE</i>	<i>1610 W ARTESIA</i>	<i>1/8 - 1/4NNW</i>	<i>C12</i>	<i>18</i>
<i>CLASSIC AUTOMOTIVE</i>	<i>1610 W ARTESIA BLVD</i>	<i>1/8 - 1/4NNW</i>	<i>D14</i>	<i>20</i>
<i>AUTOBODY CONNECTION</i>	<i>1610 W ARTESIA BLVD</i>	<i>1/8 - 1/4NNW</i>	<i>D15</i>	<i>21</i>

STATE ASTM STANDARD

AWP: California DTSC's Annual Workplan, formerly known as BEP, identifies known hazardous substance sites targeted for cleanup. The source is the California Environmental Protection Agency.

A review of the AWP list, as provided by EDR, and dated 03/02/2004 has revealed that there is 1 AWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>GARDENA SUMPS</i>	<i>SW CRNR OF NORMANDIE AV</i>	<i>1/4 - 1/2ENE</i>	<i>F25</i>	<i>29</i>

CAL-SITES: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control.

A review of the Cal-Sites list, as provided by EDR, has revealed that there is 1 Cal-Sites site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>GARDENA SUMPS</i>	<i>SW CRNR OF NORMANDIE AV</i>	<i>1/4 - 1/2ENE</i>	<i>F25</i>	<i>29</i>

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 11 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>MORTON INTERNATIONAL INC</i>	<i>1500 WEST 178TH STREET</i>	<i>0 - 1/8 ESE</i>	<i>B9</i>	<i>13</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALADDIN PLASTICS INC	1415 178TH	1/8 - 1/4 E	E18	23
UNITED OIL #44 (UNOCAL)	18130 S WESTERN AVE	1/4 - 1/2 SW	H32	40
HONEYWELL INC.	17300 WESTERN AVE.	1/4 - 1/2 NW	34	43
MOBIL #18-EDP (FORMER #11)	18203 WESTERN	1/4 - 1/2 SW	I36	49
A-ACTION RADIATOR/ I-7869	6403 E FLORENCE AVE	1/4 - 1/2 NW	38	52
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SW CRNR OF NORMANDIE AV	1/4 - 1/2 ENE	F25	29
ARCO #1235	1800 ARTESIA BLVD W	1/4 - 1/2 NW	G30	34
CHEVRON #9-2445	17400 WESTERN AVE S	1/4 - 1/2 NW	G31	37
SEARS ROEBUCK AND COMPANY	1917 ARTESIA BLVD W	1/4 - 1/2 WNW	J37	50
THEIM INDUSTRIES	1918 ARTESIA BLVD W	1/4 - 1/2 WNW	J39	56

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, has revealed that there are 3 WMUDS/SWAT sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SW COR OF ARTESIA & NOR	1/4 - 1/2 ENE	F24	28
GARDENA-174TH & WESTERN	174TH / WESTERN	1/4 - 1/2 WNW	G27	31
LOS ANGELES COUNTY ROAD DEPART	ARTESIA / WESTERN	1/4 - 1/2 NW	G29	33

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/04/2004 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MORTON INTERNATIONAL INC	1500 WEST 178TH STREET	0 - 1/8 ESE	B9	13
UNITED OIL #44/RAPID GAS #44	18130 WESTERN AVE S	1/4 - 1/2 SW	H33	41
HONEYWELL INC.	17300 WESTERN AVE.	1/4 - 1/2 NW	34	43
MOBIL #18-EDP (FORMER #11-EDP)	18203 WESTERN AVE S	1/4 - 1/2 SW	I35	47
A-ACTION RADIATOR/ I-7869	6403 E FLORENCE AVE	1/4 - 1/2 NW	38	52
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ARCO #1235	1800 ARTESIA BLVD W	1/4 - 1/2 WNW	G28	32
ARCO #1235	1800 ARTESIA BLVD W	1/4 - 1/2 NW	G30	34
CHEVRON #9-2445	17400 WESTERN AVE S	1/4 - 1/2 NW	G31	37
SEARS ROEBUCK AND COMPANY	1917 ARTESIA BLVD W	1/4 - 1/2 WNW	J37	50
THEIM INDUSTRIES	1918 ARTESIA BLVD W	1/4 - 1/2 WNW	J39	56

EXECUTIVE SUMMARY

BEP: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

A review of the CA BOND EXP. PLAN list, as provided by EDR, has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SOUTHWEST CORNER OF NOR	1/4 - 1/2ENE	F26	30

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MORTON INTERNATIONAL INC	1500 WEST 178TH STREET	0 - 1/8 ESE	B9	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHIGES FOREIGN CAR SERVICE	1610 W ARTESIA	1/8 - 1/4NNW	C12	18

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MORTON INTERNATIONAL INC	1500 WEST 178TH STREET	0 - 1/8 ESE	B9	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
INTERSTATE TRANSMISSIONS.	1610 W ARTESIA BLVD	1/8 - 1/4NNW	D13	19
SHIGE'S FOREIGN CAR SERVICE	1610 W ARTESIA BLVD	1/8 - 1/4NNW	D16	23
CLASSIC AUTOMOTIVE-HONDA SPC.	1610 W ARTESIA BLVD	1/8 - 1/4NNW	D17	23

FEDERAL ASTM SUPPLEMENTAL

US BROWNFIELDS: The EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients and Brownfields properties addressed by Targeted Brownfields Assessments

A review of the US BROWNFIELDS list, as provided by EDR, and dated 07/15/2003 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	NORMANDIE AND ARTESIA B	1/4 - 1/2ENE	F23	27

EXECUTIVE SUMMARY

STATE OR LOCAL ASTM SUPPLEMENTAL

REF: This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

A review of the REF list, as provided by EDR, and dated 03/02/2004 has revealed that there is 1 REF site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALADDIN PLASTICS INC	1415 WEST 178TH STREET	1/8 - 1/4 E	E20	24

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there is 1 CA SLIC site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>HONEYWELL INC.</i>	<i>17300 WESTERN AVE.</i>	<i>1/4 - 1/2NW</i>	<i>34</i>	<i>43</i>

BROWNFIELDS DATABASES

US BROWNFIELDS: The EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients and Brownfields properties addressed by Targeted Brownfields Assessments

A review of the US BROWNFIELDS list, as provided by EDR, and dated 07/15/2003 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	NORMANDIE AND ARTESIA B	1/4 - 1/2 ENE	F23	27

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

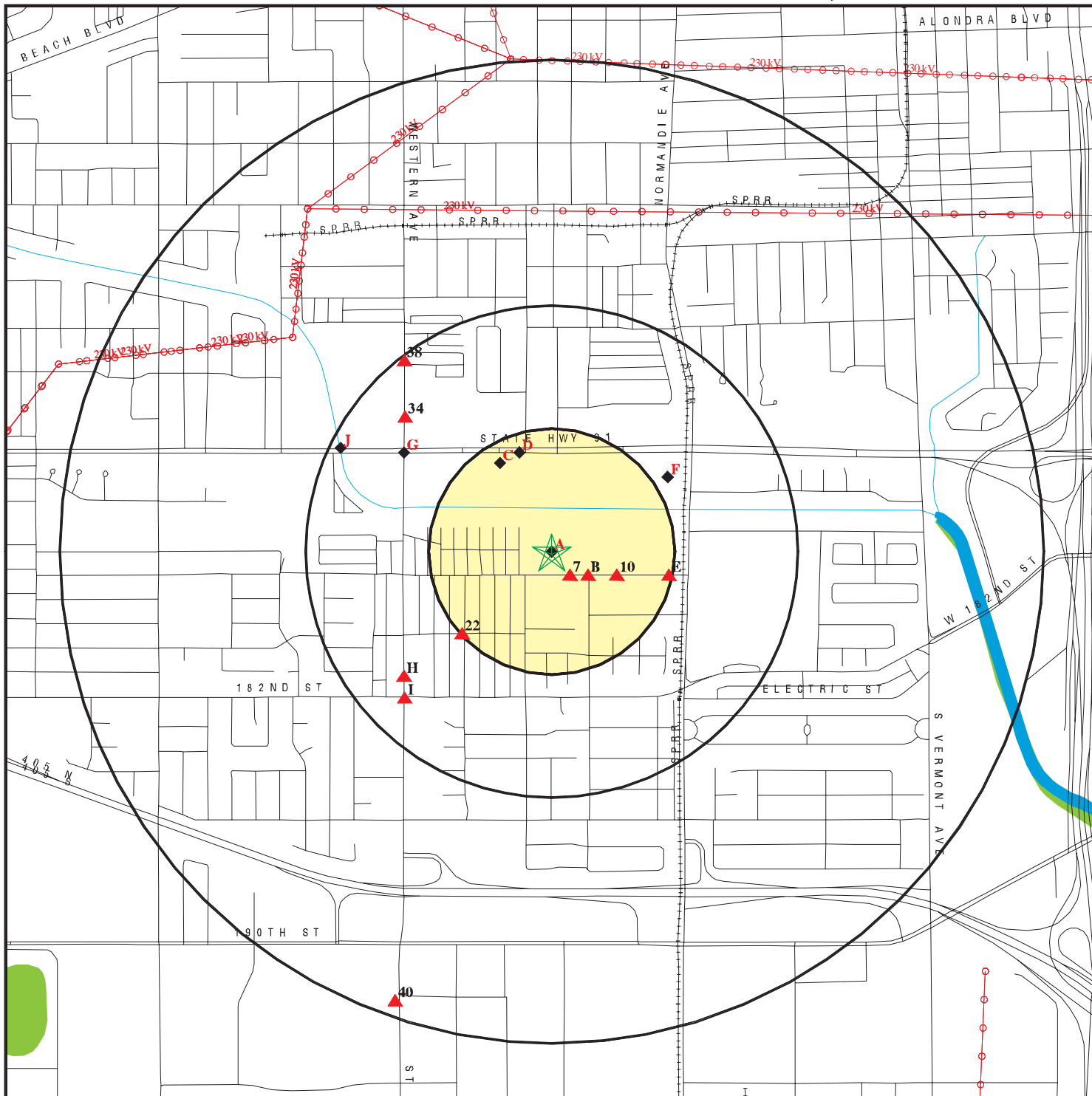
Site Name

FLORENCE AVE / TELEGRAPH RD WHITTIER
ARCO PRODUCTS 05964
STREET HOG INC

Database(s)

CHMIRS, LUST
UST
LOS ANGELES CO. HMS

OVERVIEW MAP - 1173617.2s - SECOR International, Inc.



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites

▣ National Priority List Sites

▣ Landfill Sites

▣ Dept. Defense Sites

▣ Indian Reservations BIA

⚡ Power transmission lines

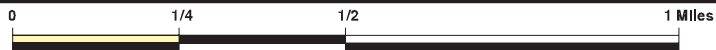
⚡ Oil & Gas pipelines

▣ 100-year flood zone

▣ 500-year flood zone

▣ Federal Wetlands

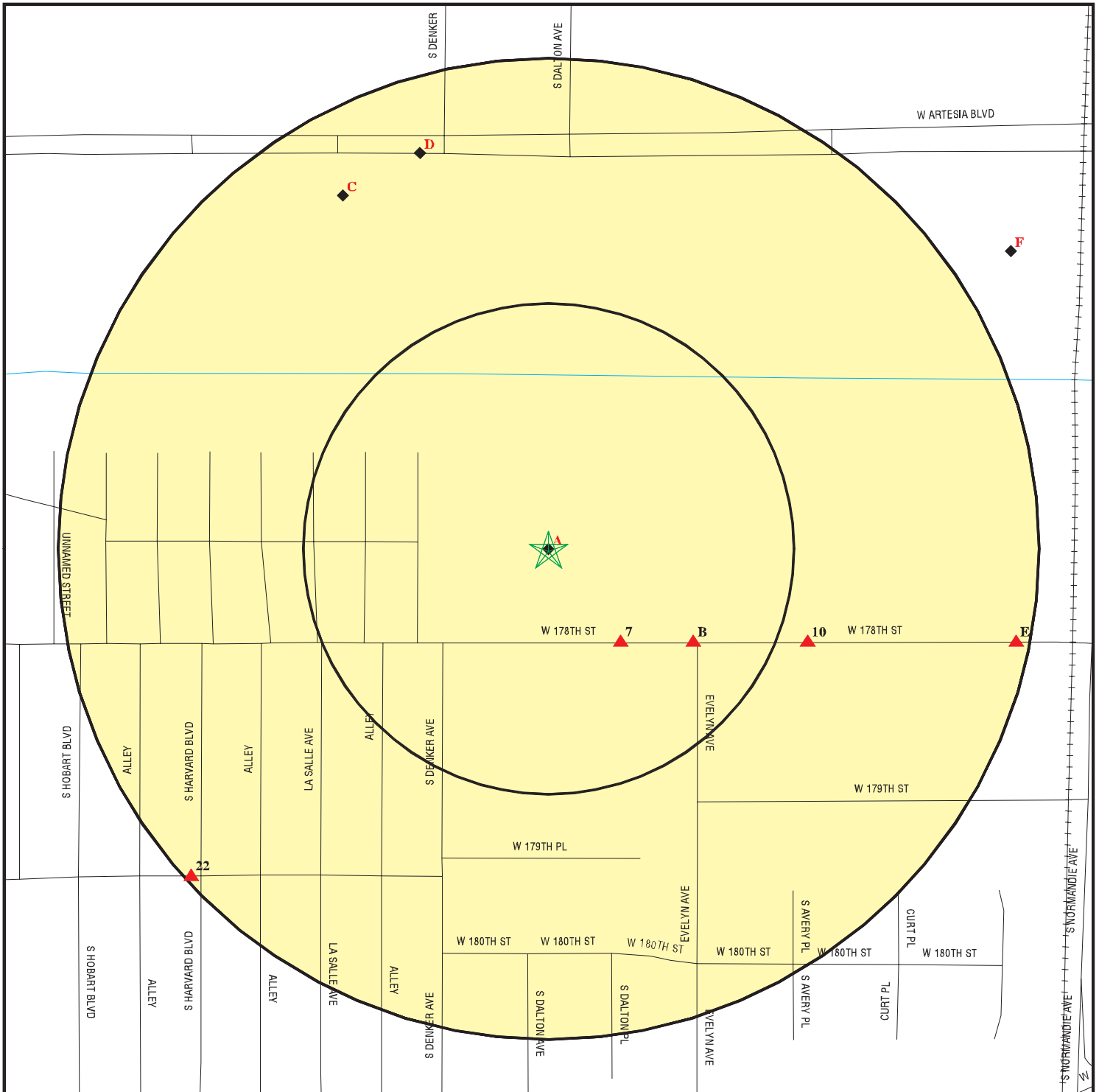
▣ Areas of Concern



TARGET PROPERTY: 178th Street
 ADDRESS: 1515 West 178th Street
 CITY/STATE/ZIP: Gardena CA 90248
 LAT/LONG: 33.8699 / 118.3039

CUSTOMER: SECOR International, Inc.
 CONTACT: Sara Mulholland
 INQUIRY #: 1173617.2s
 DATE: April 20, 2004 2:53 pm

DETAIL MAP - 1173617.2s - SECOR International, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- 🏠 Historical Gas Stations / Historical Dry Cleaners
See the EDR Proprietary Historical Map Findings
- 📡 Sensitive Receptors
- 🚚 National Priority List Sites
- 🗑️ Landfill Sites
- 🏢 Dept. Defense Sites



- 🏠 Indian Reservations BIA
- 📡 Oil & Gas pipelines
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🔴 Areas of Concern



TARGET PROPERTY: 178th Street
ADDRESS: 1515 West 178th Street
CITY/STATE/ZIP: Gardena CA 90248
LAT/LONG: 33.8699 / 118.3039

CUSTOMER: SECOR International, Inc.
CONTACT: Sara Mulholland
INQUIRY #: 1173617.2s
DATE: April 20, 2004 2:54 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP	X	0.250	1	1	NR	NR	NR	2
CORRACTS		1.000	0	0	0	1	NR	1
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	1	NR	NR	NR	1
RCRIS Sm. Quan. Gen.	X	0.250	3	6	NR	NR	NR	9
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	1	0	NR	1
Cal-Sites		1.000	0	0	1	0	NR	1
CHMIRS	X	TP	NR	NR	NR	NR	NR	0
Cortese		0.500	1	1	9	NR	NR	11
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	3	NR	NR	3
LUST		0.500	1	0	9	NR	NR	10
CA Bond Exp. Plan		1.000	0	0	1	0	NR	1
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
CA FID UST		0.250	1	1	NR	NR	NR	2
HIST UST		0.250	1	3	NR	NR	NR	4
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	1	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
REF	X	0.250	0	1	NR	NR	NR	1
NFE		0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	0	1	NR	NR	1
HAZNET		TP	NR	NR	NR	NR	NR	0
Los Angeles Co. HMS	X	TP	NR	NR	NR	NR	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
<u>BROWNFIELDS DATABASES</u>								
US BROWNFIELDS		0.500	0	0	1	NR	NR	1
VCP		0.500	0	0	0	NR	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

A1 **GREENBOG INC** **LOS ANGELES CO. HMS** **S104735430**
Target **1515 W 178TH ST B**
Property **GARDENA, CA** **N/A**

Site 1 of 6 in cluster A

Actual:
33 ft.

HMS:
 Facility Id: 024245-033595
 Area: 2B
 Facility Type: Not reported
 Permit Number: 174 Permit Status: Not reported
 Facility Status: OPEN
 Region: Los Angeles County:

A2 **1515 178TH STREET** **CHMIRS** **S100277756**
Target **GARDENA, CA 90248**
Property **N/A**

Site 2 of 6 in cluster A

Actual:
33 ft.

CHMIRS:
 OES Control Number: 9117516
 Chemical Name: Not reported
 Extent of Release: Not reported
 Property Use: Storage
 Incident Date: 17-JUN-91
 Date Completed: 17-JUN-91
 Time Completed : 812
 Agency Id Number : 19070
 Agency Incident Number : 1993
 OES Incident Number : 9117516
 Time Notified : 737
 Surrounding Area : 800
 Estimated Temperature : 60
 Property Management : P
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Responding Agency Personel # Of Injuries : 0
 Responding Agency Personel # Of Fatalities : 0
 Resp Agncy Personel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : CARGO TRAILER /VEHICLE
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : CAPT ROBERT SUTTON
 Reporting Officer Name/ID : CAPT. ROBERT SUTTON
 Report Date : 17-JUN-91
 Comments : No
 Facility Telephone Number : 13 17-9643
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100277756

Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Chemical 1 : Not Reported
 Chemical 2 : Not Reported
 Chemical 3 : Not Reported
 Date/Time : Not reported
 Evacuations : Not reported

A3 **POWER TRANS FREIGHT SYSTEMS** **LOS ANGELES CO. HMS** **S104735429**
Target **1515 W 178TH ST A** **N/A**
Property **GARDENA, CA**

Site 3 of 6 in cluster A

Actual:
 33 ft.

HMS:
 Facility Id: 024244-033594
 Area: 2B
 Facility Type: Not reported
 Permit Number: 174 Permit Status: Not reported
 Facility Status: OPEN
 Region: Los Angeles County:

A4 **VACANT** **LOS ANGELES CO. HMS** **U003061190**
Target **1515 W 178TH ST** **N/A**
Property **GARDENA, CA**

Site 4 of 6 in cluster A

Actual:
 33 ft.

HMS:
 Facility Id: 005085-105277
 Area: 2B
 Facility Type: Not reported
 Permit Number: 174 Permit Status: Not reported
 Facility Status: OPEN
 Region: Los Angeles County:

A5 **GLOBE ILLUMINATING CO** **LOS ANGELES CO. HMS** **S101480872**
Target **1515 W 178TH ST** **N/A**
Property **GARDENA, CA**

Site 5 of 6 in cluster A

Actual:
 33 ft.

HMS:
 Facility Id: 005085-005277
 Area: 2B
 Facility Type: Not reported
 Permit Number: 174 Permit Status: Not reported
 Facility Status: OPEN
 Region: Los Angeles County:

Facility Id: 008517-021505
 Area: 5D
 Facility Type: I01
 Permit Number: 174 Permit Status: Permit
 Facility Status: Permit

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

GLOBE ILLUMINATING CO (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Region: Los Angeles County:

S101480872

**A6
 Target
 Property**

**GLOBE ILLUMINATION COMPANY
 1515 W 178TH ST
 GARDENA, CA 90248**

**RCRIS-SQG 1000162158
 FINDS CAD008388506
 CERC-NFRAP
 REF**

Site 6 of 6 in cluster A

**Actual:
 33 ft.**

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported
 Non NPL Code: NFRAP
 Ownership Status: Unknown
 Federal Facility: Not a Federal Facility
 NPL Status: Not on the NPL

CERCLIS-NFRAP Assessment History:

Assessment: DISCOVERY
 Assessment: ARCHIVE SITE
 Assessment: PRELIMINARY ASSESSMENT
 Completed: 09/01/1985
 Completed: 12/01/1985
 Completed: 12/01/1985

RCRIS:

Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD008388506
 Contact: Not reported
 Classification: Small Quantity Generator
 TSD Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

REF:

Facility ID: 19360136
 Dtsc Region Code: 4
 Region Code Definition: CYPRESS
 County Code: 19
 Site Name Under: Not reported
 Current Status Date: 06011985
 Current Status Code: REFOA
 Current Status: PROPERTY/SITE REFERRED TO ANOTHER AGENCY
 Lead Agency Code: Not reported
 Lead Agency: N/A
 Site Type Code: Not reported
 Site Type: N/A
 National Priorities List: Not reported
 Tier: Not reported
 Source Of Funding Code: Not reported
 Staff Member: Not reported
 Supervisor: Not reported
 Sic Code: 36
 Sic Code Definition: MANU - ELECTRONIC & OTHER ELECTRIC EQUIP
 Site Mitigatn & Brnfls Reuse Prog (SMBR) Code: SB
 SMBR Branch: SO CAL - CYPRESS
 Regional Water Quality Control Board: LA
 RWQCB Definition: LOS ANGELES
 Site Access Controlled: Not reported
 Listed In Haz Wst & Substncs Sites List (CORTESE): Not reported
 Date Hazard Ranked: Not reported
 GW Contamination Suspected: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

GLOBE ILLUMINATION COMPANY (Continued)

1000162158

# Of Sources Contributing To Contamination :	0.00000
Lat/Long :	0.00000° 0.00000' 0.00000" / 0.00000° 0.00000' 0.00000"
Direction Lat :	Not reported
Direction Long :	Not reported
Lat/long Method :	Not reported
Entity Lat/long Coordinates Refer To :	Not reported
State Assembly Distt Code :	Not reported
State Senate Distt Code :	Not reported
Identifying Code:	EPA
ID Value:	CAD008388506
Other ID Desc:	EPA IDENTIFICATION NUMBER
Alternate Name(s):	GLOBE ILLUMINATION COMPANY
Address(es) :	1515 WEST 178TH STREET GARDENA, CA 90248
Background Info :	Not reported
Facility Id :	19360136
AWP Activities Code :	1.00000
DTSC Site Activity Code :	DISC
Activity Code Def:	DISCOVERY
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	10211982
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	REFOA
Status Code Definition :	PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via Commitmnt/Completns Screen :	Not reported
Facility Id :	19360136
AWP Activities Code :	2.00000
DTSC Site Activity Code :	PA
Activity Code Def:	Not reported
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	06011985
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	REFOA
Status Code Definition :	PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via Commitmnt/Completns Screen :	Not reported
Facility Id :	19360136
AWP Activities Code :	3.00000
DTSC Site Activity Code :	SS
Activity Code Def:	Not reported
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	10281994
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

GLOBE ILLUMINATION COMPANY (Continued)

1000162158

Site Status When Activity Commitment Made : REFOA
 Status Code Definition : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
 Cubic Yards Of Solids Removed At Completion : 0.00000
 Gallons Of Liquid Removed Upon Completion : 0.00000
 Cubic Yards Of Solids Treated Upon Completion : 0.00000
 Actvty Deleted Via Commitmnt/Completns Screen : Not reported
 Special Program Code: C104
 Special Program : CERCLA 104
 Comments Date : 01171983
 Comments : CO ENGR. INDEX 5277, IW PERMIT 1502
 QUEST RECEIVED. 250 EMPLOYEES AT LOC.
 YRS OPERATION AT LOCATION: 1961-PRESENT
 PAINT SLUDGE DISP OF AT LDFL. HAULER:
 ABCO DISPOSAL(1961-1978).
 CO ENGR. 11/61 PERMIT 2748 SA 176 S&G
 CONTACT W DANIEL FOREMAN 213-321-9000
 INTERCEPTOR. METAL PROCESSING WASTES-
 1)BLEED OFF SECOND STAGE FEPO4 MACHINE
 2)BLEED OFF RECIRC H2O,SPRAY PAINT BOOTH
 3)DUMPING STAGE 1 IRON PHOSPHATE MACHINE
 4)OCCATIONAL DUMPING OF BONDERITE 690
 7/75 PERMIT 1502 SA 158 S&G INTERCEPTOR
 UNITED PUMP & SERVICE HAULS TANK EVERY 3
 TO 6MONTHS & REPLACE.
 ASP SURVEY 2/83 - 1)SOURCE ACT: MFG OF
 LIGHTING FIXTURE. 2)YR OF OPER: 1961 TO
 PRESENT.
 INCIDENT: SMALL PLANT FIRE MANY YRS AGO.
 SUBMIT TO EPA
 PRELIM ASSESS DONE CERCLA 104
 FACILITY IDENTIFIED L.A. CHAM OF COMM BUS DIR 1966
 MFG LIGHTING FIXTURES
 DATABASE VERIFICATION PROJECT CONFIRMS NFA FOR DTSC.
 FACILITY DRIVE-BY ASAP. RESIDUE SURROUNDING BBLS & ON PAVE
 MENT,& DISCOLORATION ON SIDE OF BLDG.
 FACILITY DRIVE-BY ACTIVE. RESIDEN/COMM AREA. BBLS/RESIDUE
 VISIBLE ON SIDE OF BLDG. DISCOLORED &
 STAINED ON PAVEMENT.
 QUESTIONNAIRE SENT

7
SE
< 1/8
314 ft.

COX DIE CASTING
1528 W 178TH ST
GARDENA, CA 90248

RCRIS-SQG **1000168383**
FINDS **CAD981160054**
HAZNET
CA WDS

Relative: RCRIS:
Higher Owner: COX DIE CASTING
 (310) 532-7544
Actual: EPA ID: CAD981160054
38 ft. Contact: DAVE KHAN
 (310) 532-7544
 Classification: Small Quantity Generator
 TSDF Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COX DIE CASTING (Continued)

1000168383

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Resource Conservation and Recovery Act Information system (RCRAINFO)

HAZNET:

Gepaid: CAL912472808
TSD EPA ID: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1501
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: CORPORATION
Telephone: (000) 000-0000
Mailing Address: 1528 W 178TH ST
GARDENA, CA 90248 - 3204
County: Los Angeles

Gepaid: CAL912472808
TSD EPA ID: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1251
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: CORPORATION
Telephone: (000) 000-0000
Mailing Address: 1528 W 178TH ST
GARDENA, CA 90248 - 3204
County: Los Angeles

Gepaid: CAL912472808
TSD EPA ID: CAD093459485
Gen County: Los Angeles
Tsd County: Fresno
Tons: .3377
Waste Category: Organic liquids with metals Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
Disposal Method: Transfer Station
Contact: CORPORATION
Telephone: (000) 000-0000
Mailing Address: 1528 W 178TH ST
GARDENA, CA 90248 - 3204
County: Los Angeles

Gepaid: CAD981160054
TSD EPA ID: CAT000613935
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1042
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1528 W 178TH ST

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

COX DIE CASTING (Continued)

1000168383

County: GARDENA, CA 90248
 Los Angeles
 Gepaid: CAL912472808
 TSD EPA ID: CAD099452708
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 0.2293
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: CORPORATION
 Telephone: (000) 000-0000
 Mailing Address: 1528 W 178TH ST
 GARDENA, CA 90248 - 3204
 County: Los Angeles

The CA HAZNET database contains 9 additional records for this site.
 Please click here or contact your EDR Account Executive for more information.

WDS:

Facility ID: 4 19I004958
 Facility Contact: ROBERT COX Facility Telephone: (310) 532-7544
 SIC Code: Not reported SIC Code 2: Not reported
 Agency Name: COX DIE CASTING
 Agency Address: 1528 W 178th St
 Gardena 90248 - 3204
 Agency Contact: ROBERT COX Agency Phone: (310) 532-7544
 Design Flow: Not reported Baseline Flow: Not reported
 Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
 Agency Type: Private
 Waste Type: Not reported
 Threat to Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.
 Reclamation: Not reported
 POTW: Not reported
 NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
 Subregion: 4

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B8
ESE
 < 1/8
 462 ft.

MATSUQ INTL
1501 W 178TH ST
GARDENA, CA 90248

RCRIS-SQG 1000905575
FINDS CA0000866590

Site 1 of 2 in cluster B

Relative:
Higher

RCRIS:
 Owner: MASA MATSUP
 (310) 767-7812
 EPA ID: CA0000866590
 Contact: HIROYUKY KAWAMURN
 (310) 767-7812
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

Actual:
 41 ft.

FINDS:
 Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

B9
ESE
 < 1/8
 470 ft.

MORTON INTERNATIONAL INC
1500 WEST 178TH STREET
GARDENA, CA 90247

RCRIS-SQG 1000106837
FINDS CAD082183344
CERC-NFRAP
LOS ANGELES CO. HMS
Cortese
CA FID UST
EMI
HIST UST
LUST

Site 2 of 2 in cluster B

Relative:
Higher

CERCLIS-NFRAP Classification Data:
 Site Incident Category: Not reported
 Non NPL Code: NFRAP
 Ownership Status: Private
 Federal Facility: Not a Federal Facility
 CERCLIS-NFRAP Assessment History:
 Assessment: DISCOVERY
 Completed: 04/01/1986
 Assessment: PRELIMINARY ASSESSMENT
 Completed: 01/01/1987
 Assessment: ARCHIVE SITE
 Completed: 03/01/1987
 Assessment: SITE INSPECTION
 Completed: 03/01/1987
 CERCLIS-NFRAP Alias Name(s):
 GILMORE & NOLAN INC (OPERATOR)
 BARLEY BUILDING CORP (OWNER)
 RCRIS:
 Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD082183344
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported

Actual:
 41 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EPA ID Number
EDR ID Number

MORTON INTERNATIONAL INC (Continued)

1000106837

Violation Status: No violations found

FINDS:

- Other Pertinent Environmental Activity Identified at Site:
 - National Emissions Inventory (NEI)
 - National Emissions Trends (NET)
 - Resource Conservation and Recovery Act Information system (RCRAINFO)
 - Toxic Chemical Release Inventory System (TRIS)

State LUST:

Cross Street: EVELYN AVE
Qty Leaked: Not reported
Case Number: 902480070
Reg Board: 4
Chemical: Solvents
Lead Agency: Regional Board
Local Agency: 19000
Case Type: Other ground water affected
Status: Remedial action (cleanup) Underway
Abate Method: Remove Free Product - remove floating product from water table, Vapor Extraction
Review Date: Not reported
Workplan: Not reported
Pollution Char: 1/7/88 0:00
Remed Action: 7/7/98 0:00
Monitoring: Not reported
Close Date: Not reported
Release Date: 06/25/1986
Cleanup Fund Id: Not reported
Discover Date: / /
Enforcement Dt: Not reported
Enf Type: Not reported
Enter Date: 12/31/86 0:00
Funding: Not reported
Staff Initials: Not reported
How Discovered: Not reported
How Stopped: Not reported
Interim: Yes
Leak Cause: UNK
Leak Source: UNK
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case #: Not reported
Beneficial: Not reported
Staff: SLC
GW Qualifier: Not reported
Max MTBE Soil: Not reported
Soil Qualifier: Not reported
Hydr Basin #: SAN FERNANDO VALLEY
Operator: VOGL, HARRY J.
Oversight Prgm: Spills, Leaks, Investigations and Cleanup UST
Review Date: 7/7/98 0:00
Stop Date: / /
Work Suspended: Not reported
Responsible Party: MORTON-THIOKOL, INC.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

MORTON INTERNATIONAL INC (Continued)

1000106837

RP Address: 333 WEST WACKER DR, CHICAGO, IL 60606
 Global Id: T0603701280
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: Not reported
 Mtbe Fuel: Not reported
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: Not reported
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 06/25/1986
 Lead Agency: Regional Board
 Local Agency: 19000
 Substance: Solvents
 Case Type: Groundwater
 Status: Remedial action (cleanup) Underway
 Region: 4
 Staff: SLC
 Date Case Last Changed on Database: 7/7/98
 Date Leak Record Entered: 12/31/86
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Los Angeles
 Organization : Not reported
 Regional Board: 4
 Owner Contact: Not reported
 Responsible Party: MORTON-THIOKOL, INC.
 RP Address: 333 WEST WACKER DR, CHICAGO, IL 60606
 Significant Interim Remedial Action Taken: Yes
 Program : SLIC
 Lat / Long : 34 / -118
 Local Agency Staff: Not reported
 Summary : PURGED 5 GALLONS OF FREE PRODUCT. SITE ASSESSMENT
 WORK COMPLETED. PREPARING REMEDIAL ACTION PLAN.
 REFER TO SLIC #550
 Hydrologic Basin # : SAN FERNANDO VALLEY
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : Not reported
 Substance Quantity : 0
 Abatement Method Used at the Site: FPVE
 Operator : VOGL, HARRY J.
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 1640.445757
 Assigned Name : Not reported
 Source of Cleanup Funding: Not reported
 Date the Leak was Discovered: / /
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

MORTON INTERNATIONAL INC (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000106837

Cause of Leak: UNK
 Leak Source: UNK
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: Not reported
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: 1/7/88
 Remedial Action Underway: 7/7/98
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: Not reported
 Enforcement Action Date: Not reported
 Date Leak First Reported: 06/25/1986
 Enforcement Type: Not reported
 Global ID : T0603701280
 Cross Street: EVELYN AVE

CORTESE:

Region: CORTESE
 Fac Address 2: 1500 178TH ST W

FID:

Facility ID:	19000923	Regulate ID:	00017163
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(818) 000-0000
Mail To:	Not reported		
	1500 W 178TH ST		
	GARDENA, CA		
Contact:	Not reported	Contact Tel:	Not reported
DUNS No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

HMS:

Facility Id:	009207-010389		
Area:	2B		
Facility Type:	T0		
Permit Number:	174	Permit Status:	Removed
Facility Status:	Removed		
Region:	Los Angeles County:		

UST HIST:

Facility ID:	17163	Facility Status:	Not reported
Total Tanks:	10	Region:	STATE
Owner Name:	BEE CHEMICAL COMPANY	Box Number:	Not reported
Owner Address:	2700 E 170TH STREET		
	LANSING, IL 60438		

EMISSIONS :

Facility ID :	22064
Air District Code :	SC
SIC Code :	2850
Total Priority Score :	Not reported
Health Risk Assessment :	Not reported
Non-cancer Chronic Haz Index :	Not reported
Non-cancer Acute Haz Index :	Not reported
Air Basin :	SC
Air District Name :	SOUTH COAST AQMD

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

MORTON INTERNATIONAL INC (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000106837

Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
Total Organic Hydrocarbon Gases : Not reported
Reactive Organic Gases : Not reported
Carbon Monoxide Emissions : Not reported
NOX Gas Emissions (Nitrogen - Oxygen) : Not reported
SOX Gas Emissions (Sulphur - Oxygen) : Not reported

10
ESE
1/8-1/4
741 ft.

ROTARY TECHNOLOGIES CORP
1468 WEST 178TH STREET
GARDENA, CA 90248

RCRIS-SQG 1000156609
FINDS CAD982502254
LOS ANGELES CO. HMS
HAZNET

Relative:
Higher

RCRIS:

Owner: DONALD A NORBERG
(415) 555-1212
EPA ID: CAD982502254
Contact: ENVIRONMENTAL MANAGER
(213) 538-5270

Actual:
43 ft.

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Resource Conservation and Recovery Act Information system (RCRAINFO)

HAZNET:

Gepaid: CAD982502254
TSD EPA ID: CAD099452708
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 1.3260
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1468 WEST 178TH STREET
LONG BEACH, CA 90248
County: Los Angeles

HMS:

Facility Id: 024237-033587
Area: 2B
Facility Type: Not reported
Permit Number: 174 Permit Status: Not reported
Facility Status: OPEN
Region: Los Angeles County:

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

C11
NNW
1/8-1/4
1100 ft.

AUTO BODY CONNECTION
1610 W ARTESIA
GARDENA, CA 90247

RCRIS-SQG **1000324473**
FINDS **CAD981631013**

Site 1 of 2 in cluster C

Relative:
Lower

RCRIS:

Owner: NADER & NASSER SAVAR
 (415) 555-1212

Actual:
33 ft.

EPA ID: CAD981631013

Contact: ENVIRONMENTAL MANAGER
 (213) 515-3768

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

C12
NNW
1/8-1/4
1100 ft.

SHIGES FOREIGN CAR SERVICE
1610 W ARTESIA
GARDENA, CA 90247

RCRIS-SQG **1000234204**
FINDS **CAD982052722**
LOS ANGELES CO. HMS
CA FID UST
HAZNET

Site 2 of 2 in cluster C

Relative:
Lower

RCRIS:

Owner: SHIGE KADOWAKI
 (415) 555-1212

Actual:
33 ft.

EPA ID: CAD982052722

Contact: ENVIRONMENTAL MANAGER
 (213) 323-1824

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

HAZNET:

Gepaid: CAL000049246
 TSD EPA ID: Not reported
 Gen County: Los Angeles
 Tsd County: 99
 Tons: 22.5
 Waste Category: Other inorganic solid waste
 Disposal Method: Not reported
 Contact: DEACT PER 95 FEE FORM -P.H.
 Telephone: --
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90248
 County: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

SHIGES FOREIGN CAR SERVICE (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000234204

FID:

Facility ID:	19022771	Regulate ID:	00005482
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(818) 000-0000
Mail To:	Not reported		
	1610 W ARTESIA BLVD		
	GARDENA, CA		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

HMS:

Facility Id:	006589-034833		
Area:	2B		
Facility Type:	I01		
Permit Number:	174	Permit Status:	Permit
Facility Status:	Permit		
Region:	Los Angeles County:		
Facility Id:	006589-021218		
Area:	2B		
Facility Type:	I01		
Permit Number:	174	Permit Status:	Closed
Facility Status:	Closed		
Region:	Los Angeles County:		
Facility Id:	006589-025102		
Area:	2B		
Facility Type:	Not reported		
Permit Number:	174	Permit Status:	Not reported
Facility Status:	OPEN		
Region:	Los Angeles County:		
Facility Id:	006589-022638		
Area:	2B		
Facility Type:	I01		
Permit Number:	174	Permit Status:	Closed
Facility Status:	Permit		
Region:	Los Angeles County:		

**D13
 NNW
 1/8-1/4
 1120 ft.**

**INTERSTATE TRANSMISSIONS.
 1610 W ARTESIA BLVD
 GARDENA, CA 90247**

**HIST UST U001563079
 N/A**

Site 1 of 5 in cluster D

**Relative:
 Lower**

UST HIST:

**Actual:
 32 ft.**

Facility ID:	6590	Facility Status:	Not reported
Total Tanks:	1	Region:	STATE
Owner Name:	DINO JIM INC.	Box Number:	Not reported
Owner Address:	1610 W. ARTESIA BLVD. GARDENA, CA 90247		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

INTERSTATE TRANSMISSIONS. (Continued)

EDR ID Number
 EPA ID Number

U001563079

**D14
 NNW
 1/8-1/4
 1120 ft.**

**CLASSIC AUTOMOTIVE
 1610 W ARTESIA BLVD
 GARDENA, CA 90247**

**RCRIS-SQG
 FINDS
 LOS ANGELES CO. HMS
 HAZNET**

**1000386705
 CAD981663305**

Site 2 of 5 in cluster D

**Relative:
 Lower**

RCRIS:

**Actual:
 32 ft.**

Owner: NOE LARRY
 (415) 555-1212
 EPA ID: CAD981663305
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

HAZNET:

Gepaid: CAD981663305
 TSD EPA ID: CAD099452708
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .6879
 Waste Category: Unspecified aqueous solution
 Disposal Method: Recycler
 Contact: CLASSIC AUTOMOTIVE
 Telephone: (000) 000-0000
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90248 - 3217
 County: Los Angeles

Gepaid: CAD981663305
 TSD EPA ID: CAT080013352
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .2293
 Waste Category: Unspecified aqueous solution
 Disposal Method: Not reported
 Contact: CLASSIC AUTOMOTIVE
 Telephone: (000) 000-0000
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90248 - 3217
 County: Los Angeles

Gepaid: CAD981663305
 TSD EPA ID: CAD050099696
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .6879
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Recycler
 Contact: CLASSIC AUTOMOTIVE
 Telephone: (000) 000-0000
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90248 - 3217

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CLASSIC AUTOMOTIVE (Continued)

1000386705

County Los Angeles
 Gepaid: CAD981663305
 TSD EPA ID: CAD050099696
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .4586
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Not reported
 Contact: CLASSIC AUTOMOTIVE
 Telephone: (000) 000-0000
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90248 - 3217
 County Los Angeles
 Gepaid: CAD981663305
 TSD EPA ID: CAT080013352
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .2293
 Waste Category: Unspecified aqueous solution
 Disposal Method: Not reported
 Contact: CLASSIC AUTOMOTIVE
 Telephone: (000) 000-0000
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90248 - 3217
 County Los Angeles

The CA HAZNET database contains 8 additional records for this site.
 Please click here or contact your EDR Account Executive for more information.

HMS:

Facility Id: 006589-106812
 Area: 2B
 Facility Type: I01
 Permit Number: 174 Permit Status: Closed
 Facility Status: Permit
 Region: Los Angeles County:

**D15
 NNW
 1/8-1/4
 1120 ft.**

**AUTOBODY CONNECTION
 1610 W ARTESIA BLVD
 GARDENA, CA 90247**

**RCRIS-SQG 1000327665
 HAZNET CAD982042863**

Site 3 of 5 in cluster D

**Relative:
 Lower**

RCRIS:
 Owner: NASSER SAVAR
 (415) 555-1212
 EPA ID: CAD982042863
 Contact: ENVIRONMENTAL MANAGER
 (213) 973-8111

**Actual:
 32 ft.**

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AUTOBODY CONNECTION (Continued)

1000327665

Violation Status: No violations found

HAZNET:

Gepaid: CAD982042863
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .3336
Waste Category: Paint sludge
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1610 W ARTESIA BLVD
GARDENA, CA 90247
County Los Angeles

Gepaid: CAD982042863
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1251
Waste Category: Paint sludge
Disposal Method: Not reported
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1610 W ARTESIA BLVD
GARDENA, CA 90247
County Los Angeles

Gepaid: CAD982042863
TSD EPA ID: CAD008252405
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1251
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1610 W ARTESIA BLVD
GARDENA, CA 90247
County Los Angeles

Gepaid: CAD982042863
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1251
Waste Category: Paint sludge
Disposal Method: Not reported
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1610 W ARTESIA BLVD
GARDENA, CA 90247
County Los Angeles

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

AUTOBODY CONNECTION (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000327665

Gepaid: CAD982042863
 TSD EPA ID: CAD008302903
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .1251
 Waste Category: Paint sludge
 Disposal Method: Recycler
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Address: 1610 W ARTESIA BLVD
 GARDENA, CA 90247
 County: Los Angeles

**D16
 NNW
 1/8-1/4
 1120 ft.**

**SHIGE'S FOREIGN CAR SERVICE
 1610 W ARTESIA BLVD
 GARDENA, CA 90247**

**HIST UST U001563113
 N/A**

Site 4 of 5 in cluster D

**Relative:
 Lower**

UST HIST:

Facility ID: 5482	Facility Status: Not reported
Total Tanks: 1	Region: STATE
Owner Name: SHIGEO KADOWAKI	Box Number: Not reported
Owner Address: 23756 S. PRESIDENT AVE HARBOR CITY, CA 90710	

**Actual:
 32 ft.**

**D17
 NNW
 1/8-1/4
 1120 ft.**

**CLASSIC AUTOMOTIVE-HONDA SPC.
 1610 W ARTESIA BLVD
 GARDENA, CA 90247**

**HIST UST U001563049
 N/A**

Site 5 of 5 in cluster D

**Relative:
 Lower**

UST HIST:

Facility ID: 7607	Facility Status: Not reported
Total Tanks: 1	Region: STATE
Owner Name: LARRY D. NOE	Box Number: Not reported
Owner Address: 21834 GRACE SP. 41 CARSON, CA 90745	

**Actual:
 32 ft.**

**E18
 East
 1/8-1/4
 1283 ft.**

**ALADDIN PLASTICS INC
 1415 178TH
 GARDENA, CA 90247**

**Cortese S105023895
 N/A**

Site 1 of 4 in cluster E

**Relative:
 Higher**

CORTESE:

Region: CORTESE
Fac Address 2: Not reported

**Actual:
 41 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E19 **ALADDIN PLASTICS INC** **CERC-NFRAP** **1003878748**
East **1415 W 178TH ST** **CAD980885198**
1/8-1/4 **GARDENA, CA 90248**
1283 ft.

Site 2 of 4 in cluster E

**Relative:
 Higher**

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported Federal Facility: Not a Federal Facility

**Actual:
 41 ft.**

Non NPL Code: NFRAP
 Ownership Status: Unknown NPL Status: Not on the NPL

CERCLIS-NFRAP Assessment History:

Assessment: DISCOVERY Completed: 04/01/1985
 Assessment: PRELIMINARY ASSESSMENT Completed: 12/01/1985
 Assessment: ARCHIVE SITE Completed: 11/01/1986
 Assessment: SITE INSPECTION Completed: 11/01/1986

E20 **ALADDIN PLASTICS INC** **REF** **1000185344**
East **1415 WEST 178TH STREET** **N/A**
1/8-1/4 **GARDENA, CA 90248**

Site 3 of 4 in cluster E

**Relative:
 Higher**

REF:

**Actual:
 41 ft.**

Facility ID 19280760
 Dtsc Region Code : 4
 Region Code Definition : CYPRESS
 County Code : 19
 Site Name Under : Not reported
 Current Status Date : 08311995
 Current Status Code : REFOA
 Current Status : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
 Lead Agency Code : Not reported
 Lead Agency : N/A
 Site Type Code : Not reported
 Site Type : N/A
 National Priorities List : Not reported
 Tier : Not reported
 Source Of Funding Code : Not reported
 Staff Member : Not reported
 Supervisor : Not reported
 Sic Code : 28
 Sic Code Definition : MANU - CHEMICALS & ALLIED PRODUCTS
 Site Mitigatn & Brnfls Reuse Prog (SMBR) Code : SB
 SMBR Branch : SO CAL - CYPRESS
 Regional Water Quality Control Board : LA
 RWQCB Definition : LOS ANGELES
 Site Access Controlled : Not reported
 Listed In Haz Wst & Substncs Sites List (CORTESE) : Not reported
 Date Hazard Ranked : Not reported
 GW Contamination Suspected : Not reported
 # Of Sources Contributing To Contamination : 0.00000
 Lat/Long : 0.00000° 0.00000' 0.00000" / 0.00000° 0.00000' 0.00000"
 Direction Lat : Not reported
 Direction Long : Not reported
 Lat/long Method : Not reported
 Entity Lat/long Coordinates Refer To : Not reported
 State Assembly Distt Code : Not reported
 State Senate Distt Code : Not reported
 Identifying Code: EPA
 ID Value: CAD980885198
 Other ID Desc: EPA IDENTIFICATION NUMBER

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ALADDIN PLASTICS INC (Continued)

1000185344

Alternate Name(s): ALADDIN PLASTICS INC
Address(es) : 1415 WEST 178TH STREET
GARDENA, CA 90248
Background Info : Not reported
Facility Id : 19280760
AWP Activities Code : 1.00000
DTSC Site Activity Code : DISC
Activity Code Def: DISCOVERY
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 08131982
Est # Of Person-years To Complete : 0.00000
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : REFOA
Status Code Definition : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Cubic Yards Of Solids Removed At Completion : 0.00000
Gallons Of Liquid Removed Upon Completion : 0.00000
Cubic Yards Of Solids Treated Upon Completion : 0.00000
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 19280760
AWP Activities Code : 2.00000
DTSC Site Activity Code : PA
Activity Code Def: Not reported
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 04011985
Est # Of Person-years To Complete : 0.00000
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : REFOA
Status Code Definition : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Cubic Yards Of Solids Removed At Completion : 0.00000
Gallons Of Liquid Removed Upon Completion : 0.00000
Cubic Yards Of Solids Treated Upon Completion : 0.00000
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 19280760
AWP Activities Code : 3.00000
DTSC Site Activity Code : SS
Activity Code Def: Not reported
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 10251994
Est # Of Person-years To Complete : 0.00000
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : REFOA
Status Code Definition : PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Cubic Yards Of Solids Removed At Completion : 0.00000
Gallons Of Liquid Removed Upon Completion : 0.00000
Cubic Yards Of Solids Treated Upon Completion : 0.00000
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Special Program Code: C104
Special Program : CERCLA 104
Comments Date : 01011988
Comments : ON CORTESE LIST

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ALADDIN PLASTICS INC (Continued)

1000185344

T/C W/ B.HICKMAN, ALADDIN.1/2/85 -
SOURCE ACT: PLASTIC MFG. INJECT MOLDIG
UNTIL THE EARLY 70'S DISCH INTO SEEPAGE
PIT. 1959-1972 APPROX.100G/D DISCH.SINCE
1972 COLLECTN SUMP & RECEPTOR THEN SEWER
BECAUSE RWQCB RESCINDED ITS REQ FOR DISP
TO SEEPAGE PIT.
INDUST WASTE PERMIT BY CITY OF GARDENA
FINAL STRATEGY RECOM SOIL SAMPLING.
YR OF OPER: ABAND INDUST WST DISP SURVEY
5/27/83 - 1957 TO PRESENT
FAC TYPE: CO ENGR SAINT DIST 3/12/75 -
SUMP, INTERCEPTOR, GRIT REMOVAL, GREASE
OR OIL REMOVAL, COOLING TOWERS.
RWQCB RESOLUTION 59-45, 6/18/59 -
1)DEPTH OF AQUIFER: SMALL AMOUNT OF SEMI
PERCHED GROUND-WATER AT 20-60FT.
2)G-WATER USE: FOR DOMESTIC, MUNICIPAL &
INDUSTRIAL PURPOSE.
3)DISTANCE TO WELL: NO ACTIVE WELL.
SUBMIT TO EPA
PRELIM ASSESS DONE CERCLA 104
INSPECTION(LOCAL) CITY OF GARDENA. CURB AREA BEHIND SUMP
CO ENGR. PERMIT 4571 ISSUED 10/70.
PROCESS: PLASTIC INJECTION MOLDERS
WASTE: COOLING WATER FILTER BACKFLUSH
DISCH COOLING TOWER SPILLOVER-GROUND
CHROME ADDITIVE & FILTER BACKFLUSH IN
DISCH TO GROUND.CORRCTD BY 11-72. PERMIT
3639 4/75 NONCONTM WATER. VIO 8/75 EXCES
SOLID/OIL IN SUMP.CORRECTED.
I-1 300G SAND & GREASE INTERCEPTOR
QUESTIONNAIRE SENT
QUESTIONNAIRE RECEIVED
YRS OPERATION AT LOCATION: 1957-PRESENT
NUMBER OF EMPLOYEES AT LOCATION: 70
OIL WASTE RECYCLED/DISPOSED OF OFF SITE
NO INACTIVE IND'L WASTE DISPOSAL SITE
INSPECTION(LOCAL) CITY OF GARDENA. EXCESS SOLIDS & SUSPEND
OIL IN SUMP.
FACILITY DRIVE-BY PAVED AREAS CLEAN/NO STAINS
FACILITY IDENTIFIED ID'D FROM PAC TEL BUS DIR 1981/
LA CO ENG: INDEX 111, IN PERMIT 3639
INSPECTION(LOCAL) CO ENGR. EXCESS SOLIDS IN PRETREATMT FAC
Active generator--refer to County.
REPORTED FOR PROP65
Due to active generator status and the local agencies
regulating the site, staff recommends NFA for DTSC.
INSPECTION(LOCAL) CO ENGR.DISCH OF COOLING WATER TO GROUND

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E21
East
1/8-1/4
1283 ft.

S B MANAGEMENT CORPORATION
1415 W 178TH ST
GARDENA, CA 90248

RCRIS-LQG
FINDS **1004676288**
 CAR000083345

Site 4 of 4 in cluster E

Relative:
Higher

RCRIS:
 Owner: W B GARDENA COMPANY
 (310) 278-6602

Actual:
41 ft.

EPA ID: CAR000083345
 Contact: KATHY STIMSON
 (310) 278-6602

Classification: Large Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

22
SW
1/8-1/4
1300 ft.

SCHIAOA BOATS INC
1702 W 180TH ST
GARDENA, CA 90247

RCRIS-SQG
FINDS **1000246100**
 CAD981992803

Relative:
Higher

RCRIS:
 Owner: RON SPINDLER
 (415) 555-1212

Actual:
48 ft.

EPA ID: CAD981992803
 Contact: ENVIRONMENTAL MANAGER
 (213) 323-5280

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

F23
ENE
1/4-1/2
1479 ft.

GARDENA SUMPS
NORMANDIE AND ARTESIA BOULEVARD
GARDENA, CA

US BROWNFIELDS **1006883373**
 N/A

Site 1 of 4 in cluster F

Relative:
Lower

US BROWNFIELDS:
 Pilot Name: Gardena, CA
 EPA Region: Not reported
 EPA ID: Not reported
 Site ID: Not reported
 Ownership Type: Not reported
 Action: Not reported
 Action Complete Date: Not reported

Actual:
23 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

GARDENA SUMPS (Continued)

EDR ID Number
 EPA ID Number

1006883373

**F24
 ENE
 1/4-1/2
 1479 ft.**

**GARDENA SUMPS
 SW COR OF ARTESIA & NORMANDIE
 GARDENA, CA 90247**

**CERCLIS 1000187127
 FINDS CAD980637730
 WMUDS/SWAT**

Site 2 of 4 in cluster F

**Relative:
 Lower**

CERCLIS Classification Data:

Site Incident Category:	Not reported	Federal Facility:	Not a Federal Facility
Non NPL Status:	Other Cleanup Activity: State-Lead Cleanup	NPL Status:	Not on the NPL
Ownership Status:	Unknown	Contact Tel:	(415) 972-3093
Contact:	Betsy Curnow	Contact Tel:	(415) 972-3094
Contact Title:	Not reported		
Contact:	Jere Johnson		
Contact Title:	Not reported		

CERCLIS Assessment History:

Assessment:	DISCOVERY	Completed:	08/01/1981
Assessment:	PRELIMINARY ASSESSMENT	Completed:	12/01/1982
Assessment:	SITE INSPECTION	Completed:	12/01/1982
Assessment:	HRS PACKAGE	Completed:	12/01/1982
Assessment:	SITE INSPECTION	Completed:	12/19/1989

CERCLIS Site Status:

Low

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Brownfields Management System (BMS)
 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

WMUDS:

Region:	4
Date of Last Facility Edit:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System ID:	4 000001NUR
Solid Waste Information ID:	Not reported
Waste Discharge System:	False
Solid Waste Assessment Test Program:	True
Facility Name:	Not reported
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act Program:	False
Department of Defense:	False
Open to Public:	False
Number of WMUDS at Facility:	1
Facility Telephone:	Not reported
Primary Standard Industrial Classification:	Not reported
Secondary Standard Industrial Classification:	Not reported
Solid Waste Assessment Test Program Name:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	88-54
Municipal Solid Waste:	False
Superorder:	False
Sub Chapter 15:	False
Reg. Board Project Officer:	R_N
Section Range:	Not reported
RCRA Facility:	Not reported
Waste Discharge Requirements:	Not reported
Base Meridian:	Not reported
Waste List:	False
Facility Description:	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

GARDENA SUMPS (Continued)

EDR ID Number
 EPA ID Number

1000187127

Self-Monitoring Rept. Frequency: Not reported
 Threat to Water Quality: Not reported
 Agency: Not reported
 Address: Not reported
 Department: Not reported
 Contact: Not reported
 Telephone: Not reported
 Landowner: Not reported
 Address: Not reported
 Telephone: Not reported
 Contact: Not reported

**F25
 ENE
 1/4-1/2
 1479 ft.**

**GARDENA SUMPS
 SW CRNR OF NORMANDIE AVE
 GARDENA, CA 90247**

**Cortese S101272750
 AWP N/A
 Cal-Sites**

Site 3 of 4 in cluster F

**Relative:
 Lower**

**Actual:
 23 ft.**

CAL-SITES:
 Facility ID 19490135
 Status: AWP - ANNUAL WORKPLAN (AWP) - ACTIVE SITE
 Status Date: 09/25/1995
 Lead: DTSC
 Region: 4 - CYPRESS
 Branch: SB - SO CAL - CYPRESS
 File Name: Not reported
 Status Name: ANNUAL WORKPLAN - ACTIVE SITE
 Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL Not reported
 NPL: Not Listed
 SIC: 49 ELECTRIC, GAS & SANITARY SERVICES
 Facility Type: RP
 Type Name: RESPONSIBLE PARTY
 Staff Member Responsible for Site: JCULLY
 Supervisor Responsible for Site: Not reported
 Region Water Control Board: LA - LOS ANGELES
 Access: Uncontrolled
 Cortese: U
 Hazardous Ranking Score: Not reported
 Date Site Hazard Ranked: Not reported
 Groundwater Contamination: Suspected
 No. of Contamination Sources: 1.00000
 Lat/Long: 0.00000° 0.00000' 0.00000" / 0.00000° 0.00000' 0.00000"
 Lat/long Method: Not reported
 State Assembly District Code: 51
 State Senate District: 25

The CAL-SITES database may contain additional details for this site.
 Please click here or contact your EDR Account Executive for more information.

AWP Facility ID: 19490135
 Facility Type: responsible party
 Site Access Controlled : Uncontrolled
 Region : CYPRESS
 SMBR Branch Unit: SO CAL - CYPRESS
 SMBR Branch Code : SB
 Site Name. : Not reported
 Current Status Date : 19/95/0925
 Current Status : ANNUAL WORKPLAN - ACTIVE SITE
 Lead Agency Code : DTSC

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

GARDENA SUMPS (Continued)

S101272750

Lead Agency : DEPT OF TOXIC SUBSTANCES CONTROL
 Awp Site Type: RESPONSIBLE PARTY
 NPL : No
 Tier Of AWP Site : Not reported
 Source Of Funding : Not reported
 Responsible Staff Member : JCULLY
 Supervisor Responsible : Not reported
 Facility SIC : ELECTRIC, GAS & SANITARY SERVICES
 SIC Code : 49
 RWQCB Associated With Site LOS ANGELES
 RWQCB Code : LA
 Site Listed HWS List : Not reported
 Hazard Ranking Score : Not reported
 Date Site Hazard Ranked : Not reported
 Groundwater Contamination : Suspected
 # Of Contamination Sources : 1.00000
 Lat/long Method : Not reported
 Description Of Entity : DATA PROVIDED BY PM 1/03
 State Assembly Distt Code : 51
 State Senate District : 25
 Lat/long : 0.00000° 0.00000' 0.00000" / 0.00000° 0.00000' 0.00000"

CORTESE:
 Region: CORTESE
 Fac Address 2: Not reported

F26 GARDENA SUMPS CA BOND EXP. PLAN S105960466
ENE SOUTHWEST CORNER OF NORMANDIE AVENUE AND ARTESIA B N/A
1/4-1/2 GARDENA, CA 90247
1479 ft.

Site 4 of 4 in cluster F

**Relative:
 Lower**

**Actual:
 23 ft.**

BEP:
 Site Description : This is an abandoned refinery and oil field waste disposal site. The wastes are believed to have been disposed of in sumps over a 15 year period ending in the 1950s.
 Hazardous Waste Desc : Hazardous substances found onsite include a wide variety of petroleum hydrocarbon wastes, polychlorinated biphenyls (PCBs) and some heavy metals generated from drilling and petroleum refining. Sludges are of a highly acidic nature. The estimated amount of waste on the site is 16,000 tons.
 Threat To Public Health & Env : The hydrocarbon wastes are highly acidic and present a potential health hazard through direct contact with the skin. Additionally wastes may emit gases containing volatile organic compounds, or other sulfur containing gases, presenting a potential inhalation hazard.
 Site Activity Status : DHS performed a preliminary assessment and site investigation in 1986 to evaluate site contamination. Based on the findings of this investigation, a remedial action order was issued on March 3, 1988 to the two property owners where the sumps exist. Should both property owners fail to comply with the order, DHS will initiate remedial activities. An imminent and substantial endangerment determination was made by DHS in July, 1988. Based on this determination, the landowners were required to fenceand secure the site and remove materials seeping from the sumps to offsite areas.
 Project Revenue Source Co. : Not Reported
 PRS Company Address : Not reported
 Not reported
 Project Revenue Source Desc : The drilling, transportation, and manufacturing companies which disposed of wastes have not been definitively identified. Both of the landowners named in the RAO have indicated willingness to undertake and fund further site characterization and remediation required in the order. Uncertainty remains

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

GARDENA SUMPS (Continued)

S105960466

as to whether these landowners can fund remedial activities. If all PRPs are found to be in noncompliance, DHS will initiate remedial activities. If Bond funds are used, DHS will undertake appropriate cost recovery activities.

Responsible Party : DETAILED SITE EXPENDITURE PLAN

G27
WNW
1/4-1/2
1841 ft.

GARDENA-174TH & WESTERN
174TH / WESTERN
GARDENA, CA

WMUDS/SWAT S103441448
N/A

Site 1 of 5 in cluster G

Relative:
Lower

Actual:
30 ft.

WMUDS:
 Region: 4
 Date of Last Facility Edit: Not reported
 Last Facility Editors: Not reported
 Waste Discharge System ID: 4 190196NUR
 Solid Waste Information ID: Not reported
 Waste Discharge System: False
 Solid Waste Assessment Test Program: True
 Facility Name: Not reported
 Toxic Pits Cleanup Act Program: False
 Resource Conservation Recovery Act Program: False
 Department of Defense: False
 Open to Public: False
 Number of WMUDS at Facility: 1
 Facility Telephone: Not reported
 Primary Standard Industrial Classification: Not reported
 Secondary Standard Industrial Classification: Not reported
 Solid Waste Assessment Test Program Name: Not reported
 NPID: Not reported
 Tonnage: 0
 Regional Board ID: Not reported
 Municipal Solid Waste: False
 Superorder: False
 Sub Chapter 15: False
 Reg. Board Project Officer: LT
 Section Range: Not reported
 RCRA Facility: Not reported
 Waste Discharge Requirements: Not reported
 Base Meridian: Not reported
 Waste List: False
 Facility Description: Not reported
 Self-Monitoring Rept. Frequency: Not reported
 Threat to Water Quality: Not reported
 Agency: Not reported
 Address: Not reported
 Department: Not reported
 Contact: Not reported
 Telephone: Not reported
 Landowner: Not reported
 Address: CA
 Telephone: Not reported
 Contact: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

G28
WNW
1/4-1/2
1905 ft.

ARCO #1235
1800 ARTESIA BLVD W
TORRANCE, CA 90504

LUST **S106163213**
N/A

Site 2 of 5 in cluster G

Relative:
Lower

State LUST:

Actual:
31 ft.

Cross Street: WESTERN
 Qty Leaked: Not reported
 Case Number: 905040034
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 19038
 Case Type: Other ground water affected
 Status: Case Closed
 Abate Method: Containment Barrier - install vertical dike to block horizontal movement of contaminant, Cap Site - install horizontal impermeable layer to reduce rainfall infiltration

Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 10/2/96 0:00
 Release Date: 03/05/1987
 Cleanup Fund Id: Not reported
 Discover Date: 03/02/1987
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: 3/19/87 0:00
 Funding: Not reported
 Staff Initials: RVB
 How Discovered: Tank Closure
 How Stopped: Not reported
 Interim: Yes
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date: 7/14/03 0:00
 Max MTBE GW: 15000 Parts per Billion
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case #: Not reported
 Beneficial: Not reported
 Staff: UNK
 GW Qualifier: =
 Max MTBE Soil: 1600 Parts per Million
 Soil Qualifier: =
 Hydr Basin #: SAN FERNANDO VALLEY
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: 1/28/99 0:00
 Stop Date: 02/24/1987
 Work Suspended: Not reported
 Responsible Party: ARCO PRODUCTS COMPANY
 RP Address: P.O. BOX 5077, BUENA PARK, CA 90622-5077
 Global Id: T0603701477
 Org Name: Not reported
 Contact Person: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Database(s)
 EDR ID Number
 EPA ID Number

ARCO #1235 (Continued)

S106163213

MTBE Conc: Not reported
 Mtb Fuel: Not reported
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: Not reported
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported

**G29
 NW
 1/4-1/2
 1907 ft.**

**LOS ANGELES COUNTY ROAD DEPART
 ARTESIA / WESTERN
 GARDENA, CA**

**WMUDS/SWAT S103441362
 N/A**

Site 3 of 5 in cluster G

**Relative:
 Lower**

WMUDS:

**Actual:
 31 ft.**

Region: 4
 Date of Last Facility Edit: Not reported
 Last Facility Editors: Not reported
 Waste Discharge System ID: 4 190092NUR
 Solid Waste Information ID: Not reported
 Waste Discharge System: False
 Solid Waste Assessment Test Program: True
 Facility Name: Not reported
 Toxic Pits Cleanup Act Program: False
 Resource Conservation Recovery Act Program: False
 Department of Defense: False
 Open to Public: False
 Number of WMUDS at Facility: 1
 Facility Telephone: Not reported
 Primary Standard Industrial Classification: Not reported
 Secondary Standard Industrial Classification: Not reported
 Solid Waste Assessment Test Program Name: LOS ANGELES COUNTY ROAD DEPARTMENT
 NPID: Not reported
 Tonnage: 0
 Regional Board ID: Not reported
 Municipal Solid Waste: False
 Superorder: False
 Sub Chapter 15: False
 Reg. Board Project Officer: LT
 Section Range: Not reported
 RCRA Facility: Not reported
 Waste Discharge Requirements: Not reported
 Base Meridian: Not reported
 Waste List: False
 Facility Description: Not reported
 Self-Monitoring Rept. Frequency: Not reported
 Threat to Water Quality: Not reported
 Agency: LOS ANGELES COUNTY ROAD DEPART
 Address: Not reported
 Department: Not reported
 Contact: Not reported
 Telephone: Not reported
 Landowner: Not reported
 Address: CA
 Telephone: Not reported
 Contact: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

LOS ANGELES COUNTY ROAD DEPART (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S103441362

G30 **ARCO #1235**
NW **1800 ARTESIA BLVD W**
1/4-1/2 **TORRANCE, CA 90504**
1907 ft.

Cortese **S101298262**
LUST **N/A**

Site 4 of 5 in cluster G

Relative:
Lower

State LUST:

Actual:
31 ft.

Cross Street:	WESTERN	Confirm Leak:	8/21/01 0:00
Qty Leaked:	Not reported	Prelim Assess:	Not reported
Case Number	905040034A	Remed Plan:	Not reported
Reg Board:	4		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19038		
Case Type:	Undefined		
Status:	Pollution Characterization		
Review Date:	8/21/01 0:00		
Workplan:	Not reported		
Pollution Char:	Not reported		
Remed Action:	Not reported		
Monitoring:	Not reported		
Close Date:	Not reported		
Release Date:	08/21/2001		
Cleanup Fund Id :	Not reported		
Discover Date :	06/29/2001		
Enforcement Dt :	Not reported		
Enf Type:	DLLET		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	Not reported		
How Discovered:	OM		
How Stopped:	Other Means		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JW		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	SAN FERNANDO VALLEY		
Operator :	Not reported		
Oversight Prgm:	LUST		
Review Date :	9/10/02 0:00		
Stop Date :	/ /		
Work Suspended :	Not reported		
Responsible Party:	RON ROGERS		
RP Address:	FOUR CENTERPOINTE DR., LPR4-462		
Global Id:	T0603730804		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	Not reported		
Mtbe Fuel:	Not reported		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ARCO #1235 (Continued)

S101298262

Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: Not reported
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date:	08/21/2001
Lead Agency:	Regional Board
Local Agency:	19038
Substance:	Gasoline
Case Type:	Undefined
Status:	Pollution Characterization
Region:	4
Staff:	JW
Date Case Last Changed on Database:	9/10/02
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Los Angeles
Organization :	Not reported
Regional Board:	4
Owner Contact:	Not reported
Responsible Party:	RON ROGERS
RP Address:	FOUR CENTERPOINTE DR., LPR4-462
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34 / -118
Local Agency Staff:	Not reported
Summary :	CITY OF TORRANCE REFERRED CASE TO LARWQCB
Hydrologic Basin # :	SAN FERNANDO VALLEY
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	0
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	1855.198943
Assigned Name :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	06/29/2001
How the Leak was Discovered:	OM
How the Leak was Stopped:	Other Means
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	8/21/01
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	11/14/02
Remediation Plan Submitted:	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ARCO #1235 (Continued)

S101298262

Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Enforcement Action Date:	Not reported
Date Leak First Reported:	08/21/2001
Enforcement Type:	DLLET
Global ID :	T0603730804
Cross Street: WESTERN	
Report Date: 03/05/1987	
Lead Agency: Regional Board	
Local Agency: 19038	
Substance: Gasoline	
Case Type: Groundwater	
Status: Case Closed	
Region: 4	
Staff: UNK	
Date Case Last Changed on Database:	1/28/99
Date Leak Record Entered:	3/19/87
Historical Max MTBE Date:	7/14/03
GW Qualifier:	=
Soil Qualifier:	=
Hist Max MTBE Conc in Groundwater:	15000
Hist Max MTBE Conc in Soil :	1600
County:	Los Angeles
Organization :	Not reported
Regional Board:	4
Owner Contact: Not reported	
Responsible Party:	ARCO PRODUCTS COMPANY
RP Address:	P.O. BOX 5077, BUENA PARK, CA 90622-5077
Significant Interim Remedial Action Taken:	Yes
Program :	LUST
Lat / Long :	34 / -118
Local Agency Staff:	RVB
Summary :	HYDROCARBON OBSERVED ON PERCHED WATER. TANK AND SOIL REMOVEDGW COLLECTION SYSTEM INSTALLED. PURGING FREE PRODUCT. 1/28/99 OFF-SITE WELL ABANDONMENT LETTER REPORT
Hydrologic Basin # :	SAN FERNANDO VALLEY
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	0
Abatement Method Used at the Site:	CBCD
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	1752.652029
Assigned Name :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	03/02/1987
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

ARCO #1235 (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S101298262

Date The Leak was Stopped: 2/24/87
 Date Confirmation Leak Began: Not reported
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 5/1/96
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 10/2/96
 Enforcement Action Date: Not reported
 Date Leak First Reported: 03/05/1987
 Enforcement Type: Not reported
 Global ID : T0603701477
 Cross Street: WESTERN

CORTESE:

Region: CORTESE
 Fac Address 2: 1800 ARTESIA BLVD W

**G31
 NW
 1/4-1/2
 1907 ft.**

**CHEVRON #9-2445
 17400 WESTERN AVE S
 GARDENA, CA 90247**

**Cortese
 HAZNET
 LUST**

**S100932512
 N/A**

Site 5 of 5 in cluster G

**Relative:
 Lower**

State LUST:

**Actual:
 31 ft.**

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: I-11704
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency : 19000
 Case Type: Other ground water affected
 Status: Remediation Plan
 Abate Method: Vapor Extraction
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: 1/28/02 0:00
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 03/06/1989
 Cleanup Fund Id : Not reported
 Discover Date : 12/08/1982
 Enforcement Dt : Not reported
 Enf Type: DLLET
 Enter Date : Not reported
 Funding: Federal Funds
 Staff Initials: Not reported
 How Discovered: Tank Test
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: Structure Failure
 Leak Source: Tank
 MTBE Date : 12/3/96 0:00
 Max MTBE GW : 4400 Parts per Billion
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: 1/28/02 0:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

CHEVRON #9-2445 (Continued)

S100932512

Local Case # : Not reported
Beneficial: Not reported
Staff : JW
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin # : SAN FERNANDO VALLEY
Operator : Not reported
Oversight Prgm: LUST
Review Date : 10/15/02 0:00
Stop Date : / /
Work Suspended :Not reported
Responsible Party:MR. Y. TUAN
RP Address: 145 S. STATE COLLEGE BLVD. #400
Global Id: T0603703836
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: Not reported
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: Not reported
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 03/06/1989
Lead Agency: Regional Board
Local Agency: 19000
Substance: Gasoline
Case Type: Groundwater
Status: Remediation Plan
Region: 4
Staff: JW
Date Case Last Changed on Database: 10/15/02
Date Leak Record Entered: Not reported
Historical Max MTBE Date: 12/3/96
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: 4400
Hist Max MTBE Conc in Soil : Not reported
County: Los Angeles
Organization : Not reported
Regional Board: 4
Owner Contact: Not reported
Responsible Party: MR. Y. TUAN
RP Address: 145 S. STATE COLLEGE BLVD. #400
Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34 / -118
Local Agency Staff: Not reported
Summary : LEAK REPORTED IN 1982. HC CONTAMINATION AT 25'.
G/W IMPACTED. NO FOLLOW UP REPORT.;6/30/00 2ND QTR
GW MON RPT 2000; 8/18/00 3RD QTR GW MON RPT 2000;
11/20/00 4TH MON RPT 2000; 2/26/01 1ST QTR GW MON
RPT 2000
Hydrologic Basin # : SAN FERNANDO VALLEY
Beneficial Use : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON #9-2445 (Continued)

S100932512

Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : Not reported
Substance Quantity : 0
Abatement Method Used at the Site: VE
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 1694.585088
Assigned Name : Not reported
Source of Cleanup Funding: Federal Funds
Date the Leak was Discovered: 12/08/1982
How the Leak was Discovered: Tank Test
How the Leak was Stopped: Not reported
Cause of Leak: Structure Failure
Leak Source: Tank
Date The Leak was Stopped: Not reported
Date Confirmation Leak Began: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 1/28/02
Remediation Plan Submitted: 1/28/02
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: Not reported
Enforcement Action Date: Not reported
Date Leak First Reported: 03/06/1989
Enforcement Type: DLLET
Global ID : T0603703836
Cross Street: Not reported

HAZNET:

Gepaid: CAL000048808
TSD EPA ID: CAD982484933
Gen County: Los Angeles
Tsd County: 7
Tons: .1000
Waste Category: Empty containers less than 30 gallons
Disposal Method: Disposal, Other
Contact: MAZZOCCO N CHRIS
Telephone: (000) 000-0000
Mailing Address: 17400 S WESTERN AVE
GARDENA, CA 90248
County Los Angeles
Gepaid: CAL000048808
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .3336
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: MAZZOCCO N CHRIS
Telephone: (000) 000-0000
Mailing Address: 17400 S WESTERN AVE
GARDENA, CA 90248
County Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

CHEVRON #9-2445 (Continued)

EDR ID Number
EPA ID Number

Database(s)

S100932512

Gepaid: CAL000048808
TSD EPA ID: CAD980883177
Gen County: Los Angeles
Tsd County: Kern
Tons: .9174
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: MAZZOCCO N CHRIS
Telephone: (000) 000-0000
Mailing Address: 17400 S WESTERN AVE
GARDENA, CA 90248
County: Los Angeles

Gepaid: CAL000048808
TSD EPA ID: CAT000613935
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 0.0625
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: MAZZOCCO N CHRIS
Telephone: (000) 000-0000
Mailing Address: 17400 S WESTERN AVE
GARDENA, CA 90248
County: Los Angeles

Gepaid: CAL000048808
TSD EPA ID: CAD980883177
Gen County: Los Angeles
Tsd County: Kern
Tons: .7714
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: MAZZOCCO N CHRIS
Telephone: (000) 000-0000
Mailing Address: 17400 S WESTERN AVE
GARDENA, CA 90248
County: Los Angeles

CORTESE:
Region: CORTESE
Fac Address 2: 17400 WESTERN AVE S

H32
SW
1/4-1/2
2069 ft.

UNITED OIL #44 (UNOCAL)
18130 S WESTERN AVE
GARDENA, CA 90248

LOS ANGELES CO. HMS S100943249
Cortese N/A

Site 1 of 2 in cluster H

Relative:
Higher

CORTESE:
Region: CORTESE
Fac Address 2: 18130 WESTERN AVE S

Actual:
52 ft.

HMS:
Facility Id: 002327-002406
Area: 2B
Facility Type: T0
Permit Number: 174 Permit Status: Permit
Facility Status: Permit
Region: Los Angeles County:

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

UNITED OIL #44 (UNOCAL) (Continued)

EDR ID Number
EPA ID Number

Database(s)

S100943249

Facility Id: 002327-I16993
Area: 2B
Facility Type: I01
Permit Number: 174 Permit Status: Removed
Facility Status: Permit
Region: Los Angeles County

**H33
SW
1/4-1/2
2069 ft.**

**UNITED OIL #44/RAPID GAS #44
18130 WESTERN AVE S
GARDENA, CA 90248**

**LUST S105693656
N/A**

Site 2 of 2 in cluster H

**Relative:
Higher**

State LUST:

**Actual:
52 ft.**

Cross Street: 182ND ST W
Qty Leaked: Not reported
Case Number I-02406
Reg Board: 4
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19000
Case Type: Other ground water affected
Status: Pollution Characterization
Abate Method: Remove Free Product - remove floating product from water table
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Release Date: 06/30/1988
Cleanup Fund Id : Not reported
Discover Date : 05/26/1988
Enforcement Dt : Not reported
Enf Type: LET
Enter Date : 7/21/88 0:00
Funding: Not reported
Staff Initials: Not reported
How Discovered: OM
How Stopped: Not reported
Interim : Yes
Leak Cause: Not reported
Leak Source: Other Source
MTBE Date : 6/3/03 0:00
Max MTBE GW : 9600 Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JW
GW Qualifier : =
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SAN FERNANDO VALLEY
Operator : PHALA SOLIS
Oversight Prgm: LUST
Review Date : 7/11/02 0:00
Stop Date : / /

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

UNITED OIL #44/RAPID GAS #44 (Continued)

S105693656

Work Suspended :Not reported
 Responsible Party:JEFF APPEL
 RP Address: 18525 S. MAIN ST.
 Global Id: T0603702850
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: Not reported
 Mtbe Fuel: Not reported
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: Not reported
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 06/30/1988
 Lead Agency: Regional Board
 Local Agency: 19000
 Substance: Gasoline
 Case Type: Groundwater
 Status: Pollution Characterization
 Region: 4
 Staff: JW

Date Case Last Changed on Database:	7/11/02
Date Leak Record Entered:	7/21/88
Historical Max MTBE Date:	6/3/03
GW Qualifier:	=
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	9600
Hist Max MTBE Conc in Soil :	Not reported
County:	Los Angeles
Organization :	Not reported
Regional Board:	4
Owner Contact: Not reported	
Responsible Party:	JEFF APPEL
RP Address:	18525 S. MAIN ST.
Significant Interim Remedial Action Taken:	Yes
Program :	LUST
Lat / Long :	34 / -118
Local Agency Staff:	Not reported
Summary :	GW @ 41, FP IN ALL WELLS ADD'L. ASSESSMENT REQUIRED LAST QMRSUBMITTED FOR 10/96; SOIL 1400PPM/DIESEL DEPTH TO GW 50' OIL CONTAMINATION BELOW 30'; 1/10/01 SITE ASSESSMENT RPT; 1/9/01 4TH QTR GW MON RPT 2000
Hydrologic Basin # :	SAN FERNANDO VALLEY
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	0
Abatement Method Used at the Site:	Remove Free Product
Operator :	PHALA SOLIS
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	3200.170342
Assigned Name :	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

UNITED OIL #44/RAPID GAS #44 (Continued)

S105693656

Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	05/26/1988
How the Leak was Discovered:	OM
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Other Source
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	8/28/95
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Enforcement Action Date:	Not reported
Date Leak First Reported:	06/30/1988
Enforcement Type:	LET
Global ID :	T0603702850
Cross Street:	182ND ST W

**34
 NW
 1/4-1/2
 2139 ft.**

**HONEYWELL INC.
 17300 WESTERN AVE.
 GARDENA, CA 90247**

**RCRIS-SQG 1000226458
 FINDS CAD063847529
 CERC-NFRAP
 Cortese
 CA SLIC
 LUST
 CA WDS**

**Relative:
 Equal**

**Actual:
 34 ft.**

CERCLIS-NFRAP Classification Data:
 Site Incident Category: Not reported
 Non NPL Code: NFRAP
 Ownership Status: Private
 Federal Facility: Not a Federal Facility
 NPL Status: Not on the NPL

CERCLIS-NFRAP Assessment History:
 Assessment: DISCOVERY
 Assessment: ARCHIVE SITE
 Assessment: PRELIMINARY ASSESSMENT
 Completed: 09/01/1987
 Completed: 08/07/1989
 Completed: 08/07/1989

RCRIS:
 Owner: HONEYWELL INC.
 (213) 538-5050
 EPA ID: CAD063847529
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: Violations exist

Regulation Violated:	262.10-12.A
Area of Violation:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	05/07/1986
Actual Date Achieved Compliance:	05/08/1987
Regulation Violated:	262.10-12.A
Area of Violation:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	10/02/1985
Actual Date Achieved Compliance:	02/07/1986
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/02/1985

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

HONEYWELL INC. (Continued)

1000226458

Penalty Type: Not reported

There are 2 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Non-Financial Record Review	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19870508
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19860207

FINDS:

- Other Pertinent Environmental Activity Identified at Site:
 - Permit Compliance System (PCS)
 - Resource Conservation and Recovery Act Information system (RCRAINFO)
 - Toxic Chemical Release Inventory System (TRIS)

State LUST:

Cross Street: ARTESIA
 Qty Leaked: Not reported
 Case Number: 902470016
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 19000
 Case Type: Other ground water affected
 Status: Case Closed
 Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants
 Review Date: 3/1/84 0:00 Confirm Leak: 3/1/84 0:00
 Workplan: Not reported Prelim Assess: Not reported
 Pollution Char: 8/19/92 0:00 Remed Plan: 8/19/92 0:00
 Remed Action: Not reported
 Monitoring: 12/23/96 0:00
 Close Date: 5/15/97 0:00
 Release Date: 11/18/1983
 Cleanup Fund Id: Not reported
 Discover Date: 03/01/1984
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: 12/31/86 0:00
 Funding: Not reported
 Staff Initials: Not reported
 How Discovered: Not reported
 How Stopped: Not reported
 Interim: Yes
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date: 1/1/65 0:00
 Max MTBE GW: 88 Parts per Billion
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case #: Not reported
 Beneficial: Not reported
 Staff: UNK
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: SAN FERNANDO VALLEY
 Operator: Not reported
 Oversight Prgm: LUST

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

HONEYWELL INC. (Continued)

1000226458

Review Date : 5/5/99 0:00
Stop Date : / /
Work Suspended :Not reported
Responsible Party:HONEYWELL INCORPORATED
RP Address: 8801 W. CALLE LEJOS, PEORIA, AZ 85382
Global Id: T0603701271
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: Not reported
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: Not reported
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 11/18/1983
Lead Agency: Regional Board
Local Agency: 19000
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: 5/5/99
Date Leak Record Entered: 12/31/86
Historical Max MTBE Date: 1/1/65
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: 88
Hist Max MTBE Conc in Soil : Not reported
County: Los Angeles
Organization : Not reported
Regional Board: 4
Owner Contact: Not reported
Responsible Party: HONEYWELL INCORPORATED
RP Address: 8801 W. CALLE LEJOS, PEORIA, AZ 85382
Significant Interim Remedial Action Taken: Yes
Program : LUST
Lat / Long : 34 / -118
Local Agency Staff: Not reported
Summary : 03/21/97 1ST QTR GW SAMPLING RPT; 06/09/97 2ND
QTR GW SAMPLING RPT; 03/11/98 1ST QTR 98 GW MON
AND SAMPLING RPT; 09/25/98 3RD QTR 98 GW MON AND
SAMPLING RPT
Hydrologic Basin # : SAN FERNANDO VALLEY
Beneficial Use : Not reported
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : Not reported
Substance Quantity : 0
Abatement Method Used at the Site: Pump and Treat Groundwater
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 1649.77985

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

HONEYWELL INC. (Continued)

1000226458

Assigned Name : Not reported
Source of Cleanup Funding: Not reported
Date the Leak was Discovered: 03/01/1984
How the Leak was Discovered: Not reported
How the Leak was Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Date The Leak was Stopped: Not reported
Date Confirmation Leak Began: 3/1/84
Preliminary Site Assessment Workplan Submitted: 11/26/84
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 6/10/88
Remediation Plan Submitted: 8/19/92
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 12/23/96
Date the Case was Closed: 5/15/97
Enforcement Action Date: Not reported
Date Leak First Reported: 11/18/1983
Enforcement Type: Not reported
Global ID : T0603701271
Cross Street: ARTESIA

CORTESE:

Region: CORTESE
Fac Address 2: 17300 WESTERN AVE S

SLIC Region 4:

Facility Status: Site Assessment
Region: 4
SLIC: 0688
Staff: AS
Substance: VOCs

WDS:

Facility ID: Los Angeles River 191263001
Facility Contact: Ron Wabschall
SIC Code: 3494
Agency Name: HONEYWELL INC.
Agency Address: 0
Agency Contact: Not reported
Design Flow: 0.025 Million Gal/Day
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
Agency Type: Private
Waste Type: Contaminated Ground Water - Hazardous/Influent or Solid Wastes that contain toxic, corrosive, ignitable or reactive substances and must be managed according to applicable DOHS standards.
Threat to Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category B - Any facility having a physical, chemical, or biological waste treatment system (except for septic systems with subsurface disposal), or any Class II or III disposal site, or facilities without treatment systems that are complex, such as marinas with petroleum products, solid wastes, and sewage pump out facilities.
Reclamation: No reclamation requirements associated with this facility.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

HONEYWELL INC. (Continued)

EDR ID Number
 EPA ID Number

1000226458

POTW: The facility is not a POTW.
 NPDES Number: CA0062162 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
 Subregion: 4

**I35
 SW
 1/4-1/2
 2220 ft.**

**MOBIL #18-EDP (FORMER #11-EDP)
 18203 WESTERN AVE S
 TORRANCE, CA 90504**

**LUST S103281889
 N/A**

Site 1 of 2 in cluster I

**Relative:
 Higher**

**Actual:
 53 ft.**

State LUST:
 Cross Street: 182ND ST
 Qty Leaked: Not reported
 Case Number: 905040225
 Reg Board: 4
 Chemical: Hydrocarbons
 Lead Agency: Regional Board
 Local Agency: 19038
 Case Type: Other ground water affected
 Status: Remediation Plan
 Review Date: Not reported
 Workplan: 10/16/96 0:00
 Pollution Char: 7/3/01 0:00
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 10/16/1996
 Cleanup Fund Id: Not reported
 Discover Date: 09/26/1996
 Enforcement Dt: Not reported
 Enf Type: SEL
 Enter Date: 3/24/97 0:00
 Funding: Not reported
 Staff Initials: RVB
 How Discovered: Subsurface Monitoring
 How Stopped: Not reported
 Interim: Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date: 1/1/65 0:00
 Max MTBE GW: 53 Parts per Billion
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case #: Not reported
 Beneficial: Not reported
 Staff: AT
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: SAN FERNANDO VALLEY
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: 9/20/02 0:00
 Stop Date: / /
 Work Suspended: Not reported
 Responsible Party: MOBIL OIL CORP.
 RP Address: 43218 BUSINESS PARK DR., SUITE #201
 Global Id: T0603701496

Confirm Leak: Not reported
 Prelim Assess: 10/16/96 0:00
 Remed Plan: 7/3/01 0:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MOBIL #18-EDP (FORMER #11-EDP) (Continued)

S103281889

Org Name: Not reported
Contact Person: Not reported
MTBE Conc: Not reported
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: Not reported
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 10/16/1996
Lead Agency: Regional Board
Local Agency: 19038
Substance: Hydrocarbons
Case Type: Groundwater
Status: Remediation Plan
Region: 4
Staff: AT
Date Case Last Changed on Database: 9/20/02
Date Leak Record Entered: 3/24/97
Historical Max MTBE Date: 1/1/65
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: 53
Hist Max MTBE Conc in Soil : Not reported
County: Los Angeles
Organization : Not reported
Regional Board: 4
Owner Contact: Not reported
Responsible Party: MOBIL OIL CORP.
RP Address: 43218 BUSINESS PARK DR., SUITE #201
Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34 / -118
Local Agency Staff: RVB
Summary : THE SUBMITTED RPT DID NOT HAVE MTBE ANALIZING DATA

OF SOIL ; 11/27/00 CURRENT STATUS OF INVESTIGATION ACTIVITIES; 12/21/00 WELL INSTALLATION RPT; 1/11/01 4TH QTR GW MON RPT 2000; 3/16/01 1ST QTR GW MON RPT 2001
SAN FERNANDO VALLEY

Hydrologic Basin # :
Beneficial Use :
Priority :
Cleanup Fund Id :
Suspended :
Local Case No :
Substance Quantity :
Abatement Method Used at the Site:
Operator :
Water System :
Well Name :
Approx. Dist To Production Well (ft) :
Assigned Name :
Source of Cleanup Funding:
Date the Leak was Discovered:
How the Leak was Discovered:
How the Leak was Stopped:

Not reported
Not reported
Not reported
Not reported
Not reported
0
Not reported
Not reported
Not reported
Not reported
3453.37481
Not reported
Not reported
09/26/1996
Subsurface Monitoring
Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

MOBIL #18-EDP (FORMER #11-EDP) (Continued)

S103281889

Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: Not reported
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: 10/16/96
 Pollution Characterization Began: 9/9/97
 Remediation Plan Submitted: 7/3/01
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: Not reported
 Enforcement Action Date: Not reported
 Date Leak First Reported: 10/16/1996
 Enforcement Type: SEL
 Global ID : T0603701496
 Cross Street: 182ND ST

**I36
 SW
 1/4-1/2
 2220 ft.**

**MOBIL #18-EDP (FORMER #11
 18203 WESTERN
 GARDENA, CA 90000**

**Cortese S104576785
 HAZNET N/A**

Site 2 of 2 in cluster I

**Relative:
 Higher
 Actual:
 53 ft.**

HAZNET:
 Gepaid: CAL000056290
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 1.3343
 Waste Category: Unspecified aqueous solution
 Disposal Method: Treatment, Tank
 Contact: MOBIL OIL CORP.
 Telephone: (000) 000-0000
 Mailing Address: 18203 WESTERN AVE
 GARDENA, CA 90000
 County Los Angeles
 Gepaid: CAL000056290
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .2751
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Treatment, Tank
 Contact: MOBIL OIL CORP.
 Telephone: (000) 000-0000
 Mailing Address: 18203 WESTERN AVE
 GARDENA, CA 90000
 County Los Angeles
 Gepaid: CAL000056290
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 2.2392
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Treatment, Tank
 Contact: MOBIL OIL CORP.
 Telephone: (000) 000-0000
 Mailing Address: 18203 WESTERN AVE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

MOBIL #18-EDP (FORMER #11 (Continued))

EDR ID Number
 EPA ID Number

Database(s)

County: GARDENA, CA 90000
 Los Angeles
 CORTESE:
 Region: CORTESE
 Fac Address 2: Not reported

S104576785

**J37
 WNW
 1/4-1/2
 2525 ft.**

**SEARS ROEBUCK AND COMPANY
 1917 ARTESIA BLVD W
 GARDENA, CA 90247**

**Cortese S101296187
 LUST N/A**

Site 1 of 2 in cluster J

**Relative:
 Lower**

State LUST:
 Cross Street: GRAMERCY PL
 Qty Leaked: Not reported
 Case Number: 902470061
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 19000
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: 5/13/87 0:00
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: 9/5/88 0:00
 Monitoring: Not reported
 Close Date: 12/6/96 0:00
 Release Date: 10/22/1987
 Cleanup Fund Id: Not reported
 Discover Date: / /
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: 1/27/88 0:00
 Funding: Not reported
 Staff Initials: Not reported
 How Discovered: Not reported
 How Stopped: Not reported
 Interim: Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case #: Not reported
 Beneficial: Not reported
 Staff: UNK
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: SAN FERNANDO VALLEY
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: 8/17/98 0:00
 Stop Date: / /
 Work Suspended: Not reported
 Responsible Party: SEARS ROEBUCK AND COMPANY

Confirm Leak: 5/13/87 0:00
 Prelim Assess: Not reported
 Remed Plan: Not reported

**Actual:
 13 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SEARS ROEBUCK AND COMPANY (Continued)

S101296187

RP Address: 3333 BEVERLY RD, HOFFMAN ESTATES, IL 60179
 Global Id: T0603701273
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: Not reported
 Mtbe Fuel: Not reported
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: Not reported
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 10/22/1987
 Lead Agency: Regional Board
 Local Agency: 19000
 Substance: Gasoline
 Case Type: Groundwater
 Status: Case Closed
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: 8/17/98
 Date Leak Record Entered: 1/27/88
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Los Angeles
 Organization : Not reported
 Regional Board: 4
 Owner Contact: Not reported
 Responsible Party: SEARS ROEBUCK AND COMPANY
 RP Address: 3333 BEVERLY RD, HOFFMAN ESTATES, IL 60179
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34 / -118
 Local Agency Staff: Not reported
 Summary : 08/17/98 - WELL ABANDONMENT
 Hydrologic Basin # : SAN FERNANDO VALLEY
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : Not reported
 Substance Quantity : 0
 Abatement Method Used at the Site: Not reported
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 2488.831608
 Assigned Name : Not reported
 Source of Cleanup Funding: Not reported
 Date the Leak was Discovered: / /
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

SEARS ROEBUCK AND COMPANY (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S101296187

Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 5/13/87
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: 1/27/88
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: 9/5/88
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 12/6/96
 Enforcement Action Date: Not reported
 Date Leak First Reported: 10/22/1987
 Enforcement Type: Not reported
 Global ID : T0603701273
 Cross Street: GRAMERCY PL

CORTESE:

Region: CORTESE
 Fac Address 2: 1917 ARTESIA BLVD W

**38
 NW
 1/4-1/2
 2593 ft.**

**A-ACTION RADIATOR/ I-7869
 6403 E FLORENCE AVE
 GARDENA, CA 90247**

**LOS ANGELES CO. HMS 1000399346
 Cortese N/A
 CA FID UST
 HAZNET
 LUST**

**Relative:
 Higher**

State LUST:

**Actual:
 39 ft.**

Cross Street: CERRITOS
 Qty Leaked: Not reported
 Case Number I-00167
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency : 19000
 Case Type: Other ground water affected
 Status: Case Closed
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
 Review Date: Not reported
 Workplan: 10/16/91 0:00
 Pollution Char: 11/21/91 0:00
 Remed Action: 11/21/91 0:00
 Monitoring: 4/23/92 0:00
 Close Date: 10/17/96 0:00
 Release Date: 10/22/1991
 Cleanup Fund Id : Not reported
 Discover Date : 10/21/1991
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : 12/20/91 0:00
 Funding: Federal Funds
 Staff Initials: Not reported
 How Discovered: Tank Closure
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.

Confirm Leak: Not reported
 Prelim Assess: 10/16/91 0:00
 Remed Plan: 11/21/91 0:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

A-ACTION RADIATOR/ I-7869 (Continued)

1000399346

Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SAN FERNANDO VALLEY
Operator : WARD, JIM
Oversight Prgm: LUST
Review Date : 1/24/97 0:00
Stop Date : 10/21/1991
Work Suspended :Not reported
Responsible Party:UNITED PARCEL SERVICE
RP Address: SAME AS SITE
Global Id: T0603702681
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: Not reported
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: Not reported
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 10/22/1991
Lead Agency: Regional Board
Local Agency: 19000
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: 1/24/97
Date Leak Record Entered: 12/20/91
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported
County: Los Angeles
Organization : Not reported
Regional Board: 4
Owner Contact: Not reported
Responsible Party: UNITED PARCEL SERVICE
RP Address: SAME AS SITE
Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34 / -118
Local Agency Staff: Not reported
Summary : 08/13/96 REQUEST FOR CLOSURE
01/24/97 WELL ABANDONMENT REPORT
Hydrologic Basin # : SAN FERNANDO VALLEY
Beneficial Use : Not reported
Priority : Not reported
Cleanup Fund Id : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A-ACTION RADIATOR/ I-7869 (Continued)

1000399346

Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	0
Abatement Method Used at the Site:	Excavate and Dispose
Operator :	WARD, JIM
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	1847.333824
Assigned Name :	Not reported
Source of Cleanup Funding:	Federal Funds
Date the Leak was Discovered:	10/21/1991
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	10/21/91
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	10/10/90
Preliminary Site Assessment Began:	10/16/91
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	11/21/91
Remedial Action Underway:	11/21/91
Post Remedial Action Monitoring Began:	4/23/92
Date the Case was Closed:	10/17/96
Enforcement Action Date:	Not reported
Date Leak First Reported:	10/22/1991
Enforcement Type:	Not reported
Global ID :	T0603702681
Cross Street:	CERRITOS

HAZNET:

Gepaid:	CAD981663727
TSD EPA ID:	CAD093459485
Gen County:	Los Angeles
Tsd County:	Fresno
Tons:	.1292
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method:	Transfer Station
Contact:	UNITED PARCEL SERVICE, INC
Telephone:	(404) 828-7002
Mailing Address:	25201 PASEO DE ALICIA SUITE 200 LAGUNA HILLS, CA 92653 - 1367
County	Los Angeles
Gepaid:	CAD981663727
TSD EPA ID:	CAT080013352
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.2935
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Contact:	UNITED PARCEL SERVICE, INC
Telephone:	(404) 828-7002
Mailing Address:	25201 PASEO DE ALICIA SUITE 200 LAGUNA HILLS, CA 92653 - 1367
County	Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

A-ACTION RADIATOR/ I-7869 (Continued)

1000399346

Gepaid: CAD981663727
TSD EPA ID: Not reported
Gen County: Los Angeles
Tsd County: 0
Tons: .4170
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: UNITED PARCEL SERVICE, INC
Telephone: (404) 828-7002
Mailing Address: 25201 PASEO DE ALICIA SUITE 200
LAGUNA HILLS, CA 92653 - 1367
County Los Angeles

Gepaid: CAD981663727
TSD EPA ID: CAD981696420
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 12.2055
Waste Category: Oil/water separation sludge
Disposal Method: Transfer Station
Contact: UNITED PARCEL SERVICE, INC
Telephone: (404) 828-7002
Mailing Address: 25201 PASEO DE ALICIA SUITE 200
LAGUNA HILLS, CA 92653 - 1367
County Los Angeles

Gepaid: CAD981663727
TSD EPA ID: CAT000613935
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .4002
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: UNITED PARCEL SERVICE, INC
Telephone: (404) 828-7002
Mailing Address: 25201 PASEO DE ALICIA SUITE 200
LAGUNA HILLS, CA 92653 - 1367
County Los Angeles

The CA HAZNET database contains 8 additional records for this site.
Please click here or contact your EDR Account Executive for more information.

CORTESE:
Region: CORTESE
Fac Address 2: 17111 WESTERN AVE S

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

A-ACTION RADIATOR/ I-7869 (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000399346

FID:

Facility ID:	19003340	Regulate ID:	00041384
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 217-2646
Mail To:	Not reported		
	17111 S WESTERN AVE		
	GARDENA, CA 90247		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

HMS:

Facility Id:	001364-I01430		
Area:	3Y		
Facility Type:	I01		
Permit Number:	174	Permit Status:	Closed
Facility Status:	Closed		
Region:	Los Angeles County:		
Facility Id:	000166-I00167		
Area:	2B		
Facility Type:	I01		
Permit Number:	174	Permit Status:	Permit
Facility Status:	Permit		
Region:	Los Angeles County:		
Facility Id:	000166-000167		
Area:	2B		
Facility Type:	T0		
Permit Number:	174	Permit Status:	Permit
Facility Status:	Permit		
Region:	Los Angeles County:		

**J39
 WNW
 1/4-1/2
 2597 ft.**

**THEIM INDUSTRIES
 1918 ARTESIA BLVD W
 TORRANCE, CA 90504**

**Cortese S101298263
 LUST N/A**

Site 2 of 2 in cluster J

**Relative:
 Lower**

State LUST:

**Actual:
 10 ft.**

Cross Street:	WESTERN AVE		
Qty Leaked:	Not reported		
Case Number	081189-03		
Reg Board:	4		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Local Agency :	19000		
Case Type:	Other ground water affected		
Status:	Leak being confirmed		
Review Date:	7/15/89 0:00	Confirm Leak:	7/15/89 0:00
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported		
Monitoring:	Not reported		
Close Date:	Not reported		
Release Date:	07/15/1989		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

THEIM INDUSTRIES (Continued)

S101298263

Cleanup Fund Id : Not reported
Discover Date : / /
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 8/11/89 0:00
Funding: Not reported
Staff Initials: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Not reported
Leak Cause: Corrosion
Leak Source: Piping
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SAN FERNANDO VALLEY
Operator : MILLION, AL
Oversight Prgm: LUST
Review Date : 8/11/89 0:00
Stop Date : / /
Work Suspended :Not reported
Responsible Party:THEIM INDUSTRIES
RP Address: 1918 W ARTESIA BLVD, TORRANCE, 90504
Global Id: T0603700103
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: Not reported
Mtbe Fuel: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: Not reported
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 07/15/1989
Lead Agency: Local Agency
Local Agency: 19000
Substance: Gasoline
Case Type: Groundwater
Status: Leak being confirmed
Region: 4
Staff: UNK
Date Case Last Changed on Database: 8/11/89
Date Leak Record Entered: 8/11/89
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported
County: Los Angeles

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

THEIM INDUSTRIES (Continued)

S101298263

Organization : Not reported
 Regional Board: 4
 Owner Contact: Not reported
 Responsible Party: THEIM INDUSTRIES
 RP Address: 1918 W ARTESIA BLVD, TORRANCE, 90504
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34 / -118
 Local Agency Staff: Not reported
 Summary : Not reported
 Hydrologic Basin # : SAN FERNANDO VALLEY
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : Not reported
 Substance Quantity : 0
 Abatement Method Used at the Site: Not reported
 Operator : MILLION, AL
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 2515.556047
 Assigned Name : Not reported
 Source of Cleanup Funding: Not reported
 Date the Leak was Discovered: / /
 How the Leak was Discovered: Tank Closure
 How the Leak was Stopped: Not reported
 Cause of Leak: Corrosion
 Leak Source: Piping
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 7/15/89
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: Not reported
 Enforcement Action Date: Not reported
 Date Leak First Reported: 07/15/1989
 Enforcement Type: Not reported
 Global ID : T0603700103
 Cross Street: WESTERN AVE

CORTESE:

Region: CORTESE
 Fac Address 2: 1918 ARTESIA BLVD W

40 INTEL LIGHT METALS CORP
SSW 19200 S WESTERN AVE
1/2-1 TORRANCE, CA 90501
5099 ft.

RCRIS-LQG 1000921589
RCRIS-TSD CAD030398622
FINDS
CORRACTS
CERC-NFRAP

Relative:
Higher

Actual:
58 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

INTEL LIGHT METALS CORP (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000921589

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported
Non NPL Code: DR
Ownership Status: Private

Federal Facility: Not a Federal Facility

NPL Status: Not on the NPL

CERCLIS-NFRAP Assessment History:

Assessment: DISCOVERY
Assessment: PRELIMINARY ASSESSMENT
Assessment: ARCHIVE SITE

Completed: 03/01/1991

Completed: 10/17/1991

Completed: 01/23/1996

CORRACTS Data:

EPA Id: CAD030398622
Region: 9
Area Name: OFF SITE GW CONTAMINATION INVESTIGATION
Actual Date: 09/26/2000
Corrective Action: CA150 - RFI Workplan Approved
2002 NAICS Title: Aluminum Extruded Product Manufacturing
Nonferrous Forging
Ammunition (except Small Arms) Manufacturing
42191

EPA Id: CAD030398622
Region: 9
Area Name: OFF SITE GW CONTAMINATION INVESTIGATION
Actual Date: 06/30/1998
Corrective Action: CA150 - RFI Workplan Approved
2002 NAICS Title: Aluminum Extruded Product Manufacturing
Nonferrous Forging
Ammunition (except Small Arms) Manufacturing
42191

EPA Id: CAD030398622
Region: 9
Area Name: ENTIRE FACILITY
Actual Date: 02/07/1995
Corrective Action: CA150 - RFI Workplan Approved
2002 NAICS Title: Aluminum Extruded Product Manufacturing
Nonferrous Forging
Ammunition (except Small Arms) Manufacturing
42191

EPA Id: CAD030398622
Region: 9
Area Name: ENTIRE FACILITY
Actual Date: 04/29/1996
Corrective Action: CA200 - RFI Approved
2002 NAICS Title: Aluminum Extruded Product Manufacturing
Nonferrous Forging
Ammunition (except Small Arms) Manufacturing
42191

EPA Id: CAD030398622
Region: 9
Area Name: ENTIRE FACILITY
Actual Date: 03/31/1992
Corrective Action: CA225NR - Stabilization Measures Evaluation, This facility is , not amenable to stabilization activity at the, present time for reasons other than (1) it

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

INTEL LIGHT METALS CORP (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000921589

appears to be technically, infeasible or inappropriate (NF) or (2) there is a lack of technical, information (IN). Reasons for this conclusion may be the status of, closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other, administrative considerations

2002 NAICS Title:

Aluminum Extruded Product Manufacturing
Nonferrous Forging
Ammunition (except Small Arms) Manufacturing
42191

The CORRACTS database contains 6 additional records for this site.
Please contact your EDR Account Executive for more information.

RCRIS Corrective Action Summary:

- Event: RFI Workplan Approved
Event Date: 09/26/2000
- Event: Corrective Action Process Terminated, No Further Action
Event Date: 05/13/1999
- Event: RFI Workplan Approved
Event Date: 06/30/1998
- Event: RFA Completed
Event Date: 09/30/1996
- Event: RFI Approved
Event Date: 04/29/1996
- Event: Stabilization Measures Implemented, Primary measure is exposure control by barrier and/or institutional control (e.g., capping, fencing, deed restrictions).
Event Date: 05/04/1995
- Event: RFI Workplan Approved
Event Date: 02/07/1995
- Event: RFI Imposition
Event Date: 01/01/1995
- Event: CA Prioritization, Facility or area was assigned a low corrective action priority.
Event Date: 03/31/1992
- Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity at the present time for reasons other than 1) it appears to be technically infeasible or inappropriate (NF) or 2) there is a lack of technical information (IN). Reasons for this conclusion may be the status of closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other administrative considerations.
Event Date: 03/31/1992
- Event: CA Prioritization, Facility or area was assigned a low corrective action priority.
Event Date: 09/23/1991

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

INTEL LIGHT METALS CORP (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000921589

RCRIS:

Owner: MARTIN MARIETTA ALUMINUM
 (213) 328-0660
 EPA ID: CAD030398622
 Contact: Not reported

Classification: Large Quantity Generator, TSD
 TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated:	268 ALL
Area of Violation:	TSD-LAND BAN REQUIREMENTS
Date Violation Determined:	01/31/1990
Actual Date Achieved Compliance:	09/14/1990
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	03/02/1990
Penalty Type:	Not reported
Regulation Violated:	268.7
Area of Violation:	GENERATOR-LAND BAN REQUIREMENTS
Date Violation Determined:	01/31/1990
Actual Date Achieved Compliance:	09/14/1990
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	03/02/1990
Penalty Type:	Not reported
Regulation Violated:	270
Area of Violation:	TSD-OTHER REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	01/31/1990
Actual Date Achieved Compliance:	09/14/1990
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	03/02/1990
Penalty Type:	Not reported
Regulation Violated:	268 ALL
Area of Violation:	TSD-LAND BAN REQUIREMENTS
Date Violation Determined:	05/24/1988
Actual Date Achieved Compliance:	07/03/1990
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	06/30/1989
Penalty Type:	Not reported
Regulation Violated:	268.7
Area of Violation:	GENERATOR-LAND BAN REQUIREMENTS
Date Violation Determined:	05/24/1988
Actual Date Achieved Compliance:	07/03/1990
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	06/30/1989
Penalty Type:	Not reported

There are 5 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Financial Record Review	TSD-LAND BAN REQUIREMENTS	19900914
	GENERATOR-LAND BAN REQUIREMENTS	19900914
	TSD-OTHER REQUIREMENTS (OVERSIGHT)	19900914

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site	Database(s)	EDR ID Number EPA ID Number
INTEL LIGHT METALS CORP (Continued)		
Other Evaluation	TSD-LAND BAN REQUIREMENTS	19900703
	GENERATOR-LAND BAN REQUIREMENTS	19900703

FINDS:

Other Pertinent Environmental Activity Identified at Site:

- Biennial Reporting System (BRS)
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- National Compliance Database (NCDB)
- National Emissions Inventory (NEI)
- Resource Conservation and Recovery Act Information system (RCRAINFO)
- Toxic Chemical Release Inventory System (TRIS)

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
------	------	---------	------	----	------	-------	-------	------

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GARDENA	U003938118	ARCO PRODUCTS 05964	1001 W ARTESIA BLVD	90248	UST
GARDENA	S104734416	STREET HOG INC	13122 S NORMANDIE AVE B		LOS ANGELES CO. HMS
LOS ANGELES COUNTY	S105630661		FLORENCE AVE / TELEGRAPH RD WHITTIER		CHMIRS, LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/29/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/07/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/26/04

Date Made Active at EDR: 04/02/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04

Elapsed ASTM days: 11

Date of Last EDR Contact: 03/22/04

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/26/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04
Elapsed ASTM days: 11
Date of Last EDR Contact: 03/22/04

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/15/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/25/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/08/04

RCRIS: Resource Conservation and Recovery Information System

Source: EPA
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/09/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/18/04
Elapsed ASTM days: 15
Date of Last EDR Contact: 01/19/04

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04
Elapsed ASTM days: 46
Date of Last EDR Contact: 01/26/04

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/09/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/06/04
Date of Next Scheduled EDR Contact: 05/01/04

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/09/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/18/03
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/12/04
Date of Next Scheduled EDR Contact: 05/24/04

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/30/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/09/04
Date of Next Scheduled EDR Contact: 05/10/04

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202 564-0746

A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A
Database Release Frequency: Quarterly

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

INDIAN RESERV: Indian Reservations

Source: USGS
Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/15/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

RMP: Risk Management Plans

Source: Environmental Protection Agency
Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Database Release Frequency: N/A

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 03/23/04
Date of Next Scheduled EDR Contact: 06/21/04

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/05/04
Date of Next Scheduled EDR Contact: 06/07/04

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 01/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency
Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 03/02/04
Date Made Active at EDR: 03/24/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 03/03/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/03/04

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control
Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 03/02/04
Date Made Active at EDR: 03/24/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/03/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/03/04

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services
Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/02
Date Made Active at EDR: 08/07/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/11/03
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/23/04

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 01/29/04

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 01/19/04

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/02/04

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/14/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/17/04
Elapsed ASTM days: 28
Date of Last EDR Contact: 03/16/04

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 03/11/04

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/04/04
Date Made Active at EDR: 03/31/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/04/04
Elapsed ASTM days: 27
Date of Last EDR Contact: 04/13/04

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities

Source: SWRCB
Telephone: 916-341-5700
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/04/04
Date Made Active at EDR: 04/06/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/04/04
Elapsed ASTM days: 33
Date of Last EDR Contact: 04/13/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 03/02/04

Date Made Active at EDR: 03/24/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/03/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 03/03/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: Environmental Protection Agency

Telephone: 415-972-3372

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/09/04

Date Made Active at EDR: 03/01/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/10/04

Elapsed ASTM days: 20

Date of Last EDR Contact: 01/27/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 10

Telephone: 206-553-2857

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 03/11/04

Date Made Active at EDR: 03/31/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/12/04

Elapsed ASTM days: 19

Date of Last EDR Contact: 01/27/04

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

Date of Government Version: 02/25/04

Date Made Active at EDR: 03/24/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/01/04

Elapsed ASTM days: 23

Date of Last EDR Contact: 02/23/04

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5700

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/26/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 12/01/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/02/04

Date of Next Scheduled EDR Contact: 05/01/04

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control

Telephone: 916-225-0873

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes:

power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/09/04

Database Release Frequency: Annually

Date of Last EDR Contact: 04/05/04

Date of Next Scheduled EDR Contact: 07/05/04

CA WDS: Waste Discharge System

Source: State Water Resources Control Board

Telephone: 916-341-5227

Sites which have been issued waste discharge requirements.

Date of Government Version: 04/05/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04

Date of Next Scheduled EDR Contact: 06/21/04

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 01/05/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/06/04

Date of Next Scheduled EDR Contact: 07/05/04

NFA: No Further Action Determination

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 03/02/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04

Date of Next Scheduled EDR Contact: 05/31/04

EMI: Emissions Inventory Data

Source: California Air Resources Board

Telephone: 916-322-2990

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/01

Database Release Frequency: Varies

Date of Last EDR Contact: 01/23/04

Date of Next Scheduled EDR Contact: 04/19/04

REF: Unconfirmed Properties Referred to Another Agency

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

SCH: School Property Evaluation Program

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

NFE: Properties Needing Further Evaluation

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 03/02/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04
Date of Next Scheduled EDR Contact: 05/31/04

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/09/04
Date of Next Scheduled EDR Contact: 05/10/04

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/09/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/09/03
Date of Next Scheduled EDR Contact: 04/26/04

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/09/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/09/03
Date of Next Scheduled EDR Contact: 04/26/04

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/01/04
Date of Next Scheduled EDR Contact: 05/31/04

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/14/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/15/04
Date of Next Scheduled EDR Contact: 05/10/04

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 01/27/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 06/03/03
Database Release Frequency: Varies

Date of Last EDR Contact: 02/20/04
Date of Next Scheduled EDR Contact: 05/17/04

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-524-2236

Date of Government Version: 03/01/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 03/28/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 02/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/30/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/17/03
Date of Next Scheduled EDR Contact: 02/16/04

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/26/04
Database Release Frequency: Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 02/10/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/01/04

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 10/02/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 03/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 03/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/17/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/17/04
Date of Next Scheduled EDR Contact: 06/21/04

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 12/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 01/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/01/04

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/01/04

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 01/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 10/31/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/04
Date of Next Scheduled EDR Contact: 07/05/04

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 03/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 03/08/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/12/04

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/07/04
Database Release Frequency: Annually

Date of Last EDR Contact: 03/02/04
Date of Next Scheduled EDR Contact: 07/12/04

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 12/31/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 10/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 03/18/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 03/18/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 01/26/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/26/04
Date of Next Scheduled EDR Contact: 04/26/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/15/04
Date of Next Scheduled EDR Contact: 07/12/04

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/26/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 01/27/04
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 01/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/12/04

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/10/04
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 01/01/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/04
Date of Next Scheduled EDR Contact: 07/05/04

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 01/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/26/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/26/04
Date of Next Scheduled EDR Contact: 06/28/04

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 01/12/04
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/08/04
Date of Next Scheduled EDR Contact: 05/10/04

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/12/04

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04
Date of Next Scheduled EDR Contact: 05/17/04

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 01/28/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/26/04
Date of Next Scheduled EDR Contact: 04/26/04

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/08/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

SLIC REG 6L: SLIC Sites

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574

Date of Government Version: 03/09/04
Database Release Frequency: Varies

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 01/01/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

SLIC REG 7: SLIC List

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 02/27/04
Database Release Frequency: Varies

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/08/04
Date of Next Scheduled EDR Contact: 07/05/04

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 12/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 12/01/03
Date of Next Scheduled EDR Contact: 03/04/04

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 03/02/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/03/04

Date of Next Scheduled EDR Contact: 05/31/04

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

178TH STREET
1515 WEST 178TH STREET
GARDENA, CA 90248

TARGET PROPERTY COORDINATES

Latitude (North):	33.869900 - 33° 52' 11.6"
Longitude (West):	118.303902 - 118° 18' 14.0"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	379397.7
UTM Y (Meters):	3748301.8
Elevation:	34 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

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

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

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

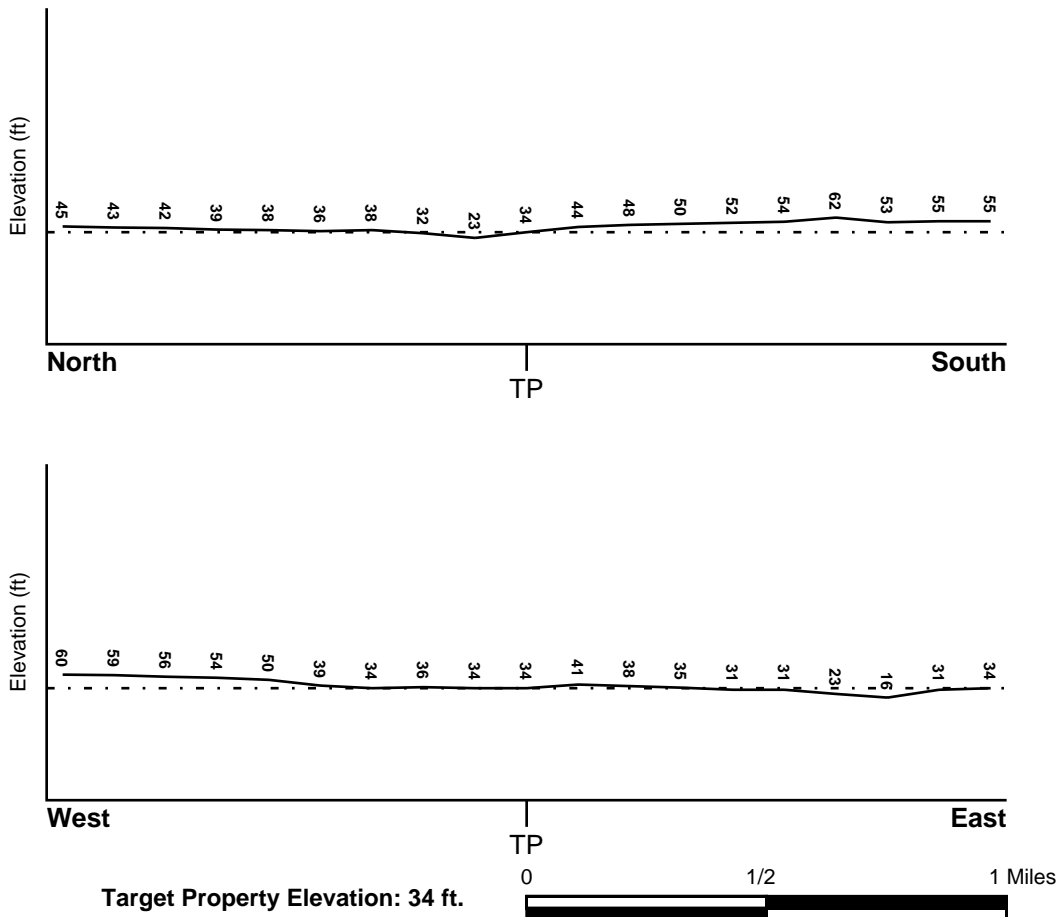
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 33118-G3 TORRANCE, CA
 General Topographic Gradient: General North
 Source: USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

<u>Target Property County</u>	FEMA Flood
LOS ANGELES, CA	<u>Electronic Data</u>
	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0601190000A

Additional Panels in search area:

- 0601370099C
- 0601650001B
- 0601370100C
- 0650430920B
- 0650431010B
- 0601370101C
- 0601650003B

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	NWI Electronic
TORRANCE	<u>Data Coverage</u>
	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	0 - 1/8 Mile SE
Site Name:	BEE CHEMICAL CO
Site EPA ID Number:	CAD082183344
Groundwater Flow Direction:	East
Measured Depth to Water:	40 feet.
Hydraulic Connection:	The Bellflower aquiclude is present at a depth of 45 feet and separates the near-surface semi-perched and underlying aquifers. However, there appears to be an interconnection between the semi-perched and lower aquifers in the site vicinity.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information based on site-specific subsurface investigations is documented in the CERCLIS investigation report(s)

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

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

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

OTHER SOIL TYPES IN AREA

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

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

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

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

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

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal FRDS PWS	Nearest PWS within 1 mile

FEDERAL USGS WELL INFORMATION

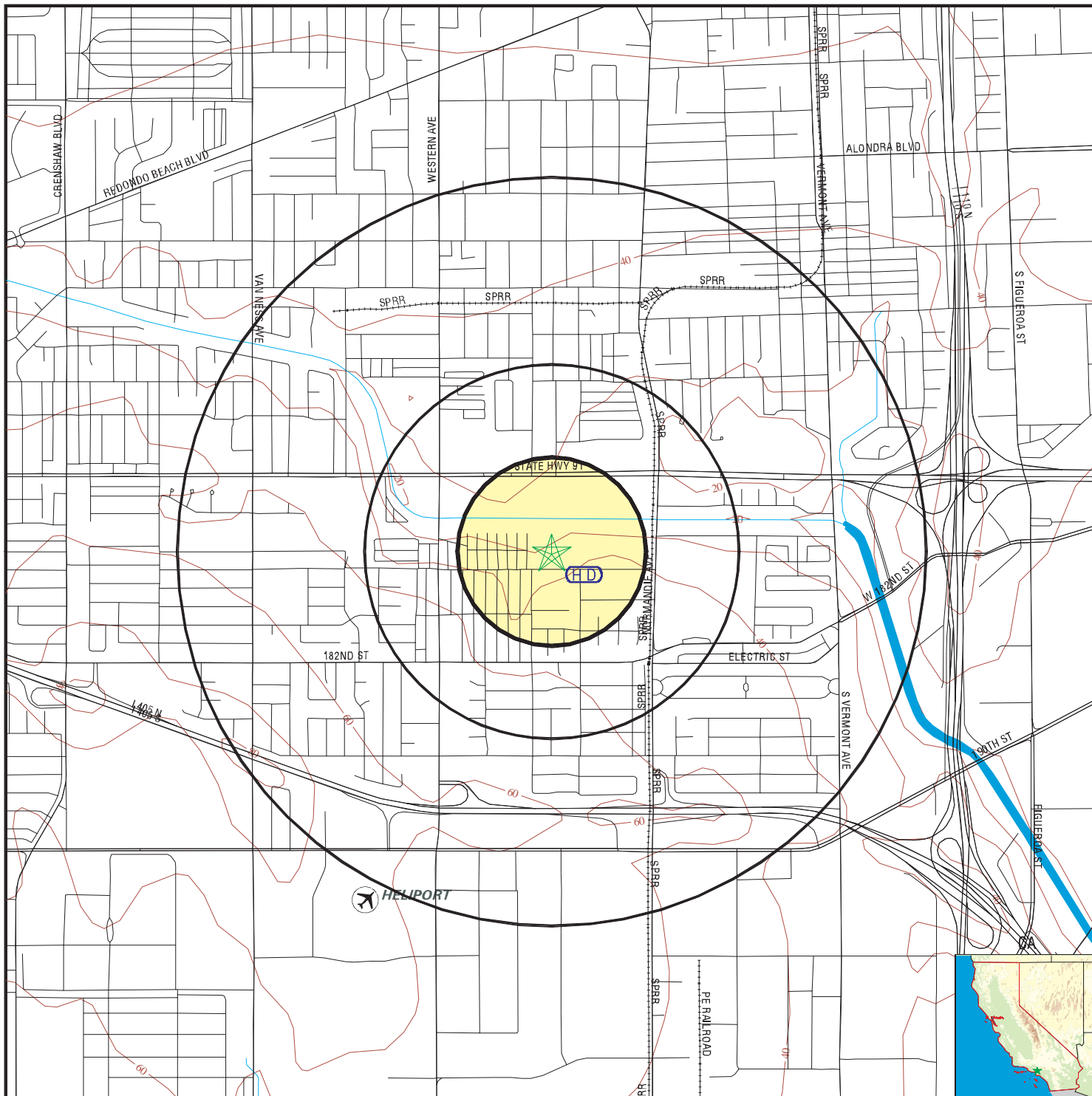
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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

PHYSICAL SETTING SOURCE MAP - 1173617.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY: 178th Street
 ADDRESS: 1515 West 178th Street
 CITY/STATE/ZIP: Gardena CA 90248
 LAT/LONG: 33.8699 / 118.3039

CUSTOMER: SECOR International, Inc.
 CONTACT: Sara Mulholland
 INQUIRY #: 1173617.2s
 DATE: April 20, 2004 2:54 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
90248	2	0	0.00

Federal EPA Radon Zone for LOS ANGELES County: 2

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

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

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

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

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

**APPENDIX C
AERIAL PHOTOGRAPHS**



**The EDR – Aerial Photography
Print Service**

**178th St.
1515 West 178th St.
Gardena CA 90248**

**Inquiry Number: 1173617.5
April 21, 2004**

***The Source for*
Environmental Risk
Management Data**

**440 Wheelers Farms Road
Milford, Connecticut 06460**

**Nationwide Customer Service
Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

Environmental Data Resources, Inc.

Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2, page 12.)

Aerial Photographs

California aerials delivered via e-mail and in JPEG format are for ONE TIME USE ONLY. Further reproduction of these aerial images are prohibited without permission from EDR. When applicable.

Aerial photographs are a valuable historical resource for documenting past land use and can be particularly helpful when other historical sources (such as city directories or fire insurance maps) are not reasonably ascertainable. The EDR Aerial Photograph Print Service includes a search of local aerial photograph collections flown by public and private agencies for the state of California. EDR's professional field-based researchers provide digitally reproduced historical aerial photographs at ten year intervals.

Please call Environmental Data Resources, Inc. Nationwide Customer Service at
1-800-352-0050 (8am-8pm ET)
with questions or comments about your report.
Thank you for your business!

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**APPENDIX E
CITY DIRECTORY**



EDR™ Environmental
Data Resources Inc

The EDR-City Directory
Abstract

**178th Street
1515 West 178th Street
Gardena, CA 90248**

April 19, 2004

Inquiry Number: 1173617-7

**The Standard
In Environmental
Risk Management
Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice."* (ASTM E 1527-00, Section 7.3.2.1, page 12.)

NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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4. SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2003. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/8 of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius of the subject properties and any such warranty or guarantee is expressly disclaimed. Accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

APPENDIX D
HISTORICAL TOPOGRAPHIC MAPS

Date EDR Searched Historical Sources:

Target Property:
1515 West 178th Street
Gardena, CA 90248

<u><i>PUR ID</i></u>			
<u><i>Year</i></u>	<u><i>Uses</i></u>	<u><i>NAICS</i></u>	<u><i>Source</i></u>
--1920	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1921	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1923	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1924	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1925	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1926	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1927	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1928	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1929	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1930	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1931	Address not Listed in Research Source	N/A	Los Angeles Directory Company Publishers
--1932	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1933	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1934	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1935	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1936	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1937	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1938	Address not Listed in Research Source	N/A	Los Angeles Directory Company Publishers
--1939	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1940	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1942	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1944	Address not Listed in Research Source	N/A	R. L. Polk & Co.
--1945	Address not Listed in Research Source	N/A	R. L. Polk & Co.
--1946	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--1947	Address not Listed in Research Source	N/A	Pacific Directory Co.
--1948	Address not Listed in Research Source	N/A	Los Angeles Directory Co.

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
--	1949	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--	1950	Address not Listed in Research Source	N/A	Pacific Telephone
--	1951	Address not Listed in Research Source	N/A	Los Angeles Directory Co Publishers
--	1952	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
--	1954	Address not Listed in Research Source	N/A	R. L. Polk & Co.
--	1955	Address not Listed in Research Source	N/A	R. L. Polk & Co.
--	1956	Address not Listed in Research Source	N/A	Pacific Telephone
--	1957	Address not Listed in Research Source	N/A	Pacific Telephone
--	1958	Address not Listed in Research Source	N/A	Pacific Telephone
--	1960	Address not Listed in Research Source	N/A	Pacific Telephone
--	1961	Address not Listed in Research Source	N/A	R. L. Polk & Co.
--	1962	GLOBE ILLUMINATION CO (1515)		Pacific Telephone
--	1963	Address not Listed in Research Source	N/A	Pacific Telephone
--	1964	Address not Listed in Research Source	N/A	Pacific Telephone
--	1965	Address not Listed in Research Source	N/A	GTE
--	1966	Address not Listed in Research Source	N/A	Pacific Telephone
--	1967	GLOBE ILLUMINATION COMPANY (1515)		R. L. Polk & Co.
--	1969	Address not Listed in Research Source	N/A	Pacific Telephone
--	1970	GLOBE ILLUMINATION COMPANY (1515)		R. L. POLK & CO.
--	1971	GLOBE ILLUMINATION COMPANY (1515)		Pacific Telephone
--	1972	Address not Listed in Research Source	N/A	R. L. Polk & Co.
--	1975	GLOBE ILLUMINATION CO (1515)		Pacific Telephone
--	1976	GLOBE ILLUMINATION COMPANY (1515)		Pacific Telephone
--	1980	GLOBE ILLUMINATION CO (1515) PETAINER INC (1515)		Pacific Telephone
--	1981	PETAINER INC GARDENA (1515)		Pacific Telephone

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
--	1985	GLOBE ILLUMINATION CO (1515)		Pacific Bell
--	1986	GLOBE ILLUMINATION COMPANY GARDENA (1515)		Pacific Bell
--	1990	MALCO CO (1515)		Pacific Bell
--	1991	Address not Listed in Research Source	N/A	Pacific Bell
--	1995	ORTHO MATTRESS INC GARDENA (1515) ORTHO MATTRESS INC (1515) ORTHO MATTRESS INC (1515)		Pacific Bell
--	1996	Address not Listed in Research Source	N/A	GTE
--	2000	Address not Listed in Research Source	N/A	Haines & Company
--	2001	Address not Listed in Research Source	N/A	Haines & Company, Inc.
--	2003	Address not Listed in Research Source	N/A	Haines & Company

Adjoining Properties

SURROUNDING

Multiple Addresses
Gardena, CA 90248

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1920	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1921	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1923	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1924	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1925	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1926	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1927	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1928	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1929	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1930	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
	1931	Address not Listed in Research Source	N/A	Los Angeles Directory Company Publishers
	1932	Address not Listed in Research Source	N/A	Los Angeles Directory Co.

<i>PUR ID</i>	<i>Uses</i>	<i>NAICS</i>	<i>Source</i>
<i>Year</i>			
1933	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1934	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1935	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1936	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1937	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1938	Address not Listed in Research Source	N/A	Los Angeles Directory Company Publishers
1939	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1940	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1942	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1944	Address not Listed in Research Source	N/A	R. L. Polk & Co.
1945	Address not Listed in Research Source	N/A	R. L. Polk & Co.
1946	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1947	Address not Listed in Research Source	N/A	Pacific Directory Co.
1948	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1949	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1950	<u>** W 179TH ST Addresses **</u> Residence (1457) Residence (1458) Residence (1464) <u>** W 178TH ST Addresses **</u> Residence (1446) Residence (1472) Residence (1488)		Pacific Telephone
1951	Address not Listed in Research Source	N/A	Los Angeles Directory Co Publishers
1952	Address not Listed in Research Source	N/A	Los Angeles Directory Co.
1954	<u>** W 179TH ST Addresses **</u> BRADBURY FRANKLIN D (1457) COX KENNELS (1458) GUNTER W A (1469) ALLEN JAS E (1473) NOONE ROBT (1482) ERSON SIGURD H (1491)		R. L. Polk & Co.

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1954 (continued)	<u>** W 178TH ST Addresses **</u>		
		MILLARD W R (1446)		
		PARSONS LV MRS (1472)		
	1955	Address not Listed in Research Source	N/A	R. L. Polk & Co.
	1956	Address not Listed in Research Source	N/A	Pacific Telephone
	1957	<u>** W 179TH ST Addresses **</u>		Pacific Telephone
		BRADBURY FRANKLIN D (1457)		
		WHITTANG TED (1464)		
		FANTI ALFRED (1465)		
		GUNTER W A (1469)		
		ALIEN JAS E (1473)		
		CREMO ALBERT L (1478)		
		CREMO SANDRA J (1478)		
		ROBISON CHAS O (1482)		
		STPARMAN LOYD C (1485)		
		TANIHARA SAM (1490)		
		GALLIAM GENE H (1491)		
		GRAY HOWARD (1496)		
		<u>** W 178TH ST Addresses **</u>		
		ALLISON DAROLD (1462)		
		DECKERT HOWARD L (1464)		
	1958	<u>** W 179TH ST Addresses **</u>		Pacific Telephone
		BRADBURY FRANKLIN D (1457)		
		<u>** EVELYN ST Addresses **</u>		
		WIDMAN GEO D INC SHEET MTL ERECTION (17823)		
	1960	<u>** S DENKER AVE Addresses **</u>		Pacific Telephone
		NEEDHAM JOHN L (17815)		
		FRASER J WARREN GARDENA (17823)		
		<u>** W 179TH ST Addresses **</u>		
		SWEENEY ROBT (1457)		
		WHITTING TED (1464)		
		FANTI ALFRED DUMP TRUCK SERV (1465)		
		GUNTER W A (1469)		
		ALLEN JAS E GARDENA (1473)		
		NODA NURSERY (1478)		
		SMITH GERALD L (1481)		
		ROBISON CHAS D (1482)		
		STEARMAN LOYD C (1485)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1960	(continued)	GRAY HOWARD (1496)		
		** DENKER AVE Addresses **		
		KELLY THOS H (17819)		
		PEACE FRANKIE (17827)		
		ROBINSON ROBBIE M (17827)		
		** W 178TH ST Addresses **		
		YAMAGUCHI JIM H (1446)		
		DIEDRICH MATT (1460)		
		WATSON JOE M (1464)		
		SHEFFIELD LOUISE A (1472)		
		JIMCO PLUMBING CO (1488)		
1961		Address not Listed in Research Source	N/A	R. L. Polk & Co.
1962		** W 179TH PL Addresses **		Pacific Telephone
		ISHIZAKI WALLACE (1518)		
		** W 179TH Addresses **		
		FANTI ALFRED DUMP TRUCK SERV (1465)		
		** EVELYN Addresses **		
		WIDMAN GEO D IMC SHEET MTL ERECTION (17823)		
		** W 178TH Addresses **		
		METRO MINERALS (1447)		
		MILLIGAN ROOFING CO (1501)		
		DURKEE TESTING LABS MTL & PLASTCS (1520)		
1963		Address not Listed in Research Source	N/A	Pacific Telephone
1964		** S DENKER AVE Addresses **		Pacific Telephone
		WARREN AUTOMATIC EQUIPT CO (17823)		
		** W 179TH ST Addresses **		
		BROWN NED H REV (1457)		
		FANTI ALFRED (1465)		
		FANTI MARY (1465)		
		TAWA KATSUMI MD (1476)		
		SERIZAWA IWAN (1478)		
		MURPHY DRAFTING SERV (1481)		
		ROBISON CHAS D (1482)		
		FONTANA JACQUELINE (1485)		
		FONTANA JOHN DEE (1485)		
		STEARMAN LOYD C (1485)		
		TILEY BARBARA K (1491)		
		TILEY JERRY (1491)		
		GRAY NORMA K (1496)		

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1964	(continued)		
		** DENKER AVE Addresses **		
		NICHOLS GEO F (17815)		
		KEPNER MFG CO (17827)		
		KEPNER ROSS KEPNER MFG CO (17827)		
		** W 178TH ST Addresses **		
		YAMAGUCHI JIM H (1446)		
		METRO MINERALS (1447)		
		COONCE JESSIE (1488)		
		COONCE WM F (1488)		
		BEE CHEMICAL CO (1500)		
		MILLIGAN ROOFING CO (1501)		
		DURKEE TESTING LABS MTL & PLASTCS (1520)		
		BRUCE INDUSTRIES INC (1528)		
	1965	** W 178TH ST Addresses **		GTE
		BRUCE INDUSTRIES INC (1528)		
	1966	** W 17TH PL Addresses **		Pacific Telephone
		BRUCE INDUSTRIES INC (1528)		
	1967	** W 179TH ST Addresses **		R. L. Polk & Co.
		WHITTING TED (1464)		
		** EVELYN Addresses **		
		WIDMAN GEO D INC SHEET MTL ERECTION (17823)		
		GARDENA METAL PARTS CORP (17903)		
		** W 178TH ST Addresses **		
		METRO MINERALS (1447)		
		BEE CHEMICAL CO (1500)		
		GILMORE & NOLAN INC (1500)		
		DOUGHTYS SHEET METAL (1501)		
		MILLIGAN ROOFING CO (1501)		
		NIKOLA H C ASSOCIATES INC (1520)		
		AERO INDUSTRIES INC (1528)		
		BRUCE INDUSTRIES INC (1528)		
	1969	Address not Listed in Research Source	N/A	Pacific Telephone
	1970	** W 178TH ST Addresses **		R. L. POLK & CO.
		BRUCE INDUSTRIES INC (1528)		
		BRUCE INDUSTRIES INC (1528)		
		** W 179TH ST Addresses **		
		ALLEN JAS E (1473)		

PUR ID**Year Uses****NAICS****Source**

1970 (continued)

MORITA TOICHLRO (1476)

SERIZAWA IWAO (1478)

ROBERTSON A J (1481)

SIMS GORDON VICTOR (1481)

CHASE C D JR (1482)

FOWLER ERNEST H JR (1485)

MCKENZIE LYLE K (1485)

STEARMAN LOYD C (1485)

GRAY N K (1496)

HENDERSON RONALD (1512)

**** DENKER AVE Addresses ****

GUY S AUTO REPAIR (17805)

NIKOBAR DACHSHUNDS (17815)

MARLORAIN SCOTTIE S (17819)

MELEKOV MARTHA PUB ACCT (17819)

LI-JAN SHEPHERDS (17823)

KEPNER MFG CO (17827)

KEPNER ROSS KEPNER MFG CO (17827)

**** EVELYN AVE Addresses ****

SLOAN JAS A (17820)

FROOM ROBT D (17826)

BARDWELL CECIL L (17832)

REAUME S REPAIR SERVICE (17833)

IMAGINETICS (17903)

KAMIMURA KENNETH (17907)

MATSUMOTO NORMAN Y (17907)

DUSABLON SUZI (17915)

DUSABLON WM F (17915)

BONS MIKE (17917)

LYLE NED L (17919)

CROSIER R E (17928)

HARLOW ERNIE H (17929)

**** W 178TH ST Addresses ****

KELLY CHAS (1460)

CHANCE PETER (1464)

GUNTER TIMOTHY D (1472)

STEREO TAPE CLUB OF AMERICA (1480)

BEE CHEMICAL CO (1500)

GILMORE & NOLAN DIV OF BEE CHEMICAL CO (1500)

DURKEE TESTING LABS MTL & PLASTCS (1520)

DUROGENIC INS (1520)

BRUCE INDUSTRIES INC (1528)

PUR ID**Year Uses****NAICS****Source**

1970 (continued)

BRUCE INDUSTRIES INC (1528)

1971 **** W 179TH PL Addresses ****

NISHIOKA THOS (1525)

**** EVELYN Addresses ****

WIDMAN GEO D INC SHEET METL ERECTION (17823)

WIDMAN R C & ASSOCIATES (17823)

DUSABLON SUZI (17915)

**** W 178TH Addresses ****

METRO MINERALS (1447)

STEREO TAPE CLUB OF AMERICA (1480)

BEE CHEMICAL CO (1500)

EMCO METAL FINISHING DIV OF BEE CHEMIC (1500)

GILMORE & NOLAN DIV OF BEE CHEMICAL CO (1500)

DURKEE TESTING LABS METL & PLASTCS (1520)

BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)

Pacific Telephone

1972 Address not Listed in Research Source

N/A

R. L. Polk & Co.

1975 **** W 17TH PL Addresses ****

BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)

**** S DENKER AVE Addresses ****

NIKOBAR DACHSHUNDS (17815)

**** W 179TH ST Addresses ****

AIKIDO YOSHINKAL OF CALIF (1457)

GARDENA-TORRANCE SOUTHERN BAPTIST CHUR (1457)

COTTER DANA (1464)

NOMURA GREG Y (1464)

ALLEN JAS E (1473)

MORITA TOICHIRO (1476)

GALLEGOS CLAUDIO (1481)

GARCIA M J (1481)

NAKANISHI RAY (1481)

CHASE C D JR (1482)

MCKENZIE LYLE K (1485)

MASHBURN RAYMOND JR (1491)

**** DENKER AVE Addresses ****

GUY S AUTO REPAIR (17805)

MARLORAIN-SCOTTIES (17819)

MELEKOV MARTHA PUB ACCT (17819)

LI-JAN SHEPHERDS (17823)

KEPNER MANUFACTURING COMPANY (17827)

Pacific Telephone

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1975 (continued)			
		KEPNER ROSS KEPNER MANUFACTURING COMPA (17827)		
		<u>** W 178TH ST Addresses **</u>		
		BLANKENSHIP C E (1446)		
		ISHIMOTO TRADING CO (1468)		
		BEE CHEMICAL (1500)		
		BEE CHEMICAL CO (1500)		
		DURKEE TESTING LABS METL & PLASTCS (1520)		
		DUROGENIC JNC (1520)		
		BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)		
	1976	<u>** W 179TH PL Addresses **</u>		Pacific Telephone
		NISHIOKA THOS (1525)		
		<u>** DENKER AVE Addresses **</u>		
		LI JAN SHEPHERDS (17823)		
		<u>** EVELYN AVE Addresses **</u>		
		WIDMAN GEO D INC SHEET METL ERECTION (17823)		
		<u>** EVELYN ST Addresses **</u>		
		UYEDA JIMMIE N (17910)		
		<u>** W 178TH ST Addresses **</u>		
		ISHIMOTO TRADING CO (1468)		
		TIME ZERO LABORATORIES OF BALL BROTHER (1488)		
		BEE CHEMICAL CO (1500)		
		DURKEE TESTING LABS METL & PLASTCS (1520)		
		BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)		
	1980	<u>** W 179TH ST Addresses **</u>		Pacific Telephone
		GARDENA TORRANCE SOUTHERN BAPTIST CHUR (1457)		
		GIFFIN KAI (1464)		
		ALLEN JAS E (1473)		
		MORITA TOICHIRO (1476)		
		BIERE C GARDENA (1481)		
		GRAHAM DENNIS (1481)		
		<u>** DENKER AVE Addresses **</u>		
		NIKOBAR DACHSHUNDS (17815)		
		ART NUNNALLY (17823)		
		LI-JAN KENNELS GARDENA (17823)		
		KEPNER MANUFACTURING COMPANY (17827)		
		KEPNER ROSS KEPNER MANUFACTURING COMPA (17827)		
		<u>** W 178TH ST Addresses **</u>		
		KENCOR SPORTS INC (1444)		
		MACHLETT LABORATORIES (1448)		
		CUTTERS UNLIMITED CO (1468)		

PUR ID**Year Uses****NAICS****Source**

1980 (continued)

ISHIMOTO TRADING CO (1472)
 BALL AEROSPACE SYSTEMS DIVISION WESTER (1488)
 BEE CHEMICAL (1500)
 BEE CHEMICAL CO (1500)
 DURKEE TESTING LABS MATL A PLASTCS (1520)
 DUROGENIC INC (1520)
 BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)

1981

**** W 179TH PL Addresses ****

ISOBE DAVID GARDENA (1537)

Pacific Telephone

**** DENKER AVE Addresses ****

LI-JAN SHEPHERDS GARDENA (17823)

**** EVELYN AVE Addresses ****

WIDMAN GEO D INC SHEET METL ERECTION (17823)

UYEDA JIMMIE N GARDENA (17910)

**** W 178TH Addresses ****

ISHIMOTO TRADING CO GARDENA (1472)

BEE CHEMICAL CO GARDENA (1500)

DURKEE TESTING LABS METL & PLASTCS (1520)

BRUCE INDUSTRIES INC AIRCRFT LIGHTING (1528)

1985

**** W 179TH ST Addresses ****

GARDENA TORRANCE SOUTHERN BAPTIST CHUR (1457)

Pacific Bell

L A CRENSHAW BAPTIST CHURCH (1457)

TAGUCHI SHUITSU (1464)

HONDA W T (1465)

YIP GARY (1465)

GRAHAM JAS H (1473)

SHIOTA ROLAND & DEBORAH (1476)

TOYOMOTO CURLY (1476)

GRAHAM DENNIS (1481)

LEE WM C (1481)

LEEUWEN MARGARET VAN (1481)

MURAKAMI LESLIE (1481)

REAMES P C (1482)

**** DENKER AVE Addresses ****

NIKOBAR DACHSHUNDS (17815)

JOHNSTON JOSEPH R (17819)

LI JAN KENNELS (17823)

THREE BEARS PET SUPPLIES (17823)

KEPNER MANUFACTURING COMPANY (17827)

KEPNER MARLOWE (17827)

PUR ID

<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1985 (continued)	KEPNER ROSS KEPNER MANUFACTURING COMPA (17827)		
	** W 178TH ST Addresses **		
	ROYAL HOUSEHOLD PRODUCTS INC (1444)		
	S & T TRADERS (1446)		
	MACHIETT LABORATORIES (1448)		
	RAYTHEON CO (1448)		
	CENTURY FINANCIAL SERVICES INC (1468)		
	ROTARY TECHNOLOGIES CORP (1468)		
	ISHIMOTO TRADING CO (1472)		
	POWER COMPONENTS (1480)		
	VANGUARD ELECTRONICS CO (1480)		
	BEE CHEMICAL (1500)		
	BEE CHEMICAL CO (1500)		
	DURKEE TESTING LABS MELT & PLASTCS (1520)		
	DUROGENIC INC GARDENA (1520)		
1986	** EVELYN AVE Addresses **		Pacific Bell
	WIDMAN GEO D INC SHEET METL ERECTION (17823)		
	GARDENA METAL PARTS GARDENA (17833)		
	UYEDA JIMMIE N GARDENA (17910)		
	NITAKE ALAN GARDENA (17928)		
	** W 178TH Addresses **		
	ISHIMOTO TRADING CO GARDENS (1472)		
	DURKE TESTING LABS METL & PLASTCS G (1520)		
1990	** W 179TH PL Addresses **		Pacific Bell
	ISOBE DAVID GARDENA (1537)		
	** W 179TH Addresses **		
	COLEMAN KELLEY (1538 1/2)		
	** DENKER AVE Addresses **		
	LI-JAN SHEPHERDS GARDENA (17823)		
	** EVELYN AVE Addresses **		
	WIDMAN GEO D INC SHEET METL ERECTION (17823)		
	GARDENA METAL PARTS GARDENA (17833)		
	** W 178TH Addresses **		
	ISHIMOTO TRADING CO GARDENA (1472)		
	BEE CHEMICAL CO GARDENA (1500)		
	** 179TH W PL Addresses **		
	BREWER DAN (1507)		
	EYLES REGINALD H (1507)		
	KAMIYA JAS S (1513)		
	CHOI DANIEL Y (1519)		

PUR ID**Year Uses****NAICS****Source**

1990 (continued)

ISOBE DAVID (1537)

KAWASAKI HAROLD (1548)

**** 179TH W Addresses ****

GARDENA-TORRANCE SOUTHERN BAPTIST CHUR (1457)

GARDENA-TORRANCE SOUTHERN BAPTIST JAPA (1457)

L A CRENSHAW BAPTIST CHURCH (1457)

A MATSUOKA CHIAKI (1464)

Unknown (1464)

14 URATA DOUGLAS (1465)

7 HAMA MARK (1465)

TURBO SPORT STATS (1465)

Unknown (1465)

3 NISHIOKA WAYNE (1476)

4 LAMBERT MITCH (1476)

Unknown (1476)

2 TAKEMOTO DAVID (1481)

Unknown (1481)

REAMES P C (1482)

D GARCIA A J (1485)

Unknown (1485)

**** DENKER AVE Addresses ****

NIKOBAR DACHSHUNDS (17815)

BILICICH S (17819)

COZY PET INN (17819)

YAMASHIRO DENNIS (17823)

KELCLAD INC (17824)

KIRCHIN TOOLS (17827)

**** EVELYN AVE Addresses ****

SHIMANUKI SHOICH (17820)

SHIMANUKI SHOICHI (17820)

MAK TOOL & DIE (17823)

WIDMAN GEO D INC (17823)

KWAN SHU KEE (17826)

GAWLOWSKI PAUL T (17832)

GARDENA METAL PARTS (17833)

SPRAY MASK DESIGN & SUPPLY (17903)

2 LEE KYONG (17907)

3 KOYANAGI ERIC (17907)

Unknown (17907)

UYEDA JIMMIE N (17910)

A KOH HYUN (17917)

Unknown (17917)

PUR ID**Year Uses****NAICS****Source**

1990 (continued)

NODA WATSON K (17918)

IWAMASA YOSHIO (17924)

CHO NAM JEE (17929)

**** 178TH W Addresses ****

ROYAL HOUSEHOLD PRODUCTS INC (1442)

FLORAL WORLD (1444)

COASTLINE GEO TECHNICAL CONSULTANTS IN (1446)

RUSTY & SONS INSTALLATIONS (1448)

CENTURY FINANCIAL SERVICES INC (1468)

ROTARY TECHNOLOGIES CORP (1468)

ISHIMOTO TRADING CO (1472)

QBK INC (1472)

POWER COMPONENTS (1480)

VANGUARD ELECTRONICS CO (1480)

BEE CHEMICAL (1500)

BEE CHEMICAL CO (1500)

MORTON POWDER COATING (1500)

SERVICE WAREHOUSE THE (1520)

COX DIE CASTING CO (1528)

1991 Address not Listed in Research Source

N/A

Pacific Bell

1995 **** W 179TH PL Addresses ****

BREWER DAN GARDENA (1507)

EYLES KATHERINE GARDENA (1507)

EYLES REGINALD H GARDENA (1507)

HENDERSON RONALD GARDENA (1512)

KAMIYA JAS S GARDENA (1513)

**** W 179TH Addresses ****

GRAHAM DENNIS GARDENA (1481)

TAE CHIN LEE GARDENA (1481)

REAMES P C GARDENA (1482)

GARCIA A J GARDENA (1485)

**** DENKER AVE Addresses ****

NIKOBAR DACHSHUNDS GARDENA (17815)

COZY PET INN GARDENA (17819)

MARILEE S KENNELS GARDENA (17819)

KIRCHIN TOOLS GARDENA (17827)

**** EVELYN AVE Addresses ****

KWAN SHU KEE (17826)

GARDENA METAL PARTS (17833)

MINAMI CUSTOM WOOD CRAFT GARDENA (17903)

PUR ID

Year Uses

NAICS

Source

1995 (continued)

SUNG NAKMIN GARDENA (17907)

KWON OH GEUN (17917)

***** W 178TH Addresses *****

QBK INC GARDENA (1472)

POWER COMPONENTS GARDENA (1480)

VANGUARD ELECTRONICS CO GARDENA (1480)

COX DIE CASTING CO GARDENA (1528)

***** W 179TH PL Addresses *****

BREWER DAN (1507)

EYLES KATHERINE (1507)

EYLES REGINALD H (1507)

HENDERSON RONALD (1512)

KAMIYA JAS S (1513)

CHOI DANIEL Y (1519)

KAWASAKI HAROLD (1548)

***** W 179TH ST Addresses *****

GARDENA TORRANCERANCE SOUTHERN BAPTIST (1457)

GARDENA TORRANCERANCE SOUTHERN BAPTIST (1457)

L A CRENSHAW BAPTIST CHURCH (1457)

PODOWON BAPTIST CHURCH (1457)

FUKUI TAISHI (1464)

MATSUOKA CHIAKI (1464)

HAMA MARK (1465)

URATA DOUGLAS (1465)

CHAN KUI LUNG (1481)

GRAHAM DENNIS (1481)

TAE CHIN LEE (1481)

REAMES P C (1482)

GARCIA A J (1485)

***** DENKER AVE Addresses *****

NIKOBAR DACHSHUNDS (17815)

COZY PET INN (17819)

MARILEES KENNELS (17819)

KIRCHIN TOOLS (17827)

***** EVELYN AVE Addresses *****

SHIMANUKI SHOICHI (17820)

KWAN SHU KEE (17826)

LIMM JONATHAN (17826)

GARDENA METAL PARTS (17833)

MINAMI CUSTOM WOOD CRAFT (17903)

KOYAMA TOSH (17907)

MILLER DALE & HEATHER (17907)

PUR ID**Year Uses****NAICS****Source**

1995 (continued)

SUNG NAKMIN (17907)

KWON OH GEUN (17917)

NODA WATSON K (17918)

**** W 178TH ST Addresses ****

ROYAL HOUSEHOLD PRODUCTS INC (1442)

OSAGAWASE U S A (1444)

OSAGAWASE U S A (1444)

COASTLINE GEOTECHNICAL CONSULTANTS INC (1446)

DELUXE PRINTING SPE (1448)

CENTURY FINANCIAL SERVICES INC (1468)

ROTARY TECHNOLOGIES CORP (1468)

ISHIMOTO TRADING CO (1472)

QBK INC (1472)

POWER COMPONENTS (1480)

VANGUARD ELECTRONICS CO (1480)

SERVICE WAREHOUSE THE (1520)

DISCOUNT BOXING SUPPLIES (1524)

COX DIE CASTING CO (1528)

**** W 178TH Addresses ****

ISHIMOTO TRADING CO GARDENA (1472)

MORTON INTERNATIONAL GARDENA (1500)

**** W 179TH PL Addresses ****

ISOBE DAVID GARDENA (1537)

**** 179TH W PL Addresses ****

EYLES REGINALD H (1507)

HENDERSON RONALD (1512)

KAMIYA JAS S (1513)

CHOI DANIEL Y (1519)

ISOBE DAVID (1537)

KAWASAKI HAROLD (1548)

**** 179TH W Addresses ****

GARDENA-TORRANCE SOUTHERN BAPTIST CHUR (1457)

GARDENA-TORRANCE SOUTHERN BAPTIST JAPA (1457)

L A CRENSHAW BAPTIST CHURCH (1457)

PODOWON BAPTIST CHURCH (1457)

A MATSUOKA CHIAKI (1464)

Unknown (1464)

14 URATA DOUGLAS (1465)

7 HAMA MARK (1465)

Unknown (1465)

6 CHAN KUI LUNG (1481)

TAE CHIN LEE (1481)

PUR ID**Year Uses****NAICS****Source**

1995 (continued)

Unknown (1481)

REAMES P C (1482)

**** DENKER S AVE Addresses ****

NIKOBAR DACHSHUNDS (17815)

KIRCHIN TOOLS (17827)

**** EVELYN AVE Addresses ****

SHIMANUKI SHOICHI (17820)

KWAN SHU KEE (17826)

HERRERA CECILIA (17832)

GARDENA METAL PARTS (17833)

MINAMI CUSTOM WOOD CRAFT (17903)

1 MILLER DALE & HEATHER (17907)

2 KOYAMA TOSH (17907)

Unknown (17907)

B KOOK JI (17917)

Unknown (17917)

NODA WATSON K (17918)

**** 178TH W Addresses ****

ROYAL HOUSEHOLD PRODUCTS INC (1442)

LIGHTHOUSE (1444)

LIGHTHOUSE TRAVEL INC (1444)

OSAGAWASE U S A (1444)

COASTLINE GEO TECHNICAL CONSULTANTS IN (1446)

GALLOP (1447)

YANG IN SUNG (1447)

DELUXE PRINTING SPE (1448)

HE ZAI XIN (1462)

BANNER GRAPHICS (1467)

FULL FORCE GRAFFICS (1467)

J C UNITEC (1467)

TAIKO ENTERPRISE CORP (1467)

A LUMIN INC (1468)

STANDARD PACKAGING CORP (1468)

Unknown (1468)

STANDARD INTERNATL INC (1472)

POWER COMPONENTS (1480)

VANGUARD ELECTRONICS CO (1480)

100 OSAMU CORP (1487)

MARUTO SEA VEGETABLES INC (1487)

Unknown (1487)

F W F INC (1500)

302 KOFUKU NO KADAKU USA (1501)

<i>PUR ID</i>	<i>Uses</i>	<i>NAICS</i>	<i>Source</i>
<i>Year</i>			
1995 (continued)	304 STAR ENTERPRISES (1501)		
	A MATSUI INTERNATIONAL CO INC (1501)		
	Unknown (1501)		
	SERVICE WAREHOUSE THE (1520)		
	I & I SPORTS SUPPLY CO INC (1524)		
	COX DIE CASTING CO (1528)		
1996	Address not Listed in Research Source	N/A	GTE
2000	Address not Listed in Research Source	N/A	Haines & Company
2001	Address not Listed in Research Source	N/A	Haines & Company, Inc.
2003	Address not Listed in Research Source	N/A	Haines & Company

PHASE II ENVIRONMENTAL SITE ASSESSMENT

**Power Trans Freight Systems
1515 West 178th Street
Gardena, California**

**Prepared for:
The Olson Company**

December 2, 2004

SECOR Job No. 04OT.29213.42

December 2, 2004

Mr. Joe Koehler
The Olson Company
3020 Old Ranch Parkway
Seal Beach, California 90740

RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
Power Trans Freight Systems
1515 West 178th Street
Gardena, California
SECOR Job No. 04OT.29213.42

Dear Mr. Koehler:

At the request and authorization of the Olson Company (Olson) SECOR International Incorporated (SECOR) is pleased to present this report detailing the findings of the Phase II Environmental Site Assessment (ESA) at the subject property. This work was conducted in accordance with the scope of work presented in SECOR's proposal dated November 10, 2004 and the scope of work and term contained in the Master Consulting Services Agreement between SECOR and Olson dated November 28, 2001. The purpose of this work was to evaluate potential soil and groundwater impact beneath the Site. The findings of SECOR's limited scope Phase II ESA are contained in the attached document. In addition, SECOR has provided below, a brief summary of the findings of the completed assessment.

EXECUTIVE SUMMARY

At the request of Olson, SECOR conducted a Phase II ESA of the subject property. The Phase II was recommended based on the results of SECOR's draft Phase I ESA (SECOR, 2004a) and subsequent conversations with the Seller representative Mr. Alex Rosenblatt which identified the following recognized environmental conditions at the Site:

- Impact to soil was identified along the northern portion of the Site in 1990, which resulted in a subsurface investigation, and remedial excavation of impacted soils. A closure report was prepared by Pomona Valley Environmental (PVE) in 1991 that presented a summary of methods utilized to excavate, remove and dispose of the contaminated soil identified at 1515 West 178th Street, Gardena, California. PVE reported that any areas that had a reading of 100 ppm or higher were removed until the soils had a concentration of less than 100 ppm using a Bacharach sniffer. At this time, soil samples were taken to Precision Labs and analyzed by EPA Test Method 418.1 and 8240 for TPH and VOCs, respectively, to confirm the area was "clean". The results of the laboratory confirmed analytical data, reported the presence of TPH at concentrations ranging from 48 mg/kg to 200 mg/kg in collected bottom and sidewall confirmation samples. The sample results also reported the presence of five VOCs at concentrations ranging from 14 ppb toluene to 130 ppb PCE. TCE was reported in one sample at a concentration of 65 ppb, above the PRG value of 53 ppb. Also included in the analytical data, are a number of analytical data that have sample identifications similar to the excavation confirmation samples. These data indicate that TPH was present in analyzed samples at concentrations ranging from 400 mg/kg to 13,500 mg/kg. It is unclear from the data presented to SECOR if these data are from the excavation confirmation samples or from the stockpile. SECOR's review of the closure report indicates that 397.4 tons of soil was transported to PVE at 9800 Beau Avenue, Riverside for incorporation into Cold Process Paving Materials. The material was used for paving materials at a Kmart superstore. PVE

concluded that based upon the fieldwork performed by PVE and the results of analyses of soil samples collected, no further work is deemed necessary.

Based on SECOR's conversations with Mr. Alex Rosenblatt, none of the completed work has been submitted to a regulatory agency. Based on the inconsistency of the analytical data reported above and that the excavation limits were determined using an initial screening level of 100 ppm (using a Bacharach Sniffer), SECOR identified this as a recognized environmental condition (REC) and recommended further assessment in this area.

- Former activities conducted at the Bee Chemical Property located at 1500 West 178th Street has resulted in significant impacts to soil and groundwater from volatile organic and chlorinated solvent compounds. Although groundwater is reported to flow in a direction towards the south southeast (away from the site), impacts to groundwater were historically detected in an up gradient monitoring well located in the middle of West 178th Street directly adjacent to the subject Site. Based on the known contaminative use of land on the adjacent property (former Bee Chemical Company), which has resulted in identified impact to localized soil and groundwater, there is a potential for the onsite migration of these contaminants (volatile organic and chlorinated solvent compounds) onto or beneath the Site. Based on the proposed future use of the Site (residential purposes), SECOR recommended a subsurface investigation to evaluate environmental impacts to subsurface soil and groundwater beneath the Site. Data obtained from the subsurface investigation should be used to evaluate the risks to human health posed by elevated concentrations of volatile organic and chlorinated solvent compounds in the subsurface.
- Based on the Site's history of agricultural use, SECOR recommended that the shallow subsurface investigation include an evaluation of impacts to shallow soil resulting from the potential use of pesticides.
- Prior to acquisition of the Site, the two damaged wooden pallets of chemicals (paint and graffiti remover and rust converter and neutralizer) observed towards the northwest corner of the warehouse building should be removed by the owner. Additionally, SECOR recommended a subsurface assessment in this area.
- Based on SECOR's conversations with Mr. Alex Rosenblatt, the facility historically utilized a clarifier (oil water separator) to process generated waste fluids prior to discharge to the sanitary sewer. Mr. Rosenblatt informed SECOR that the clarifier was abandoned in place with no regulatory oversight or sampling. The historical presence of a clarifier on Site, is a REC, as a result, SECOR recommends that a the former clarifier be investigated through exploratory soil boring, to determine if an undocumented release has occurred.

On September 22, 2004, SECOR supervised the advancement of ten (10) soil borings utilizing a hydraulic-push drilling rig. Soil samples were collected at approximate 5 foot intervals (or less), and screened for potential chemical analysis and logged following the USCS visual manual method. The results of SECOR's Phase II ESA are summarized below:

Former Bee Chemical Plant:

To assess potential impact due to the former Bee Chemical Plant, SECOR advanced one soil boring (SB-1) in the northwest parking area of the Site, directly across (upgradient) from the former Bee Chemical Plant, to collect soil and ground water for potential chemical analysis.

Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B did not reveal the presence of target analytes at or above laboratory reporting limits.

Chemical analysis of a collected Hydropunch® groundwater sample by EPA test method 8260B reported the presence of cis-1,2-dichloroethene (c-DCE) at a concentration of 3.4 µg/L, and trichloroethene (TCE) at a concentration of 0.9 µg/L. Reported concentrations of c-DCE and TCE are below the Title 22, California Code of Regulations maximum contaminant levels (MCLs) of 6 µg/L and 5 µg/L for c-DCE and TCE, respectively.

Given the absence of reported target analytes in soil, and the presence of c-DCE and TCE in groundwater below MCLs (typically used as cleanup objectives for regulatory agencies), no further assessment is recommended with regards to the former Bee Chemical Plant, at this time.

Former Clarifier and Solvent Wash Area

To determine if a past release of chemicals of potential concern (COPC) has occurred at the former clarifier and solvent wash area, SECOR advanced two soil borings (SB-3 and SB-4) in the location of these structures. Soil boring SB-3 was advanced in the location of the former Solvent wash tank (where visible concrete saw cuts were observed, and Mr. Rosenblatt identified), and soil boring SB-4 was advanced in the location of the abandoned clarifier. Both soil borings were advanced to a depth of 10 feet below ground surface (bgs).

Chemical analysis of soil collected from soil boring SB-3 (former solvent wash tank) for VOCs, did not report the presence of target analytes at or above laboratory reporting limits. As a result, no further investigation is warranted in this area.

Chemical analysis of selected soil samples from soil boring SB-4 (former clarifier) for total extractable petroleum carbons (TEPH) by modified EPA test method 8015B and for VOCs by EPA test method 8260B did not report the presence of target analytes at or above laboratory reporting limits. As a result SECOR does not recommend any further assessment of this area at this time.

Former Flammable Chemical Storage Area

To evaluate if a release of COPCs had occurred in soils underlying the former flammable chemical storage area, SECOR advanced one boring (SB-2) near the abandoned floor drain located in the central portion of the structure.

Chemical analysis of selected soil samples for VOCs by EPA test method 8260B reported the presence of o-Xylene at a concentration of 0.002 mg/Kg in sample SB-2@12". No other target analyte was reported above laboratory reporting limits. The reported concentration of o-Xylene falls well below the US preliminary remediation goal (PRG) of 270 mg/Kg for residential soils. As a result, SECOR does not recommend any further assessment in this area.

Pesticides

In order to determine if soils underlying the Site are impacted due to past agricultural activities, SECOR collected four (4) soil samples at a depth of approximately 12-inches bgs from soil borings SB-2, SB-3, SB-5 and SB-7, for chemical analysis of pesticides by EPA test method 8081A.

The sample results reported the presence of 4,4'-DDE and 4,4'-DDT at 0.005 mg/Kg and 0.011 mg/Kg, respectively, in sample SB-5@12". Target analytes were not reported in any other analyzed sample. Reported concentrations of 4,4'-DDE and 4,4'-DDT fall well below PRG values of 1.7 mg/Kg for these chemicals based on residential usage. In addition, reported concentrations of combined 4,4'-DDT, 4,4'-DDE, and 4,4'-DDD (DDM) fall well below the total threshold limit concentration (TTLC) of 1.0 mg/Kg for DDM, that would define the soil as a California hazardous waste. As a result, SECOR does not recommend any additional work with respect to this issue.

Chemical Pallet Storage Area

To evaluate if a release of COPCs had occurred in the location of the pallet containing containers paint and graffiti remover and rust converter and neutralizer, one soil boring (SB-5) was advanced in close proximity to the pallet storage area. Chemical analysis of the sample collected at five feet (SB-5@5')

for VOCs by EPA test method 8260B and for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits. As a result, SECOR does not recommend any further assessment of this area this time. SECOR does, however, recommend that the current property owner remove these chemicals prior to transfer of the property.

Remedial Excavation and Backfill Area

To determine if the remedial excavation of the previously identified solvent and petroleum release located along the northern portion of the property had adequately removed chemically impacted soil, SECOR advanced five (5) soil borings in the vicinity of the soil excavation. Two soil boring (SB-6 and SB-7) were advanced under the northern awning of the building, to determine if the identified contamination extended beneath the building, where it could not be excavated during the previous remedial excavations. In addition, three (3) soil borings (SB-8 through SB-10) were advanced in the area where the completed remedial excavation had occurred. The following were noted during this phase of the investigation:

- Fill materials containing abundant brick and asphalt fragments were observed to depths ranging from approximately 3 to 7 feet bgs, in soil borings SB-8 through SB-10.
- Chemical analysis of selected soil samples for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits.
- Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B, reported the presence of trichloroethene (TCE) in two samples (SB-6@5' and SB-9@10') at 0.001 mg/Kg. In addition, tetrachloroethene (PCE) was reported in sample SB-9@10' at a concentration of 0.002 mg/Kg. No other target analytes were reported in analyzed samples. Reported concentrations of TCE and PCE fall well below PRG values of .053 mg/Kg and 1.5 mg/Kg, respectively, for these chemicals.

Based on the results of SECOR's Phase II investigation trace to very low concentrations of solvents (PCE, TCE and o-Xylene) were reported in soil at two locations: 1) the remedial excavation area, and 2) the former flammable chemical storage area. Reported concentrations fall well below PRG values and, thus, are not expected to be a health risk based on residential Site usage and, in the area of the excavation, are generally consistent with the confirmation data reported by PVE in their Closure Report, clarifying the apparent discrepancy in the reported analytical data described above. Also, very low concentrations of the pesticide 4,4'-DDT and 4,4'-DDE were reported in one sample collected from the northern portion of the property at concentrations well below hazardous waste (TTLC) and preliminary health screening levels (PRG). Chemical analysis of collected groundwater reported the presence of c-DCE and TCE at concentrations below MCLs. Because all reported concentrations of COPCs fall below typical regulatory action levels (PRGs, TTLC, and MCLs, where appropriate), SECOR does not recommend further assessment of the issues investigated under this scope of work. However, as described in the Phase I ESA (SECOR, 2004a), SECOR does recommend that the following recommendations be completed as previously recommended:

- Given the age of the structures (circa early 1960's), lead-based paint and asbestos should be anticipated in the buildings. Prior to any disturbance of painted materials, SECOR recommends a comprehensive, AHERA-level asbestos sampling survey and Lead-Based Paint Survey be conducted.
- SECOR identified a management issue where worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site. SECOR recommends these items be removed prior to acquisition.

Mr. Joe Koehler
December 2, 2004
Page 5

CLOSURE

It has been a pleasure to provide environmental consulting services for you on this project and we look forward to working with you in the future. Should there be any questions regarding the information provided within the accompanying report, please do not hesitate to contact the undersigned at (909) 335-6116.

Respectfully submitted,
SECOR International Incorporated

Brian Viggiano
Project Geologist

Kyle D. Emerson, CEG 1271
Senior Vice President

cc: Cox, Castle, Nicholson
2049 Century Park East, 28th Floor
Los Angeles, California 90067

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Appendix A – Boring Logs

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1.0 INTRODUCTION

This report documents the methodology and findings of a Phase II environmental site assessment (ESA) completed by SECOR International Incorporated (SECOR) at 1515 West 178th Street, Gardena, California (the Site) This Phase II ESA was conducted in accordance with the scope of work presented in SECOR's proposal dated November 10, 2004 and the scope of work and term contained in the Master Consulting Services Agreement between SECOR and Olson dated November 28, 2001.

1.1 SITE DESCRIPTION AND OPERATIONS

The Power Trans Freight Systems Property is located on the northern side of West 178th Street and is set within a mixed commercial/light industrial and residential area. Ingress and egress to the Site is via West 178th Street. The Property itself comprises a large warehouse building with the main offices and entrance to the Property situated on the southern portion of the Property. The Property includes a large asphalt and concrete paved parking area for large trucks on the western portion of the site and a narrow strip of concrete and asphalt truck parking area on the east portion of the Property. The west portion of the property is used for shipping and handling goods with truck docking bays/ramps located along the west side of the property building. Security gates and guards controlling deliveries are located on the west side of the property with guard dogs used for the narrow strip of parking area located on the west portion of the property.

The Site is located within a mixed industrial/commercial and residential area of Gardena. The Site is bound to the north by a parcel of land currently used by riding stables with the Dominguez Channel located beyond; to the east by modern commercial and light industrial office buildings; to the south by West 178th Street and Commercial/light industrial properties (including the currently vacant, former Bee Chemical property) and to the west by a residential trailer park..

1.2 GEOLOGY AND HYDROGEOLOGY

The USGS topographic map, Torrance Quadrangle (dated 1964 and revised in 1981) was reviewed by SECOR. The map showed the subject property to be at an elevation of approximately 34 feet above mean sea level (msl). The Rosecrans Hills are located approximately 6 miles northwest of the subject property. The topography in the vicinity of the subject property undulates and slopes generally to the southwest. The subject property is located approximately 1/8 mile south of the Dominguez Channel, the nearest surface water body.

The Site is located in an area of Recent alluvial fan deposits. These deposits typically consist of tideland and flood-plain deposits. Regionally, the Site area is located within the Southwestern block of the Los Angeles Basin, within the Peninsular Ranges Geomorphic Province of California. Shallow sediments in this area of the Los Angeles Basin consist of Recent gravel, sand, silt, and clay deposited by the Los Angeles River and Dominguez Channel. In some areas, these sediments are expected to be approximately 50 to 90 feet thick. The near-surface sediments are primarily underlain by Recent to Miocene sedimentary rocks. The sediments underlying the site are anticipated to have moderate hydraulic conductivity.

The elevation of the Site is approximately 34 feet above mean sea level.

The Site is in the West Coast Groundwater Basin. This subject property is underlain by a semi-perched aquifer located roughly 40-50 feet below ground surface (bgs). The subject property appears to be located outside the "Pressure Area", which is an area of the underlying aquifer influenced by groundwater injection for groundwater replenishment.

The subject property area is underlain by a 40-foot thick sequence of clays that overlie the deeper Bellflower aquiclude (EDR 2004).

Based on previous investigation work conducted in the area, groundwater within the vicinity of the Site reportedly flows in a direction towards the south southeast. No specific information regarding the depth to near surface groundwater beneath the subject property was located by SECOR; however, the depth to the near surface groundwater at a facility located less than one-eighth-mile east of the subject property was measured to be approximately 40 feet bgs (EDR, 2004) in the Bellflower Aquiclude.

2.0 BACKGROUND INFORMATION

At the request of Olson, SECOR conducted a Phase II ESA of the subject property. SECOR was retained to complete a Phase II ESA of the subject property. The Phase II was recommended based on the results of SECOR's draft Phase I ESA (SECOR, 2004a) and subsequent conversations with the Seller representative Mr. Alex Rosenblatt which identified the following recognized environmental conditions at the Site:

- Impact to soil was identified along the northern portion of the Site in 1990, which resulted in a subsurface investigation, and remedial excavation of impacted soils. A closure report was prepared by Pomona Valley Environmental (PVE) in 1991 that presented a summary of methods utilized to excavate, remove and dispose of the contaminated soil identified at 1515 West 178th Street, Gardena, California. PVE reported that any areas that had a reading of 100 ppm or higher were removed until the soils had a concentration of less than 100 ppm. At this time, soil samples were taken to Precision Labs and analyzed by EPA Test Method 418.1 and 8240 to confirm the area was "clean". SECOR's review of the closure report indicates that 397.4 tons of soil was transported to PVE at 9800 Beau Avenue, Riverside for incorporation into Cold Process Paving Materials. The material was used for paving materials at a Kmart superstore. PVE concluded that based upon the fieldwork performed by PVE and the results of analyses of soil samples collected, no further work is deemed necessary.

Based on SECOR's conversations with Mr. Alex Rosenblatt, none of the completed work has been submitted to a regulatory agency. The 100 ppm clean up level utilized by PVE for the site clean up exceeds the U.S. EPA Region 9 residential preliminary remediation goal (PRG) for several of the detected solvents in soil. As a result, SECOR identified this as a recognized environmental condition (REC) and recommended further assessment in this area.

- Former activities conducted at the Bee Chemical Property located at 1500 West 178th Street has resulted in significant impacts to soil and groundwater from volatile organic and chlorinated solvent compounds. Although groundwater is reported to flow in a direction towards the south southeast (away from the site), impacts to groundwater were historically detected in an up gradient monitoring well located in the middle of West 178th Street directly adjacent to the subject Site. Based on the known contaminative use of land on the adjacent property (former Bee Chemical Company), which has resulted in identified impact to localized soil and groundwater, there is a potential for the onsite migration of these contaminants (volatile organic and chlorinated solvent compounds) onto or beneath the Site. Based on the proposed future use of the Site (residential purposes), SECOR recommended a subsurface investigation to evaluate environmental impacts to subsurface soil and groundwater beneath the Site. Data obtained from the subsurface investigation should be used to evaluate the risks to human health posed by elevated concentrations of volatile organic and chlorinated solvent compounds in the subsurface.
- Based on the Site's history of agricultural use, SECOR recommended that the shallow subsurface investigation include an evaluation of impacts to shallow soil resulting from the potential use of pesticides.

- Prior to acquisition of the Site, the two damaged wooden pallets of chemicals (paint and graffiti remover and rust converter and neutralizer) observed towards the northwest corner of the warehouse building should be removed by the owner. Additionally, SECOR recommended a subsurface assessment in this area.
- Based on SECOR's conversations with Mr. Alex Rosenblatt, the facility historically utilized a clarifier (oil water separator) to process generated waste fluids prior to discharge to the sanitary sewer. Mr. Rosenblatt informed SECOR that the clarifier was abandoned in place with no regulatory oversight or sampling. The historical presence of a clarifier on Site, is a REC, as a result, SECOR recommends that a the former clarifier be investigated through exploratory soil boring, to determine if an undocumented release has occurred.

3.0 FIELD INVESTIGATION PROGRAM

3.1 SCOPE OF WORK

The Phase II ESA was designed to evaluate if a release of chemicals of concern had occurred to soil underlying the Site. That approved scope of work included the following:

- Contact underground service alert (USA) to clear utility lines in the vicinity of the proposed soil borings;
- Preparation of a Site specific health and safety plan;
- Advancement of 10 Geoprobe soil borings at previously identified locations to a total depth of up to 39 feet bgs;
- Collect one groundwater sample using a hydropunch groundwater sampler;
- Collect and screen soil samples for VOCs using a handheld photoionization device (PID) calibrated to isobutylene at approximately five-foot intervals, to the total explored depth.
- Analyze selected soil samples were analyzed for VOCs by EPA test method 8260B, for TPH by EPA test method 8015 modified and for pesticides by EPA test method 8081A;
- Analyze collected groundwater sample for VOCs by EPA test method 8081A; and,
- Development of a report at the completion of the project providing SECOR's interpretation as to the presence, concentration, and relative extent of detected contamination.

3.2 BORING ADVANCEMENT PROCEDURES

The soil sampling methods and procedures were performed in general accordance with SECOR's proposal dated November 10, 2004.

The boring completion program included borehole advancement, soil sampling and classification, and boring abandonment. The four borings were advanced using a Geoprobe Model 6610, tractor mounted drilling rig, and were completed by driving 1.5-inch outer-diameter hollow steel rods into the underlying soils using a hydraulic ram on the drilling rig. The maximum depth of exploration was approximately 39 feet bgs.

3.2.1 Soil Sampling Procedure

The upper five feet of each boring was excavated by hand for utility clearance. Our site representative visually logged the soils removed by this process. Each boring was then advanced using a 6610 Geoprobe drilling rig from that five-foot depth to total depth of each boring. The Geoprobe drilling rig was equipped with 1.5-inch outer diameter hollow steel boring rods. During advancement at each location, sampling of encountered subsurface soils was performed starting at a depth of five feet bgs using a 24-inch long by 1-inch inner diameter stainless steel sampler. Four 6-inch long brass tube inserts were placed inside the sampler. At each sampling interval, the sampler was driven into

undisturbed soil using a hydraulic ram on the Geoprobe rig until 24 inches of penetration was achieved. Upon advancement of the sampler to the full 24-inch length, the steel rods were extracted from the boring and the sampler was removed. The drilling and sampling sequence was then repeated at various intervals for the entire depth of each boring.

Upon extracting the sampler at each depth interval, the soils contained therein were visually examined by SECOR field personnel who then classified the soils in accordance with the unified soil classification system (USCS). A summary of the USCS classifications are presented in the boring logs included as Appendix A.

After USCS classification, the soil sample for chemical analysis was collected from the lowermost brass tubes of the sampler. All soil samples were carefully packaged for chemical analysis by sealing the brass sleeve with teflon sheets which was covered by a tight fitting plastic cap. The cap was secured with self-adhering silicon tape and labeled with appropriate identification information (boring number, sample depth, sample collection time and date). The labeled sample was then transported to a State certified laboratory for chemical analysis under chain-of-custody. Copies of the chain-of-custody forms are included as Appendix B.

3.2.2 Hydropunch Groundwater Sampling

In Soil Boring SB-1, moist to very moist soils, which were measured at approximately 33 feet bgs in the soil boring, were the basis for establishing the hydropunch sampling depth. Upon reaching this depth a 1.25-inch outer-diameter hydropunch sampling tool was pushed four feet below the interpreted groundwater table. The outer portion of the sampling tool was then withdrawn approximately four feet to allow the inner slotted stainless steel casing to come into contact with saturated sediment. Groundwater was allowed to enter the screen drill rod casing. The casing was then surged and bailed using dedicated polyethylene tubing and a check valve, until approximately 150 ml was removed from the tubing. After surging and bailing the tubing, groundwater was transferred from the dedicated poly-tubing into three 40 ml glass voas, preserved with dilute hydrochloric acid.

3.3 BORING ABANDONMENT PROCEDURES

Following the completion of drilling and soil sampling, the borings were abandoned by removing the sampling equipment from the borehole and subsequent backfilling with hydrated bentonite granules. The Geoprobe drilling rig was used to push the granular bentonite down the boring to ensure the emplacement of a tight seal. The top of each boring was then capped with concrete to match existing surface levels.

3.4 DECONTAMINATION PROCEDURES

To maintain quality control during soil and groundwater sampling, prior to each sampling interval, the sampling equipment was decontaminated in a Liquinox® scrub solution and double-rinsed, first with tap water followed by a final rinse using distilled water. In addition, prior to, and between each boring advanced, the hollow steel rods were cleaned following the same protocol.

4.0 LABORATORY TESTING PROGRAM

All soil samples obtained from the subsurface investigation were analyzed on site, under chain-of-custody (Appendix B), by Centrum Analytical, Inc. (Centrum). Centrum is certified to perform hazardous waste testing by the State of California Department of Health Services, Environmental Laboratory Accreditation Program.

5.0 INVESTIGATION FINDINGS

5.1 FIELD OBSERVATIONS

Site conditions appeared similar to those reported in SECOR's (2004a) Phase I ESA. Soils encountered during drilling generally consisted of silty sand and silt with varying amounts of fine grained sand to the total explored depth of 39 feet bgs.

More detailed descriptions of the interpreted soil profile at each of SECOR's boring locations, based upon the soils retained in the samples, are presented in Appendix A. The groupings represent the predominant materials encountered and relatively thin, often discontinuous layers of different material may occur within the major divisions. Depicted lithologic boundaries indicate the approximate boundary between the major material types and the actual transition may be gradual.

5.2 ANALYTICAL RESULTS

Former Bee Chemical Plant:

Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B did not reveal the presence of target analytes at or above laboratory reporting limits.

Chemical analysis of a collected Hydropunch® groundwater by EPA test method 8260B reported the presence of cis-1,2-dichloroethene (c-DCE) at a concentration of 3.4 µg/L, and trichloroethene (TCE) at a concentration of 0.9 µg/L. Reported concentrations of c-DCE and TCE are below the Title 22, California Code of Regulations maximum contaminant levels (MCLs) of 6 µg/L and 5 µg/L for c-DCE and TCE, respectively.

Former Clarifier and Solvent Wash Area

Chemical analysis of soil collected from soil boring SB-3 (former solvent wash tank) for VOCs, did not report the presence of target analytes at or above laboratory reporting limits. As a result, no further investigation is warranted in this area.

Chemical analysis of selected soil samples from soil boring SB-4 (former clarifier) for total extractable petroleum carbons (TEPH) by modified EPA test method 8015B and for VOCs by EPA test method 8260B did not report the presence of target analytes at or above laboratory reporting limits. As a result SECOR does not recommend any further assessment of this area at this time.

Former Flammable Chemical Storage Area

Chemical analysis of selected soil samples for VOCs by EPA test method 8260B reported the presence of o-Xylene at a concentration of 0.002 mg/Kg in sample SB-2@12". No other target analyte was reported above laboratory reporting limits. The reported concentration of o-Xylene falls well below the US preliminary remediation goal (PRG) of 270 mg/Kg for residential soils. As result, SECOR does not recommend any further assessment in this area.

Pesticides

The sample results reported the presence of 4,4'-DDE and 4,4'-DDT at 0.005 mg/Kg and 0.011 mg/Kg, respectively, in sample SB-5@12". Target analytes were not reported in any other analyzed sample. Reported concentrations of 4,4'-DDE and 4,4'-DDT fall well below PRG values of 1.7 mg/Kg for these chemicals based on residential usage. In addition, reported concentrations for combined 4,4'-DDT, 4,4'-DDE, and 4,4'-DDD (DDM) fall well below the total threshold limit concentration (TTL) of 1.0 mg/Kg for DDM, that would define the soil as a California hazardous waste. As a result, SECOR does not recommend any additional work with respect to this issue.

Chemical Pallet Storage Area

Chemical analysis of the sample collected at five feet (SB-5@5') for VOCs by EPA test method 8260B and for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits.

Remedial Excavation and Backfill Area

Chemical analysis of selected soil samples for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits.

Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B, reported the presence of trichloroethene (TCE) in two samples (SB-6@5' and SB-9@10') at 0.001 mg/Kg. In addition, tetrachloroethene (PCE) was reported in sample SB-9@10' at a concentration of 0.002 mg/Kg. No other target analytes were reported in analyzed samples. Reported concentrations of TCE and PCE fall well below PRG values of .053 mg/Kg and 1.5 mg/Kg, respectively, for these chemicals.

6.0 CONCLUSIONS AND RECOMMENDATIONS

At the request of Olson, SECOR conducted a Phase II ESA of the subject property. The Phase II was recommended based on the results of SECOR's draft Phase I ESA (SECOR, 2004a) and subsequent conversations with the Seller representative Mr. Alex Rosenblatt which identified the following recognized environmental conditions at the Site:

- Impact to soil was identified along the northern portion of the Site in 1990, which resulted in a subsurface investigation, and remedial excavation of impacted soils. A closure report was prepared by Pomona Valley Environmental (PVE) in 1991 that presented a summary of methods utilized to excavate, remove and dispose of the contaminated soil identified at 1515 West 178th Street, Gardena, California. PVE reported that any areas that had a reading of 100 ppm or higher were removed until the soils had a concentration of less than 100 ppm using a Bacharach sniffer. At this time, soil samples were taken to Precision Labs and analyzed by EPA Test Method 418.1 and 8240 for TPH and VOCs, respectively, to confirm the area was "clean". The results of the laboratory confirmed analytical data, reported the presence of TPH at concentrations ranging from 48 mg/kg to 200 mg/kg in collected bottom and sidewall confirmation samples. The sample results also reported the presence of five VOCs at concentrations ranging from 14 ppb toluene to 130 ppb PCE. TCE was reported in one sample at a concentration of 65 ppb, above the PRG value of 53 ppb. Also included in the analytical data, are a number of analytical data that have sample identifications similar to the excavation confirmation samples. These data indicate that TPH was present in analyzed samples at concentrations ranging from 400 mg/kg to 13,500 mg/kg. It is unclear from the data presented to SECOR if these data are from the excavation confirmation samples or from the stockpile. SECOR's review of the closure report indicates that 397.4 tons of soil was transported to PVE at 9800 Beau Avenue, Riverside for incorporation into Cold Process Paving Materials. The material was used for paving materials at a Kmart superstore. PVE concluded that based upon the fieldwork performed by PVE and the results of analyses of soil samples collected, no further work is deemed necessary.

Based on SECOR's conversations with Mr. Alex Rosenblatt, none of the completed work has been submitted to a regulatory agency. Based on the inconsistency of the analytical data reported above and that the excavation limits were determined using an initial screening level of 100 ppm (using a Bacharach Sniffer), SECOR identified this as a recognized environmental condition (REC) and recommended further assessment in this area.

- Former activities conducted at the Bee Chemical Property located at 1500 West 178th Street has resulted in significant impacts to soil and groundwater from volatile organic and chlorinated solvent compounds. Although groundwater is reported to flow in a direction towards the south southeast (away from the site), impacts to groundwater were historically detected in an up gradient monitoring well located in the middle of West 178th Street directly adjacent to the subject Site. Based on the known contaminative use of land on the adjacent property (former Bee Chemical Company), which has resulted in identified impact to localized soil and groundwater, there is a potential for the onsite migration of these contaminants (volatile organic and chlorinated solvent compounds) onto or beneath the Site. Based on the proposed future use of the Site (residential purposes), SECOR recommended a subsurface investigation to evaluate environmental impacts to subsurface soil and groundwater beneath the Site. Data obtained from the subsurface investigation should be

used to evaluate the risks to human health posed by elevated concentrations of volatile organic and chlorinated solvent compounds in the subsurface.

- Based on the Site's history of agricultural use, SECOR recommended that the shallow subsurface investigation include an evaluation of impacts to shallow soil resulting from the potential use of pesticides.
- Prior to acquisition of the Site, the two damaged wooden pallets of chemicals (paint and graffiti remover and rust converter and neutralizer) observed towards the northwest corner of the warehouse building should be removed by the owner. Additionally, SECOR recommended a subsurface assessment in this area.
- Based on SECOR's conversations with Mr. Alex Rosenblatt, the facility historically utilized a clarifier (oil water separator) to process generated waste fluids prior to discharge to the sanitary sewer. Mr. Rosenblatt informed SECOR that the clarifier was abandoned in place with no regulatory oversight or sampling. The historical presence of a clarifier on Site, is a REC, as a result, SECOR recommends that the former clarifier be investigated through exploratory soil boring, to determine if an undocumented release has occurred.

On September 22, 2004, SECOR supervised the advancement of ten (10) soil borings utilizing a hydraulic-push drilling rig. Soil samples were collected at approximate 5 foot intervals (or less), and screened for potential chemical analysis and logged following the USCS visual manual method. The results of SECOR's Phase II ESA are summarized below:

Former Bee Chemical Plant:

To assess potential impact due to the former Bee Chemical Plant, SECOR advanced one soil boring (SB-1) in the northwest parking area of the Site, directly across (upgradient) from the former Bee Chemical Plant, to collect soil and ground water for potential chemical analysis.

Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B did not reveal the presence of target analytes at or above laboratory reporting limits.

Chemical analysis of a collected Hydropunch® groundwater sample by EPA test method 8260B reported the presence of cis-1,2-dichloroethene (c-DCE) at a concentration of 3.4 µg/L, and trichloroethene (TCE) at a concentration of 0.9 µg/L. Reported concentrations of c-DCE and TCE are below the Title 22, California Code of Regulations maximum contaminant levels (MCLs) of 6 µg/L and 5 µg/L for c-DCE and TCE, respectively.

Given the absence of reported target analytes in soil, and the presence of c-DCE and TCE in groundwater below MCLs (typically used as cleanup objectives for regulatory agencies), no further assessment is recommended with regards to the former Bee Chemical Plant, at this time.

Former Clarifier and Solvent Wash Area

To determine if a past release of chemicals of potential concern (COPC) has occurred at the former clarifier and solvent wash area, SECOR advanced two soil borings (SB-3 and SB-4) in the location of these structures. Soil boring SB-3 was advanced in the location of the former Solvent wash tank (where visible concrete saw cuts were observed, and Mr. Rosenblatt identified), and soil boring SB-4 was advanced in the location of the abandoned clarifier. Both soil borings were advanced to a depth of 10 feet below ground surface (bgs).

Chemical analysis of soil collected from soil boring SB-3 (former solvent wash tank) for VOCs, did not report the presence of target analytes at or above laboratory reporting limits. As a result, no further investigation is warranted in this area.

Chemical analysis of selected soil samples from soil boring SB-4 (former clarifier) for total extractable petroleum carbons (TEPH) by modified EPA test method 8015B and for VOCs by EPA test method 8260B did not report the presence of target analytes at or above laboratory reporting limits. As a result SECOR does not recommend any further assessment of this area at this time.

Former Flammable Chemical Storage Area

To evaluate if a release of COPCs had occurred in soils underlying the former flammable chemical storage area, SECOR advanced one boring (SB-2) near the abandoned floor drain located in the central portion of the structure.

Chemical analysis of selected soil samples for VOCs by EPA test method 8260B reported the presence of o-Xylene at a concentration of 0.002 mg/Kg in sample SB-2@12". No other target analyte was reported above laboratory reporting limits. The reported concentration of o-Xylene falls well below the US preliminary remediation goal (PRG) of 270 mg/Kg for residential soils. As a result, SECOR does not recommend any further assessment in this area.

Pesticides

In order to determine if soils underlying the Site are impacted due to past agricultural activities, SECOR collected four (4) soil samples at a depth of approximately 12-inches bgs from soil borings SB-2, SB-3, SB-5 and SB-7, for chemical analysis of pesticides by EPA test method 8081A.

The sample results reported the presence of 4,4'-DDE and 4,4'-DDT at 0.005 mg/Kg and 0.011 mg/Kg, respectively, in sample SB-5@12". Target analytes were not reported in any other analyzed sample. Reported concentrations of 4,4'-DDE and 4,4'-DDT fall well below PRG values of 1.7 mg/Kg for these chemicals based on residential usage. In addition, reported concentrations of combined 4,4'-DDT, 4,4'-DDE, and 4,4'-DDD (DDM) fall well below the total threshold limit concentration (TTLC) of 1.0 mg/Kg for DDM, that would define the soil as a California hazardous waste. As a result, SECOR does not recommend any additional work with respect to this issue.

Chemical Pallet Storage Area

To evaluate if a release of COPCs had occurred in the location of the pallet containing containers paint and graffiti remover and rust converter and neutralizer, one soil boring (SB-5) was advanced in close proximity to the pallet storage area. Chemical analysis of the sample collected at five feet (SB-5@5') for VOCs by EPA test method 8260B and for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits. As a result, SECOR does not recommend any further assessment of this area this time. SECOR does, however, recommend that the current property owner remove these chemicals prior to transfer of the property.

Remedial Excavation and Backfill Area

To determine if the remedial excavation of the previously identified solvent and petroleum release located along the northern portion of the property had adequately removed chemically impacted soil, SECOR advanced five (5) soil borings in the vicinity of the soil excavation. Two soil boring (SB-6 and SB-7) were advanced under the northern awning of the building, to determine if the identified contamination extended beneath the building, where it could not be excavated during the previous remedial excavations. In addition, three (3) soil borings (SB-8 through SB-10) were advanced in the area where the completed remedial excavation had occurred. The following were noted during this phase of the investigation:

- Fill materials containing abundant brick and asphalt fragments were observed to depths ranging from approximately 3 to 7 feet bgs, in soil borings SB-8 through SB-10.
- Chemical analysis of selected soil samples for TEPH by modified EPA test method 8015B, did not report the presence of target analytes at or above laboratory reporting limits.

- Chemical analysis of selected soil samples for the presence of VOCs by EPA test method 8260B, reported the presence of trichloroethene (TCE) in two samples (SB-6@5' and SB-9@10') at 0.001 mg/Kg. In addition, tetrachloroethene (PCE) was reported in sample SB-9@10' at a concentration of 0.002 mg/Kg. No other target analytes were reported in analyzed samples. Reported concentrations of TCE and PCE fall well below PRG values of .053 mg/Kg and 1.5 mg/Kg, respectively, for these chemicals.

Based on the results of SECOR's Phase II investigation trace to very low concentrations of solvents (PCE, TCE and o-Xylene) were reported in soil at two locations: 1) the remedial excavation area, and 2) the former flammable chemical storage area. Reported concentrations fall well below PRG values and, thus, are not expected to be a health risk based on residential Site usage and, in the area of the excavation, are generally consistent with the confirmation data reported by PVE in their Closure Report, clarifying the apparent discrepancy in the reported analytical data described above. Also, very low concentrations of the pesticide 4,4'-DDT and 4,4'-DDE were reported in one sample collected from the northern portion of the property at concentrations well below hazardous waste (TTLC) and preliminary health screening levels (PRG). Chemical analysis of collected groundwater reported the presence of c-DCE and TCE at concentrations below MCLs. Because all reported concentrations of COPCs fall below typical regulatory action levels (PRGs, TTLC, and MCLs, where appropriate), SECOR does not recommend further assessment of the issues investigated under this scope of work. However, as described in the Phase I ESA (SECOR, 2004a), SECOR does recommend that the following recommendations be completed as previously recommended:

- Given the age of the structures (circa early 1960's), lead-based paint and asbestos should be anticipated in the buildings. Prior to any disturbance of painted materials, SECOR recommends a comprehensive, AHERA-level asbestos sampling survey and Lead-Based Paint Survey be conducted.
- SECOR identified a management issue where worn tires, vehicle batteries and plastic oil containers that were observed throughout the Site. SECOR recommends these items be removed prior to acquisition.

7.0 CLOSURE

SECOR's investigation has been performed with the degree of skill generally exercised by practicing engineers and geologists in the environmental field. SECOR makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of SECOR to conduct appropriate notifications as specified by current County and State regulations.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change.

8.0 REFERENCES

Technical References

USGS 7.5 Minute Topographic Series Geologic Map, Torrance Quadrangle, Scale 1:24,000.

Consultant Reports

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SECOR International, Incorporated [SECOR], 2004a, Phase I Environmental Site Assessment, 1515 West 178th Street, Gardena, California, May 12

SECOR, 2004b, *Revised Proposal to Conduct Phase II Environmental Site Assessment*, 1515 West 178th Street, Gardena, California, November 12.

Targhee, Inc., *Phase I Environmental Site Assessment Report*, 1515 West 178th Street, Gardena, California, dated July 23, 1990.

Targhee, Inc., *Limited Subsurface Investigation Report*, 1515 West 178th Street, Gardena, California, dated July 24, 1990.

Targhee, Inc., *Report of Drilling and Soil Sampling*, 1515 West 178th Street, Gardena, California, dated August 10, 1990.

Targhee, Inc., *Results of Additional Laboratory Analyses*, 1515 West 178th Street, Gardena, California, dated August 27, 1990.

TABLES

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
EPA Test Methods 8015 modified and 8260B (mg/Kg)
1515 West 178th Street
Gardena, California

Sample ID ⁽¹⁾	Extractable Petroleum Hydrocarbons (EPA 8015m)		Volatile Organic Compounds (EPA 8260B)							
	Diesel Range Organics	Oil Range Organics	PCE	Benzene	Toluene	Ethylbenzene	Xylenes	Other VOCs		
SB-1@10'	NA	NA	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		
SB-1@30'	NA	NA	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		
SB-2@12"	NA	NA	ND<0.001	ND<0.001	ND<0.001	ND<0.001	0.002	ND<varies		
SB-3@5'	NA	NA	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		
SB-4@10'	ND<10	ND<10	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		
SB-5@12'	NA	NA	NA	NA	NA	NA	NA	NA		
SB-5@5'	ND<10	ND<10	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		
SB-6@5'	ND<10	ND<10	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	TCE: 0.0001		
SB-7@12"	ND<10	ND<10	NA	NA	NA	NA	NA	NA		
SB-8@5'	ND<10	ND<10	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		
SB-9@10'	ND<10	ND<10	0.002	ND<0.001	ND<0.001	ND<0.001	ND<0.003	TCE: 0.0001		
SB-10@5'	ND<10	ND<10	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.003	ND<varies		

Notes:
⁽¹⁾ Sample ID indicates boring location followed by sample depth in feet below ground surface (bgs)
ND<10: Not detected at or above laboratory reporting limits
NA: Analyte not tested for
PCE: Tetrachloroethene
TCE: Trichloroethene

TABLE 2
Summary of Soil Analytical Results
EPA Test Method 8081A (mg/Kg)
 1515 West 178th Street
 Gardena, California

SAMPLE ID ⁽¹⁾	4,4'-DDD	4,4'-DDE	4,4'-DDT	4,4'-DDM	Other Pesticides
SB-2@12"	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<varies
SB-3@12"	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<varies
SB-5@12"	ND<0.002	0.005	0.011	0.016	ND<varies
SB-7@12"	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<varies

Notes:

⁽¹⁾Sample ID indicates sample boring locations and depth bgs

DDM: combined DDD, DDE, and DDT

ND<0.002: Not reported above laboratory detection limits

TABLE 3
Summary of Groundwater Analytical Data
EPA Test Method 8260B (µg/L)
 1515 West 178th Street
 Gardena, California

SAMPLE ID ⁽¹⁾	PCE	TCE	c-DCE	t-DCE	VC	Other VOCs
SB-1@35'	ND<0.5	0.9	3.4	ND<0.5	ND<0.5	ND<varies

Notes:

⁽¹⁾Sample ID indicates boring location followed by depth bgs

PCE: Tetrachloroethene

TCE: Trichloroethene

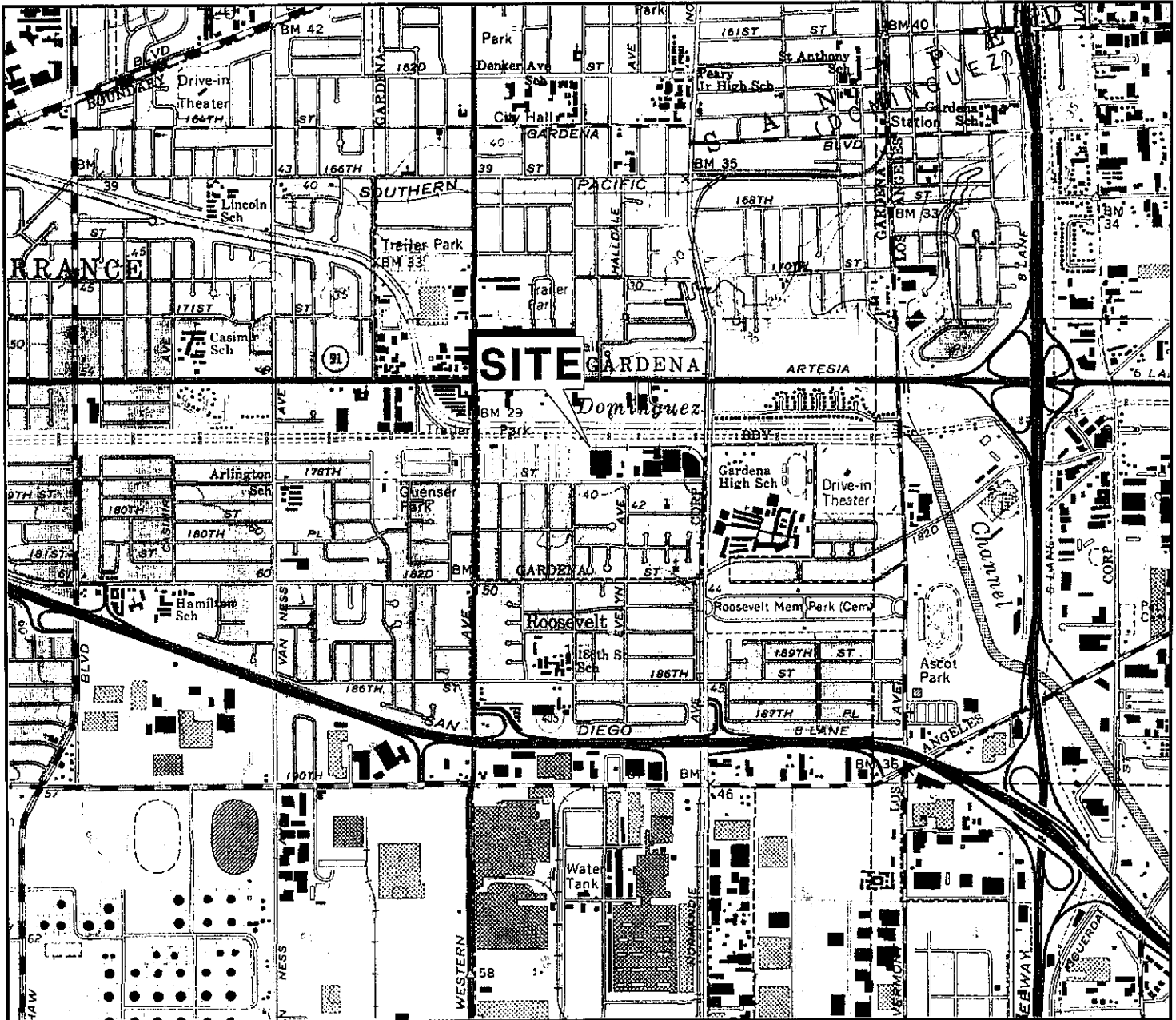
c-DCE: cis-dichloroethene

t-DCE: trans-dichloroethene

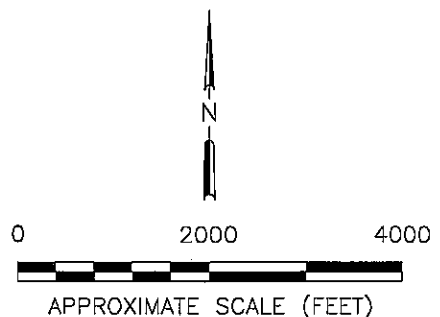
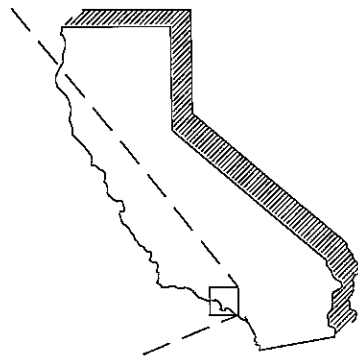
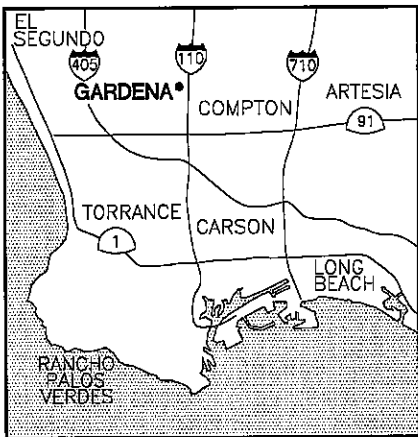
VC: vinyl chloride (chloroethene[CE])


ND<0.5: not detected at or above laboratory reporting limits

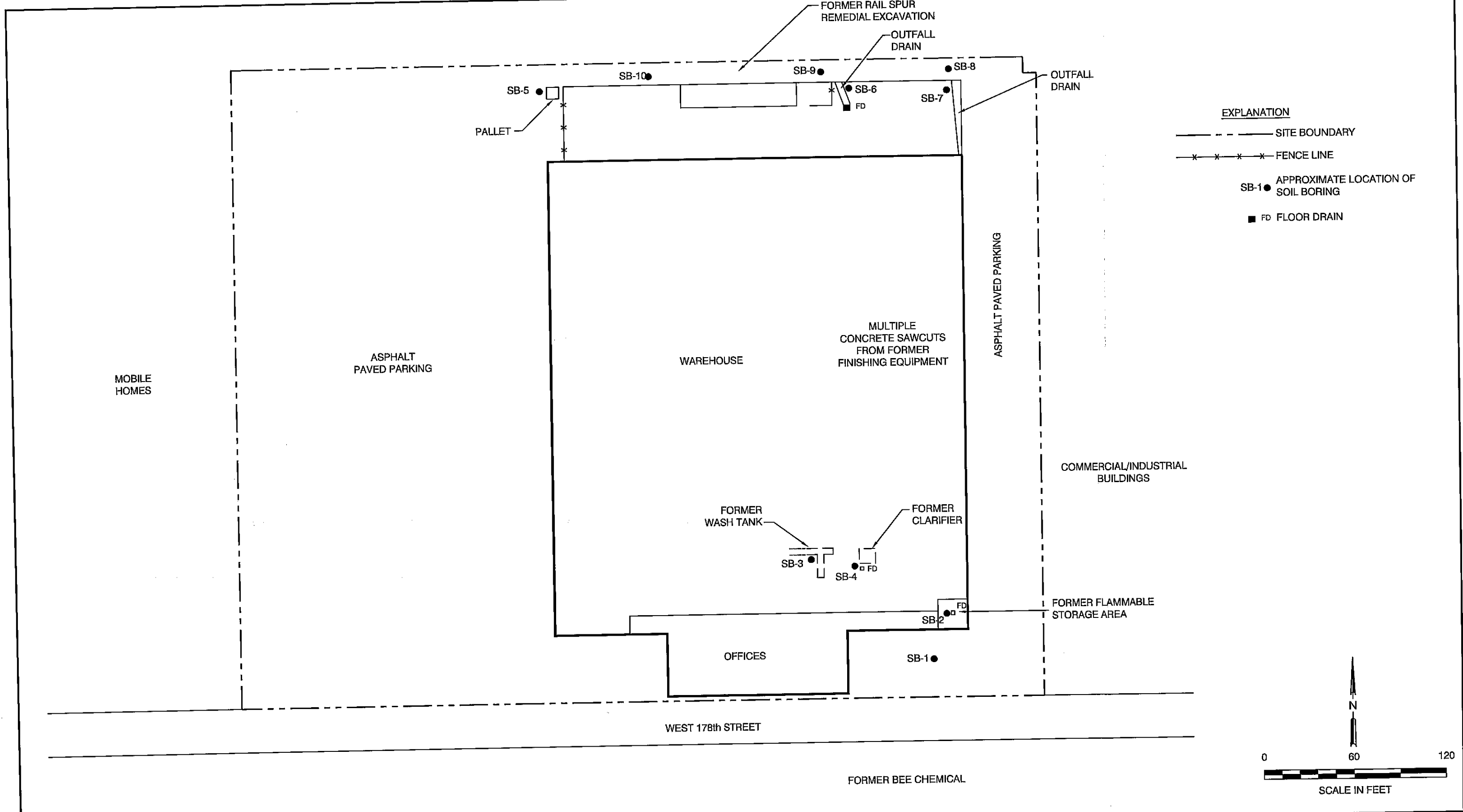
FIGURES



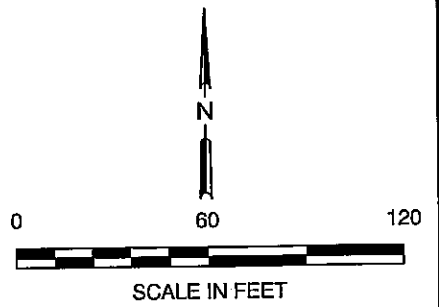
SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, INGLEWOOD QUADRANGLE, 1964
 PHOTOREVISED 1981
 TORRANCE QUADRANGLE, 1964
 PHOTOREVISED 1981




 SECOR 290 Conejo Ridge Avenue, Suite 200 Thousand Oaks, CA 91361 (805) 230-1256 / 230-1277 (Fax)	FOR: THE OLSON COMPANY PHASE I ESA POWER TRANS FREIGHT SYSTEMS, INC. 1515 West 178th Street Gardena, California		FIGURE: 1	
	JOB NUMBER: 04OT.29213.41.001	DRAWN BY: R. Roman	CHECKED BY: L. Simons	APPROVED BY: L. Simons



- EXPLANATION**
- SITE BOUNDARY
 - x-x-x-x- FENCE LINE
 - SB-1 APPROXIMATE LOCATION OF SOIL BORING
 - FD FLOOR DRAIN



 25864-F BUSINESS CENTER DRIVE REDLANDS, CALIFORNIA 92374 PHONE: (909) 335-6116/(909) 335-6120 FAX	FOR: THE OLSON COMPANY POWER TRANS FREIGHT COMPANY 1515 WEST 178th STREET GARDENA, CALIFORNIA		SITE PLAN WITH BORING LOCATIONS		FIGURE: 2
	JOB NUMBER: 04OT.29213.42	DRAWN BY: S. SIMMONS	CHECKED BY:	APPROVED BY:	DATE: 12/1/04

FILEPATH:R:\CAD\Cad_Files\Projects\Office\004\29213\04OT2921342(SP).dwg modified by ssimmons on Dec 01, 2004 at 16:22

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**APPENDIX A
BORING LOGS**

SECOR

International Incorporated

Logged By:	Date Drilled:	Drilling Contractor	Project Name:	Method/Equipment:	Boring Number:		
BWV	11/16/04	CoreProbe, Inc.	Gardena Phase II 1515 West 178th Street	DPT Geoprobe 6610	SB-1		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.):	Surface Elev.(ft. N/A):	Groundwater Depth (ft.):	Total Depth (ft.):	Drive wt.(lbs.):	Drop Dist.(in.):
		1.5	N/A	31	39.0		
Soil Boring	Depth, (ft.)	Sample Interval	Description			PID Reading	Sample ID
6-inch concrete cap dyed black Backfilled with hydrated granular bentonite			Asphalt = 4-inches				
	5		Silty SAND (SM) - Brown (10YR 4/3), slightly moist, fine grained; 25% fines			1.5	SB-1 @5'
	10		Silty SAND (SM) - Brown (10YR 4/3), slightly moist, fine grained; 25% fines			3.4	SB-1 @10'
	15		Silty SAND (SM) - Brown (10YR 4/3), slightly moist, fine grained; 25% fines			3.2	SB-1 @15'
	20		Silty SAND (SM) - Brown (10YR 4/3), slightly moist, fine grained; 25-30% fines			0.2	SB-1 @20'
<p>The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.</p>							

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

I:\OLSON COMPANY\GARDENA\178TH STREET\BORING LOGS.GPJ
LOG OF BOREHOLE

Figure

A-1 (sheet 1 of 2)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-1		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): 31	Total Depth (ft.): 39.0	Drive wt.(lbs.):	Drop Dist.(in.):

Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Sample ID
	0	0 - 1.5	Silty SAND (SM) - Brown (10YR 4/3), slightly moist, fine grained; 25-30% fines	1.5	SB-1 @25'
	30	30 - 35	Poorly graded SAND with SILT (SP-SM) - Yellowish brown (10YR 5/6), wet, fine grained Attempted hydropunch from 31-35 feet - No recovery	1.7	SB-1 @30'
	35	35 - 39	Hydropunch groundwater sample from 35-39 feet bgs		
	40		Total Depth = 39 feet bgs Groundwater first encountered at approximately 31 feet bgs		

The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring


I:\OLSON COMPANY\GARDENA\178TH STREET\BORING LOGS.GPJ
LOG OF BOREHOLE

Figure

A-1 (sheet 2 of 2)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-10		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.):	Drop Dist.(in.):
Soil Boring	Depth, (ft.)	Sample Interval	Description			PID Reading	Sample ID
 Backfilled with hydrated granular bentonite	5	X	SILT (ML) - Dark yellowish brown (10YR 4/6), moist; 10-15% sand, fine grained			0.1	SB-10 @5'
	10	X	...same as above			0.2	SB-10 @10'
			Total Depth = 10.5 Feet bgs Groundwater Not Encountered				
<p>The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.</p>							

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

Figure

A-10 (sheet 1 of 1)

SECOR

International Incorporated

Logged By:	Date Drilled:	Drilling Contractor	Project Name:	Method/Equipment:	Boring Number:		
BWV	11/16/04	CoreProbe, Inc.	Gardena Phase II 1515 West 178th Street	DPT Geoprobe 6610	SB-2		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.):	Surface Elev.(ft. N/A):	Groundwater Depth (ft.):	Total Depth (ft.):	Drive wt.(lbs.):	Drop Dist.(in.):
		1.5	N/A	Not Encountered	10.5		
Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Environmental Lab Test	Sample ID	
6-Concrete Cap			Concrete = 4-inches	8.2	8081A 8260B	SB-2 @12'	
Backfilled with hydrated granular bentonite	5		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), slightly moist, fine grained; 20-25% fines	0.8		SB-2 @5'	
	10		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), slightly moist, fine grained; 30% fines Total Depth = 10.5 feet bgs	1.2		SB-2 @10'	

The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

Figure

A-2 (sheet 1 of 1)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-3		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.):	Drop Dist.(in.):

Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Environmental Lab Test	Sample ID
6-Concrete Cap			Concrete = 4-inches	0.3	8081A	SB-3 @12'
Backfilled with hydrated granular bentonite	5		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), slightly moist, fine grained; 20-25% fines	1.7		SB-3 @5'
	10		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), slightly moist, fine grained; 30-35% fines Total Depth = 10.5 feet bgs	0.3		SB-3 @10'
	15					
	20					

The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

Figure

A-3 (sheet 1 of 1)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-4		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.):	Drop Dist.(in.):

Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Sample ID
6-Concrete Cap			Concrete = 4.5-inches		
Backfilled with hydrated granular bentonite	5		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), slightly moist, fine grained; 20-25% fines	0.8	SB-4@5'
	10		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), slightly moist, fine grained; 30-35% fines Total Depth = 10.5 feet bgs	1.6	SB-4 @10'
	15				
	20				

The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

Project No. **04OT.29213.42** Date **11/16/2004**

Log of Boring

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LOG OF BOREHOLE

Figure
A-4 (sheet 1 of 1)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-5		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.):	Drop Dist.(in.):
Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Environmental Lab Test	Sample ID	
	0		Concrete = 4-inches	1.7	8081A 8260B	SB-5 @12'	
	5		Silty SAND (SM) - Dark brown (10YR 3/3), slightly moist, fine grained; 30% fines				
	5		Silty SAND (SM) - Dark yellowish brown (10YR 4/6), moist, fine grained; 20-25% fines	1.4		SB-5 @5'	
10		SILT (ML) - Brown (10YR 4/3), moist, 10% sand, fine grained	0.5		SB-5 @10'		
			Total Depth = 10.5 feet bgs				

The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

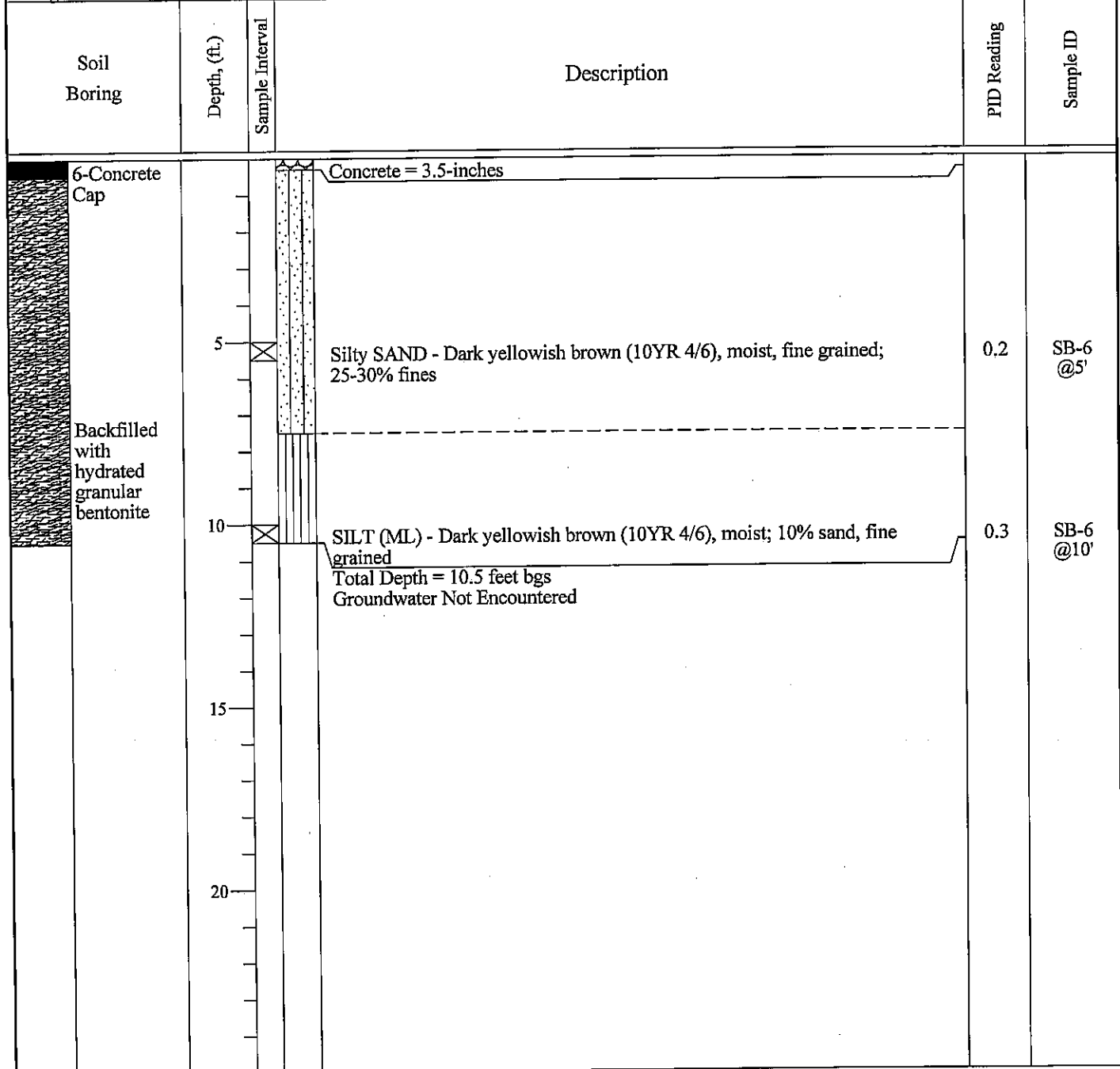
Figure

A-5 (sheet 1 of 1)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-6		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.): 	Drop Dist.(in.):



The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

Figure

A-6 (sheet 1 of 1)

SECOR

International Incorporated

Logged By:	Date Drilled:	Drilling Contractor	Project Name:	Method/Equipment:	Boring Number:		
BWV	11/16/04	CoreProbe, Inc.	Gardena Phase II 1515 West 178th Street	DPT Geoprobe 6610	SB-7		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.):	Surface Elev.(ft. N/A):	Groundwater Depth (ft.):	Total Depth (ft.):	Drive wt.(lbs.):	Drop Dist.(in.):
		1.5	N/A	Not Encountered	10.5		
Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Sample ID		
	0		Concrete = 4-inches	0.3	SB-7 @12'		
	5		Silty SAND (SM) - Dark yellowish brown (10YR 3/3), moist, fine grained; 30% fines	0.3	SB-7 @5'		
	10		SILT (ML) - Dark yellowish brown (10YR 4/6), moist, 20% sand, fine grained Total Depth = 10.5 feet bgs	0.4	SB-7 @10'		
<p>The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.</p>							

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

Figure

A-7 (sheet 1 of 1)

SECOR

International Incorporated

Logged By:	Date Drilled:	Drilling Contractor	Project Name:	Method/Equipment:	Boring Number:		
BWV	11/16/04	CoreProbe, Inc.	Gardena Phase II 1515 West 178th Street	DPT Geoprobe 6610	SB-8		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.):	Drop Dist.(in.):
Soil Boring	Depth, (ft.)	Sample Interval	Description	PID Reading	Sample ID		
Backfilled with hydrated granular bentonite	5		Silty SAND (SM) - Dark yellowish brown (10YR 3/3), moist, fine grained; 30% fines; abundant brick and asphalt fragments	1.3	SB-8 @5'		
	10		SILT (ML) - Dark yellowish brown (10YR 4/6), moist, 10-15% sand, fine grained Total Depth = 10.5 feet bgs	0.7	SB-8 @10'		
<p>The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.</p>							

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring


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LOG OF BOREHOLE

Figure

A-8 (sheet 1 of 1)

SECOR

International Incorporated

Logged By: BWV	Date Drilled: 11/16/04	Drilling Contractor: CoreProbe, Inc.	Project Name: Gardena Phase II 1515 West 178th Street	Method/Equipment: DPT Geoprobe 6610	Boring Number: SB-9		
See "Legend to Logs" for sampling method, classifications and laboratory testing methods		Boring Diam.(in.): 1.5	Surface Elev.(ft. N/A): N/A	Groundwater Depth (ft.): Not Encountered	Total Depth (ft.): 10.5	Drive wt.(lbs.):	Drop Dist.(in.):
Soil Boring	Depth, (ft.)	Sample Interval	Description			PID Reading	Sample ID
 Backfilled with hydrated granular bentonite	5	X	Artificial Fill: Well Graded SAND (SW) - Dark brown (10YR 3/3), moist, fine to coarse grained; abundant brick and asphalt fragments			0.4	SB-9 @5'
	10	X	Silty SAND (SM) - Dark Yellowish brown (10YR 4/6), moist, fine grained; 35% fines Total Depth = 10.5 Feet bgs Groundwater Not Encountered			0.7	SB-9 @10'
<p>The substrata descriptions above are generalized representations and based upon visual/manual classification of cuttings and/or samples obtained during drilling. Predominant material types shown on the log may contain different materials and the change from one predominant material type to another could be different than indicated. Descriptions on this log apply only at the specific location at the time of drilling and may not be representative of subsurface conditions at other locations or times.</p>							

Project No. 04OT.29213.42 Date 11/16/2004

Log of Boring

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LOG OF BOREHOLE

Figure

A-9 (sheet 1 of 1)

**APPENDIX B
CHAIN-OF -CUSTODY RECORDS**



Centrum Analytical Laboratories, Inc.
 1401 Research Park Drive, Suite 100
 Riverside, CA 92507
 Voice: 909.779.0310 • 800.798.9336
 Fax: 909.779.0344

Chain of Custody Record

Centrum Job # **25362**

3299 Hill Street, Suite 305
 Signal Hill, CA 90755
 Voice: 562.498.7005
 Fax: 562.498.8617

www.centrum-labs.com lab@centrum-labs.com

Page 1 of 4

Project No:		Project Name:		Please Circle Analyses Requested		Turn-Around Time													
VIGGIANO		SARDEFRA ARISE II		Metals: Title 22 (CAM), or RCRA, or PP Metals: TOLP, STLC PH, TDS, TSS 418.1 (TRPH), or 413.2, or 1664		<input type="checkbox"/> 24 Hr. RUSH* <input type="checkbox"/> 48 Hr. RUSH* <input type="checkbox"/> Normal TAT <input checked="" type="checkbox"/> Other <u>3-5 DAY</u> *Requires PRIOR approval, additional charges apply													
Client Name: SECOR		Address: (Report and Billing) 258114 - RIVERSIDE, CA 92574		801A/8082: Pesticides, or PCBs, or Pesticides		Requested due date: _____													
Project Manager: VIGGIANO		Phone: (909) 335-6116		8021B: BTEX/MIBE Only		Remarks/Special Instructions													
Project Name: SARDEFRA ARISE II		Fax:		VOCs: BTEX/Oxygenates Only															
Client Name: SECOR		Address: (Report and Billing) 258114 - RIVERSIDE, CA 92574		VOCs: 8260B, or 624															
Project Manager: VIGGIANO		Phone: (909) 335-6116		VOCs: 8270C, or 625															
Project Name: SARDEFRA ARISE II		Fax:		801A/8082: Pesticides, or PCBs, or Pesticides															
Client Name: SECOR		Address: (Report and Billing) 258114 - RIVERSIDE, CA 92574		Metals: TOLP, STLC															
Project Manager: VIGGIANO		Phone: (909) 335-6116		PH, TDS, TSS															
Project Name: SARDEFRA ARISE II		Fax:		418.1 (TRPH), or 413.2, or 1664															
Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	LUT Diesel, or EPA 8015B DRO	LUT Gas, or EPA 8015B GRO	Fuel ID (TVH, TEH, Carbon Chain (specify ranges))	8021B: BTEX/MIBE Only	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	801A/8082: Pesticides, or PCBs, or Pesticides	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TOLP, STLC	PH, TDS, TSS	418.1 (TRPH), or 413.2, or 1664	Turn-Around Time	
1	SB-1@5'	11/16	0820	soil	SEE GARDOSSA						X								
2	SB-1@10'		0825																
3	SB-1@15'		0830																
4	SB-1@20'		0835																
5	SB-1@25'		0840																
6	SB-1@20'		0845																
7	SB-2@12"		1010		Floor Drain						X								
8	SB-2@5'		1030																
9	SB-2@10'		1040																
10	SB-3@12"		1115		Downwell														
1) Relinquished by: (Sampler's Signature)		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11	
2) Received by: (Client's Signature)		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11	
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11		Time: 1200		Date: 11/17/11	
Laboratory Notes:																			
Additional Report Formats:																			
Sample Disposal																			
Sample Locator No.																			



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 Riverside, CA 92507
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 Fax: 909.779.0344

Chain of Custody Record

Centrum Job # **253602**

3299 Hill Street, Suite 305
 Signal Hill, CA 90755
 Voice: 562.498.7005
 Fax: 562.498.8617

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Project No:		Project Name: GARDENA PHASE II		Please Circle Analyses Requested		Turn-Around Time	
Project Manager: VIGOR		Phone: (909) 335-6114 (909) 335-6120		Metals: T1, P, STLC		<input type="checkbox"/> 24 Hr. RUSH* <input type="checkbox"/> 48 Hr. RUSH* <input type="checkbox"/> Normal TAT <input checked="" type="checkbox"/> Other 3-5 DAY *Requires PRIOR approval, additional charges apply	
Client Name: SECAL		Address: REDHAWKS		Metals: Title 22 (CAM), or RCRA, or PP		Requested due date: _____	
Sample ID (As it should appear on report)		Date sampled		Time sampled		Remarks/Special Instructions	
11 SB-305'		11/13/12		11:20		FOR SE-14, IF	
12 SB-305'		11/13/12		11:30		7PH or VOCs, reported	
13 SB-405'		11/13/12		11:45		ANALYZE FOR T1, P	
14 SB-405'		11/13/12		11:50		22 METALS + PCBs	
15 SB-5012'		12/05		12:05			
16 SB-505'		12/05		12:55			
17 SB-5010'		13/00		13:00			
18 SB-5010'		13/00		13:10			
19 SB-6010'		13/00		13:20			
20 SB-7012'		13/05		13:25			
Relinquished by: (Sampler's Signature)		Date:		Time:		To be completed by Laboratory personnel:	
Relinquished by: [Signature]		Date: 11/14/12		Time: 12:00		Samples chilled? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> From Field Custody seals? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No All sample containers intact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Courier <input type="checkbox"/> UPS/Fed Ex <input checked="" type="checkbox"/> Hand carried	
Received by:		Date:		Time:		Sample Disposal	
Received by: [Signature]		Date: 11/14/12		Time: 12:00		<input type="checkbox"/> Client will pick up <input type="checkbox"/> Return to client <input checked="" type="checkbox"/> Lab disposal	
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.		Relinquished by:		Date:		Additional Report Formats:	
Relinquished by: [Signature]		Date: 11/27/12		Time: 12:00		<input type="checkbox"/> LARWQCB <input type="checkbox"/> EDF (Geotracker) <input type="checkbox"/> EDD (GISKEY) <input type="checkbox"/> EDD (Other)	
Laboratory Notes: CORRECTION FOR BRIAN V. 11-27-04 00		Received for Laboratory by:		Date:		Sample Locator No.	
Received for Laboratory by: [Signature]		Date: 11/27/12		Time: 12:00		ML	



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Chain of Custody Record

Centrum Job # 25362

3299 Hill Street, Suite 305
Signal Hill, CA 90755
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Fax: 562.498.8617

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lab@centrum-labs.com

Project No:		Project Name:		GARDENA PHASE II		
Project Manager:		Phone:		Fax:		
VIGLIANO		(909) 335-6116		(909) 335-6120		
Client Name:		Address:		MEDCARIAS		
(Report and Billing)		(Report and Billing)				
SECOR						
Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers # and type
21	SB-7@5'	11/10/07	1330	SOIL	GROUNDING EAST SIDE	1-DUMPER
22	SB-7@10'		1335			
23	SB-8@5'		1335		RECAVATION EAST SIDE	
24	SB-8@10'		1400			
25	SB-9@5'		1410		EXCAVATION MIDDLE OFFICE	
26	SB-9@10'		1415			
27	SB-10@5'		1430		WEST EXC	
28	SB-10@10'		1445			

1) Relinquished by: (Sampler's Signature) <i>[Signature]</i>	Date: 11/17/07	Time: 1200
2) Received by:	Date:	Time:

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes:

3) Relinquished by:

4) Received by:

5) Relinquished by:

6) Received for Laboratory by: *[Signature]*

LUFT Diesel, or EPA 0015B DRO	LUFT Gas, or EPA 8015B GRO	Fuel ID (TVH, TEH), Carbon Chain (specify ranges)	8021B: BTEX/MBE Only	VOCs: 8260B, or 624	VOCs: BTEX/Oxygenates Only	SVOCs: 8270C, or 625	8081A/8082: Pesticides, or PCBs, or Pest/PCB	Metals: Title 22 (CAM), or RCRA, or PP	Metals: TCLP, STLC	pH, TDS, TSS	418.1 (TRPH), or 413.2, or 1664
				X							
				X							
				X							
				X							
				X							
				X							
				X							
				X							
				X							

Turn-Around Time	Requested due date:
<input type="checkbox"/> 24 Hr. RUSH* <input type="checkbox"/> 48 Hr. RUSH* <input type="checkbox"/> Normal TAT <input checked="checked" type="checkbox"/> Other 3-5	*Requires PRIOR approval, additional charges apply
Sample Disposal	Remarks/Special Instructions
<input type="checkbox"/> Client will pick up <input type="checkbox"/> Return to client <input checked="checked" type="checkbox"/> Lab disposal	

To be completed by Laboratory personnel:	Additional Report Formats:
Samples chilled? <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> From Field Custody seals? <input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No All sample containers intact? <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Courier <input type="checkbox"/> UPS/Fed Ex <input checked="checked" type="checkbox"/> Hand carried	<input type="checkbox"/> LARWCCB <input type="checkbox"/> EDF (Geotracker) <input type="checkbox"/> EDD (GISKEY) <input type="checkbox"/> EDD (Other)*
Date: _____ Time: _____ Date: _____ Time: _____ Date: _____ Time: _____ Date: 11/17/07 Time: 1200	Sample Locator No. ML



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Centrum Job # 25362

Page 4 of 4

Please Circle Analyses Requested						Turn-Around Time <input type="checkbox"/> 24 Hr. RUSH* <input type="checkbox"/> 48 Hr. RUSH* <input type="checkbox"/> Normal TAT <input type="checkbox"/> Other _____ *Requires PRIOR approval, additional charges apply. Requested due date: _____
Project No:	Project Name:	Project Manager:	Client Name:	Site location	Containers: # and type	Additional Report Formats: <input type="checkbox"/> LARWQCB <input type="checkbox"/> EDF (Geotracker) <input type="checkbox"/> EDD (GISKEY) <input type="checkbox"/> EDD (Other)*
	<u>GARDENIA PHASE II</u>	<u>VIGORIANO</u>	<u>1909) 335 GILG (909) 335-6120</u> <u>SECON</u>	<u>R. EDWARDS</u>	<u>3-VOLS</u>	
LUT Diesel, or EPA 8015B DRO LUT Gas, or EPA 8015B GRO Fuel ID (VH, TEH), Carbon Chain (specify ranges) 80218: BTEX/MBE Only VOCs: (260B) or 624 VOCs: BTEX/Oxygenates Only SVOCs: 8270C, or 625 8081A/8002: Pesticides, or PCBs, or Pest/PCB Metals: Title 22 (CAM), or RCRA, or PP Metals: TCLP, STLC PH, TDS, TSS 418.1 (TRPH), or 413.2, or 1664						
1) Relinquished by: (Sampler's Signature) _____ Date: <u>11/17/17</u> Time: <u>1200</u> 2) Received by: _____ Date: _____ Time: _____ 3) Relinquished by: _____ Date: _____ Time: _____ 4) Received by: _____ Date: _____ Time: _____ 5) Relinquished by: _____ Date: _____ Time: _____ 6) Received for Laboratory by: <u>[Signature]</u> Date: <u>11/17/17</u> Time: <u>1200</u>						Sample Disposal <input type="checkbox"/> Client will pick up <input type="checkbox"/> Return to client <input checked="" type="checkbox"/> Lab disposal
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.						Sample Locator No. <u>L-NA/NOA</u>

APPENDIX C
LABORATORY DATA SHEETS AND QA/QC RESULTS



**Centrum
Analytical
Laboratories, Inc.**

CERTIFIED HAZARDOUS WASTE TESTING MOBILE & IN HOUSE LABORATORIES

Client: SECOR
25864-F Business Center Drive
Redlands, CA 92374-4515

Date Sampled: 11/16/04
Date Received: 11/17/04
Job Number: 25362

Project: Gardena Phase II

CASE NARRATIVE

The following information applies to samples which were received on 11/17/04 :

The samples were received at the laboratory chilled and sample containers were intact.

Unless otherwise noted below, the Quality Control acceptance criteria were met for all samples for every analysis requested. The date of issue for this report is 11/24/04.

This report is a re-issue. The data herein is a revised reporting of the results for these analyses and supersedes any other version issued previously. The date of re-issue is 11/30/04.

Report approved by:

Tom Wilson

Tom Wilson
Laboratory Director

ELAP Lab# 2419, 2479, 2527, 2373, 2562

RL: Reporting Limit -- The lowest level at which the compound can be reliably detected under normal laboratory conditions.
ND: Not Detected -- The compound was analyzed for, but was not found to be present at or above the Reporting Limit.
NA: Not Analyzed -- This compound was not on the list of compounds requested for analysis.

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Fuel Screen by GC/FID

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: TPW

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Extracted: 11/18/04
 Date Analyzed: 11/20/04
 Batch Number: 8015DS3333

Fuel Identified: Units:	Diesel mg/Kg	Extractable Hydrocarbons mg/Kg	Reporting Limits mg/kg
Method Blank	ND	ND	10
SB-4 @ 10'	ND	ND	10
SB-5 @ 5'	ND	ND	10
SB-6 @ 5'	ND	ND	10
SB-7 @ 12"	ND	ND	10
SB-8 @ 5'	ND	ND	10
SB-9 @ 10'	ND	ND	10
SB-10 @ 5'	ND	ND	10

QC Sample Report - Fuel Screen by GC/FID

Matrix: Soil
Batch Number: 8015DS3333

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Diesel	100	123	70 - 130	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: SB-6 @ 5'

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Diesel	125.3	129.4	3%	25%	Pass

Analytical Notes:

MS: Matrix Spike

MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample

LCSD: Laboratory Control Sample Duplicate

Organochlorine Pesticides by EPA 8081A

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: SEC

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Extracted: 11/19/04
 Date Analyzed: 11/19-20/04
 Batch Number: PESTS0799

Pesticides	Sample ID: RL	Blank mg/Kg	SB-2@12" mg/Kg	SB-3@12" mg/Kg	SB-5@12" mg/Kg	SB-7@12" mg/Kg
Aldrin	0.001	ND	ND	ND	ND	ND
Alpha-BHC	0.001	ND	ND	ND	ND	ND
Beta-BHC	0.001	ND	ND	ND	ND	ND
Delta-BHC	0.001	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	0.001	ND	ND	ND	ND	ND
Chlordane	0.010	ND	ND	ND	ND	ND
4,4'-DDD	0.002	ND	ND	ND	ND	ND
4,4'-DDE	0.002	ND	ND	ND	0.005	ND
4,4'-DDT	0.002	ND	ND	ND	0.011	ND
Dieldrin	0.002	ND	ND	ND	ND	ND
Endosulfan I	0.001	ND	ND	ND	ND	ND
Endosulfan II	0.002	ND	ND	ND	ND	ND
Endosulfan sulfate	0.002	ND	ND	ND	ND	ND
Endrin	0.002	ND	ND	ND	ND	ND
Endrin Aldehyde	0.002	ND	ND	ND	ND	ND
Endrin Ketone	0.010	ND	ND	ND	ND	ND
Heptachlor	0.001	ND	ND	ND	ND	ND
Heptachlor Epoxide	0.001	ND	ND	ND	ND	ND
Methoxychlor	0.010	ND	ND	ND	ND	ND
Toxaphene	0.020	ND	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 50 - 150%)

Sample ID:	Blank	SB-2@12"	SB-3@12"	SB-5@12"	SB-7@12"
Tetrachloro-m-xylene	72	70	83	77	90

QC Sample Report - Organochlorine Pesticides by EPA 8081A

Matrix: Soil
Batch Number: PESTS0799

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
Lindane	0.0067	73	71 - 124	Pass
Heptachlor	0.0067	96	87 - 132	Pass
Aldrin	0.0067	85	78 - 125	Pass
Dieldrin	0.026	92	85 - 113	Pass
Endrin	0.026	109	84 - 125	Pass
DDT	0.026	108	88 - 119	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
Lindane	0.0049	0.0054	10%	25%	Pass
Heptachlor	0.0064	0.0071	10%	25%	Pass
Aldrin	0.0057	0.0064	12%	25%	Pass
Dieldrin	0.0246	0.0276	11%	25%	Pass
Endrin	0.0291	0.0320	9%	25%	Pass
DDT	0.0288	0.0313	8%	25%	Pass

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: GF

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS28260S749

Compounds	Sample ID:	Blank	SB-1@10'	SB-1@30'	SB-2@12"	SB-3@5'	SB-4@10'
	RL	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Acetone	0.050	ND	ND	ND	ND	ND	ND
tert-Amyl Methyl Ether (TAME)	0.005	ND	ND	ND	ND	ND	ND
Benzene	0.001	ND	ND	ND	ND	ND	ND
Bromobenzene	0.005	ND	ND	ND	ND	ND	ND
Bromochloromethane	0.005	ND	ND	ND	ND	ND	ND
Bromodichloromethane	0.001	ND	ND	ND	ND	ND	ND
Bromoform	0.005	ND	ND	ND	ND	ND	ND
Bromomethane	0.005	ND	ND	ND	ND	ND	ND
tert-Butanol (TBA)	0.020	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	0.010	ND	ND	ND	ND	ND	ND
n-Butylbenzene	0.002	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	0.002	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	0.002	ND	ND	ND	ND	ND	ND
Carbon disulfide	0.010	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.001	ND	ND	ND	ND	ND	ND
Chlorobenzene	0.001	ND	ND	ND	ND	ND	ND
Chloroethane	0.005	ND	ND	ND	ND	ND	ND
Chloroform	0.002	ND	ND	ND	ND	ND	ND
Chloromethane	0.001	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	0.002	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	0.002	ND	ND	ND	ND	ND	ND
Dibromochloromethane	0.002	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	0.002	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	0.010	ND	ND	ND	ND	ND	ND
Dibromomethane	0.001	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	0.001	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	0.005	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	0.005	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	0.002	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	0.002	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	0.001	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.001	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	0.001	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND

Volatile Organic Compounds by EPA 8260B

Client: SECOR
Project: Gardena Phase II
Job No.: 25362
Matrix: Soil
Analyst: GF

Date Sampled: 11/16/04
Date Received: 11/17/04
Date Analyzed: 11/17/04
Batch Number: MS28260S749

Compounds	Sample ID:	Blank	SB-1@10'	SB-1@30'	SB-2@12"	SB-3@5'	SB-4@10'
	RL	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
cis-1,3-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	0.005	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.001	ND	ND	ND	ND	ND	ND
Ethyl tert-Butyl Ether (EtBE)	0.005	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.001	ND	ND	ND	ND	ND	ND
2-Hexanone	0.010	ND	ND	ND	ND	ND	ND
Isopropylbenzene	0.001	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	0.002	ND	ND	ND	ND	ND	ND
Methylene chloride	0.050	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	0.010	ND	ND	ND	ND	ND	ND
Methyl tert-Butyl Ether (MtBE)	0.005	ND	ND	ND	ND	ND	ND
Naphthalene	0.002	ND	ND	ND	ND	ND	ND
n-Propylbenzene	0.001	ND	ND	ND	ND	ND	ND
Styrene	0.001	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	0.002	ND	ND	ND	ND	ND	ND
Tetrachloroethene	0.001	ND	ND	ND	ND	ND	ND
Toluene	0.001	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	0.003	ND	ND	ND	ND	ND	ND
Trichloroethene	0.001	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	0.003	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	0.001	ND	ND	ND	ND	ND	ND
Trichlorotrifluoroethane	0.005	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	0.001	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	0.001	ND	ND	ND	ND	ND	ND
Vinyl chloride	0.002	ND	ND	ND	ND	ND	ND
Xylenes, m-,p-	0.002	ND	ND	ND	ND	ND	ND
Xylene, o-	0.001	ND	ND	ND	0.002	ND	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

Sample ID:	Blank	SB-1@10'	SB-1@30'	SB-2@12"	SB-3@5'	SB-4@10'
Dibromofluoromethane	99	98	96	96	98	98
Toluene-d8	98	98	97	98	98	98
Bromofluorobenzene	98	96	97	96	98	98

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: GF

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS28260S749

Compounds	Sample ID: SB-5@12" SB-5@5' SB-6@5' SB-7@5' SB-8@5' SB-9@10'						
	RL	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Acetone	0.050	ND	ND	ND	ND	ND	ND
tert-Amyl Methyl Ether (TAME)	0.005	ND	ND	ND	ND	ND	ND
Benzene	0.001	ND	ND	ND	ND	ND	ND
Bromobenzene	0.005	ND	ND	ND	ND	ND	ND
Bromochloromethane	0.005	ND	ND	ND	ND	ND	ND
Bromodichloromethane	0.001	ND	ND	ND	ND	ND	ND
Bromoform	0.005	ND	ND	ND	ND	ND	ND
Bromomethane	0.005	ND	ND	ND	ND	ND	ND
tert-Butanol (TBA)	0.020	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	0.010	ND	ND	ND	ND	ND	ND
n-Butylbenzene	0.002	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	0.002	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	0.002	ND	ND	ND	ND	ND	ND
Carbon disulfide	0.010	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.001	ND	ND	ND	ND	ND	ND
Chlorobenzene	0.001	ND	ND	ND	ND	ND	ND
Chloroethane	0.005	ND	ND	ND	ND	ND	ND
Chloroform	0.002	ND	ND	ND	ND	ND	ND
Chloromethane	0.001	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	0.002	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	0.002	ND	ND	ND	ND	ND	ND
Dibromochloromethane	0.002	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	0.002	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	0.010	ND	ND	ND	ND	ND	ND
Dibromomethane	0.001	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	0.001	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	0.005	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	0.005	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	0.002	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	0.002	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	0.001	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.001	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	0.001	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: GF

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS28260S749

Compounds	Sample ID: SB-5@12" SB-5@5' SB-6@5' SB-7@5' SB-8@5' SB-9@10'						
	RL	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
cis-1,3-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	0.001	ND	ND	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	0.005	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.001	ND	ND	ND	ND	ND	ND
Ethyl tert-Butyl Ether (EtBE)	0.005	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	0.001	ND	ND	ND	ND	ND	ND
2-Hexanone	0.010	ND	ND	ND	ND	ND	ND
Isopropylbenzene	0.001	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	0.002	ND	ND	ND	ND	ND	ND
Methylene chloride	0.050	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	0.010	ND	ND	ND	ND	ND	ND
Methyl tert-Butyl Ether (MtBE)	0.005	ND	ND	ND	ND	ND	ND
Naphthalene	0.002	ND	ND	ND	ND	ND	ND
n-Propylbenzene	0.001	ND	ND	ND	ND	ND	ND
Styrene	0.001	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1,1,2,2-Tetrachloroethane	0.002	ND	ND	ND	ND	ND	ND
Tetrachloroethene	0.001	ND	ND	ND	ND	ND	0.002
Toluene	0.001	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	0.002	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.001	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	0.003	ND	ND	ND	ND	ND	ND
Trichloroethene	0.001	ND	ND	0.001	ND	ND	0.001
1,2,3-Trichloropropane	0.003	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	0.001	ND	ND	ND	ND	ND	ND
Trichlorotrifluoroethane	0.005	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	0.001	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	0.001	ND	ND	ND	ND	ND	ND
Vinyl chloride	0.002	ND	ND	ND	ND	ND	ND
Xylenes, m,p-	0.002	ND	ND	ND	ND	ND	ND
Xylene, o-	0.001	ND	ND	ND	ND	ND	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

Surrogate	Sample ID: SB-5@12" SB-5@5' SB-6@5' SB-7@5' SB-8@5' SB-9@10'					
	99	98	99	99	98	98
Dibromofluoromethane	99	98	99	99	98	98
Toluene-d8	98	99	100	99	99	99
Bromofluorobenzene	91	99	98	96	97	98

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: GF

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS28260S749

Sample ID: SB-10@5'		
Compounds	RL	mg/Kg
Acetone	0.050	ND
tert-Amyl Methyl Ether (TAME)	0.005	ND
Benzene	0.001	ND
Bromobenzene	0.005	ND
Bromochloromethane	0.005	ND
Bromodichloromethane	0.001	ND
Bromoform	0.005	ND
Bromomethane	0.005	ND
tert-Butanol (TBA)	0.020	ND
2-Butanone (MEK)	0.010	ND
n-Butylbenzene	0.002	ND
sec-Butylbenzene	0.002	ND
tert-Butylbenzene	0.002	ND
Carbon disulfide	0.010	ND
Carbon tetrachloride	0.001	ND
Chlorobenzene	0.001	ND
Chloroethane	0.005	ND
Chloroform	0.002	ND
Chloromethane	0.001	ND
2-Chlorotoluene	0.002	ND
4-Chlorotoluene	0.002	ND
Dibromochloromethane	0.002	ND
1,2-Dibromoethane	0.002	ND
1,2-Dibromo-3-chloropropane	0.010	ND
Dibromomethane	0.001	ND
1,2-Dichlorobenzene	0.001	ND
1,3-Dichlorobenzene	0.002	ND
1,4-Dichlorobenzene	0.002	ND
Dichlorodifluoromethane	0.005	ND
1,1-Dichloroethane	0.001	ND
1,2-Dichloroethane	0.001	ND
1,1-Dichloroethene	0.005	ND
cis-1,2-Dichloroethene	0.002	ND
trans-1,2-Dichloroethene	0.002	ND
1,2-Dichloropropane	0.001	ND
1,3-Dichloropropane	0.001	ND
2,2-Dichloropropane	0.001	ND
1,1-Dichloropropene	0.001	ND

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Soil
 Analyst: GF

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS28260S749

Sample ID: SB-10@5'		
Compounds	RL	mg/Kg
cis-1,3-Dichloropropene	0.001	ND
trans-1,3-Dichloropropene	0.001	ND
Diisopropyl Ether (DIPE)	0.005	ND
Ethylbenzene	0.001	ND
Ethyl tert-Butyl Ether (EtBE)	0.005	ND
Hexachlorobutadiene	0.001	ND
2-Hexanone	0.010	ND
Isopropylbenzene	0.001	ND
p-Isopropyltoluene	0.002	ND
Methylene chloride	0.050	ND
4-Methyl-2-pentanone	0.010	ND
Methyl tert-Butyl Ether (MtBE)	0.005	ND
Naphthalene	0.002	ND
n-Propylbenzene	0.001	ND
Styrene	0.001	ND
1,1,1,2-Tetrachloroethane	0.001	ND
1,1,2,2-Tetrachloroethane	0.002	ND
Tetrachloroethene	0.001	ND
Toluene	0.001	ND
1,2,3-Trichlorobenzene	0.002	ND
1,2,4-Trichlorobenzene	0.002	ND
1,1,1-Trichloroethane	0.001	ND
1,1,2-Trichloroethane	0.003	ND
Trichloroethene	0.001	ND
1,2,3-Trichloropropane	0.003	ND
Trichlorofluoromethane	0.001	ND
Trichlorotrifluoroethane	0.005	ND
1,2,4-Trimethylbenzene	0.001	ND
1,3,5-Trimethylbenzene	0.001	ND
Vinyl chloride	0.002	ND
Xylenes, m-,p-	0.002	ND
Xylene, o-	0.001	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

Sample ID: SB-10@5'	
Dibromofluoromethane	99
Toluene-d8	99
Bromofluorobenzene	97



QC Sample Report - Volatile Organic Compounds by EPA 8260B

Matrix: Soil

Batch Number: MS28260S749

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (mg/Kg)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
1,1-Dichloroethene	0.050	89	70 - 130	Pass
Benzene	0.050	97	70 - 130	Pass
Trichloroethene	0.050	101	70 - 130	Pass
Toluene	0.050	95	70 - 130	Pass
Chlorobenzene	0.050	98	70 - 130	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: SB-10@5'

Compound	MS Sample Result (mg/Kg)	MSD Sample Result (mg/Kg)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
1,1-Dichloroethene	0.0358	0.0403	12%	25%	Pass
Benzene	0.0424	0.0432	2%	25%	Pass
Trichloroethene	0.0402	0.0450	11%	25%	Pass
Toluene	0.0401	0.0415	3%	25%	Pass
Chlorobenzene	0.0396	0.0423	7%	25%	Pass

Analytical Notes:

MS: Matrix Spike

MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample

LCSD: Laboratory Control Sample Duplicate

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Water
 Analyst: CP

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS48260W3363

Compounds	Sample ID:	Blank	SB-1@35'
	RL	µg/L	µg/L
Acetone	50	ND	ND
tert-Amyl Methyl Ether (TAME)	5.0	ND	ND
Benzene	0.5	ND	ND
Bromobenzene	1.0	ND	ND
Bromochloromethane	1.0	ND	ND
Bromodichloromethane	0.5	ND	ND
Bromoform	0.5	ND	ND
Bromomethane	2.0	ND	ND
tert-Butanol (TBA)	10	ND	ND
2-Butanone (MEK)	10	ND	ND
n-Butylbenzene	1.0	ND	ND
sec-Butylbenzene	0.5	ND	ND
tert-Butylbenzene	0.5	ND	ND
Carbon disulfide	10	ND	ND
Carbon tetrachloride	0.5	ND	ND
Chlorobenzene	0.5	ND	ND
Chloroethane	0.5	ND	ND
Chloroform	0.5	ND	ND
Chloromethane	2.0	ND	ND
2-Chlorotoluene	0.5	ND	ND
4-Chlorotoluene	0.5	ND	ND
Dibromochloromethane	0.5	ND	ND
1,2-Dibromoethane	0.5	ND	ND
1,2-Dibromo-3-chloropropane	10	ND	ND
Dibromomethane	0.5	ND	ND
1,2-Dichlorobenzene	0.5	ND	ND
1,3-Dichlorobenzene	0.5	ND	ND
1,4-Dichlorobenzene	0.5	ND	ND
Dichlorodifluoromethane	0.5	ND	ND
1,1-Dichloroethane	0.5	ND	ND
1,2-Dichloroethane	0.5	ND	ND
1,1-Dichloroethene	0.5	ND	3.4
cis-1,2-Dichloroethene	0.5	ND	ND
trans-1,2-Dichloroethene	0.5	ND	ND
1,2-Dichloropropane	0.5	ND	ND
1,3-Dichloropropane	0.5	ND	ND
2,2-Dichloropropane	0.5	ND	ND
1,1-Dichloropropene	0.5	ND	ND

Volatile Organic Compounds by EPA 8260B

Client: SECOR
 Project: Gardena Phase II
 Job No.: 25362
 Matrix: Water
 Analyst: CP

Date Sampled: 11/16/04
 Date Received: 11/17/04
 Date Analyzed: 11/17/04
 Batch Number: MS48260W3363

Compounds	Sample ID:	Blank	SB-1@35'
	RL	µg/L	µg/L
cis-1,3-Dichloropropene	0.5	ND	ND
trans-1,3-Dichloropropene	0.5	ND	ND
Diisopropyl Ether (DIPE)	5.0	ND	ND
Ethylbenzene	0.5	ND	ND
Ethyl tert-Butyl Ether (EtBE)	5.0	ND	ND
Hexachlorobutadiene	0.5	ND	ND
2-Hexanone	10	ND	ND
Isopropylbenzene	0.5	ND	ND
p-Isopropyltoluene	0.5	ND	ND
Methylene chloride	50	ND	ND
4-Methyl-2-pentanone	5.0	ND	ND
Methyl-tert-butyl ether (MtBE)	1.0	ND	ND
Naphthalene	0.5	ND	ND
n-Propylbenzene	0.5	ND	ND
Styrene	0.5	ND	ND
1,1,1,2-Tetrachloroethane	0.5	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND
Tetrachloroethene	0.5	ND	ND
Toluene	0.5	ND	ND
1,2,3-Trichlorobenzene	0.5	ND	ND
1,2,4-Trichlorobenzene	0.5	ND	ND
1,1,1-Trichloroethane	0.5	ND	ND
1,1,2-Trichloroethane	0.5	ND	ND
Trichloroethene	0.5	ND	0.9
1,2,3-Trichloropropane	0.5	ND	ND
Trichlorofluoromethane	0.5	ND	ND
Trichlorotrifluoroethane	5.0	ND	ND
1,2,4-Trimethylbenzene	0.5	ND	ND
1,3,5-Trimethylbenzene	0.5	ND	ND
Vinyl chloride	0.5	ND	ND
Xylenes, m-,p-	1.0	ND	ND
Xylene, o-	0.5	ND	ND

Surrogates in % Recovery (Acceptance Limits: 70 - 130%)

Sample ID:	Blank	SB-1@35'
Dibromofluoromethane	94	97
Toluene-d8	88	93
Bromofluorobenzene	95	97

QC Sample Report - Volatile Organic Compounds by EPA 8260B

Matrix: Water
Batch Number: MS48260W3363

Batch Accuracy Results

Spike Sample ID: Laboratory Control Sample

Compound	Spike Concentration (µg/L)	Spike Sample % Recovery	% Recovery Acceptance Limits	Pass/Fail
1,1-Dichloroethene	50	100	70 - 130	Pass
Benzene	50	100	70 - 130	Pass
Trichloroethene	50	99	70 - 130	Pass
Toluene	50	96	70 - 130	Pass
Chlorobenzene	50	96	70 - 130	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Compound	MS Sample Result (µg/L)	MSD Sample Result (µg/L)	Relative Percent Difference (RPD)	RPD Acceptance Limit	Pass/Fail
1,1-Dichloroethene	49.98	50.86	2%	25%	Pass
Benzene	49.79	49.02	2%	25%	Pass
Trichloroethene	49.25	48.18	2%	25%	Pass
Toluene	47.87	46.91	2%	25%	Pass
Chlorobenzene	47.97	48.76	2%	25%	Pass

Analytical Notes:

MS: Matrix Spike
MSD: Matrix Spike Duplicate

LCS: Laboratory Control Sample
LCSD: Laboratory Control Sample Duplicate

December 3, 2004
J.N. 496-04

Mr. Eric Everhart
THE OLSON COMPANY
3020 Old Ranch Parkway, Suite 250
Seal Beach, CA 90740

Subject: Geotechnical Investigation, Proposed Residential Development, 1515 West 178th Street, Gardena, California.

References: See Attached List.

Dear Mr. Everhart:

We are pleased to submit herewith our preliminary geotechnical investigation report for the residential development proposed at 1515 W. 178th Street in the city of Gardena, California. Our work was performed in accordance with the scope of work outlined in our proposal (P.N. 1247-04) dated April 23, 2004. This report presents the results of our field investigation, laboratory testing and our engineering and geologic judgment, opinions, conclusions and recommendations pertaining to the proposed development.

Petra Geotechnical, Inc., appreciates this opportunity to be of service and looks forward to continuing to provide consulting services to you on this and other projects in the future. Should you have any questions regarding the contents of this report, or should you require additional information, please do not hesitate to contact us.

Respectfully submitted,

PETRA GEOTECHNICAL, INC.

David Hansen
Associate Engineer

**GEOTECHNICAL INVESTIGATION, PROPOSED RESIDENTIAL
DEVELOPMENT, 1515 WEST 178TH STREET, GARDENA, CALIFORNIA**

INTRODUCTION

This report presents the results of our geotechnical investigation of the subject property based on the enclosed, undated 20-scale conceptual site plan (Plate 1) prepared by William Hezmalhalch Architects, Inc. The purposes of this investigation were to determine the nature of surface and subsurface soil conditions, to evaluate their in-place characteristics, and to provide geotechnical recommendations with respect to site grading and for design and construction of building foundations and other site improvements.

This study also includes a review of published and unpublished literature and geotechnical maps with respect to active and potentially active faults located in proximity to the site which may have an impact on the seismic design of the proposed structure.

SITE LOCATION AND DESCRIPTION

The subject site, which is currently occupied by an industrial building and parking lots, is located at 1515 W. 178th Street in the city of Gardena, California. The subject site has a total size of approximately 5.4 acres and is located within an area of commercial and industrial use. The property is bordered on the north by a vacant lot (Edison easement), on the east by a complex of commercial buildings, on the south by 178th Street, and on the west by a mobile home park. The general location of the site with respect to adjacent streets is shown on Figure 1.

At the time of our site reconnaissance and subsurface exploration, additional existing improvements within the subject site include concrete driveways, chain link fences along the property boundary lines, electric light poles, block walls, concrete walkways, and retaining walls along portions of the north and east property lines. Vegetation in the site is limited to some planter areas that includes shrubs, groundcover and occasional trees.

Topography within the site is generally flat. Surface drainage is generally by sheet flow towards the northwest to an existing storm drain system.

CONCEPTUAL SITE PLAN REVIEW

Proposed Construction

Based on our review of the enclosed conceptual site plan (Figure 2) and on other information provided to us, it is proposed to demolish the existing industrial building and other improvements within the site to allow construction of 104 individual townhomes with attached garages. It is our understanding that the structures will be two or three stories in height and of wood-frame construction with the first floor slabs constructed on-grade. It is also anticipated that the townhomes will have split level lower floors with the front entrances being raised above the level of the garages. These split-level lower floors will be separated by variable height retaining walls.

Other improvements proposed within the site include paved access roads and parking stalls; concrete driveways, walkways and patios; fences or walls along the exterior property lines, and possibly some exterior retaining walls.

Proposed Grading

Although a grading plan is not yet available for our review, it is expected that the proposed residential development will be constructed generally at the same elevation as the existing ground surfaces; therefore, only minor grading will be required to reach proposed grades throughout the site. Furthermore, remedial grading involving the recompaction of loose surface soils will be necessary to provide a stable site suitable for the proposed development.

Drainage facilities are expected to consist of sheet flow gradients in landscape areas, sloping paved and concrete surfaces, and an area drain system. Collected runoff will be discharged to a suitable discharge area (adjacent streets or existing storm drain system).

SITE INVESTIGATION

Investigative Methods

The methods of investigation employed during this study included a site reconnaissance, review of historical aerial photos, drilling of four exploratory borings, review of published literature pertaining to the regional geology and laboratory testing of the samples collected from our exploratory borings.

Site Reconnaissance

A site reconnaissance was performed by a representative of this firm on November 17, 2004. Our reconnaissance included a visual evaluation of the existing surface conditions of the site and adjacent properties. Existing conditions, as observed during our reconnaissance, were described in the Site Location and Description section of this report.

Aerial Photograph Review

Stereoscopic aerial photographs for the years 1952 through 1999, made available by Continental Aerial Photo, Inc. were reviewed. Photographs reviewed included the following years: 1952, 1958, 1970, 1979, 1986, 1988, 1990, 1992, 1993, 1995, 1997 and 1999. The aerial photographs were reviewed to determine previous land usage and approximate locations of any former structures.

Based on our review of the above aerial photographs, it appears that the existing industrial building and parking lots were constructed between 1958 and 1970. The aerial photographs taken during 1952 and 1958 revealed that the subject site was vacant and generally flat.

Subsurface Exploration

As previously mentioned, a total of four exploratory borings were drilled by a representative of this firm on November 17, 2004 to depths of 21.5 to 51.5 feet below the existing ground surface utilizing a hollow-stem drill rig. Soil materials encountered were classified and logged in accordance with the visual-manual procedures of the Unified Soil Classification System

(ASTM D 2488-00). The approximate locations of the exploratory borings are shown on Figure 2. The Exploration Logs are presented in Appendix A.

Undisturbed samples were also obtained from each exploratory boring using a 3-inch, outside diameter, modified California split-spoon soil sampler lined with 1-inch-high brass rings and a 2-inch, outside diameter standard split-barrel sampler (Standard Penetration Test). The modified California split-spoon soil samplers were driven with successive 30-inch drops of a pneumatically operated 140-pound hammer. Blow counts for each 6-inch driving increment were recorded on the exploration logs. The central brass rings from the modified California sampler were placed in sealed containers and transported to our laboratory for testing. The Standard Penetration Tests (SPT=s) were performed in accordance with the American Society for Testing Materials (ASTM) Standard Procedure D 1586. This method consisted of mechanically driving an unlined standard split-barrel sampler 18 inches into the soil with successive 30-inch drops of a pneumatically operated, 140-pound hammer. Blow counts were recorded for each 6-inch driving increment. The number of blows required to drive the standard split-spoon sampler for the last 12 of the 18 inches was identified as the uncorrected standard penetration resistance (N). Disturbed soil samples from the unlined standard split-spoon samplers were placed in plastic bulk bags and transported to our laboratory for testing.

Laboratory Testing

To evaluate the engineering properties of site soils, several laboratory tests were performed on selected samples considered representative of those encountered. Laboratory tests included the determination of maximum dry density and optimum moisture content, expansion potential, soluble sulfate and chloride contents, pH, resistivity, Atterberg limits, hydrometer, sieve analysis, consolidation and direct shear strength characteristics, and R-Value. Unit dry density and moisture content were also determined for the in-place soil materials in representative strata. A description of laboratory test procedures and summaries of the test data are presented in Appendix B. An engineering evaluation of the test data is reflected throughout the "Conclusions and Recommendations" section of this report.

FINDINGS

Regional Geologic Setting

The subject site lies within the northwestern portion of the Southwestern Block of the Los Angeles Basin. The Southwestern Block is a roughly rectangular-shaped low plain that extends for a distance of approximately 28 miles from Santa Monica at the north-west to Long Beach at the southeast. The block is approximately 5 to 12 miles wide and is bordered on the northeast by the Newport-Inglewood fault zone and on the southwest by the Pacific Ocean. The majority of the block is a low plain that extends from Santa Monica at the northwest to Long Beach at the southeast. The site lies along the inland margin of this plain, adjacent to a series of low hills (including nearby Dominguez Hill) that are underlain by the Newport-Inglewood fault zone. The site and surrounding areas are underlain by Quaternary age terrace deposits (older alluvium) consisting of sand, silt, clay and gravel.

Subsurface Conditions

Based on the conditions encountered in the four exploratory borings drilled during our geotechnical investigation, earth materials underlying the site consist of artificial fill materials and native terrace deposits. Descriptions of these materials are as follows:

- **Artificial Fill (Af)**: Artificial fill materials were encountered in exploratory borings B-1 through B-4 to depths of approximately 2 to 4 feet below the existing ground surfaces. The fill materials encountered consist of moist, medium dense to dense clayey sand containing varying amounts of gravel.
- **Terrace Deposits (Opu)**: Terrace deposits were encountered beneath the fill materials within all four of the exploratory borings to the maximum depth explored (51.5 feet). These materials were found to consist of strata of moist to very moist, medium dense to hard (stiff to hard) clayey sand, sandy clay, silty sand, and silty clay.

Groundwater

Static groundwater was encountered in two of the four exploratory borings drilled on site. At the time of our subsurface exploration, the depth to groundwater ranged from 29 to 32 feet below the ground surface (Borings B-1 and B-4, respectively).

The extent of shallow groundwater was described in general terms in the referenced Seismic Hazard Zone report for the Torrance quadrangle published by the California Division of Mines and Geology (CDMG, 1998). Based on information provided in that report, the subject site is located within a portion of the Torrance quadrangle where documented historic high groundwater levels are shallow (i.e., at a depth of approximately 15 to 20 feet below the ground surface).

Faulting

The geologic structure of the Southern California area is dominated by northwest-trending faults associated with the San Andreas system. Faults such as the Newport-Inglewood, Whittier-Elsinore, the San Jacinto, and the San Andreas are major faults of the system. They are all known to be seismically active, and the San Jacinto, San Andreas, and Elsinore faults are known to have ruptured the ground surface in historic time. Also within the Southern California region are west-trending reverse faults that are similarly active.

For the purposes of this report, an active fault is defined as one that has documented displacement at or near the ground surface at least once within the Holocene (past 10,000 years) epoch, or has associated seismicity. A potentially active fault is defined as a fault that exhibits no evidence of Holocene movement, but shows displacement of Pleistocene Age (past 1.8 million years to 10,000 years) geologic features.

Based on our review of published and unpublished geotechnical maps and literature pertaining to site geology, the site lies between the active Newport-Inglewood fault zone and the

potentially-active Palos Verdes fault. The Newport-Inglewood fault zone lies approximately 2.8 miles to the northeast of the site while the Palos Verdes fault lies approximately 5.8 miles to the southwest of the site. These faults are the closest faults to the site and are the most significant with respect to potential site ground motions.

The Newport-Inglewood fault zone consists of a series of parallel and en-echelon, northwest-trending faults and folds extending from the southern edge of the Santa Monica Mountains southeast to the off-shore area of Newport Beach. This zone has a history of moderate to high seismic activity, with numerous earthquakes greater than magnitude 4, including the magnitude 6.3 Long Beach earthquake that was centered near Newport Beach on March 11, 1933. At the time of the 1933 earthquake, secondary effects were noted in the Long Beach and Huntington Beach areas (i.e., sand boils, ground cracking, and liquefaction). Subsurface fault displacement of a few inches was associated with the October 21, 1941 earthquake (magnitude 4.9), and with the June 18, 1944 earthquake (magnitude 4.5) in the Dominguez Hills area (Barrows, 1974).

The Palos Verdes Hills fault is a reverse right-oblique fault that strikes in a northwest direction and dips steeply to the southwest. The fault extends for a distance of approximately 48 miles; however, the onshore segment of the fault, which travels through the Palos Verdes Hills, is generally not exposed at the surface.

No other active or potentially active faults are known to project through the site and the site does not lie within the bounds of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act.

Review of Seismic Hazard Zones Map

Based on our review of the official "Seismic Hazard Zones Map" for the Torrance Quadrangle (release date March 25, 1999), the subject site was mapped as being outside a "Seismic Hazard Zone" by the State Geologist (see Figure 1). A "Seismic Hazard Zone" is defined by the state geologist as an area that has shown historic occurrence of liquefaction or landslide movement

or where local topographic, geological, geotechnical or subsurface water conditions indicate a potential for permanent ground displacements such that mitigation would be required as defined in Public Resources Code Section 2693).

CONCLUSIONS AND RECOMMENDATIONS

General

From a soils engineering and engineering geologic point of view, the subject property is considered suitable for the proposed development provided the following recommendations are incorporated into the design criteria and project specifications. It is also our opinion that the proposed grading and construction will not adversely affect the stability of adjoining properties provided grading and construction are performed in accordance with the recommendations presented in this report.

Grading and Foundation Plan Review

This report has been prepared for the exclusive use of **The Olson Company** to assist the Project Civil Engineer, Architect and Structural Engineer in the design of the proposed development. Detailed grading plans are not available at the present time. Therefore, the recommendations of this report should be considered tentative until the finalized grading plans are available and reviewed by this firm. Depending on the results of this review, additional recommendations and/or modifications may be necessary.

Earthwork Recommendations

General Earthwork and Grading Specifications

All earthwork and grading should be performed in accordance with the applicable requirements of the City of Gardena, in addition to the recommendations presented below.

Site Clearing

All structural materials associated with the existing structures, including footings and floor slabs, and any buried structures encountered within the areas of proposed grading should be demolished and removed from the site.

All shrubs, trees and similar vegetation should be stripped and removed from the site prior to any grading, as should all trash and debris. Large shrubs and trees, when removed, should be grubbed out so as to include their stumps and major root systems, and these organic materials removed from the site. Remaining roots exposed during grading will require hand labor for proper removal.

All existing underground utility lines within the areas of proposed grading and construction should be located, exposed, and removed from the site. Resultant cavities should be cleared of loose soil and then backfilled with properly compacted fill. Although none were encountered within the site during our subsurface investigation, any seepage pits that may exist within the areas of proposed grading and construction should be cleaned out, backfilled with gravel or clean sand that is jetted into place, and then capped with a minimum of 5 feet of compacted on-site soils. Any concrete septic tanks or leach lines should be excavated and removed from the site.

The project geotechnical consultant should be notified at the appropriate times to provide observation and testing services during clearing operations to verify compliance with the above recommendations. In addition, should any buried structures or unusual or adverse soil conditions be encountered during grading that are not described or anticipated herein, these conditions should be brought to the immediate attention of the project geotechnical consultant for corrective recommendations.

Excavation Characteristics

Based on the results of our subsurface investigation, all existing fill and native terrace deposit materials within the site will be readily excavatable with conventional earthmoving equipment

Ground Preparation

To mitigate the potential for adverse settlement of building foundations and other site improvements, it is recommended that all low-density surficial earth materials (existing artificial fill and unsuitable surficial terrace deposits) be removed to underlying competent native soils and then replaced as properly compacted fill. Competent native soils are defined as undisturbed native terrace deposits possessing an in-place relative compaction of 85 percent or greater and a minimum degree of saturation of 80 percent; however, where these materials exhibit a relative compaction of 90 percent or greater no specific degree of saturation is necessary.

Based on our exploratory borings and laboratory test results, existing artificial fill materials and surficial terrace deposit materials to combined depths of approximately 3 to 5 feet are loose to medium dense and porous and are not considered suitable for support of the proposed structures. Therefore, the existing surficial soils to depths of approximately 3 to 5 feet below existing grades should be removed and replaced as properly compacted fill. The recommended depth of overexcavation at each of our exploratory boring locations is shown on the enclosed site plan (Figure 2). It must be emphasized that these removal depths are estimates only and are based on conditions observed at the boring locations. Subsurface conditions can and usually do vary between points of exploration. For this reason, the actual removal depths will have to be determined during grading on the basis of in-grading observations and testing performed by representatives of the project geotechnical consultant. The limits of removal and recompaction should extend to the site boundaries; however, consideration should be given to the protection of adjacent offsite structures.

Remedial removals and ground preparation should be performed prior to placing any new fills.

Prior to placing structural fill, exposed bottom surfaces in each removal area approved for fill should first be scarified to a depth of at least 6 inches, watered or air-dried as necessary to achieve optimum or slightly above-optimum moisture conditions, and then recompacted in place to a minimum relative compaction of 90 percent.

Fill Placement

Prior to placement as compacted fill, all soils should be cleared of deleterious debris, such as demolition debris, roots and other organic materials. All fills should be placed in approximately 6- to 8-inch-thick maximum lifts, watered or air-dried as necessary to achieve near optimum moisture conditions, and then compacted in-place to a minimum relative compaction of 90 percent. The laboratory maximum dry density and optimum moisture content for each change in soil type should be determined in accordance with Test Method ASTM D 1557-00.

Imported Soils

If imported soils are required to complete the planned grading, these soils should consist of clean materials devoid of rock exceeding a maximum dimension of 12 inches, as well as organics, trash and similar deleterious materials. Imported soils should also exhibit an expansion potential no greater than **LOW**, as classified in accordance with UBC Table 18-I-B. Prospective import soils should be observed, tested and approved by the project geotechnical consultant prior to importing the soils to the site.

Geotechnical Observations and Testing During Grading

Exposed bottom surfaces in each remedial removal area should be observed and approved by a representative of the project geotechnical consultant prior to placing fill. In addition, a representative of the project geotechnical consultant should be present on-site during grading operations to verify proper placement and adequate compaction of all fills, as well as to verify compliance with the other recommendations presented herein.

Shrinkage and Subsidence Estimates

Based on our investigation, it is estimated that shrinkage of the removed and recompacted existing undocumented fill soils is expected to range from approximately 10 to 15 percent. Shrinkage of the removed and recompacted unsuitable native terrace deposits is expected to range from approximately 5 to 10 percent. Additionally, a subsidence of approximately 0.15 feet is anticipated.

These figures are only intended as preliminary estimates, and are intended to be used in the initial earthwork quantity calculations. Contingency plans should be made to accommodate variations in actual quantities during grading, such as import/export of materials, adjustments to final finish grades, etc.

Post-Grading Considerations

Site Drainage

A surface drainage system consisting of a combination of sloped concrete flatwork and asphalt paving, earth swales and sheet flow gradients in landscape areas, and surface yard drain systems, should be designed for the site. The drainage system should drain by gravity flow to a suitable discharge area (i.e., the curbs and gutters of the adjacent streets or an existing storm drain system). The purpose of this drainage system will be to reduce water infiltration into the subgrade soils and to direct surface waters away from building foundations, walls and slope areas. The following additional recommendations should be implemented during construction.

1. Area drains should be extended into all planters and landscape areas that are located within 5 feet of building foundations, exterior retaining walls, and masonry block walls to mitigate excessive infiltration of water into the foundation soils. The ground surface within these areas should also be sloped at a minimum gradient of 2 percent away from the walls and foundations and to the area drains. Concrete flatwork surfaces should be inclined at a minimum gradient of 1 percent away from building foundation and similar structures.
2. The subdrains behind any proposed retaining walls should drain by gravity flow to a suitable discharge area.
3. A watering program should be implemented for the landscape areas that maintains a uniform, near optimum moisture condition in the soils. Over watering and subsequent saturation of the soils will cause excessive soil expansion and heave and, therefore, should be avoided. On the other hand, allowing the soils to dry out will cause excessive soil shrinkage. As an alternative to a conventional irrigation system, drip irrigation is strongly recommended for all planter areas. The owner is advised that all drainage devices should be properly maintained throughout the lifetime of the development.

Utility Trench Backfill

All utility trench backfill should be compacted to a minimum relative compaction of 90 percent. On-site earth materials cannot be densified adequately by flooding and jetting techniques. Therefore, trench backfill materials should be placed in lifts no greater than approximately 12 to 18 inches in thickness, moisture conditioned as necessary to achieve optimum moisture content or slightly greater, and then mechanically compacted in place to a minimum relative compaction of 90 percent. A representative of the project geotechnical consultant should probe and test the backfills to verify adequate compaction.

As an alternative for shallow trenches where pipe or utility lines may be damaged by mechanical compaction equipment, such as under building floor slabs, imported clean sand having a sand equivalent (SE) value of 30 or greater may be utilized. The sand backfill materials should be watered to achieve near optimum moisture conditions and then mechanically tamped into place. No specific relative compaction will be required; however, observation, probing, and if deemed necessary, testing should be performed by a representative of the project geotechnical consultant to verify an adequate degree of compaction and that the sand backfill materials will not be subject to adverse settlement. If clean, imported sand is to be used for backfill of exterior utility trenches, it is recommended that the upper 12 inches of trench backfill materials consist of properly compacted on-site soil materials. This is to mitigate infiltration of irrigation and rainwater into granular trench backfill materials.

Where utility trenches cross under building footings, those trench areas should be backfilled with on-site soils at the point where the trench crosses under the footing to mitigate the potential for water to migrate under the floor slabs.

Where an exterior or interior utility trench is proposed in a direction that parallels any building footing, the bottom of the trench should not extend below a 1:1 plane projected downward from the bottom edge of the adjacent footing. Where this condition occurs, the adjacent

footing should be deepened or the utility trench backfilled and compacted prior to constructing the footing.

Seismic Design Considerations

Ground Motions

The buildings proposed within the site should be designed and constructed to resist the effects of seismic ground motions as provided in Sections 1626 through 1633 of the 1997 Uniform Building Code (UBC). The method of design will be dependent on the seismic zoning, site characteristics, occupancy category, building configuration, type of structural system, and on the building height.

For structural design in accordance with the 1997 UBC, a computer program, UBCSEIS, developed by Thomas F. Blake (Reference No. 1) was used that compiles fault information for a particular site using a modified version of a data file of approximately 183 California faults that were digitized by the California Department of Mines and Geology and the U.S. Geological Survey. This program computes various information for a particular site including the distance of the site from each of the faults in the data file, the estimated slip-rate for each fault, and the "maximum moment magnitude" of each fault. The program then selects the closest Type A, Type B, and Type C faults from the site and computes the seismic design coefficients for each of the fault types. The program then selects the largest of the computed seismic design coefficients and designates these as the design coefficients for the subject site.

Based on our evaluation, the Newport-Inglewood Fault (approximately 2.8 miles or 4.5 kilometers to the northeast of the site would probably generate the most severe site ground motions with an anticipated maximum moment magnitude (M_w) of 6.9 and an anticipated slip rate of 1 mm/year. The following UBC (1997) seismic design coefficients should be used for the proposed structure. These criteria are based on the soil profile type as determined by existing subsurface geologic conditions, on the proximity of the site to the nearby fault, and on the maximum moment magnitude and slip rate of the nearby fault.



UBC 1997 TABLE		FACTOR
16-I	Seismic Zone Factor Z	0.40
16-J	Soil Profile Type	S_D
16-Q	Seismic Coefficient C_a	0.44 $N_a = 0.46$
16-R	Seismic Coefficient C_v	0.64 $N_v = 0.81$
16-S	Near-Source Factor N_a	1.1
16-T	Near-Source Factor N_v	1.3
16-U	Seismic Source Type	B

Secondary Seismic Hazards

Secondary effects of seismic activity normally considered as possible hazards to a site include several types of ground failure as well as induced flooding. Various general types of ground failures which might occur as a consequence of severe ground shaking of the site include landsliding, ground subsidence, ground lurching, shallow ground rupture and liquefaction. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from faults, topography, subsoils and groundwater conditions, in addition to other factors.

Based on our subsurface exploration, the subject site is underlain by approximately 2 to 4 feet of existing fill materials that consist of medium dense clayey sands and then by native terrace deposits that consist primarily of stiff to very stiff sandy clays and silty clays with occasional layers of dense clayey sand and silty sand. The native terrace deposits extend to a depth of at least 51.5 feet (the maximum depth explored).

Although static groundwater was encountered within borings B-1 and B-4 at depths of 29 and 32 feet, respectively, below the existing ground surfaces and historic high ground water levels in the area of the site are reported to be approximately 15 to 20 feet below the ground surface,

the native terrace deposits that underlie the site consist primarily of stiff to very stiff sandy clays and silty clays that are not susceptible to liquefaction. Our laboratory testing indicates that these clay layers have clay contents that are greater than 15 percent and liquid limits that are greater than 35 and thus are not susceptible to liquefaction. In addition, our SPT test results indicate that the scattered silty sand and clayey sand layers beneath the site have high densities as determined by their high blow counts and thus are also not considered susceptible to liquefaction. Based on the existing subsurface conditions, all of the previously described types of ground failure due to severe ground shaking, including liquefaction, are considered unlikely at the site.

Seismically induced flooding which might be considered a potential hazard to a site normally includes flooding due to a tsunami (seismic sea wave), a seiche, or failure of a major reservoir retention structure upstream of the site. Since the site does not lie in close proximity to the ocean or an enclosed body of water, and since it does not lie downstream of a major reservoir retention structure, the probability of flooding from a tsunami, seiche or dam-break is considered nonexistent.

Foundation Design Recommendations

Allowable Bearing Values

Provided that remedial grading is performed within the site as recommended previously, an allowable bearing value of 1500 pounds per square foot may be used for design of 24-inch-square pad footings and 12-inch-wide continuous footings founded at a minimum depth of 12 inches below the lowest adjacent final grade. This value may be increased by 20 percent for each additional one foot of width and/or depth, to a maximum value of 2500 pounds per square foot. Recommended allowable bearing values include both dead and live loads, and may be increased by one-third when designing for short duration wind and seismic forces. Additional recommendations for design of footings based on the expansivity and other engineering characteristics of the onsite soils are provided in following sections of this report.

Although the above recommended allowable soil bearing capacities include a design value for 12-inch-deep footings, the proposed buildings will range up to three stories in height. Therefore, to comply with the 1997 Uniform Building Code, minimum footing depths in excess of 12 inches will be required for the proposed buildings.

Lateral Resistance

A passive earth pressure of 250 pounds per square foot per foot of depth, to a maximum value of 2500 pounds per square foot, may be used to determine lateral bearing for building footings. A coefficient of friction of 0.35 times the dead load forces may also be used between concrete and the supporting soils to determine lateral sliding resistance. An increase of one-third of the above values may also be used when designing for short duration wind and seismic forces. The above values are based on footings placed directly against compacted fill. In cases where footing sides are formed, all backfill against footings should be compacted to at least 90 percent of maximum density.

Minimum Footing and Floor Slab Recommendations

Results of our laboratory tests indicate that on-site fill and native terrace deposit materials exhibit **MEDIUM** expansion potentials as classified in accordance with Table 18-I-B of the 1997 UBC. The 1997 UBC specifies that slab-on-ground foundations resting on soil materials with an expansion index greater than 20 require special design considerations in accordance with Section 1815. The design procedures outlined in Section 1815 are based on the weighted plasticity index of the different soil layers existing within the upper 15 feet of the building site.

Therefore, a plasticity index of 22 was determined for a sample of on-site soil considered to be the most expansive. However, Section 1815.4.2 also states that the weighted plasticity index of the building site must be modified (multiplied) by correction factors that compensate for the effects of sloping ground and the unconfined compressive strength of the soil materials. The anticipated grading plan for the subject site will create a level building pad for the proposed buildings. Since the site will consist of a level pad, the weighted plasticity index value does not need to be corrected for the effects of sloping ground.

In order to approximate the unconfined compressive strength of the on-site soil materials, penetration tests with a pocket penetrometer were performed on several undisturbed samples of on-site soil materials that were obtained during our subsurface exploration of the site. The unconfined compressive strength of the dense to very dense (stiff to very stiff) soil materials ranged from approximately 3.5 to greater than 4.5 tsf (7 to greater than 9 ksf). Based on these unconfined compressive strengths, it is recommended that the weighted plasticity index (22) be multiplied by a factor of 1.2 in order to determine the value of the effective plasticity index (per Figure 18-III-2 of the 1997 UBC). In summary, an effective plasticity index of 27 should be used for the site in accordance with Section 1815.4.2 of the 1997 UBC.

The design and construction recommendations that follow are based on the above soil conditions and may be considered for minimizing the effects of moderately expansive soils and long term differential settlement. These recommendations have been developed on the basis of previous experience of the project geotechnical consultant on projects with similar soil conditions. Although construction performed in accordance with these recommendations has been found to minimize post-construction movement and/or cracking, they generally do not positively mitigate all potential effects of expansive soils and future settlement. The effective plasticity index provided above should be utilized by the project structural engineer to design slab-on-ground foundations with an interior grade beam grid system in accordance with Section 1815. Based on this design, thicker floor slabs, larger footing sizes and/or additional reinforcement may be required and should govern the design if more restrictive than the minimum recommendations provided below.

1. Footings

- a. Exterior continuous footings may be founded at the minimum depths indicated in UBC Table 18-I-C (i.e., 18-inch minimum depth for two-story construction, and 24-inch minimum depth for three-story construction). Interior continuous footings may be founded at a minimum depth of 12 inches below the bottoms of the adjacent floor slabs. All continuous footings should have minimum widths of 15 and 18 inches for two-story and three-story construction, respectively, and should be reinforced with a minimum of four No. 4 bars, two top and two bottom.

- b. Interior isolated pad footings should be a minimum of 24 inches square and founded at a minimum depth of 12 inches below the bottoms of the adjacent floor slabs. The pad footings should be reinforced with No. 4 bars spaced a maximum of 18 inches on centers, both ways, near the bottoms of the footings.
- c. Exterior isolated pad footings intended for support of roof overhangs such as second-story decks, patio covers and similar construction should be a minimum of 24 inches square, and founded at a minimum depth of 18 inches below the lowest adjacent final grade. The pad footings should be reinforced with No. 4 bars spaced a maximum of 18 inches on centers, both ways, near the bottoms of the footings.
- d. The spacing and layout of the interior grade beam and grid system should be determined by the project architect or structural engineer in accordance with UBC section 1815.5 and the beams designed in accordance with UBC Section 1815.6.

2. **Building Floor Slabs**

- a. Living area concrete floor slabs should be 5 inches thick, and reinforced with No. 3 bars spaced a maximum of 18 inches on centers, both ways. All slab reinforcement should be supported on concrete chairs or brick to ensure the desired placement near mid depth.
- b. Living area concrete floors should be underlain with a moisture vapor retarder consisting of a polyvinyl chloride membrane such as 6-mil Visqueen, or equivalent. All laps within the membrane should be sealed, and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface cannot be achieved by grading, consideration should be given to placing a 1-inch-thick leveling course of sand across the pad surface prior to the placement of the membrane.
- c. Garage floor slabs should be 5 inches thick and reinforced in a similar manner as living area floor slabs. Garage floor slabs should also be poured separately from adjacent wall footings with a positive separation maintained with d-inch-minimum felt expansion joint materials, and quartered with weakened plane joints. A 18-inch wide grade beam founded at the same depth as adjacent footings should be provided across garage entrances. The grade beam should be reinforced with four No. 4 bars, two top and two bottom.
- d. Prior to placing concrete, the subgrade soils below the living and garage floor slabs should be prewatered to achieve a moisture content that is at least 1.3 times the optimum moisture content. This moisture should penetrate to a depth of approximately 18 inches into the subgrade.

Post-Tensioned Foundation Design

As an alternative to conventional footings and floor slabs, post tensioned foundations systems may be used within the site. Therefore, we have evaluated the site soils for construction of post-tensioned foundation systems in general with design specifications of the Post Tensioning Institute (1997 Uniform Building Code, Division III, Section 1816). Test results and our recommendations are provided below:

Summary of Laboratory Test Results

Liquid Limit (LL)	46
Plastic Limit (PL)	24
Plastic Index (PI)	22
Percent Fine Clay	50
Clay Type	Montmorillonite
Expansion Index	51 (Medium)

Summary of Design Parameters Based on Test Results

Approximate Depth of Constant Suction:	
Center Lift	7 feet
Edge Lift	7 feet
Approximate Soil Suction, pF:	3.6
Approximate Moisture Velocity:	0.7 inches/month
Thornthwaite Index:	
Center Lift	-20
Edge Lift	0
Average Edge Moisture Variation Distance, e_m :	
Center Lift	5.3 feet
Edge Lift	3.7 feet
Anticipated Swell, y_m :	
Center Lift	3.2 inches
Edge Lift	1.1 inches

Minimum Post-Tension Foundation Recommendations

The soil parameters provided above should be utilized by the project structural engineer to design post-tensioned foundations in accordance with Sections 1816 and 1819 of the UBC.

Based on this design, thicker floor slabs, larger footing sizes and/or additional reinforcement and additional grade beams may be required and should govern the design if more restrictive than the minimum recommendations provided below:

1. Perimeter footings should be founded at a minimum depth of 15 inches below the lowest adjacent final ground surface. Interior footings may be founded at a minimum depth of 12 inches below the tops of the finish floor slabs.
2. The thickness of the floor slabs should be determined by the project structural engineer with consideration to the medium expansion potential of the on-site soils; however, we recommend a minimum slab thickness of 4 inches. For conditions where the perimeter footings are eliminated in favor of a thicker (mat) slab, we recommend a minimum slab thickness of 10 inches.
3. All dwelling area floor slabs constructed on-grade should be underlain with a moisture vapor retarder consisting of a polyvinyl chloride membrane such as 6-mil Visqueen or equivalent. A minimum of two (2) inches of clean sand should be placed over the membrane to promote uniform curing of the concrete.
4. Presaturation of the subgrade below floor slabs will not be required; however, prior to placing concrete, the subgrade below all dwelling and garage floor slab areas should be thoroughly moistened to achieve a moisture content that is at least equal to or slightly greater than optimum moisture content. This moisture content should penetrate to a minimum depth of 12 inches below the bottoms of the slabs.
5. A 12-inch-wide grade beam founded at the same depth as adjacent footings should be provided across the garage entrance.

Variations in subsurface moisture play a significant role in soil volume changes which directly influence slab-on-ground performance. As stated in the 1997 UBC, the Post-Tensioning Institute procedure is applicable *A...only in those cases where site conditions have been corrected so that soil moisture conditions are controlled by the climate alone.*@ In the general region where the site is located, it is a common practice to use a Thornthwaite Moisture Index of -20, as provided by the 1997 UBC. Subsurface moisture conditions within the vicinity of the structure, however, may also be controlled by irrigation water and/or any other post-construction activities that alter surface conditions.

The adverse effects of irrigation water and/or any other post-construction activities are expected to be more pronounced for the edge lift condition. Therefore, the design Thornthwaite Moisture Index for the edge lift condition has been appropriately increased, as reported herein, to account for factors other than the climatic conditions.

To further reduce the potential for the adverse impact of post construction activities on slab performance, it is recommended all applicable construction and/or grading procedures provided previously in this report be followed. These construction and/or grading procedures include construction of sloped ground away from the proposed buildings, compacted and smooth surfaces to avoid saturation and ponding, properly graded and maintained swales, paved surfaces, impervious backfill at the sewer and water trench entrances to the structure, drip irrigation or professionally installed sprinkler systems with controlled timing, area drains and pipes, raised planters with sealed bottoms, roof gutters, downspouts, etc. These devices and/or grading practices should be installed and/or implemented so that the area within at least 5 feet of the building structure has proper and adequate drainage. Precipitation or irrigation water should be collected and diverted away from the structure to an appropriate drainage outlet to inhibit water from ponding or migrating below the slab.

Future changes to site improvements, or planting and watering practices, should not be allowed to cause oversaturation of site soils adjacent to the structures. Furthermore, future homeowners should be notified that our recommendations for collection and diversion of excess irrigation water should be followed.

Footing Observations

All footing trenches for the proposed structures should be observed by the project geotechnical consultant to verify that they have been excavated into competent bearing materials per the recommendations of this report. These observations should be performed prior to the placement of forms or reinforcement. The excavations should be trimmed neat, level and square. All loose, sloughed or moisture-softened soil should be removed prior to placing concrete.

Soluble Sulfate and Soil Corrosivity

Soluble Sulfates

Results of our initial laboratory testing performed in accordance with California Test Method No. 417 indicate on-site soils contain water soluble sulfate contents less than 0.1 percent. Therefore, according to 1997 UBC Table 19-A-4, a NEGLIGIBLE exposure to sulfate can be expected for concrete placed in contact with the on-site soil. Therefore, the use of sulfate-resistant cement is not anticipated. However, the above recommendations should be considered tentative and subject to verification by means of additional sampling and analysis to be conducted during the final stages of site grading. The preliminary chemical test results are included in Appendix B.

Soil Corrosivity

The results of limited in-house testing of soil pH and resistivity indicate that on-site soils are slightly alkaline with respect to pH (pH = 7.7), soil electrical resistivity was found to be 2,500 ohm-cm and the chloride content was found to be 158 ppm. The results of these preliminary chemical test results are included in Appendix B.

Based on the results of Petra's limited testing, on-site soils are expected to be moderately corrosive to ferrous metals. However, it is recommended that additional sampling and analysis be conducted during the final stages of site grading to provide a complete assessment of soil corrosivity. Since Petra does not practice corrosion engineering, appropriate mitigation measures should be provided by a qualified corrosion engineer.

Retaining Wall Design Recommendations

Allowable Bearing Values and Lateral Resistance

Retaining wall footings may be designed using the allowable bearing capacity and passive resistance values provided previously for building foundations. However, when calculating lateral resistance, the upper 6 inches of the footings should be ignored in areas where the footings will not be covered with concrete flatwork.

Active and At-Rest Earth Pressures

As of the date of this report, it is uncertain whether the proposed retaining walls on-site will be backfilled with on-site soils or imported granular materials. For this reason, active and at-rest earth pressures are provided below for both conditions.

1. On-Site Soils Used for Backfill

On-site earth materials have a medium expansion potential. Therefore, if these onsite soils are used as wall backfill, active earth pressures equivalent to fluids having densities of 45 and 75 pounds per cubic foot should be used for design of cantilevered walls retaining a level backfill and ascending 2:1 backfill, respectively. For walls that are restrained at the top, at-rest earth pressures of 68 and 110 pounds per cubic foot (equivalent fluid pressures) should be used. The above values are for retaining walls that have been supplied with a proper subdrain system (see Figure RW-1). All walls should be designed to support any adjacent structural surcharge loads imposed by other nearby walls or footings in addition to active and at-rest earth pressures.

2. Imported Sand, Pea Gravel or Rock Used for Wall Backfill

Where sufficient area exists behind the proposed walls, imported clean sand exhibiting a sand equivalent value (SE) of 30 or greater, or pea gravel or crushed rock may be used for wall backfill to reduce the lateral earth pressures provided these granular backfill materials extend behind the walls to a minimum horizontal distance equal to one-half the wall height. In addition, the sand, pea gravel or rock backfill materials should extend behind the walls to a minimum horizontal distance of 2 feet at the base of the wall or to a horizontal distance equal to the heel width of the footing, whichever is greater (see Figures RW-2 and RW-3). For the above conditions, cantilevered walls retaining a level backfill and ascending 2:1 (horizontal to vertical) backfill may be designed to resist active earth pressures equivalent to fluids having densities of 30 and 41 pounds per cubic foot, respectively. For walls that are restrained at the top, at-rest earth pressures equivalent to fluids having densities of 45 and 62 pounds per cubic foot are recommended for design of restrained walls supporting a level backfill and ascending 2:1 (horizontal to vertical) backfill, respectively. These values are also for retaining walls supplied with a proper subdrain system. Furthermore, as with native soil backfill, the walls should be designed to support any adjacent structural surcharge loads imposed by

other nearby walls or footings in addition to the recommended active and at-rest earth pressures.

All retaining wall design calculations and details should be provided to this firm for verification purposes prior to grading and construction phases.

Drainage

Perforated pipe and gravel subdrains should be installed behind all retaining walls to prevent entrapment of water in the backfill (See Figures RW-1 through RW-3). Perforated pipe should consist of 4-inch minimum diameter PVC Schedule 40, or ABS SDR-35, with the perforations

laid down. If on-site native soils are used for wall backfill, the open-graded gravel should extend above the wall footing to a minimum height of 1.5 feet, or to a height equal to one-third the wall height, whichever is greater. Solid outlet pipes should be connected to the subdrains and routed to areas suitable for discharge of accumulated water.

For low height retaining walls (i.e., walls having a retained height of 2 feet or less), an alternative drainage system consisting of weepholes or open masonry joints may be used in lieu of a pipe and gravel subdrain. Weepholes, if used, should be 3 inches minimum diameter and provided at maximum intervals of 6 feet along the walls. Open vertical masonry joints should be provided at 32-inch minimum intervals. One cubic foot of gravel should be placed behind the weepholes or open masonry joints. The gravel should be wrapped in filter fabric to prevent infiltration of fines and subsequent clogging of the gravel. Filter fabric should consist of Mirafi 140N, or equivalent.

Waterproofing

The portions of retaining walls supporting backfill should be coated with an approved waterproofing compound or covered with a similar material to inhibit infiltration of moisture through the walls.

Wall Backfill

On-site soils are suitable for use as backfill behind the retaining walls. However, if sand, pea gravel, crushed rock, or imported granular soils exhibiting a **VERY LOW** expansion potential (Expansion Index of less than 20) are selected to be used for wall backfill, the reduced active and at-rest pressures provided previously for these materials may be considered in wall design provided that they are installed as shown on Figures RW-2 and RW-3, and provided that sufficient room exists behind the walls to make the proper backcuts.

Where on-site soils or imported sand are used for backfill, they should be placed in approximately 6- to 8-inch-thick maximum lifts, watered as necessary to achieve near optimum moisture conditions, and then mechanically compacted in place to a minimum relative compaction of 90 percent. Flooding or jetting of the backfill materials should be avoided. A representative of the project geotechnical consultant should observe the backfill procedures and test the wall backfills to verify adequate compaction.

If imported pea gravel or rock is used for backfill, the gravel should be placed in approximately 2- to 3-foot-thick lifts, thoroughly wetted but not flooded, and then mechanically tamped or vibrated into place. A representative of the project geotechnical consultant should observe the backfill procedures and probe the backfill to determine that an adequate degree of compaction is achieved.

To mitigate the potential for the direct infiltration of surface water into the backfill, imported sand, gravel or rock backfill should be capped with at least 12 inches of on-site soil. Filter fabric such as Mirafi 140N, or equivalent, should be placed between the soil and the imported gravel or rock to prevent fines from penetrating into the backfill.

Masonry Block Walls

Footings for masonry block walls may be designed using the allowable soil bearing capacity and lateral resistance values presented previously; however, as a minimum, the footings should be embedded at a minimum depth of 18 inches below the adjacent final grade. The footings should also be reinforced with a minimum of four No. 4 bars, two top and two bottom.

In order to minimize the potential for unsightly cracking related to the possible effects of differential settlement, positive separations (construction joints) should also be provided in the block walls at each corner and at horizontal intervals of approximately 20 to 25 feet. The separations should be provided in the blocks and not extend through the footings. The footings should be poured monolithically with continuous rebars to serve as effective "grade beams" below the walls.

Exterior Concrete Flatwork

Thickness and Joint Spacing

To reduce the potential of unsightly cracking, concrete sidewalks and patios and concrete subslabs to be covered with decorative pavers should be at least 4 inches thick and provided with saw cuts or cold joints every 6 feet or less. Concrete driveway slabs should be at least 5 inches thick and provided with saw cuts or cold joints every 10 feet or less.

Reinforcement

Consideration should be given to reinforcing all concrete patio-type slabs, driveways and walkways greater than 5 feet in width with No. 3 bars spaced 24 inches on centers, both ways. The reinforcement should be positioned near the middle of the slabs by means of concrete chairs or brick.

Drainage

Drainage from patios and other flatwork areas should be directed to local area drains to carry runoff water to approved drainage systems. The concrete flatwork should also be sloped at a minimum gradient of one percent away from building foundations and masonry walls.

Subgrade Preparation

As a further measure to minimize cracking of concrete flatwork, the subgrade soils below concrete flatwork areas should first be compacted to a minimum relative compaction of 90 percent and then thoroughly wetted to achieve a moisture content that is at least equal to or slightly greater than optimum moisture content. This moisture should penetrate to a depth of 12

inches into the subgrade and maintained in the soils during placement of concrete. Pre-watering of the soils will promote uniform curing of the concrete and minimize the development of shrinkage cracks. A representative of the project geotechnical consultant should observe and verify the density and moisture content of the soils, and the depth of moisture penetration prior to pouring concrete.

Structural Pavement Sections

A sample of soil considered representative of those occurring at subgrade within the subject parking lot was obtained for laboratory testing. An R-value test was performed by Zeiser Kling Consultants Inc. of Santa Ana, California in accordance with the latest revisions to Department of Transportation, State of California, Materials and Research Test Method No. 301. An R-value of 6 was determined for this sample.

Structural pavement section thicknesses for the parking stalls and driveways within the subject property were calculated based on an R-value of 6 and Traffic Indices of 4.0 and 5.5 respectively, in accordance with Caltrans criteria and City of Gardena requirements. We recommend a structural pavement section consisting of 3 inches of hot mix asphalt (HMA) underlain by 6 inches of a suitable aggregate base (AB) for the parking stalls and a structural

pavement section consisting of 4 inches of hot mix asphalt (HMA) underlain by 9.5 inches of suitable aggregate base (AB) for the driveways.

Subgrade soils should be properly compacted, smooth, and non-yielding prior to pavement construction. The subgrade soils should be compacted to at least 90 percent of ASTM D1557-91.

Aggregate base materials should be either Crushed Aggregate Base, Crushed Miscellaneous Base, or Processed Miscellaneous Base conforming to Section 200-2 of the Standard Specifications for Public Works Construction (Greenbook). The materials should be brought to

a uniform moisture near optimum moisture then compacted to at least 95 percent of ASTM D1557-00. Asphaltic concrete materials and construction should conform to Section 203 of the Greenbook.

REPORT LIMITATIONS

This report is based on the proposed project and geotechnical data as described herein. The materials encountered during our investigation and described in the reference reports are believed representative of the project area, and the conclusions and recommendations contained in this report are presented on that basis. However, soil materials can vary in characteristics between points of exploration, both laterally and vertically, and those variations could affect the conclusions and recommendations contained herein. As such, observation and testing by a geotechnical consultant during the grading and construction phases of the project are essential to confirming the basis of this report. To provide the greatest degree of continuity between the design and construction phases, consideration should be given on retaining Petra Geotechnical, Inc., for construction services.

This report has been prepared consistent with that level of care being provided by other professionals providing similar services at the same locale and time period. The contents of this report are professional opinions and, as such, are not to be considered a guarantee or warranty.

This report should be reviewed and updated after a period of one year or if the project concept changes from that described herein.

The information contained herein has not been prepared for use by parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

This report is subject to review by the controlling authorities for this project. Should you have any questions, please do not hesitate to call.

Respectfully submitted,

PETRA GEOTECHNICAL, INC.

Edgar Gatus
Senior Staff Engineer

David Hansen
Associate Engineer
RCE 56591

Darrel Roberts
Principal Geologist
CEG 1972

EG/DH/DR/nls

Distribution: (5) Addressee

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APPENDIX A

EXPLORATION LOGS



APPENDIX B

LABORATORY TEST PROCEDURES

LABORATORY TEST DATA



LABORATORY TEST PROCEDURES

Soil Classification

Soils encountered within the exploratory borings were classified and described utilizing the visual-manual procedures of the Unified Soil Classification System, and in general accordance with Test Method ASTM D 2488-00. The assigned group symbols are presented on the "Exploration Logs," Appendix A.

In Situ Moisture and Density

Moisture content and dry density of the in place soils were determined in representative strata in accordance with test method ASTM D 2216-98. Test data are presented in the "Exploration Logs," Appendix A.

Laboratory Maximum Dry Density/Optimum Moisture

The maximum dry density and optimum moisture content of the near-surface soil materials were determined for a selected sample in accordance with Method A of ASTM D 1557-00. The results of this test are presented on Plate B-1.

Expansion Potential

A preliminary expansion index test was performed on a selected sample in accordance with Uniform Building Code Standard Test No. 18-2. The results of this test are presented on Plate B-1.

Soluble Sulfates and Chlorides

Chemical analyses were performed on selected sample of near-surface soil to determine preliminary soluble sulfate and chloride contents in accordance with California Test Method Nos. 417 and 422, respectively. Test results are presented on Plate B-1.

pH and Resistivity

pH and resistivity tests were performed on a selected sample of near-surface soil to provide a preliminary evaluation of its corrosive potential to concrete and metal construction materials. These tests were performed in accordance with California Test Method Nos. 532 and 643, respectively. The results of these tests are included in Plate B-1.

LABORATORY TEST PROCEDURES **(cont=d.)**

Atterberg Limits

Atterberg limit tests (liquid limit, plastic limit and plasticity index) were performed on selected soil samples to verify visual classifications. These tests were performed in accordance with ASTM Test Method D 4318-00. Test results are presented on Plates B-1 through B-5.

Grain Size Distribution

Grain-size analyses (hydrometer) were performed on samples of selected onsite soils to verify visual classifications. These tests were performed in accordance with ASTM Test Methods D 1140-92 and D 422-98. The results of these tests are graphically presented on Plates B-2 through B-5.

Consolidation

Settlement prediction under anticipated loads was made on the basis of one-dimensional consolidation test. This test was performed in general accordance with Test Method ASTM D 2435-96. Axial loads were applied in several increments to laterally restrained 1-inch-high ring samples. Loads were applied in a geometric progression by doubling the previous load, and the resulting deformations were recorded at selected time intervals. The test sample was inundated at the approximate in-situ overburden pressure in order to evaluate the effect of a sudden increase in moisture content (hydroconsolidation potential). Results of this test are graphically presented on Plate B-6.

Direct Shear

The Coulomb shear strength parameters, angle of internal friction and cohesion, were determined for a relatively undisturbed sample of onsite soil. This test was performed in general accordance with Test Method No. ASTM D-3080. Three samples were prepared for this test, artificially saturated, then sheared under varying normal loads at a constant rate of strain of 0.05 inches per minute. Results are graphically presented on Plate B-7.

R-Values

An R-Value test was performed on a selected sample of on-site soil by Zeiser Kling Consultants of Santa Ana in accordance with California Test No. 301. Test results are presented on Plate B-8.

LABORATORY MAXIMUM DRY DENSITY¹

Soil Type	Optimum Moisture (%)	Maximum Dry Density (pcf)
A - Clayey Sand (SC)	10.0	125

EXPANSION INDEX TEST DATA²

Soil Type	Expansion Index	Expansion Potential ³
A - Clayey Sand (SC)	51	Medium

SOLUBLE SULFATES AND CHLORIDES⁴

Soil Type	Sulfate Content (%)	Chloride Content (ppm)
A - Clayey Sand (SC)	0.0041	158

pH AND MINIMUM RESISTIVITY⁵

Soil Type	pH	Minimum Resistivity (Ohm-cm)
A - Clayey Sand (SC)	7.7	2,500

ATTERBERG LIMITS⁶

Boring Location	Liquid Limit	Plastic Limit	Plasticity Index
B-4 @ 1.5 feet	46	24	22

- (1) Per ASTM Test Method D 1557-00
- (2) Per Uniform Building Code Standard 18-2
- (3) Per UBC Table 18-I-B, "Classification of Expansive Soils"
- (4) Per California Test Method Nos. 417 and 422
- (5) Per California Test Method Nos. 532 and 643
- (6) Per ASTM Test Method D 4318-00

PLATE B-1

***GEOTECHNICAL INVESTIGATION, PROPOSED
RESIDENTIAL DEVELOPMENT, 1515 WEST
178TH STREET, GARDENA, CALIFORNIA***

THE OLSON COMPANY

***December 3, 2004
J.N. 496-04***

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EXPLORATION LOGS

APPENDIX B

LABORATORY TEST PROCEDURES

LABORATORY TEST DATA

RELIANCE LETTER

June 26, 2012

To: Los Angeles County Small Business Development Corp. dba Business Finance Center ("Lender")
1055 W. 7th St. #650, Los Angeles, CA 90017

and

U.S. Small Business Administration ("SBA")

Re: Borrower Name: ROADDEX
Project Address ("Property"): 1515 W. 178th St., Gardena, CA
Environmental Investigation Report Number(s): 6352370ESAI

Dear Lender and SBA:

Hyung Kim ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed the following "Environmental Investigation(s)" (check all that apply):

 A Transaction Screen of the Property dated _____, 20____, conducted in accordance with ASTM International's most recent standard (currently ASTM E1528-06);

 X A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated June 26, 2012, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-05). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

 A Phase II Environmental Site Assessment of the Property dated _____, 20____, conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the Property.

Reliance by SBA and Lender. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional (and Environmental Professional's firm, where applicable) makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

Insurance Coverage. Environmental Professional (and/or Environmental Professional's firm, where applicable) certifies that he or she or the firm is covered by errors and omissions liability insurance with a minimum coverage of \$1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where applicable) specifically waive(s) any dollar amount limitations on liability up to \$1,000,000.

Waiver of Right to Indemnification. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the Lender and SBA.

Impartiality. Environmental Professional certifies that (1) to the best of his or her knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.



Environmental Professional
Printed Name: Hyung Kim

(Note: The Environmental Professional must always sign this letter above. If the Environmental Professional is employed or retained by an Environmental Firm, then an authorized representative of the firm must also sign below).



Signature of representative of firm who is authorized to sign this letter
Printed Name & Title: Hyung Kim, Principal Consultant
Name of Environmental Firm: Odic Environmental
Enclosure: Evidence of Insurance



CERTIFICATE OF LIABILITY INSURANCE

OP ID: MT

DATE (MM/DD/YYYY)
03/21/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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A	<input checked="" type="checkbox"/> GENERAL LIABILITY			SISIEIL70063711	10/21/11	10/21/12	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIAB LITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
	<input checked="" type="checkbox"/> CPL						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE L MIT APPL ES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMPI/OP AGG \$ 2,000,000
							\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY			SISIPCA08215911	09/14/11	09/14/12	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$
							\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB			SISIXNV71026111	10/21/11	10/21/12	EACH OCCURRENCE \$ 4,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB						AGGREGATE \$ 4,000,000
	<input type="checkbox"/> CLAIMS-MADE						\$
	DEDUCTIBLE						\$
	<input checked="" type="checkbox"/> RETENTION \$ 0						\$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			57 WEC VV8104	04/11/12	04/11/13	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPR ETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	N/A				E.L. EACH ACC DENT \$ 1,000,000
	If yes, describe under DESCR PTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<input checked="" type="checkbox"/> Professional Liab			SISIEIL70063711	10/21/11	10/21/12	Ea Claim 1,000,000
	"Claims Made"			SUBJECT TO GL AGGREGATE			Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Umbrella policy provides additional limits/coverage over primary General Liability, Contractors Pollution Liability, Professional Liability, Auto Liability and Employer's Liability

CERTIFICATE HOLDER**CANCELLATION**

General Info	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Subject Property Address

1515 W. 178th St.

Gardena, CA

Odic Project Number

6352370ESAI

Report Date

6/26/2012

Prepared for

Plaza Bank

Los Angeles County Small Business Development Corp. dba Business Finance Center

US Small Business Administration

Odic Environmental

*Environmental Consulting and Real Estate Due Diligence
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6/26/2012

Plaza Bank

Los Angeles County Small Business Development Corp. dba Business Finance Center

US Small Business Administration

Attached please find our PHASE I ENVIRONMENTAL SITE ASSESSMENT, ("the Report") for the above-mentioned Subject Property. This report has been prepared by Odic for the Client under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither Odic, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties, and has no personal bias with respect to the parties involved.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The Report speaks only as of its date, in the absence of a specific written update of the Report, signed and delivered by Odic.

There are no intended or unintended third party beneficiaries to this Report, unless specifically named. Odic is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction. Thank you for the opportunity to prepare this Report, and assist you with this project. Please call us if you have any questions or if we may be of further assistance.

Respectfully Submitted,

Hyung Kim

Principal Consultant, P.E., NV-
CEM, REA



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EXECUTIVE SUMMARY

ODIC Environmental (ODIC) performed a Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this Report.

REPORT COMPONENT	SUMMARY OF FINDINGS
<p>Subject Property Characteristics (Current Tenant and Site Description)</p>	<p>The subject property is addressed 1515 West 178th Street, Gardena, Los Angeles County, California 90248.</p> <p>The subject property consists of a 4.5-acre rectangular-shaped parcel of land occupied by a 95,090-square-foot single-story office/warehouse structure. The subject property is currently occupied by RoadEx America, Incorporated, a freight transportation business. Merchandise is warehoused prior to being transported. A gated asphalt-paved yard is located on the western side of the property accessing loading docks along the western side of the building. A gated asphalt-paved parking lot is located along the eastern side of the building. Additional vehicle parking is present on the south side of the building. A concrete-paved area covered with a canopy is attached to the north side of the subject building.</p>
<p>Summary of Property Reconnaissance</p>	<p>The subject property office/warehouse building is occupied by a freight transportation business. Merchandise is warehoused prior to being transported. The business primarily ships paper products overseas to be recycled. The building interior is comprised of rows of compressed paper products stacked through the majority of the warehouse area. No truck fueling or maintenance is performed at the subject property. Site reconnaissance revealed no evidence of underground storage tanks, clarifiers, sumps, hazardous materials, or other environmental concerns.</p> <p>No RECs (Recognized Environmental Conditions) were observed during the site reconnaissance.</p>
<p>Historical Use of Subject Property and Vicinity</p>	<p><u>Summary of Historical Property Use:</u></p> <p>Historical topographic maps and aerial photographs depict the subject property as primarily occupied by strawberry fields from at least 1896 until the late 1930s. Several small buildings were constructed on the subject property sometime between 1938 and 1947. These structures were demolished in preparation for construction of the current building in 1961. From 1961 until approximately 1987, the subject building was occupied by Globe Illumination Company, a manufacturer of lighting fixtures. From 1987 until 2007, the subject property has been occupied by commercial/light industrial tenants including: Malco Company, Ortho Mattress, Cintek Systems, Incorporated, and a 99-Cent store merchandise distribution warehouse. From 2007 until 2011, HK Transportation, Incorporated occupied the building. From 2011 until present, the site has been occupied by RoadEx America, Incorporated.</p> <p><u>Summary of Vicinity Use:</u></p> <p>The subject property vicinity was agricultural until regional development began in the mid-1950s. The immediate site vicinity has been industrial/residential since that time.</p>
<p>Federal, State and Local Agency Concerns</p>	<p>The subject property is listed on the following environmental regulatory databases: EMI, RCRA-SQG, FINDS, CERCLIS-NFRAP, ENVIROSTOR, Los Angeles County HMS, Los Angeles County Mitigation and CHMIRS. These listings are in reference to the previous tenant (Globe Illumination Company). See Section 4.2 and 5.0 for details.</p>
<p>Potential Off-site Sources</p>	<p>No RECs (Recognized Environmental Conditions) were identified.</p>

REPORT COMPONENT	SUMMARY OF FINDINGS
Non-CERCLA Items	Based on the construction date, asbestos-containing building materials and lead-based paints could be present. An asbestos and lead-based paint survey was not included in the current scope of services.
Inaccessible or Un-surveyed Portions of Subject Property	Full access to the entire property was provided to ODIC, and there were no notable portions of the Subject Property excluded from the survey and field inspection.
Data Gap	No significant data gaps were identified during the course of this Phase I Environmental Site Assessment.

Refer to Section 7.0, Recommendations and Opinions.

1.0 SCOPE OF WORK & LIMITATIONS

The primary purpose of this *Phase I Environmental Site Assessment Report* (the *Report*) is to assist *Client*, in its underwriting of a proposed mortgage loan on the Subject Property, and to identify *Recognized Environmental Conditions (RECs)* in connection with the Subject Property described in this *Report*. The investigation was conducted in accordance with the *Client's* Environmental Site Assessment scope of work for the use and benefit of the *Client*, its successors, and assignees and the U.S. Small Business Administration (U.S. SBA) if financing is to be authorized by U.S. SBA. It is based, in part, upon documents, writings, and information owned, possessed, or secured by the *Client*. Neither this report, nor any information contained herein, shall be used or relied upon for any purpose by any other person or entity without the express written permission of the *Client*.

This report has been prepared by ODIC Environmental (ODIC) for the *Client* under the professional supervision of the principal and/or senior staff whose seal(s) and signature(s) appear hereon. Neither ODIC, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The purpose of this practice is to define good commercial and customary practice for conducting an *environmental site assessment* of a parcel(s) of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a *user (Client, Purchaser, Lender, Owner)* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections,*" or "*LLPs*"): that is, the practice that constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

Controlled substances are not included within the scope of this standard. Persons conducting an *environmental site assessment* as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of *business environmental risk* associated with a parcel of *commercial real estate* may necessitate investigation beyond that identified in this practice.

In defining a standard of good commercial and customary practice for conducting an *environmental site assessment* of a parcel of *property*, the goal of the processes established by this practice is to identify *recognized environmental conditions (RECs)*. The term *recognized environmental conditions (RECs)* means the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *RECs*.

ODIC has performed this *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-05.

SCOPE OF WORK

This *Report* was prepared for the exclusive use of *Client*. This *Report* has been prepared in accordance with our *Standard Conditions For Engagement and Authorization Letter and Agreement for Environmental Services* approved and signed by *Client*, and with the limitations described below, all of which are integral parts of this *Report*. A copy of the signed *Standard Conditions For Engagement and Authorization Letter and Agreement for Environmental Services* is maintained at the ODIC Environmental, Los Angeles, California office.

The information reported was obtained through sources deemed reasonably ascertainable, as defined in ASTM E1527-05; a visual site survey of areas readily observable, easily accessible or made accessible by the property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property. Municipal information was obtained through file reviews of reasonably ascertainable standard government record sources, and interviews with the authorities having jurisdiction over the *property*. Findings, conclusions and recommendations included in the *Report* are based on our visual observations in the field, the municipal information reasonably obtained, information provided by the *Client*, and/or a review of readily available and supplied documents.

ODIC renders no opinion as to the *property* condition at un-surveyed and/or inaccessible portions of the Subject Property, which are described below. ODIC relies completely on the information, whether written, graphic or verbal, provided by the property contact or as shown on any documents reviewed or received from the property contact, owner or agent, or municipal source, and assumes that information to be true and correct. The observations in this *Report* are valid on the date of the survey. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, ODIC renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the Subject Property or structure. In addition, ODIC renders no opinion as to the presence of, or indirect evidence relating to, petroleum products or hazardous substances where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

The conclusions provided by ODIC are based on the information obtained by visual survey of the Subject Property, and information provided by agents representing the Subject Property, or agents of the owner. In addition, ODIC has relied on certain information provided by state and other referenced parties, and on information contained in the files of federal, state and/or local agencies available to ODIC at the time of the assessment. Although there may have been some degree of overlap in the information provided by these various sources, ODIC did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of these *Environmental Services*.

CERCLA Requirements Other Than *All Appropriate Inquiry* (ASTM E1527-05 1.1.3) - This practice does not address whether requirements in addition to *All Appropriate Inquiries* have been met in order to qualify for the *LLPs* (specified in 42 U.S.C. §9607(b)(3)(a) and (b) including the continuing obligation not to impede the integrity and effectiveness of *Activity and Use Limitations*), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

It is acknowledged that ODIC's judgments shall not be based on scientific or technical tests or procedures beyond the Scope of Services or beyond the time and budgetary constraints imposed by the *Client*. It is acknowledged further that ODIC's conclusions shall not rest on pure science but on such considerations as economic feasibility and available alternatives. *Client* also acknowledges that, because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement with respect to such Services, are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, ODIC shall use that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality. The standard of care shall be determined solely at the time the Services are rendered and not according to standards utilized at a later date. The Services shall be rendered without any other warranty, expressed or implied, including, without limitation, the warranty of merchantability and the warranty of fitness for a particular purpose.

The ASTM Standard E1527-05 does not encompass analytical testing to evaluate Asbestos Containing Materials (ACM), radon, lead-based paint (LBP), drinking water quality, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, mold, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Such additional information regarding non-ASTM E1527-05 issues may be provided merely for the *User's* convenience, and cannot be used to bind this report as a whole to the compliance and conformance with ASTM guidelines. No disassembly of systems or building components or physical or invasive testing is to be performed unless Contract Engagement specifically calls for such testing as an additional scope of work. ODIC has performed this *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-05. This *Report* may not include all

environmental conditions which can materially impact the Subject Property other than those defined as RECs in ASTM E1527-05.

As our standard procedure and scope of work defined by ASTM E1527-05, ODIC is not contracted to perform *Environmental Liens* and *Activity and Use Limitations (AULs)* searches via title records, and such is beyond the scope of services included in this report.

This *Phase I Environmental Site Assessment* did not necessarily comply with the ASTM “Standard Practice for Assessment of Vapor Intrusion into Structures on Property” (Standard Practice E 2600 - 08). For assessment of potential vapor intrusion in the subject building(s) and to determine if a “vapor intrusion condition” (VIC) exists on-site, additional investigation beyond ASTM E1527-05 is required.

Business Environmental Risk is defined as a risk, which can have material environmental impact, or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to the issues requiring investigation. Activity and Use Restrictions arising from Business Environmental Risk or Compliance Violation are defined as restrictions on the use of, or access to, a site/facility to (1) reduce or eliminate exposure to hazardous substance onsite, or (2) prevent activities that could interfere with a response action either as Engineering Controls or Institutional Controls. Evaluation of Business Environmental Risks was not within the scope of services included in this report.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The *Report* speaks only as of its date, in the absence of a specific written update of the *Report*, signed and delivered by ODIC.

Additional information that becomes available after our survey and report submission concerning the Subject Property should be provided to ODIC so that our conclusions may be revised and modified if necessary, at additional cost. This *Report* has been prepared in accordance with our *Standard Conditions for Engagement*, which is an integral part of this *Report*.

Adjoining sites, neighboring sites or surrounding properties mentioned in this *Report* are defined only up to one parcel immediately next to the Subject Property, and ODIC will only check immediately adjoining properties to identify historical use of the surrounding areas via historical sources or data on such adjoining properties, and/or walk-through visual inspection along Subject Property’s perimeters to identify obvious signs of environmental concerns.

It is often not possible (under “*reasonably ascertainable*” clause of ASTM guideline) to identify every single historical business tenants or occupants of the Subject Property. ODIC cannot be liable for not identifying all such past tenants or occupants of the project site.

INDEPENDENT CONTRACTOR STATUS / PROFESSIONAL RESPONSIBILITY

In performing Services under the mutually agreed contractual agreement and verbal engagement, ODIC operates as, and has the status of, an independent contractor. Subject to any limitations established by the *Client* as to the degree of care and amount of time and expenses to be incurred and any other limitations contained in the mutually agreed contractual agreement and verbal engagement, ODIC performs the Services consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances at the time the Services are performed. *Client* hereby acknowledges that whenever a Project involves hazardous or toxic materials there are certain inherent risk factors involved (such as limitations on laboratory analytical methods, variations in subsurface conditions, economic loss to *Client* or property owner, a potential obligation for disclosure to regulatory agencies, a potential for a decrease in market value of real property, and the like) that may adversely affect the results of the Project, even though the Services are performed with such skill and care. No other representation, warranty, or guarantee, express or implied, is included or intended by the mutually agreed contractual agreement and verbal engagement.

QUALIFICATION STATEMENT OF ENVIRONMENTAL PROFESSIONAL

ODIC states that this *Phase I Environmental Site Assessment* was performed under *Environmental Professional (EP)*'s direct supervision, that he/she has prepared and/or reviewed and approved the report, and that the methods and procedures utilized in the development of this report conform to minimum industry standards using both the American Society for Testing Methods (ASTM) Standard E1527-05 and the United States – Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) as guidelines. ODIC certifies that ODIC's *Environmental Professionals* and Subcontractors are properly licensed and/or certified to conduct *Phase I Environmental Site Assessments*.

ODIC's EP declares that, to the best of his/her professional knowledge and belief, he/she meets the definition of *Environmental Professional* as defined in 40 CFR Part 312. ODIC's EP who prepared this assessment possesses the specific qualifications based upon education, training and experience to assess a property of the nature, history, and setting of the subject Property. ODIC has developed and performed the "*All Appropriate Inquiries*" in accordance with the standards and practices as defined in 40 CFR Part 312.

ABBREVIATIONS:

ODIC may use various abbreviations to describe various site, building, or system components or legal descriptions. Not all abbreviations may be applicable to all reports. Abbreviations most often used are defined below.

AAI	All Appropriate Inquiries	MCL	Maximum Contaminant Level
ACM	Asbestos-Containing Material	MDP	Main Distribution Panel
ACT	Acoustic Ceiling Tile	mg/L	Milligrams per Liter
ADA	Americans with Disabilities Act	MSDS	Material Safety Data Sheet
AHERA	Asbestos Hazard Emergency Response Act	MSL	Mean Sea Level
AHU	Air Handling Unit	MSSL	Maximum Soil Concentration Limit
AMSL	Above Mean Sea Level	MTBE	Methyl Tertiary Butyl Ether
APA	American Plywood Association	ND	None Detected
APCD	Air Pollution Control District	NFA	No Further Action (letter)
AQMD	Air Quality Management District	NPDES	National Pollutant Discharge Elimination System
AS	Air Sparging	NPL	National Priorities List
AST	Aboveground Storage Tank	O&M	Operations and Maintenance
ASTM	American Society for Testing and Materials	OVA	Organic Vapor Analyzer
AUL	Activity and Use Limitation	PCB	Polychlorinated Biphenyl
bgs	Below Ground Surface	PCE	Perchloroethylene
BOD	Biochemical (or Biological) Oxygen Demand	PEC	Potential Environmental Concern
BTEX	Benzene-Toluene-Ethylbenzene-Xylene	PEL	Permissible airborne Exposure Level
BTU	British Thermal Unit (a measurement of heat)	PERC	Perchloroethylene
BTUH	British Thermal Units per Hour	PID	Photoionization Detector
	Comprehensive Environmental Response	POTW	Publicly Owned Treatment Works
CERCLA	Compensation and Liability Act	Ppb	Parts per Billion
CESQG	Conditionally Exempt Small Quantity Generator	Ppm	Parts per Million
CFR	Code of Federal Regulations	PRG	Preliminary Remedial Goal
CMU	Concrete Masonry Unit	PRP	Potentially Responsible Parties
COCs	Chemicals of Concern	PTAC	Packaged Through-wall Air Conditioning (Unit)
DEP	Department for Environmental Protection	QAQC	Quality Assurance Quality Control
DEQ	Department of Environmental Quality	RAP	Remedial Action Plan
DOE	Department of Ecology (WA)	RCRA	Resource Conservation and Recovery Act
DOT	Department of Transportation	REC	Recognized Environmental Condition
DTSC	Department of Toxic Substances Control (CA)	RI/FS	Remedial Investigation & Feasibility Study
EIFS	Exterior Insulating Finishing System	RQ	Reportable Quantity
EP	Environmental Professional	RTU	Roof Top Unit
EPA	Environmental Protection Agency	RWQCB	Regional Water Quality Control Board (CA)
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)	SBA	Small Business Association
ESA	Environmental Site Assessment	SPCC	Spill Prevention Control and Countermeasure Plan
EUL	Expected Useful Life, Effective Useful Life	SQG	Small Quantity Generator (of hazardous wastes)

FCU	Fan Coil Unit	SVE	Soil Vapor Extraction
FEMA	Federal Emergency Management Agency	SVOC	Semi-Volatile Organic Compound
FHA	Forced Hot Air	SWPPP	Storm Water Pollution Prevention Plan
FHW	Forced Hot Water	SWRCB	State Water Resource Control Board (CA)
FID	Flame ionization detector	TAT	Turn-around time
FIRM	Flood Insurance Rate Map	TCE	Trichloroethylene
FOIA	Freedom Of Information Act	TCEQ	Texas Commission of Environmental Quality (TX)
FRT	Fire Retardant Treated plywood	TCLP	Toxicity Characteristic Leaching Procedure
GC/MS	Gas Chromatography/Mass Spectrometry	TOC	Total Organic Carbon
GFI	Ground Fault Interrupter (circuit)	TPH	Total Petroleum Hydrocarbons Note: TPHg = TPH as gasoline. TPHd = TPH as diesel fuel
GPR	Ground-Penetrating Radar	TSA	Transaction Screen Assessment
GWB	Gypsum Wall Board	UBC	Uniform Building Code
HCP	Handicapped Person	UEL	Upper Explosive Limit
HID	High Intensity Discharge (lighting)	ug/L	Micrograms per Liter
HMTA	Hazardous Materials Transportation Act	USGS	United States Geological Survey
HVAC	Heating, Ventilating and Air Conditioning	UST	Underground Storage Tank
HWH	Hot Water Heater	VAV	Variable Air Volume box
LBP	Lead-Based Paint	VCT	Vinyl Composition Tile
LDL	Laboratory Detection Limit	VOC	Volatile Organic Compound
LEL	Lower Explosive Limit	VWC	Vinyl Wall Covering
LLP	Landowner Liability Protection		
LQG	Large Quantity Generator (of hazardous wastes)		
LUST	Leaking Underground Storage Tank		

2.0 SUBJECT PROPERTY CHARACTERISTICS

2.1 PROJECT INFORMATION & PROPERTY LOCATION

Project Information	
ITEM	
ODIC Project Number	6352370-ESAI
Client Project Number	N/A
Subject Property Address	1515 West 178 th Street, Gardena, Los Angeles County, California 90248
Subject Property Name	RoadEx America, Incorporated
Property Inspection Date	June 14, 2012
Weather Condition	Cloudy
ODIC's Field Assessor	Jennifer Hoff, Environmental Consultant
ODIC's Environmental Consultant / QAQC Reviewer	Hyung Kim, Principal Consultant, P.E., REA, CHMM, NV-CEM John Winkler, Professional Geologist, REA Mary Osborne, Senior Reviewer, REA, NV-CEM
Property Location	The subject property is located on the north side of West 178 th Street, between South Denker Avenue and Evelyn Avenue.
General Setting	The general setting is industrial/residential.
Property Type	Office/Warehouse

2.2 PROPERTY IMPROVEMENT & BUILDING/LAND DESCRIPTION

Property Improvements & Building/Land Description	
ITEM	
Subject Property Description	The subject property consists of a 4.5-acre rectangular-shaped parcel of land occupied by a 95,090-square-foot single-story office/warehouse structure. The subject property is currently occupied by RoadEx America, Incorporated, a freight transportation business. Merchandise is warehoused prior to being transported. A gated asphalt-paved yard is located on the western side of the property accessing loading docks along the western side of the building. A gated asphalt-paved parking lot is located along the eastern side of the building. Additional vehicle parking is present on the south side of the building. A concrete-paved area covered with a canopy is attached to the north side of the subject building.
Estimated year of construction	1961 (according to a North American Title Company Property Profile)
Improvement Description	The subject building is a slab-on-grade, brick masonry structure with flat roofing. The interior features offices and warehouse space. Roll-up doors and loading docks are present on the west side of the warehouse, adjoining a concrete-paved area covered. Trucking cargo boxes are stored on the western parking lot. Interior components consist of drywall; drop-paneled and exposed truss ceilings; and carpet, concrete, and tiled flooring.
Other Improvements & Features including description of Unimproved Areas	None observed. The subject property is 100% improved.

2.3 *CURRENT OCCUPANTS & USE OF THE PROPERTY*

Current Occupants & Use of the Property	
ITEM	
Present Occupant	RoadEx America, Incorporated
Business Operation(s)	RoadEx America, Incorporated is freight transportation business. Merchandise is warehoused prior to being transported. The business primarily ships paper products overseas to be recycled.
Number of Occupants/Units	1/1

2.4 *MUNICIPAL SERVICES & UTILITIES*

Municipal Services & Utilities	
ITEM	
Potable Water	Golden State Water Company
Gas/Oil Source for Heating	Southern California Edison (Electric)
Electrical	Southern California Edison
Sewage Disposal System	City of Gardena
Solid Waste Disposal	Waste Management-City of Gardena

3.0 SUBJECT PROPERTY RECONNAISSANCE

3.1 LIMITING CONDITIONS

The information reported herein was obtained through sources deemed reliable, a visual site survey of areas readily observable, easily accessible or made accessible by the property contact, and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property.

No disassembly of systems or building components or physical or invasive testing was performed. ODIC renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the Subject Property. ODIC relies completely on the information, whether written, graphic or verbal, provided by the property contact or as shown on any documents reviewed or received from the property contact, owner or agent, or municipal source, and assumes that information to be true and correct. The observations in this *Report* are valid on the date of the survey. Note: Typically lenders have environmental policies where due diligence reports are valid for one year from the report date. However, such policies and standards can vary from each lender or user. For CERCLA landowner liability protection, Phase I ESA reports are valid for 180 days, per ASTM E1527-05, Section 4.6.

3.2 SUBJECT PROPERTY RECONNAISSANCE

Subject Property Reconnaissance	
ITEM	
Processes that generate or handle Petroleum Products or Hazardous Substances	None observed
Underground Storage Tanks (USTs)	None observed
Aboveground Storage Tanks (ASTs)	None observed
Fuel Islands / Dispensers	None observed
Any type of fueling systems	None observed
Containers of Hazardous Materials and/or Petroleum Products related to subject property's operations/processes	None observed
Other containers of suspect hazardous materials in drums, barrels, or other storage, or unlabeled/unidentified containers on site	None observed
Containers not attributed to current use of the Subject Property	None observed
Significant surface staining either on unpaved or paved land	None observed
Unusual areas of asphalt/cement patch or surface depressions	None observed
Stockpiled soils with visual contamination	None observed
Fill material of questionable origin / Piles	None observed
Stressed vegetation	None observed
Any type of heavy equipment or machinery of environmental concern on site	None observed
Hydraulic equipment or machinery of environmental concern (PCB-oil / hydraulic oil) such as hydraulic lifts, compactors, etc.	None observed
Drains for machinery/equipment cleaning or flushing	None observed

Subject Property Reconnaissance	
ITEM	
Wastewater treatment units & clarifiers	None observed. However, records from the Los Angeles County Sanitation district indicate that an industrial wastewater discharge unit (interceptor) was permitted in 1975 when Globe Illumination Company occupied the property. An inspection conducted in 1991 indicated that all floor sinks/drains had been sealed and the interceptor could not be located, possibly due to paving.
Evidence of onsite surface water impoundment, pits, dry wells or illegal dumping, stormwater removal and sensitive surface water features such as lagoons, ponds, and other water bodies	None observed
Drains and sumps	Two trench drains were observed on the northern exterior of the building. The drains appear to be used for stormwater runoff.
Any regulated surface wastewater discharges	None observed
Storm water or surface-water drainage system having any abnormal accumulation of petroleum or chemical run-off or foreign materials, any unusual blockage of the storm-water control system	None observed
Any stained catch basins, drip pads, or sumps	None observed
Herbicide and/or & pesticide use which poses environmental concern	None observed
Septic systems or cesspools	None observed
Wells (any irrigation wells, injection wells, abandoned wells, groundwater-monitoring wells, dry wells, septic wells, oil wells, gas wells, domestic water wells, vapor recovery wells or other-monitoring wells)	None observed
Railroad tracks or spurs	None observed
Visual evidence of improper handling/disposal or solid wastes	None observed
Other visual evidence of spills, leakage, staining, corrosion, soil/groundwater contamination	None observed
Dry-cleaning operation on site	None observed

3.3 DETAILED DESCRIPTION OF SITE RECONNAISSANCE AND ENVIRONMENTAL CONDITIONS

The subject property is a 4.5-acre parcel of land occupied by a 95,090-square-foot single-story office/warehouse building. The current tenant is a freight transportation business. Merchandise is warehoused prior to being transported. The business primarily ships paper products overseas to be recycled. The building interior is comprised of rows of compressed paper products stacked through the majority of the warehouse area. No truck fueling or maintenance is performed at the subject property. Site reconnaissance revealed no evidence of underground storage tanks, clarifiers, sumps, hazardous materials, or other environmental concerns.

No RECs (Recognized Environmental Conditions) were observed during the site reconnaissance.

3.4 NON-CERCLA ITEMS

The following table summarizes non-CERCLA issues for which the survey of interior areas of the Subject Property focused, if requested by the Client as an addition to ODIC's standard Scope of Services. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive.

NON-CERCLA ITEMS	
ITEM	LOCATION AND DESCRIPTION
Suspect asbestos-containing building materials (ACBM) in damaged condition if the structure is built prior to 1978	Based on the construction date, asbestos-containing building materials could be present. An asbestos survey was not included in the current scope of services.
Suspect lead-based paint (LBP) in damaged condition if the structure is residential and was built prior to 1978	Based on the construction date, lead-based paints could be present. A lead survey was not included in the current scope of services.
Lead in drinking water	A lead in drinking water survey was not included in the current scope of services.
Radon gas concern	A review of the EPA's Map of Radon Zones indicates that Los Angeles County falls within Zone 2, a zone of moderate radon potential. Counties located within Zone 2 have a predicted average indoor radon screening level of 2 to 4 picocuries per liter (pCi/L), generally below EPA's radon action level of 4 pCi/L for residential structures. A radon survey was not included in the current scope of services. Source: http://www.epa.gov/radon/zonemap.html
Visual evidence of Urea Formaldehyde	The sale and installation of Urea Formaldehyde Foam Insulation (UFFI) as thermal insulation began in approximately 1970, and continued until December 1980 when it was banned under the federal <i>Hazardous Products Act</i> . UFFI was installed in both new and existing buildings during this period. UFFI was not commonly used in industrial or commercial buildings. A UFFI survey was not included in the current scope of services.
Suspect PCB-oil concern with hydraulic equipment, ballasts, transformers, etc.	Pole-mounted transformers were observed on the property and in the general vicinity of the subject property. No indications of leaks or staining were observed on or below the transformer casings. The transformers are owned and operated by the regional utility company, which can indicate whether any of its transformers contain PCBs. In the event of a release of dielectric fluid from one of its transformers, the utility company typically performs the cleanup. A PCB survey was not included in the current scope of service.
Wetland, creeks, swale, pits, ponds, lagoons, or any other water bodies	Not applicable. However, based on a review of the EDR Radius Report, the site is not within a mapped National Wetland Inventory location. A wetlands survey was not included in the current scope of services.
Visual evidence of mold problems from wet areas, roof leaks, moisture around air conditioning or plumbing units	A mold survey was not included in the current scope of services.
Air quality problems (unusual smells, noxious odors, or visual emissions, air emission stacks)	Not applicable. None observed.

NON-CERCLA ITEMS	
ITEM	LOCATION AND DESCRIPTION
Is the property within a flood zone (Federal Emergency Management Agency Flood Insurance Rate Map)	Not applicable. However, based on a review of a flood zone map contained in an EDR Radius Map Report, the subject property is not within a 100-year or 500-year flood zone. A flood zone determination was not included in the current scope of work.
Regulatory compliance, Cultural and historical resources, Industrial hygiene, Health and safety, Ecological resources, Endangered species, Business Environmental Risk	These items were not included in the current scope of services.

3.5 ADJACENT PROPERTIES

For the scope of this assessment, properties are defined and categorized based upon their physical proximity to the Subject Property. An adjoining property is any real estate property whose border is contiguous or partially contiguous with the subject property, or that would be if the property was not separated by a roadway, street, public thoroughfare, river, or stream.

Adjacent Properties	
ITEM	
North	Horse stable, vacant land and a nursery
South	West 178 th Street, followed by: <ul style="list-style-type: none"> • Cox Die Casting (1528 West 178th Street) • Office/warehouse buildings (1500, 1502, 1520 and 1524 West 178th Street)
West	Mobile home park
East	Office/warehouse buildings (1487 and 1501 West 178 th Street)

3.6 PHYSICAL SETTING

TOPOGRAPHY

The Subject Property's physical location was researched employing a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the Subject Property. The USGS 7.5 Minute Quad Map has an approximate scale of 1 inch to 2,000 feet, and may show physical features with environmental significance such as wetlands, water bodies, roadways, mines, and buildings.

Physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the Subject Property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference.

The Subject Quad Map shows no physical features that may have environmentally impacted the subject property. The subject property and general area are identified as urban developed. No mines, wells, or aboveground tanks were mapped in the general area of the subject property. The elevation of the property is approximately 35 feet above mean sea level. There is a regional downslope to the east.

GEOLOGY

The subject property is in the Los Angeles Coastal Plain, in the northwest portion of the Peninsular Ranges Geomorphic Province, which extends south from Santa Monica to the tip of Baja California. The coastal Plain is bounded by the Santa Monica Mountains on the northwest, the Elysian Park and Repetto Hills on the north, the La Merced Hills, Puente Hills, Peralta/Santiago Hills, and San Joaquin Hills to the northeast, east, and southeast, and by the Newport-Inglewood Structural Zone on the south. The subject property is located on the southern portion of the Rosecrans Hills, and is within the Newport-Inglewood Structural Zone which includes anticlinal and synclinal folded sediments.

According to the State of California Department of Water Resources, Bulletin No. 104 (DWR 1961, the property is underlain by alluvium and sediments of the Lakewood Formation, which includes sand, silt, clay, and gravel. Beneath the Lakewood formation are sediments of the San Pedro Formation, which include thick layers of sand, and gravel. These upper sediments are considered to be water-bearing. Beneath these sediments are sedimentary rocks of the Pico Formation, which include folded sandstone and siltstone layers, and other undifferentiated sediments.

HYDROGEOLOGY

The property is located in within the West Basin hydrologic subarea. According to the Los Angeles County Department of Public Works Hydrologic Section, the nearest public well is located between West 190th Street and Knox Street, about 0.9 mile southwest to the subject property, and DTW (depth to water) was 102.7' bgs (below ground surface) with a ground surface elevation of 51 feet above msl (above mean sea level), last measured on April 22, 1999. The nearest surface water is the Dominguez Channel, located approximately 0.13 miles north. Based on information obtained from the California Geotracker Database, depth to groundwater is expected to be approximately 20-25 feet bgs.

While groundwater flow direction at the Subject Property cannot be confirmed without survey measurement of static groundwater level at triangulated points, it is expected to flow in the direction of surface topographical contour, or toward the wetland or nearest water body or discharge basin (percolation channel).

It is important to note that groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

SOURCES OF DATA

Current USGS 7.5 Minute Topographical Map
EDR Radius Map Report
California Department of Water Resources (CDWR) Bulletin 104-A, 1961
California Water Resources Control Board Geotracker online database
Los Angeles County Department of Public Works Hydrologic Section
Phase I Environmental Site Assessment Report by AEI Consultants, July 2, 2007

4.0 SUBJECT PROPERTY AND VICINITY HISTORY

4.1 HISTORICAL RECORDS SEARCH RESOURCES

HISTORICAL RECORDS RESEARCH RESOURCES	
ITEM	REFERENCE SOURCE
Previous Environmental Reports	<ul style="list-style-type: none"> • Phase I Environmental Assessment Report, by Targhee, Incorporated, dated July 23, 1990 • Limited subsurface investigation, Targhee, Incorporated, dated July 24, 1990 • Report of Drilling and Soil Sampling, Targhee, Incorporated, dated August 20, 1990 • Closure Report for the Subject Property, by Pomona Valley Environmental, dated May 1991 • Phase II Environmental Site Assessment for the Subject Property, by Secor dated December 2, 2004 • Soil and Soil Gas Investigation Report by Terracon, dated April 3, 2007 • Phase I Environmental Site Assessment Report by AEI Consultants, dated July 2, 2007 • Phase I Environmental Site Assessment Report by ODIC Environmental, dated June 24, 2008. • Phase I Environmental Site Assessment Report by ODIC Environmental, dated October 2011
Sanborn Map Company Fire Insurance Maps	No map coverage is available for the subject property and immediate vicinity.
Historical Aerial Photographs	Environmental Data Resources, Inc. (EDR)-supplied aerial photographs
Historical City Directories	EDR City Directory Abstract
Building/Planning Department Zoning/Land Use Records	<ul style="list-style-type: none"> • City of Gardena Building Department • North American Title Company Property Profile
Recorded Land Title Records	Not researched for this project or provided to ODIC for review
Historical Topographic Maps	EDR-supplied USGS topographic maps
Oil & Gas Maps	Department of Conservation, Division of Oil, Gas & Geothermal Resources, corresponding Wildcat and District Maps for the subject property and immediate vicinity
Interviews	Mr. Casey Mungo, Daum Commercial Real Estate (broker)
Property Tax Files	N/A
Other Historical Records	N/A

4.2 PREVIOUS ENVIRONMENTAL REPORTS

ODIC was provided with previous Environmental Site Assessments and environmental studies performed for the Subject Property.

Phase I Environmental Assessment for the Subject Property, by Targhee, Incorporated, dated July 23, 1990

At the time of this assessment the site was occupied by a vacant industrial building (current building). The building was formerly occupied by Globe Illumination, a manufacturer of light fixtures. The company went bankrupt and ceased operations in 1989.

Review of the Department of Health Services file revealed a 1985 Preliminary Assessment Study. The study was the result of a 1984 drive-by inspection that “recorded the presence of barrels surrounded by a white residue at the side of the building. An above-ground tank was used for waste storage.” Chlorinated solvents were reportedly used. The assessment determined no further action was required.

Review of Los Angeles Waste Management Division listing of permitted underground tanks “indicates the existence of File Number 5277 (Temp.), issued to Globe Illumination, located at the subject address. Additional correspondence pertaining to an Industrial Waste Discharge Permit was in the file. Records indicated that no chlorinated solvents were used by Globe Illumination.

City of Gardena building permits revealed an original construction permit for 1961 for the current building. A 1971 permit for the installation of a spray booth was issued through 1988.

The former occupant was Globe Illumination. Several 55-gallon drums and 5-gallon containers were located on the northern portion of the site. Heavy staining was observed. This area was slightly elevated over an abandoned railroad spur. A rectangular trough was observed with heavy staining at the discharge point. Hydrocarbon odor was apparent. The building interior was formerly used as the production. The concrete was observed to be in poor condition, however no stains were observed.

In the southeast corner of the building was a small room used for flammable liquid storage. Heavy staining and deteriorated floors was observed. Paints were reportedly stored in this room.

Three adjacent potential sites of concern were identified.

Limited Subsurface Investigation for the Subject Property, by Targhee, Incorporated, dated July 24, 1990

Two soil samples (B-1-6” and B-1-2”) were collected from an unpaved area on the north side of the facility in the area of heavy staining. A grab sample of free liquid (FD-1) was collected from the floor drain in the former storage room. The samples were analyzed for total hydrocarbon using EPA Method 418.1 and halogenated organic compounds by EPA Method 8020.

Results indicated “subsurface contamination is present at potentially significant levels at the rear of the facility below the trough.” Chlorinated organic compounds and aromatic compounds were detected in the standing water in the floor drain.

Additional subsurface investigation was recommended.

Report of Drilling and Soil Sampling for the Subject Property, by Targhee, Incorporated, dated August 20, 1990

Four soil borings were drilled near the northern edge of the building. Soil samples were collected at 5 and 10 feet bgs and analyzed for heavier hydrocarbon species (oils, greases, etc.) using EPA Method 418.1. Petroleum hydrocarbon contamination was detected, however “it is at levels which present minimal environmental concern.” Together with previous results indicated “minimal vertical migration of the contamination had occurred. Contamination appears to be concentrated at the outfall located at the center rear of the building and spreads to the east and west along the railroad spur.”

Closure Report for the Subject Property, by Pomona Valley Environmental, dated May 1991

Approximately 397.40 tons of contaminated soils were excavated from the north side of the building. Soils were observed to be heavily stained with an odor. No further action was recommended. (Note: followup investigation was required by the Los Angeles County Fire Department for assessment of VOCs and metals in soil, completed by Terracon in 2007).

Phase II Environmental Site Assessment for the Subject Property, by Secor dated December 2, 2004

Secor performed a Phase I ESA in 2004.

- Their review of the 1990-1991 investigation reported inconsistent lab results. This was identified as a REC.
- One adjacent site at 1500 West 178th Street has impacted soil and groundwater. Groundwater reportedly flows away from subject property, however impacts to groundwater were reported upgradient at a monitoring well located adjacent to the subject property. This was identified as a REC.
- The subject property was historically used for agricultural use was identified as historical site use. This was identified as a REC.
- A damaged wood pallet with chemicals (paint and graffiti remover and rust converter and neutralizer were located in the northwest corner of building. This was identified as a REC.
- Former use of a clarifier “to process generated waste fluids prior to discharge to sewer.” It was reportedly abandoned in place with no regulatory oversight. This was identified as a REC.

In September 2004, SECOR advanced ten soil borings. Soil samples were collected at 5-foot intervals. SB-1 was drilled in the northwest parking area to assess potential impact from the adjacent site (1500 West 178th Street). Samples were analyzed for VOCs using EPA Method 8260B. VOCs were not detected above laboratory reporting limits. However, cis-1,2-dichlorethene was detected at 3.4 ug/L and TCE was detected at 0.9 ug/L. Both concentrations are below the Title 22, California Code of Regulations MCLs.

SB-3 and SB-4 were drilled in the vicinity of the former clarifier and solvent wash area to a depth of 10 feet bgs. Samples were analyzed for VOCs using EPA Method 8260B and for TEPH using modified EPA Method 8015B. VOCs and TEPH were not detected above laboratory reporting limits.

SB-2 was drilled near an abandoned floor drain in former chemical storage area. Samples were analyzed for VOCs using EPA Method 8260B. o-Xylene was detected at a concentration of 0.002 mg/kg at 12 feet bgs. This was well below the US preliminary remediation goal (PRG) for residential soils.

Four soil samples were collected at 12 feet bgs from SB-2, SB-3, SB-5 and SB-7 and analyzed for pesticides using EPA Method 8081A. Samples results indicated contaminants were below the preliminary remediation goal values.

SB-5 was drilled in the area of the chemical pallet storage. Samples were analyzed for VOCs using EPA Method 8260B. VOCs were not detected above laboratory reporting limits.

SB 6 and SB-7 were drilled and extended under the building to determine if former chemically impacted soils had been adequately removed in the former remedial area. SB-8, SB-9 and SB-10 were drilled in former excavation areas. Samples were analyzed for TEPH using modified EPA Method 8015B and VOCs using EPA Method 8260B. Results indicated contaminants were well below PRG values.

No further action was recommended for the onsite contamination.

Soil and Soil Gas Investigation for the Subject Property by Terracon, dated April 3, 2007

Note: reference to a Phase I ESA (August 2006) completed by Terracon is noted in the AEI Phase I ESA report. At the time of Terracon’s soil and soil gas investigation, the subject site was occupied by a 99-Cent store merchandise distribution warehouse. Terracon conducted the investigation at the direction of the Los Angeles County Fire Department (LACFD), in response to findings from a previous subsurface investigation conducted at the site in 2004.

Terracon advanced 20 soil borings to 15 feet below grade. Soil samples were analyzed for the presence of metals and pesticides. Soil gas samples were collected from the 15 boring locations, and were analyzed for the presence of Volatile Organic Compounds (VOCs). Laboratory analysis of the soil samples indicated that no pesticides were present, and detected metals were within naturally-occurring concentrations. Soil gas analyses revealed the presence

of low concentrations of PCE, 1,1-DCE, Freon 113, TCE, and benzene. Soil vapor results were summarized as follows:

- VOCs were not detected at or above their respective reporting limits in the soil vapor probes sampled from twelve (12) of the twenty (20) borings (B-3, B-5, B-6, B-8, B-9, B-12, B-13, B-14, B-16, B-17, B-18, and B-19).
- VOCs were not detected in any of the soil vapor probes sampled beneath the warehouse building, except for B-7, where PCE was reported in a concentration of 300 $\mu\text{g}/\text{m}^3$ in the sample collected from the 5 foot bgs probe. This result (300 $\mu\text{g}/\text{m}^3$) exceeds the residential CHHSL (180 $\mu\text{g}/\text{m}^3$), but is well below the industrial CHHSL (603 $\mu\text{g}/\text{m}^3$).
- Chlorinated hydrocarbons (1,1-DCE and Freon 113) were detected in soil vapor probes at B-1, B-2, and B-10 located in the northwest corner of the property.
 - 1,1-DCE was reported in concentrations of 2,800 $\mu\text{g}/\text{m}^3$ and 3,300 $\mu\text{g}/\text{m}^3$ in the samples collected from the 5 foot and 15 foot bgs probes at B-1, respectively. A concentration of 3,000 $\mu\text{g}/\text{m}^3$ of 1,1-DCE was also reported in the duplicate soil vapor sample collected from the 5 foot bgs probe at B-1. At the time of this report, a CHSSL for 1,1-DCE has not been established.
 - Freon 113 was reported in the soil vapor samples collected from the shallow probe at B-1 (900 $\mu\text{g}/\text{m}^3$), and in the deeper probes at B-1 (700 $\mu\text{g}/\text{m}^3$), B-2 (500 $\mu\text{g}/\text{m}^3$), and B-10 (600 $\mu\text{g}/\text{m}^3$). At the time of this report, a CHSSL for Freon 113 has not been established.
- Chlorinated hydrocarbons (PCE and TCE) were also detected in the soil vapor probes in B-4 and B-7, located in the north central portion of the property.
 - PCE was reported at 300 $\mu\text{g}/\text{m}^3$ in the sample from the 5 foot bgs probe at B-7 (as described above) and also in the sample from the 15 foot bgs probe at B-4. These results for PCE are slightly higher than the residential CHHSL (180 $\mu\text{g}/\text{m}^3$) but lower than the industrial CHHSL (603 $\mu\text{g}/\text{m}^3$) for PCE.
 - TCE was reported in a concentration of 600 $\mu\text{g}/\text{m}^3$ for the sample from the 15 foot bgs probe at B-4. This concentration slightly exceeds the residential CHHSL (528 $\mu\text{g}/\text{m}^3$) but lies well below the industrial CHHSL (1,770 $\mu\text{g}/\text{m}^3$) for TCE.
- Benzene was detected in six (6) soil vapor samples from B-10, B-11, B-15, and B-20, located along the western and eastern margins of the property. At B-20, a benzene concentration of 200 $\mu\text{g}/\text{m}^3$ was reported for the soil vapor sample collected from the 5 foot bgs probe, a value that exceeds both the residential and industrial CHHSLs of 36.2 and 122 $\mu\text{g}/\text{m}^3$, respectively. Benzene was not detected in the soil vapor sample collected from the 15 foot bgs probe at B-20. For the remaining five (5) samples from B-10, B-11, and B-15, benzene concentrations were reported as 100 $\mu\text{g}/\text{m}^3$, higher than the residential CHHSL, but below the industrial CHHSL.

The distribution of these VOCs indicated that contamination was localized and did not represent a significant environmental impact. Terracon recommended no further action.

A May 17, 2007 letter issued by the LACFD provided the following statement:

Based on information provided in the report and with the provision that the information was accurate and representative of existing conditions, we concur with your consultant that the known contamination has been satisfactorily mitigated for the current use or other commercial/industrial uses. The Site Mitigation Unit of this Department has no further requirement or restriction relating to this site at this time.

Phase I Environmental Site Assessment for the Subject Property, by AEI Consultants, dated July 2, 2007

Pertinent information from AEI's report is summarized below:

Prior to 1961, the subject property was mostly vacant and developed with two small buildings. In 1961, the current subject building was constructed and occupied by Globe Illumination Company until around 1987. Since 1987, the subject property has been occupied by the commercial tenants; Malco Company, Ortho Mattress, and Cintek Systems, Inc. prior to being occupied by HK Trucking, Inc.

No on-site Recognized Environmental Conditions (RECS) were identified by AEI. However, the following Historical RECs (HRECs) were identified by AEI.

- A Phase I Environmental Site Assessment was conducted by Terracon, Inc. (Terracon) on August 29, 2006. This former report stated that the former tenant (Globe Illumination Company) manufactured light fixtures from 1961 until approximately 1987. These activities resulted in subsurface contamination at the subject property which included the release of TPHg, VOCs, and heavy metals. The removal of approximately 398 tons of contaminated soil was completed at the subject property in 1991 by Pomona Valley Environmental. Subsequent confirmation sampling in the area revealed trace to low concentrations of VOCs in soil. The County of Los Angeles Fire Department requested that an additional investigation be performed to assess VOCs and heavy metals in soil vapors and soil, respectively.
- In April of 2007, Terracon conducted a Soil and Gas Investigation Report to assess the presence of VOCs, metals, and pesticides in the subsurface soil and soil vapor as a result of previous activities at the site. None of the soil samples revealed significant levels of contamination by VOCs, metals, and pesticides, and none of the soil vapor samples indicated the presence of significant levels of VOCs. Subsequently, Terracon recommended no further action on the subject property.

On May 17, 2007, The County of Los Angeles Fire Department (CLAFD) issued a letter after the review of the Soil and Gas Investigation report. The CLAFD concurred with Terracon that the known contamination had been "...satisfactorily mitigated for the current use or other commercial/industrial uses." The Site Mitigation Unit of the CLAFD recommended no further requirement or restriction related to the subject property. Refer to the previous Phase I report for additional information regarding the laboratory results and sample locations.

- Other environmental issues discussed by AEI included the observation of (2) 55-gallon drums containing waste motor oil; (2) 200-gallon ASTs containing new motor oil; and numerous 5-gallon plastic buckets containing new motor oil in a chemical storage area located at the northeastern corner of the subject property. In addition, AEI observed (9) 55-gallon drums containing antifreeze/coolant; (1) 55-gallon drum containing new motor oil; and (2) 200-gallon ASTs containing new motor oil within the truck repair area. No sign of staining or inappropriate storing/material handling was observed. Although no leaks were observed, AEI recommended secondary containment of all containers of hazardous materials on-site.
- Findings from historical aerial photographs reviewed by Terracon indicated that the subject property was previously used for agricultural purposes in the late 1920s. Thus, the potential of pesticides, herbicides, and fertilizers were used on-site. Due to the current industrial development, no further action was recommended.
- According to the regulatory database, Bee Chemical Co, located at 1500 W. 178th Street is considered the south adjoining property. On June 25th 1986, an unauthorized release of solvents, which reportedly impacted groundwater, was discovered. As of April 24, 2007 the status of this site was "facility in remedial action".

AEI recommended no further action for the subject property.

Phase I Environmental Site Assessment for the Subject Property, by ODIC Environmental, dated June 24, 2008

A Phase I Environmental Site Assessment was conducted for the Property by ODIC Environmental, dated June 24, 2008. This report indicated that the Property was primarily occupied by strawberry fields from as early as 1896 until the late 1930s. Two rectangular-shaped structures were constructed on the subject property between 1938 and 1947. The structures were demolished in preparation for construction of the current building in 1961. From 1961 to approximately 1987, the subject building was occupied by Globe Illumination Company. Since 1987, the subject property has been occupied by commercial/light industrial tenants including: Malco Company, Ortho Mattress, Cintek Systems, Inc., a 99-Cent store merchandise distribution warehouse, and by HK Trucking, Inc. (HK Transportation, Inc.).

Several containers of various automotive fluids, waste oil, grease, lubricants, and paint ranging in size from 5-gallons to 200-gallons in capacity were observed throughout the trucking repair area of the subject property. All containers were observed to be properly stored and sealed with no visual evidence of leaks or spills.

ODIC visited the Los Angeles County Department of Public Works (LADPW) on June 26, 2008 in an attempt to retrieve pertinent documentation pertaining to the subject property. The LACDPW informed ODIC that all four files listed under the subject property address were currently "open-case" files and could not be reviewed. According to LADPW, all of the open cases were related to an Industrial Waste Unit at the site. The LACDPW was not aware of any onsite contamination issues. Therefore, the open LACDPW cases were not assessed to represent an environmental concern.

ODIC recommended No Further Action based on the site conditions and available public records.

Phase I Environmental Site Assessment for the Subject Property by ODIC Environmental, dated October 4, 2011

A Phase I Environmental Site Assessment was conducted for the Property by ODIC Environmental, dated October 3, 2011. At the time of the assessment, the site was improved with the current structure and occupied by HK Trucking, Incorporated, a freight transportation business.

Several containers of various automotive fluids, waste oil, grease, lubricants, and paint, ranging in size from 5-gallons to 200-gallons in capacity, were observed in the truck repair area of the subject property. In addition, a metal cargo container is at the northeast corner of the truck repair area, housing several drums of vehicle fluids. All containers were observed to be properly stored with no visual evidence of leaks or spills. A 1,000-gallon aboveground storage tank (AST) of diesel fuel is on the southern portion of the western yard/parking area. No visual evidence of leaks/spills was observed in the vicinity of the AST. Site reconnaissance revealed no evidence of underground storage tanks, clarifiers, sumps, or other environmental concerns. No RECs (Recognized Environmental Conditions) were observed during site reconnaissance.

ODIC reviewed records from the Los Angeles County Sanitation District. Records indicated that a closure letter, dated May 17, 2007, was issued by the Los Angeles County Fire Department following review of a soil and soil gas investigation report, dated April 3, 2007, conducted by Terracon. Records also indicate that an industrial wastewater discharge unit (interceptor) was permitted in 1975 when Globe Illumination Company occupied the property. However, 1991 inspection records indicated that all floor sinks/drains have been sealed and the interceptor could not be located, possibly due to paving.

ODIC recommends No Further Action assuming continued commercial/industrial use of the site.

4.3 SANBORN MAP COMPANY FIRE INSURANCE MAPS

Sanborn Map Company maps were created for insurance underwriters from 1867 to 1970, and often contain information regarding the uses of individual structures, and the locations of fuel and/or chemical storage tanks that

may have been on a particular property. ODIC subcontracted with EDR to provide copies of Sanborn Map Company maps.

EDR responded that Sanborn Map Company fire insurance maps were not drawn for the subject property or surrounding vicinity.

4.4 HISTORICAL AERIAL PHOTOGRAPHS

ODIC reviewed aerial photographs supplied by the EDR Aerial Photo Decade Package. A summary of findings is provided below:

Historical Aerial Photographs	
DATE	DESCRIPTION
1928	Subject Property: The property is vacant or agricultural land
	Adjacent North: Vacant or agricultural land
	Adjacent South: Vacant or agricultural land
	Adjacent West: Vacant or agricultural land
	Adjacent East: Vacant or agricultural land
1938	Subject property: No obvious changes observed from previous photograph
	Adjacent North: No obvious changes observed from previous photograph
	Adjacent South: No obvious changes observed from previous photograph
	Adjacent West: No obvious changes observed from previous photograph
	Adjacent East: No obvious changes observed from previous photograph
1947	Subject property: Several small buildings are visible in the central area along the southern perimeter. The remaining area appears to be vacant or agricultural land
	Adjacent North: No obvious changes observed from previous photograph
	Adjacent South: Commercial buildings are present to the south
	Adjacent West: No obvious changes observed from previous photograph
	Adjacent East: No obvious changes observed from previous photograph
1956	Subject property: No obvious changes observed from previous photograph
	Adjacent North: No obvious changes observed from previous photograph
	Adjacent South: Commercial warehouse buildings are visible to the south
	Adjacent West: No obvious changes observed from previous photograph
	Adjacent East: Vacant land, followed by three rectangular-shape warehouse buildings to the east
1965	Subject property: The property is occupied with a square-shape commercial building (current building) with an open lot on the western portion
	Adjacent North: Vacant land, followed by a channel
	Adjacent South: Three rectangular-shaped commercial structures are visible to the south
	Adjacent West: A mobile home park is depicted to the west
	Adjacent East: Two commercial buildings, followed by more commercial buildings are to the east
1976	Subject property: Mainly unchanged, except for a rectangular-shaped extension of the building on the north side of the subject building, which appears to be a covered shed area. Vehicles are visible on the east and west sides of the structure
	Adjacent North: No obvious changes observed from previous photograph
	Adjacent South: No obvious changes observed from previous photograph
	Adjacent West: No obvious changes observed from previous photograph
	Adjacent East: No obvious changes observed from previous photograph
1989	Subject property: No obvious changes observed from previous photograph
	Adjacent North: No obvious changes observed from previous photograph
	Adjacent South: No obvious changes observed from previous photograph
	Adjacent West: No obvious changes observed from previous photograph
	Adjacent East: The property is now vacant land

Historical Aerial Photographs	
DATE	DESCRIPTION
1994, 2002, 2005,	Subject property: Parked trucks are visible on the eastern and western side of the subject building. Covered shed area is visible along the north side of the subject building
	Adjacent North: No obvious changes observed from previous photograph
	Adjacent South: No obvious changes observed from previous photograph
	Adjacent West: No obvious changes observed from previous photograph
	Adjacent East: No obvious changes observed from previous photograph

4.5 CITY DIRECTORIES

ODIC reviewed an EDR City Directory Abstract for the years spanning 1920 through 2006. These years are not necessarily inclusive. A summary of the information obtained is provided below.

Subject Property	
YEAR	BUSINESS LISTING
1920-1961	No listings
1962 1967 1970-1971 1975-1976	Globe Illumination Co.
1980	Globe Illumination Co. Petainer Inc.
1981	Petainer Inc.
1985-1986	Globe Illumination Co.
1990	MALCO Co.
1995	Ortho Mattress Inc.
2001	Cintek Systems Inc.

Adjoining Properties	
YEAR	BUSINESS LISTING
1962	MILLIGAN ROOFING CO (1501)
1964	BEE CHEMICAL CO (1500) MILLIGAN ROOFING CO (1501) DURKEE TESTING LABS MTL & PLASTCS (1520) BRUCE INDUSTRIES INC (1528)
1965	BRUCE INDUSTRIES INC (1528)
1966	BRUCE INDUSTRIES INC (1528)
1967	GILMORE & NOLAN INC (1500) BEE CHEMICAL CO (1500) MILLIGAN ROOFING CO (1501) DOUGHTYS SHEET METAL (1501) NIKOLA H C ASSOCIATES INC (1520) BRUCE INDUSTRIES INC (1528) AERO INDUSTRIES INC (1528)
1970	BRUCE INDUSTRIES INC (1528) GILMORE & NOLAN DIV OF BEE CHEMICAL CO (1500) BEE CHEMICAL CO (1500) DUROGENIC INS (1520) DURKEE TESTING LABS MTL & PLASTCS (1520) BRUCE INDUSTRIES INC (1528)

Adjoining Properties	
YEAR	BUSINESS LISTING
	BRUCE INDUSTRIES INC (1528)
1971	BEE CHEMICAL CO (1500) EMCO METAL FINISHING DIV OF BEE CHEMICAL CO (1500) GILMORE & NOLAN DIV OF BEE CHEMICAL CO (1500) DURKEE TESTING LABS METL & PLASTCS (1520) BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)
1975	BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528) BEE CHEMICAL CO (1500) BEE CHEMICAL (1500) DUROGENIC JNC (1520) DURKEE TESTING LABS METL & PLASTCS (1520) BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)
1976	BEE CHEMICAL CO (1500) DURKEE TESTING LABS METL & PLASTCS (1520) BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)
1980	BEE CHEMICAL (1500) BEE CHEMICAL CO (1500) DURKEE TESTING LABS MATL A PLASTCS (1520) DUROGENIC INC (1520) BRUCE INDUSTRIES INC AIRCRFT LIGHTNG (1528)
1981	BEE CHEMICAL CO GARDENA (1500) DURKEE TESTING LABS METL & PLASTCS GARDENA (1520) BRUCE INDUSTRIES INC AIRCRFT LIGHTING GARDENA (1528)
1985	BEE CHEMICAL CO (1500) BEE CHEMICAL (1500) DURKEE TESTING LABS MELT & PLASTCS (1520) DUROGENIC INC GARDENA (1520)
1986	DURKEE TESTING LABS METL & PLASTCS GARDENA (1520)
1990	BEE CHEMICAL CO GARDENA (1500) BEE CHEMICAL (1500) BEE CHEMICAL CO (1500) MORTON POWDER COATING (1500) SERVICE WAREHOUSE THE (1520) COX DIE CASTING CO (1528)
1995	COX DIE CASTING CO GARDENA (1528) SERVICE WAREHOUSE THE (1520) DISCOUNT BOXING SUPPLIES (1524) COX DIE CASTING CO (1528) MORTON INTERNATIONAL GARDENA (1500) MARUTO SEA VEGETABLES INC (1487) 100 OSAMU CORP (1487) F W F INC (1500) SERVICE WAREHOUSE THE (1520) I & I SPORTS SUPPLY CO INC (1524) COX DIE CASTING CO (1528)
2001	CSTRANSLINE (1487) XXXX (1500) MATSUIINTLCOINC (1501) ROGER (1520) KWASHINC (1524)

4.6 BUILDING RECORDS / PROPERTY PROFILE

Building & Planning Department Records		
DATE	DESCRIPTION	OWNER
11/14/61	Application for sewer permit	Bryant Chuby
08/11/70	Construction of new office and warehouse	Globe Illumination
11/12/73	Install 500 gallon propane tank	Globe Illumination
1987	Permit to add a spray booth	Globe Illumination
12/18/92	Re-roofing	Alex Rosenbalt
02/04/02	Abatement of noise, odor & pollution complaints	Power Trans Co Freight Systems

Property Profile:

The following property information was obtained based upon a review of a North American Title Company Property Profile:

- Current Property Owner: JMA LOGISTICS INC
- Lot Size: 4.5 Acres
- Building Size: 95,090 Square Feet
- Construction Date: 1961
- Site Use: Heavy Manufacturing

4.7 USER PROVIDED INFORMATION

USER/CUSTOMER QUESTIONNAIRE	
QUESTION	CUSTOMER TO ANSWER
<p>(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the <i>property</i> that are filed or recorded under federal, tribal, state or local law?</p>	The User has not informed ODIC of any knowledge of cleanup liens filed or recorded against the property.
<p>(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as <i>engineering controls</i>, land use restrictions or <i>institutional controls</i> that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?</p>	The User has not informed ODIC of any knowledge of activity or land use limitations associated with the property.
<p>(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the <i>user</i> of this <i>ESA</i> do you have any specialized knowledge or experience related to the <i>property</i> or nearby properties? For example, are you involved in the same line of business as the current or former <i>occupants</i> of the <i>property</i> or an adjoining <i>property</i> so that you would have specialized knowledge of the chemicals and processes used by this type of business?</p>	The User has not informed ODIC of any specialized knowledge or experience related to the property or nearby properties.
<p>(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this <i>property</i> reasonably reflect the fair market value of the <i>property</i>? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the <i>property</i>?</p>	The User has not informed ODIC of any information pertaining to the purchase price with respect to the fair market value of the property.

<p>(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or <i>reasonably ascertainable</i> information about the <i>property</i> that would help the <i>Environmental Professional (EP)</i> to identify conditions indicative of releases or threatened releases? For example, as <i>user</i>, (a.) Do you know the past uses of the <i>property</i>? (b.) Do you know of specific chemicals that are present or once were present at the <i>property</i>? (c.) Do you know of spills or other chemical releases that have taken place at the <i>property</i>? (d.) Do you know of any environmental cleanups that have taken place at the <i>property</i>?</p>	<p>The User has not informed ODIC of any commonly known or reasonably ascertainable information about the property that would identify conditions indicative of releases or threatened releases, other than as described in Section 4.10 (Interviews), if applicable.</p>
<p>(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the <i>User</i> of this <i>ESA</i>, based on your knowledge and experience related to the <i>property</i> are there any <i>obvious</i> indicators that point to the presence or likely presence of contamination at the <i>property</i>?</p>	<p>The User has not informed ODIC of any obvious indicators that point to the presence or likely presence of contamination at the property, other than as described in Section 4.10 (Interviews), if applicable.</p>

The User has not informed ODIC of any specific prior knowledge of cleanup liens, activity or land use limitations, specialized user knowledge, information about the fair market value, site history, or current site activities. Valuation and environmental information is being collected as part of due diligence measures for the associated transaction. An environmental cleanup lien/AUL search is not required from the environmental consultant as part of this investigation. Title searches shall be conducted by the User, concurrently with environmental due diligence work.

4.8 HISTORICAL TOPOGRAPHIC MAPS

ODIC reviewed historical USGS 7.5 Topographic Maps. No features of environmental concern were noted.

4.9 OIL & GAS MAPS

ODIC reviewed California Department of Conservation, Division of Oil, Gas & Geothermal Resources, corresponding Wildcat and District Maps for the subject property and immediate vicinity, but found no active or abandoned oil and/or gas wells on the subject property or in the immediate vicinity.

4.10 INTERVIEWS

Interviews with State and/or Local Government Officials:

Mr. Casey Mungo, real estate agent for Daum Commercial was interviewed by ODIC. Mr. Mungo indicated that the subject property was formerly proposed to be developed into a residential mobile home park, similar to that of the west adjoining property, during the time period Olsen Homes were interested in purchasing the subject property. Since then, there have been no other proposals to redevelop the subject property for residential use. He stated the building was constructed in the 1960s. He indicated that several previous environmental site assessments have been conducted on the subject property and a no further action letter was issued by the County of Los Angeles Fire Department in 2007. He stated the property has been occupied by a trucking company since at least 2007. He stated the current occupant does not perform any truck maintenance, repairs or fueling at the subject property.

4.11 OTHER HISTORICAL RECORDS

No other historical records were used.

4.12 SUMMARY OF HISTORICAL PROPERTY AND VICINITY USE

Summary of Historical Property Use:

Historical topographic maps and aerial photographs depict the subject property as primarily occupied by strawberry fields from at least 1896 until the late 1930s. Several small buildings were constructed on the subject property sometime between 1938 and 1947. These structures were demolished in preparation for construction of the current building in 1961. From 1961 until approximately 1987, the subject building was occupied by Globe Illumination Company, a manufacturer of lighting fixtures. . From 1987 until 2007, the subject property has been occupied by commercial/light industrial tenants including: Malco Company, Ortho Mattress, Cintek Systems, Incorporated, and a 99-Cent store merchandise distribution warehouse. From 2007 until 2011, HK Transportation, Incorporated occupied the building. From 2011 until present, the site has been occupied by RoadEx America, Incorporated.

Summary of Vicinity Use:

The subject property vicinity was agricultural until regional development began in the mid-1950s. The immediate site vicinity has been industrial/residential since that time.

4.13 DATA GAPS

ASTM E1527-05 and the US-EPA AAIs require that the report identify and comment on significant data gaps that affect the ability of the *environmental professional* to identify *Recognized Environmental Conditions*.

ODIC was not contracted to order a Preliminary Report or Environmental Liens Search, and the User did not provide ODIC with information on potential environmental cleanup liens. Although this is considered a data gap, ODIC does not consider this significant, given the available resources for the site and our research on the property.

No significant data gaps were identified during the course of this Phase I Environmental Site Assessment.

5.0 REGULATORY RECORD SEARCH

5.1 PROCEDURE

The most current databases sources maintained by state and federal offices were provided by governmental record search database suppliers. Such databases were searched for properties with reported environmental issues within radii specified by ASTM Standard E1527-05, either by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded “orphan” properties within the same zip code. The database report is included as an appendix to this *Report*. The database report may identify a certain “orphan sites” which are those facilities that could not be mapped or geocoded due to inadequate address information. We attempted to locate the facilities via various mapping programs, but cannot be held liable for not correctly locating these orphan sites to determine their impact to the Subject Property.

The subject property address was identified on the following environmental regulatory agency databases: EMI, RQRA-SQG, FINDS, CERCLIS-NFRAP, ENVIROSTOR, Los Angeles County HMS, Los Angeles County Mitigation and CHMIRS.

EMI: Emissions Inventory Data: This is a database of toxic and criteria pollutant emissions data collected by the Air Resources Board (ARB) and local air pollution agencies.

GLOBE ILLUMINATION CO
1515 W. 178TH ST.
GARDENA, CA 90247

EMI

N/A

The subject property is listed as an EMI facility in association with fugitive emissions associated with the former tenant Globe Illumination Company. The subject property reportedly emitted approximately 27 tons of organic hydrocarbon gases and 19 tons of carbon monoxide in 1987. Records from the City of Gardena Building Department also stated that several noise and air pollution complaints occurred which were abated in 2002.

RCRA-SQG: RCRA hazardous waste generators are identified as Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQGs). RCRA LQGs are identified as those facilities, which generate at least 1,000 kilograms (2,200 pounds) of non-acutely hazardous waste (or 1 kilogram of acutely hazardous waste) in any calendar month. RCRA SQGs are identified as those facilities that generate less than 1,000 kilograms of non-acutely hazardous waste in any calendar month. A CESQG is a business that is exempt from most state and federal hazardous waste disposal regulations, as long as it generates very small quantities of hazardous waste and ensures delivery of its waste to a facility that is permitted to receive it. Specifically, a CESQG: 1) Generates no more than 100 kilograms (about 220 pounds or 25 gallons) of hazardous waste in any calendar month; 2) Generates no more than 1 kilogram (about 2.2 pounds) of acutely hazardous waste in any calendar month; and 3) Never accumulates more than 1000 kilograms of hazardous waste on-site.

GLOBE ILLUMINATION COMPANY
1515 W 178TH ST
GARDENA, CA 90248

CERC-NFRAP
RCRA-SQG
FINDS
ENVIROSTOR
Status: Refer: Other Agency

CAD008388506

The subject property appears on the RCRA-SQG database in association with waste oil/antifreeze generated at the site from former auto maintenance/repair. See Section 4.2 for additional information.

FINDS: The Facility Index System: FINDS provides an inventory of over one million facilities regulated by the EPA. FINDS acts as an index to the facility's name, address, EPA ID, and the programs which regulate or contain more detailed information about the facility.

GLOBE ILLUMINATION COMPANY
1515 W 178TH ST
GARDENA, CA 90248

CERC-NFRAP
RCRA-SQG
FINDS
ENVIROSTOR
Status: Refer: Other Agency

CAD008388506

The subject property appears on the FINDS database in association with EPA-regulated activities pertaining to hazardous materials formerly used and stored on site. See Section 4.2 for additional information.

Comprehensive Environmental Response, Compensation & Liability Information System - No Further Remedial Action Planned (CERCLIS-NFRAP) Sites: CERCLIS is the EPA's compilation of sites for which the EPA has evidence of, or is investigating, a release or threatened release, of hazardous substances which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Sites to be included are identified primarily by the reporting of hazardous substances; the presence of hazardous waste Treatment, Storage and Disposal Facilities (TSDFs); or releases larger than specified Reportable Quantities (RQ), established by the EPA. CERCLIS-NFRAP sites are sites where investigation has been conducted and it has been determined that no further remedial action is planned or there was no evidence of a release.

GLOBE ILLUMINATION COMPANY
1515 W 178TH ST
GARDENA, CA 90248

CERC-NFRAP
RCRA-SQG
FINDS
ENVIROSTOR
Status: Refer: Other Agency

CAD008388506

The subject property was first identified as a CERCLIS site in September of 1985, and became an archived site in December of 1985. No further action was planned following the last preliminary site assessment in December of 1985.

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response (RESPONSE), including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

GLOBE ILLUMINATION COMPANY
1515 W 178TH ST
GARDENA, CA 90248

CERC-NFRAP
RCRA-SQG
FINDS
ENVIROSTOR
Status: Refer: Other Agency

CAD008388506

GLOBE ILLUMINATION COMPANY(FORMER
1515 W. 178TH ST.
GARDENA, CA 90248

LOS ANGELES CO. HMS
ENVIROSTOR
Status: Refer: 1248 Local Agency

N/A

The subject property is listed on the ENVIROSTOR database for a former onsite waste tank operated by the tenant Globe Illumination Company, and for "a small plant fire many years ago." Investigation of the site was previously overseen by the Department of Toxic Substances Control in reference to the previous tenant (Globe Illumination Company). Hazardous materials identified during this time period consisted of detergent and soap, acid solution without metals, unspecified acid solution, unspecified alkaline solutions, and phosphate sludge. See Section 4.2 regarding the investigation, which resulted in a "no further action" determination.

Los Angeles County Hazardous Materials System (HMS): This is a database of facilities that have been permitted to use/store hazardous materials.

GLOBE ILLUMINATION COMPANY(FORMER 1515 W. 178TH ST. GARDENA, CA 90248	LOS ANGELES CO. HMS ENVIROSTOR Status: Refer: 1248 Local Agency	N/A
GREENBOG INC 1515 W 178TH ST #B GARDENA, CA	LOS ANGELES CO. HMS	N/A
GLOBE ILLUMINATING CO 1515 W 178TH ST GARDENA, CA	LOS ANGELES CO. HMS	N/A
POWER TRANS FREIGHT SYSTEMS 1515 W 178TH ST #A GARDENA, CA	LOS ANGELES CO. HMS	N/A

The subject property appears on the Los Angeles County HMS database for its former hazardous materials use/storage. See Section 4.2 for additional information.

Los Angeles County Site Mitigation: The Los Angeles County Site Mitigation Unit is the oversight agency for the subsurface investigation at the facilities suspected with contamination.

FORMER GLOBE ILLUMINATION COMPANY 1515 W 178 ST GARDENA, CA 90248	LA Co. Site Mitigation	N/A
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The subject property is listed as a Los Angeles County Site Mitigation facility in association with the subsurface investigation at the site. The Los Angeles County Site Mitigation Unit recommended no further requirement or restriction related to the subject property. Refer to section 4.2 for additional information.

CHMIRS (California Hazardous Materials Information Reporting System): Contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

1515 178TH STREET 1515 178TH STREET GARDENA, CA 90248	CHMIRS Date Completed: 17-JUN-91	N/A
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The subject property is listed as a CHMIRS site under agency incident number 1993 and OES Incident Number 911175 regarding an unspecified incident involving a “cargo trailer/vehicle” that occurred on June 17, 1991. No further information was available.

5.2 FEDERAL AGENCY RECORDS

FEDERAL AGENCY RECORDS		
SOURCE	CRITERIA FOR MINIMUM SEARCH DISTANCE (MILES)	NO. OF PROPERTIES WITHIN SEARCH DISTANCE
NPL	1.0	1
De-listed NPL	0.5	0
CERCLIS	0.5	1
CERCLIS-NFRAP	0.5	Subject Property + 4
RCRA-CORRACTS	1.0	1
RCRA-TSDF	0.5	0
RCRA-Generator	Subject Property and Adjoining Properties	Subject Property + 3
ERNS	Subject Property Only	0
Federal IC/EC Registries	Subject Property Only	0
Other Federal List	Subject Property Only	EMI, FINDS

National Priorities List (NPL) Facilities:

The National Priorities List (NPL), also known as the Superfund List, is an EPA listing of the nation’s worst uncontrolled or abandoned hazardous waste facilities. Designation as a Superfund Site is primarily based on a score that the facility receives from the EPA’s Hazard Ranking System. These facilities are targeted for possible long-term remedial action. Such prioritized sites with significant risk to human health and the environment receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). The NPL is compiled by EPA pursuant to CERCLA, 42 U.S.C. §9605(a)(8)(B). (<http://www.epa.gov/superfund/sites/npl/npl.htm>).

One NPL site was identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DEL AMO	DEL AMO BLVD AND VERMONSE 1/2 - 1 (0.839 mi.)	0	15	

According to the EDR Radius Map Report, this site is located within the Los Angeles City limits, in proximity to the Cities of Torrance and Carson. From the early 1940s to the early 1970s, a 280-acre synthetic rubber manufacturing facility operated on the property. The facility consisted of the three following plants: a butadiene plant, a styrene plant, and a copolymer plant. The facility was dismantled in the early to mid 1970s, and the property is currently occupied by a business park. Soils and groundwater may have been impaired by VOCs including benzene, ethylbenzene, hydrogen sulfide, and naphthalene. There are 17 municipal drinking water wells within 4-miles of the Del Amo site. EPA is considering various alternatives for this site.

Del Amo Area has a status of “Final.” The EDR Radius Map report depicts the boundaries and areas affected by the groundwater contamination plume. A review of these maps shows that the subsurface at the Property is not impacted by the known groundwater contamination. Thus, Del Amo NPL site is not assessed to represent an environmental concern for the subject property.

Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS) and CERCLIS - No Further Remedial Action Planned (CERCLIS-NFRAP) Sites:

CERCLIS is the EPA’s compilation of sites for which the EPA has evidence of, or is investigating, a release or threatened release, of hazardous substances which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Sites to be included are identified primarily by the reporting of hazardous substances; the presence of hazardous waste Treatment, Storage and Disposal Facilities (TSDFs); or releases larger than specified Reportable Quantities (RQ), established by the EPA. CERCLIS-NFRAP sites are sites where investigation has been conducted and it has been determined that no further remedial action is planned or there was no evidence of a release.

One CERCLIS site was identified within the specified search radius:

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SW COR OF ARTESIA & NOR NE 1/8 - 1/4 (0.218 mi.)	131	102	

This site was initially identified as a CERCLIS site in 1981 following a site inspection in March of 1981. A preliminary site assessment was completed in December of 1982, which resulted in the subject property being assigned a low priority. Site re-inspection was completed in 1989, and followed by a site reassessment in 2006, which resulted in the site being assigned a high priority.

The Gardena Sumps site is listed as an abandoned refinery and oil field waste disposal site. The wastes are believed to have been disposed of in sumps over a 15 years period ending in the 1950s. Hazardous wastes identified on the site consist of petroleum waste products, PCBs, and some heavy metals. The hydrocarbon wastes are highly acidic and present a potential health hazard through direct contact with the skin. The DHS performed a preliminary site assessment and site investigation in 1986 to evaluate site contamination. Based on these findings, a remedial action order was issued in March of 1998 to the two property owners where the sumps exist. The landowners were required to fence and secure the site and remove materials seeping from the sumps to offsite areas. Based on the Gardena

Sump site's regulatory oversight, distance, and down-gradient location, it is not assessed to pose an environmental concern for the subject property.

Four CERCLIS-NFRAP sites were identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BEE CHEM CO</i>	<i>1500 W 178TH ST</i>	<i>SE 0 - 1/8 (0.023 mi.)</i>	<i>B11</i>	<i>64</i>
<i>ALADDIN PLASTICS INC</i>	<i>1415 W 178TH ST</i>	<i>ESE 1/8 - 1/4 (0.184 mi.)</i>	<i>F22</i>	<i>91</i>
<i>MECHANICAL METAL FINISHING</i>	<i>17804 S WESTERN AVE</i>	<i>W 1/4 - 1/2 (0.269 mi.)</i>	<i>35</i>	<i>141</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>HONEYWELL INC.</i>	<i>17300 WESTERN AVE.</i>	<i>NW 1/4 - 1/2 (0.344 mi.)</i>	<i>L42</i>	<i>174</i>

The CERCLIS-NFRAP site at 1500 West 178th Street also appears on the LUST database. Refer to the LUST section below for additional information.

None of the remaining sites listed above are suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway, no reported violations).

RCRA-CORRACTS: Corrective Action Tracking System (CORRACTS):

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require Resource Conservation and Recovery Act (RCRA) corrective action activity, which can range from site investigations to remediation. This database is also known as RCRA Violators or Corrective Action Report.

One CORRACTS sites were identified within the specified search radius:

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>EMERSON AND CUMING</i>	<i>604 WEST 182ND STREET</i>	<i>E 1/2 - 1 (0.988 mi.)</i>	<i>Q64</i>	<i>248</i>

The site listed above is not suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway, no reported violations).

Resource Conservation and Recovery Act (RCRA) Generators:

RCRA hazardous waste generators are identified as Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQGs). RCRA LQGs are identified as those facilities, which generate at least 1,000 kilograms (2,200 pounds) of non-acutely hazardous waste (or 1 kilogram of acutely hazardous waste) in any calendar month. RCRA SQGs are identified as those facilities that generate less than 1,000 kilograms of non-acutely hazardous waste in any calendar month. A CESQG is a business that is exempt from most state and federal hazardous waste disposal regulations, as long as it generates very small quantities of hazardous waste and ensures delivery of its waste to a facility that is permitted to receive it. Specifically, a CESQG: 1) Generates no more than 100 kilograms (about 220 pounds or 25 gallons) of hazardous waste in any calendar month; 2) Generates no more than 1 kilogram (about 2.2 pounds) of acutely hazardous waste in any calendar month; and 3) Never accumulates more than 1000 kilograms of hazardous waste on-site.

Three RCRA-SQG sites were identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COX DIE CASTING	1528 W 178TH ST	SSE 0 - 1/8 (0.007 mi.)	A9	59
MATSUQ INTL	1501 W 178TH ST	SE 0 - 1/8 (0.022 mi.)	B10	63
BEE CHEM CO	1500 W 178TH ST	SE 0 - 1/8 (0.023 mi.)	B11	64

The RCRA-SQG site at 1500 West 178th Street also appears on the LUST database. Refer to the LUST section below for additional information.

Neither of the remaining two sites listed above are suspected to have an adverse environmental impact on the Subject Property based on the lack of reported violations or releases of hazardous substances to the environment.

5.3 STATE AGENCY RECORDS

STATE AGENCY RECORDS		
SOURCE	CRITERIA FOR MINIMUM SEARCH DISTANCE (MILES)	NO. OF PROPERTIES WITHIN SEARCH DISTANCE
State/Tribal Equivalent NPL	1.0	4
State/Tribal Equivalent CERCLIS	1.0	Subject Property + 17
State/Tribal SWLF	0.5	3
State/Tribal LUST	0.5	10 LUST sites and 2 SLIC sites
State/Tribal UST	Subject Property and Adjoining Properties	1
State/Tribal IC/EC Registries	Subject Property Only	0
State/Tribal Voluntary Cleanup Sites	0.5	1
State/Tribal Brownfield Sites	0.5	0
Other State List	Subject Property Only	Los Angeles County HMS, Los Angeles County Mitigation, CHMIRS

State/Tribal Equivalent NPLs:

California Bond Expenditure Plan: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

One California Bond Expenditure Plan site was identified within the specified search radius:

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SOUTHWEST CORNER OF NORE 1/8 - 1/4	(0.218 mi.)	I32	105

This site also appears on the CERCLIS database. Refer to the CERCLIS section above for additional information.

RESPONSE: Identifies confirmed release sites where the California Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Four RESPONSE sites were identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>THEIM INDUSTRIES</i>	<i>1918 ARTESIA</i>	<i>WNW 1/4 - 1/2 (0.472 mi.)</i>	<i>51</i>	<i>205</i>
<i>ALS INDUSTRIES INCORPORATED</i>	<i>1942 WEST ARTESIA BOULE</i>	<i>WNW 1/4 - 1/2 (0.490 mi.)</i>	<i>O53</i>	<i>213</i>
<i>FREEMAN PRODUCTS/AVNET INC (FO</i>	<i>2040 ARTESIA BLVD</i>	<i>WNW 1/2 - 1 (0.599 mi.)</i>	<i>55</i>	<i>220</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GARDENA SUMPS</i>	<i>SW CRNR OF NORMANDIE AVNE</i>	<i>1/8 - 1/4 (0.218 mi.)</i>	<i>I33</i>	<i>106</i>

The Gardena Sumps site also appears on the CERCLIS database. Refer to the CERCLIS section above for additional information.

None of the remaining sites listed above are suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway).

State/Tribal Equivalent CERCLIS:

ENVIROSTOR: The Department of Toxic Substances Control’s (DTSC’s) Site Mitigation and Brownfields Reuse Program’s (SMBRP’s) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response (RESPONSE), including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Seventeen ENVIROSTOR sites were identified within the specified search radius, with the following sites identified within a ½ mile radius of the Property:

<i>ALADDIN PLASTICS INC</i> Status: Refer: Other Agency	<i>1415 WEST 178TH STREET</i>	<i>ESE 1/8 - 1/4 (0.184 mi.)</i>
<i>FRANCISCO’S CLEANERS</i> Status: Refer: 1248 Local Agency	<i>1830 W 182ND ST</i>	<i>SW 1/4 - 1/2 (0.421 mi.)</i>
<i>ACE TRAILOER PARK</i> Status: Certified	<i>17024 S WESTERN AVE</i>	<i>NW 1/4 - 1/2 (0.441 mi.)</i>
<i>THEIM INDUSTRIES</i> Status: Active	<i>1918 ARTESIA</i>	<i>WNW 1/4 - 1/2 (0.472 mi.)</i>
<i>ALS INDUSTRIES INCORPORATED</i> Status: Active	<i>1942 WEST ARTESIA BOULE</i>	<i>WNW 1/4 - 1/2 (0.490 mi.)</i>
<i>GARDENA SUMPS</i> Status: Active	<i>SW CRNR OF NORMANDIE AVNE</i>	<i>1/8 - 1/4 (0.218 mi.)</i>
<i>NORMANDIE ESTATE</i> Status: No Further Action	<i>16908 SOUTH NORMANDIE A</i>	<i>NNE 1/2 - 1 (0.516 mi.)</i>

The Gardena Sumps site also appears on the CERCLIS database. Refer to the CERCLIS section above for additional information.

None of the remaining sites listed above are suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway).

California Historical Abandoned Site Survey Program (CALSTATES): The Historical Abandoned Site Survey (HASS) Program, formerly the California Abandoned Sites Program Information System – ASPIS, identified certain potential hazardous waste sites. The identification of these sites were generally not made via sampling and site characterization, but as a result of file searches and drive-by “windshield” surveys. No Further Action sites are also on the CALSTATES list which have been marked for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with California Health & Safety Code.

Two Historic CALSTATES sites were identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DEL AMO	DEL AMO BLVD AND VERMONTSE 1/2 - 1 (0.839 mi.)		0	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SW CRNR OF NORMANDIE AVNE 1/8 - 1/4 (0.218 mi.)		I33	106

The Del Amo site also appears on the NPL database. Refer to the NPL section above for additional information.

The Gardena Sumps site also appears on the CERCLIS database. Refer to the CERCLIS section above for additional information.

State/Tribal SWIS / SWLF:

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

Three WMUDS/SWAT sites were identified within the specified search radius.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GARDENA SUMPS	SW COR OF ARTESIA & NOR	NE 1/8 - 1/4 (0.218 mi.)	I31	102
GARDENA-174TH & WESTERN	174TH & WESTERN	WNW 1/4 - 1/2 (0.299 mi.)	J36	142
LOS ANGELES COUNTY ROAD DEPART	ARTESIA & WESTERN	WNW 1/4 - 1/2 (0.308 mi.)	J37	143

The Gardena Sumps site also appears on the CERCLIS database. Refer to the CERCLIS section above for additional information.

The remaining two sites listed above are suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway, no reported violations).

State/Tribal LUST:

LUST: State/Tribal Leaking Underground Storage Tanks: This is a list of state sites that have reported leaking underground storage tanks. A site may be placed on a LUST list by reporting that the tank system(s) failed tank testing, that routine monitoring of tank’s system(s) showed evidence of leakage, or that verification sampling during tank removal showed subsurface contamination.

SLIC: Spills, Leaks, Investigations, and Cleanups: - The Spills, Leaks, Investigations, and Cleanups (SLIC) database is maintained by the California Regional California Water Quality Control Board (RWQCB) to track sites where releases have been reported. SLIC sites include miscellaneous releases, not necessarily related to underground storage tanks. Often there is overlap between sites appearing on LUST and SLIC databases.

Generally, only such sites located within less than a one-eighth of one mile radius from the target property represent a potential environmental concern.

Ten LUST sites and two SLIC sites were identified within the specified search radius (many LUST/SLIC sites have multiple/duplicate listings):

LUST Sites:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEE CHEM CO UNITED OIL #44/RAPID GAS #44 Status: Open - Remediation	1500 W 178TH ST 18130 WESTERN AVE S	SE 0 - 1/8 (0.023 mi.) SW 1/4 - 1/2 (0.341 mi.)	B11 K40	64 167
MOBIL #18-EDP (FORMER #11-EDP) Status: Completed - Case Closed	18203 WESTERN AVE S	SW 1/4 - 1/2 (0.370 mi.)	K44	182
UNITED PARCEL SERVICE Status: Completed - Case Closed	17111 WESTERN AVE S	NW 1/4 - 1/2 (0.409 mi.)	M46	190
THEIM INDUSTRIES Status: Completed - Case Closed	1918 ARTESIA	WNW 1/4 - 1/2 (0.472 mi.)	51	205
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #9-2445 Status: Completed - Case Closed	17400 WESTERN AVE S	WNW 1/4 - 1/2 (0.310 mi.)	J38	144
ARCO #1235 Status: Open - Remediation Status: Completed - Case Closed	1800 ARTESIA	WNW 1/4 - 1/2 (0.314 mi.)	J39	155
HONEYWELL INC. Status: Completed - Case Closed	17300 WESTERN AVE.	NW 1/4 - 1/2 (0.344 mi.)	L42	174
GOLDWATER INDUSTRIES, INC. Status: Completed - Case Closed	17221 WESTERN AVE S	NW 1/4 - 1/2 (0.369 mi.)	L43	181
SEARS ROEBUCK AND COMPANY Status: Completed - Case Closed	1917 ARTESIA BLVD W	WNW 1/4 - 1/2 (0.455 mi.)	O50	203

SLIC Sites:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BEE CHEM CO Facility Status: Open - Remediation Facility Status: Open - Assessment & Interim Remedial Action	1500 W 178TH ST	SE 0 - 1/8 (0.023 mi.)	B11	64
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HONEYWELL INC. Facility Status: Open - Remediation	17300 WESTERN AVE.	NW 1/4 - 1/2 (0.344 mi.)	L42	174

The LUST site at 1500 West 178th Street is located adjacent to the south of the subject property. According to the Regional Water Quality Control Board's online Geotracker database, a total of ten 3,000-gallon USTs containing various products were formerly located on the site. A leak of solvents occurred on the site in 1986 that impacted groundwater. The responsible party is listed as Morton-Thiokol Inc, and the operator is listed as Mr. Harry Vogl. The site has currently the priority level of "Low priority for further assessment." The site is currently open and undergoing remediation. Based on information in a second-quarter 2011 groundwater monitoring report, the

contaminant plume associated with the site has not impacted the subject property. Further, groundwater flow direction at the site is to the northeast, away from the subject property.

Sources:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701280
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL184361419

None of the remaining LUST/SLIC sites listed above are suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway, no reported violations).

If sites are listed on the LUST/SLIC databases with a "case closed" (no further remedial actions required) status, it shall be interpreted as "the identified contamination at such sites was mitigated to a degree that the governing agency believes that these sites do not pose apparent concern/threat to the subsurface environment of the neighboring area".

State/Tribal UST:

SWEEPS UST: Statewide Environmental Evaluation and Planning System: This is an inactive underground storage tank database. It identifies underground storage tanks and was maintained by a contractor for the State Water Resources Control Board in the early 1980s. The listing is no longer updated or maintained.

One SWEEPS UST site was identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BEE CHEM CO</i>	<i>1500 W 178TH ST</i>	<i>SE 0 - 1/8 (0.023 mi.)</i>	<i>B11</i>	<i>64</i>

This SWEEPS UST site also appears on the LUST database. Refer to the LUST database for additional information.

HIST UST: Historical Underground Storage Tank Registered Database: This is a listing of underground storage tanks that have been registered, but have been removed or are no longer in service. Data on the HIST UST list was supplied by the State Water Resources Control Board.

One HIST UST site was identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BEE CHEM CO</i>	<i>1500 W 178TH ST</i>	<i>SE 0 - 1/8 (0.023 mi.)</i>	<i>B11</i>	<i>64</i>

This HIST UST site also appears on the LUST database. Refer to the LUST database for additional information.

CA Facility Inventory Database (CA FID): This is a list of active and inactive underground storage tank sites. The database is maintained by the California Water Resources Control Board.

One CAFID UST site was identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BEE CHEM CO</i>	<i>1500 W 178TH ST</i>	<i>SE 0 - 1/8 (0.023 mi.)</i>	<i>B11</i>	<i>64</i>

This CAFID UST site also appears on the LUST database. Refer to the LUST database for additional information.

State/Tribal Voluntary Cleanup Program (VCP) Sites:

This list identifies low threat level properties with either confirmed or unconfirmed releases, and the project proponents have requested that the California Department of Toxic Substances Control (DTSC) oversee investigation and/or cleanup activities and have agreed to provide reimbursement for DTSC's costs.

One VCP site was identified within the specified search radius:

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ACE TRAILOER PARK	17024 S WESTERN AVE	NW 1/4 - 1/2 (0.441 mi.)	M48	198

The site listed above is not suspected to have an adverse environmental impact on the Subject Property based on one or more of the following rationale: a) horizontal distance from the Subject Property; b) down/cross-gradient location with respect to the assumed shallow groundwater flow direction; c) the nature of the reported release (e.g., contamination confined only within soil media, absence of groundwater impact, lack of transporting media such as groundwater); and/or d) regulatory status (e.g., case closed, remediation action underway, no reported violations).

5.4 LOCAL AGENCY RECORDS

Regional Water Quality Control Board

The California Regional Water Quality Control Board (RWQCB) is the regulatory agency responsible for protection of the waters of the State of California, and has oversight authority for assessments and remediation of unauthorized releases of hazardous substances to the soil and groundwater, and Leaking USTs (LUST sites). ODIC researched the subject property address via the RWQCB's online Geotracker database. No records were found for the subject property address.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC)

The DTSC is the State of California agency responsible for inspection, permitting, and enforcement of hazardous waste generators, transporters, and treatment, storage and disposal facilities (TSDFs) in the State of California. Additionally, the DTSC has oversight authority for corrective action and remediation of regulated facilities that generate, treat, or store hazardous wastes.

Records indicate that the former occupant, Global Illuminating Company, was a manufacturer of lighting fixtures. According to a 1985 site inspection report, the company conducted spot welding and assembly and coated metal with iron phosphate via an electrostatic spray paint operation. The paint was high solid type baked enamel. Paint sludge was stored in a large tank which was removed by a licensed hauler every 3-6 months, and replaced with a clean tank. Other wastes such as acid solutions, alkaline solutions, caustic solution, detergent soap, and cooling bleed off liquids would pass through an interceptor before discharging to the sewer. The inspection results recommended low priority level for the property.

Los Angeles County Fire Department – Public Health Investigation

ODIC requested public records pertaining to the subject property from the Los Angeles County Fire Department Public Health Investigation (PHI), the local oversight agency for hazardous materials, wastes, and underground storage tanks. The file consisted of the following documents:

- Inspection reports
- Case activity logs
- Communication letters
- Environmental reports (see Section 4.2 for additional information)

County Sanitation Districts of Los Angeles County

The Sanitation Districts provide wastewater and solid waste management services for about 5.7 million people in Los Angeles County. The Sanitation Districts' service area covers approximately 800 square miles and encompasses 78 cities and unincorporated territory within the County.

Records indicate that a closure letter, dated May 17, 2007, was issued by the Los Angeles County Fire Department following review of a soil and soil gas investigation report, dated April 3, 2007, conducted by Terracon. Records also indicate that an industrial wastewater discharge unit (interceptor) was permitted in 1975 when Globe Illumination Company occupied the property. However, 1991 inspection records indicated that all floor sinks/drains have been sealed and the interceptor could not be located, possibly due to paving. An application dated April 1994 for the interceptor indicated that phosphate-containing wash water from cleaning metal before painting discharged into the interceptor prior to sewer discharge.

South Coast Air Quality Management District

The SCAQMD maintains a permitting database (Facility Information Detail) with records pertaining to the operation of paint spray booths, USTs, vapor extraction/recovery systems, ovens, dust cyclones, and other equipment with regulated air emissions.

The subject property is listed as an EMI facility in association with fugitive emissions associated with the former tenant Globe Illumination Company. The subject property reportedly emitted approximately 27 tons of organic hydrocarbon gases and 19 tons of carbon monoxide in 1987. Records from the City of Gardena Building Department also stated that several noise and air pollution complaints occurred which were abated in 2002.

6.0 FINDINGS AND CONCLUSIONS

ODIC performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this Report.

REPORT COMPONENT	SUMMARY OF FINDINGS
<p>Subject Property Characteristics (Current Tenant and Site Description)</p>	<p>The subject property is addressed 1515 West 178th Street, Gardena, Los Angeles County, California 90248.</p> <p>The subject property consists of a 4.5-acre rectangular-shaped parcel of land occupied by a 95,090-square-foot single-story office/warehouse structure. The subject property is currently occupied by RoadEx America, Incorporated, a freight transportation business. Merchandise is warehoused prior to being transported. A gated asphalt-paved yard is located on the western side of the property accessing loading docks along the western side of the building. A gated asphalt-paved parking lot is located along the eastern side of the building. Additional vehicle parking is present on the south side of the building. A concrete-paved area covered with a canopy is attached to the north side of the subject building.</p>
<p>Summary of Property Reconnaissance</p>	<p>The subject property office/warehouse building is occupied by a freight transportation business. Merchandise is warehoused prior to being transported. The business primarily ships paper products overseas to be recycled. The building interior is comprised of rows of compressed paper products stacked through the majority of the warehouse area. No truck fueling or maintenance is performed at the subject property. Site reconnaissance revealed no evidence of underground storage tanks, clarifiers, sumps, hazardous materials, or other environmental concerns.</p> <p>No RECs (Recognized Environmental Conditions) were observed during the site reconnaissance.</p>
<p>Historical Use of Subject Property and Vicinity</p>	<p><u>Summary of Historical Property Use:</u></p> <p>Historical topographic maps and aerial photographs depict the subject property as primarily occupied by strawberry fields from at least 1896 until the late 1930s. Several small buildings were constructed on the subject property sometime between 1938 and 1947. These structures were demolished in preparation for construction of the current building in 1961. From 1961 until approximately 1987, the subject building was occupied by Globe Illumination Company, a manufacturer of lighting fixtures. . From 1987 until 2007, the subject property has been occupied by commercial/light industrial tenants including: Malco Company, Ortho Mattress, Cintek Systems, Incorporated, and a 99-Cent store merchandise distribution warehouse. From 2007 until 2011, HK Transportation, Incorporated occupied the building. From 2011 until present, the site has been occupied by RoadEx America, Incorporated.</p> <p><u>Summary of Vicinity Use:</u></p> <p>The subject property vicinity was agricultural until regional development began in the mid-1950s. The immediate site vicinity has been industrial/residential since that time.</p>
<p>Federal, State and Local Agency Concerns</p>	<p>The subject property is listed on the following environmental regulatory databases: EMI, RCRA-SQG, FINDS, CERCLIS-NFRAP, ENVIROSTOR, Los Angeles County HMS, Los Angeles County Mitigation and CHMIRS. These listings are in reference to the previous tenant (Globe Illumination Company). See Section 4.2 and 5.0 for details.</p>
<p>Potential Off-site Sources</p>	<p>No RECs (Recognized Environmental Conditions) were identified.</p>

REPORT COMPONENT	SUMMARY OF FINDINGS
Non-CERCLA Items	Based on the construction date, asbestos-containing building materials and lead-based paints could be present. An asbestos and lead-based paint survey was not included in the current scope of services.
Inaccessible or Un-surveyed Portions of Subject Property	Full access to the entire property was provided to ODIC, and there were no notable portions of the Subject Property excluded from the survey and field inspection.
Data Gap	No significant data gaps were identified during the course of this Phase I Environmental Site Assessment.

7.0 RECOMMENDATIONS AND OPINIONS

ODIC Environmental (ODIC) performed a Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Practice E1527-05.

The subject property is a 4.5-acre parcel of land occupied by a 95,090-square-foot single-story office/warehouse building. The current tenant is a freight transportation business. Merchandise is warehoused prior to being transported. The business primarily ships paper products overseas to be recycled. The building interior is comprised of rows of compressed paper products stacked through the majority of the warehouse area. No truck fueling or maintenance is performed at the subject property. Site reconnaissance revealed no evidence of underground storage tanks, clarifiers, sumps, hazardous materials, or other environmental concerns, and no RECs (Recognized Environmental Conditions) were identified.

From 1961 until approximately 1987, the subject building was occupied by Globe Illumination Company, a manufacturer of lighting fixtures. From 1987 until 2007, the subject property has been occupied by commercial/light industrial tenants including: Malco Company, Ortho Mattress, Cintek Systems, Incorporated, and a 99-Cent store merchandise distribution warehouse. From 2007 until 2011, HK Transportation, Incorporated occupied the building. From 2011 until present, the site has been occupied by RoadEx America, Incorporated.

The subject property is listed on the following environmental regulatory databases: EMI, RCRA-SQG, FINDS, CERCLIS-NFRAP, ENVIROSTOR, Los Angeles County HMS, Los Angeles County Mitigation and CHMIRS. These listings were in reference to the previous tenant (Globe Illumination Company).

A Soil and Gas investigation was performed in 2007 by Terracon. At the time of the investigation, the property was occupied by a 99-Cent store merchandise distribution warehouse. Terracon conducted the investigation at the direction of the Los Angeles County Fire Department (LACFD), in response to findings from a previous subsurface investigation conducted at the site in 2004 (refer to Section 4.2 for discussion of previous site investigations).

Terracon advanced 20 soil borings to 15 feet below grade. Soil samples were analyzed for the presence of metals and pesticides. Soil gas samples were collected from the 15 boring locations, and were analyzed for the presence of Volatile Organic Compounds (VOCs). Laboratory analysis of the soil samples indicated that no pesticides were present, and detected metals were within naturally-occurring concentrations. Soil gas analyses revealed the presence of low concentrations of PCE, 1,1-DCE, Freon 113, TCE, and benzene. Soil vapor results were summarized as follows:

- VOCs were not detected at or above their respective reporting limits in the soil vapor probes sampled from twelve (12) of the twenty (20) borings (B-3, B-5, B-6, B-8, B-9, B-12, B-13, B-14, B-16, B-17, B-18, and B-19).

- VOCs were not detected in any of the soil vapor probes sampled beneath the warehouse building, except for B-7, where PCE was reported in a concentration of 300 µg/m³ in the sample collected from the 5 foot bgs probe. This result (300 µg/m³) exceeds the residential CHHSL (180 µg/m³), but is well below the industrial CHHSL (603 µg/m³).
- Chlorinated hydrocarbons (1,1-DCE and Freon 113) were detected in soil vapor probes at B-1, B-2, and B-10 located in the northwest corner of the property.
 - 1,1-DCE was reported in concentrations of 2,800 µg/m³ and 3,300 µg/m³ in the samples collected from the 5 foot and 15 foot bgs probes at B-1, respectively. A concentration of 3,000 µg/m³ of 1,1-DCE was also reported in the duplicate soil vapor sample collected from the 5 foot bgs probe at B-1. At the time of this report, a CHSSL for 1,1-DCE has not been established.
 - Freon 113 was reported in the soil vapor samples collected from the shallow probe at B-1 (900 µg/m³), and in the deeper probes at B-1 (700 µg/m³), B-2 (500 µg/m³), and B-10 (600 µg/m³). At the time of this report, a CHSSL for Freon 113 has not been established.
- Chlorinated hydrocarbons (PCE and TCE) were also detected in the soil vapor probes in B-4 and B-7, located in the north central portion of the property.
 - PCE was reported at 300 µg/m³ in the sample from the 5 foot bgs probe at B-7 (as described above) and also in the sample from the 15 foot bgs probe at B-4. These results for PCE are slightly higher than the residential CHHSL (180 µg/m³) but lower than the industrial CHHSL (603 µg/m³) for PCE.
 - TCE was reported in a concentration of 600 µg/m³ for the sample from the 15 foot bgs probe at B-4. This concentration slightly exceeds the residential CHHSL (528 µg/m³) but lies well below the industrial CHHSL (1,770 µg/m³) for TCE.
- Benzene was detected in six (6) soil vapor samples from B-10, B-11, B-15, and B-20, located along the western and eastern margins of the property. At B-20, a benzene concentration of 200 µg/m³ was reported for the soil vapor sample collected from the 5 foot bgs probe, a value that exceeds both the residential and industrial CHHSLs of 36.2 and 122 µg/m³, respectively. Benzene was not detected in the soil vapor sample collected from the 15 foot bgs probe at B-20. For the remaining five (5) samples from B-10, B-11, and B-15, benzene concentrations were reported as 100 µg/m³, higher than the residential CHHSL, but below the industrial CHHSL.

The distribution of these VOCs indicated that contamination was localized and did not represent a significant environmental impact. Terracon recommended no further action.

A May 17, 2007 letter issued by the LACFD provided the following statement:

Based on information provided in the report and with the provision that the information was accurate and representative of existing conditions, we concur with your consultant that the known contamination has been satisfactorily mitigated for the current use or other commercial/industrial uses. The Site Mitigation Unit of this Department has no further requirement or restriction relating to this site at this time.

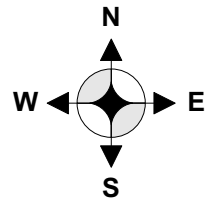
ODIC recommends no further action for the subject property. Based on current site conditions and available public records, there is minimal risk of contamination to the subject property. No Recognized Environmental Conditions (RECs) were identified during the course of this Phase I Environmental Site Assessment.

8.0 REFERENCES

During the preparation of this Report, a number of sources were contacted, individuals were interviewed, and various federal, state, county or local municipal agencies were consulted. Documentation applicable to the Subject Property in those departments and agencies was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E1527-05. Individuals listed without phone numbers were contacted in person or by e-mail. Reference sources for site-specific information, hydrogeologic setting, technical data, historical research data, environmental reports and other records used are identified throughout this Report in corresponding sections. Any additional reference sources not cited in the preceding sections in this report, if applicable, are disclosed in this section.

APPENDIX A
PROPERTY LOCATION MAP / PLOT PLAN

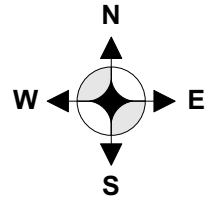
FIGURE
Site Location Map



Not to scale

Odic Environmental
Environmental Consulting & Real Estate Due Diligence
3255 Wilshire Blvd., Suite 1510
Los Angeles, CA 90010
(213) 380.0090, Fax (213) 380-0505

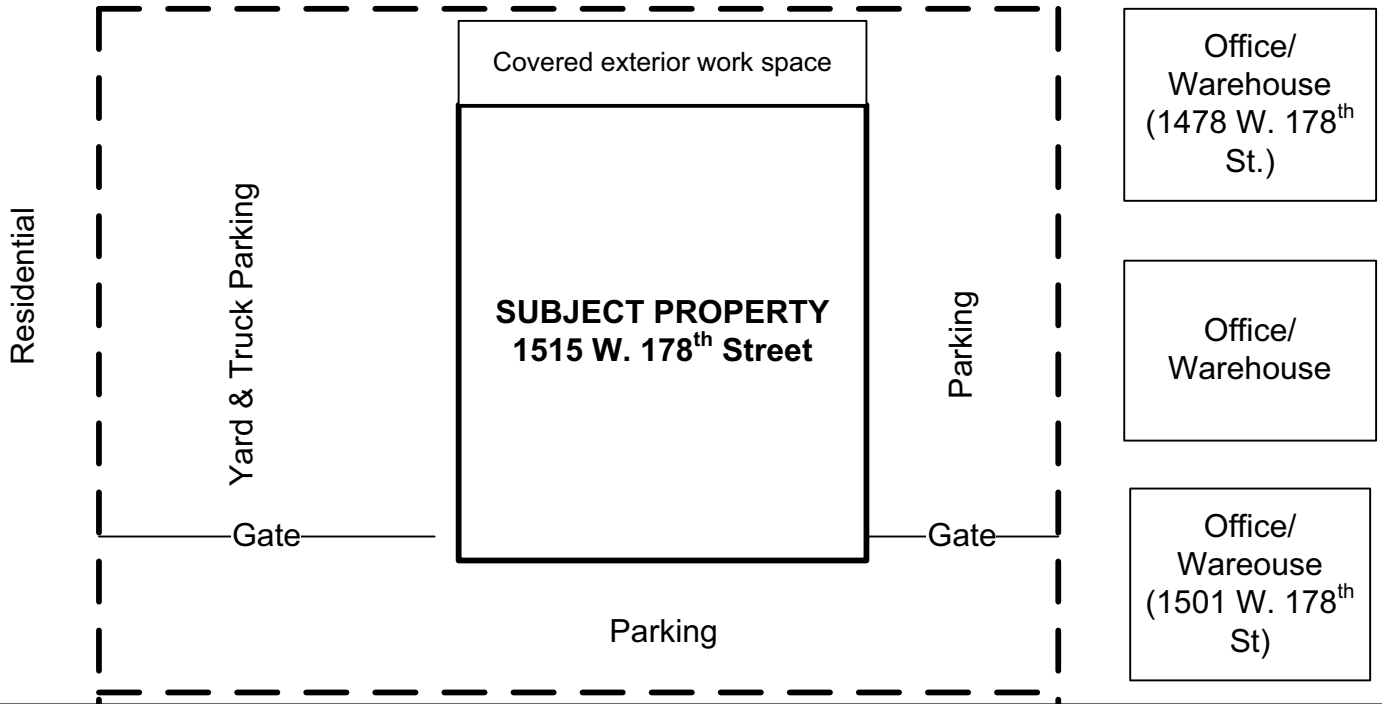
**FIGURE
SITE PLOT PLAN**



Nursery

Vacant Lot

Horse stables



WEST 178th STREET

Cox Die Casting
(1528 W. 178th St.)

Office/Warehouse
(1524 W. 178th St.)

Office/Warehouse
(1520 W. 178th St.)

Office/Warehouse
(1502 & 1500 W. 178th St.)

Not to scale

Odic Environmental

Environmental Consulting & Real Estate Due Diligence
3255 Wilshire Blvd., Suite 1508
Los Angeles, CA 90010
(213) 675.6716, Fax (213) 380-0505

APPENDIX B
PROPERTY & VICINITY PHOTOGRAPHS

South side of building. View to the northeast.



South side of building. View to the northwest.



East side of building. View to the northwest.



East side of building. View to the north.



North side of building. View to the southeast.



North side of building. View to the southwest.



West side of building. View to the east.



Northwestern view of yard on western side of building.



Trench drains on north side of building.



Interior of building.



Interior of building.



Interior of building.



Northern adjacent property.



Southern adjacent property.



Southern adjacent property.



Eastern adjacent property.



**APPENDIX C
REGULATORY DATABASE REPORT**