

## Appendix F

### 1. Phase I Environmental Assessment



## PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

### **676 Mateo Street**

676 Mateo Street and 677 Imperial Street  
Los Angeles, California 90021

Report Date: April 22, 2016  
Partner Project No. 16-158797.2



Prepared for:

### **Maxxam Enterprises, L.P.**

9595 Wilshire Boulevard, Suite 501  
Beverly Hills, California 90212

April 22, 2016

Mr. Ori Doron  
Maxxam Enterprises, L.P.  
9595 Wilshire Boulevard, Suite 501  
Beverly Hills, California 90212

Subject: Phase I Environmental Site Assessment  
676 Mateo  
676 Mateo Street and 677 Imperial Street  
Los Angeles, California 90021  
Partner Project No. 16-158797.2

Dear Mr. Doron:

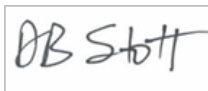
Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

Partner understands that redevelopment of the property is proposed. The Project proposes the demolition of the existing warehouse and the removal of associated surface parking area in order to construct a mixed-use building. The mixed-use building would be 8 levels tall and includes a three-level subterranean parking structure.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 310-622-8855.

Sincerely,



Debbie Stott, P.G.  
Technical Director - Principal

## EXECUTIVE SUMMARY

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Maxxam Enterprises, L.P. for the property located at 676 Mateo and 677 Imperial Streets in the City of Los Angeles, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Maxxam Enterprises, L.P. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

### Property Description

The subject property is a commercial building located on the east side of Mateo Street, extends through to Imperial Street, and is located approximately 120 feet south of Jesse Street within a mixed commercial and residential area of Los Angeles, California. Please refer to the table below for further description of the subject property:

#### ***Subject Property Data***

<b>Addresses:</b>	676 Mateo Street and 677 Imperial Street, Los Angeles, California 90021
<b>Historical Addresses:</b>	660, 662, 664, 668, 678, 680 Mateo (portion) 675 Imperial (portion)
<b>Property Use:</b>	Commercial, storage of files and truck maintenance.
<b>Land Acreage (Ac):</b>	1.028 Ac
<b>Number of Buildings:</b>	1
<b>Number of Floors:</b>	1
<b>Gross Building Area (SF):</b>	28,880
<b>Date of Construction:</b>	1978
<b>Assessor's Parcel Number (APN):</b>	5164-020-021 zoned M3-1-RIO
<b>Type of Construction:</b>	Concrete Tilt-Up
<b>Current Tenants:</b>	Greene Broillet & Wheeler – storage of files and evidence L.A. Federal Armored Express – truck maintenance
<b>Site Assessment Performed By:</b>	Robin Blanchard of Partner
<b>Site Assessment Conducted On:</b>	April 4, 2016

The subject property is currently occupied by two tenants. L.A. Federal Armored Express at 676 Mateo Street within the west side of the building and Greene Broillet & Wheeler (GBW) at 677 Imperial Street within the east side of the building. The building occupies the northern 2/3 of the parcel and a paved parking lot divided in the center by a screened fence and by a block wall at the western end, occupies the southern third. There is no landscaping.

Federal Armored Express tenant space is divided into offices on the west end, teller/money counting area, and warehouse space. Hazardous material use and storage was not observed within the building. Evidence of stains or spills within the building was not observed. Armored trucks are parked south of the building within a fenced and locked area. Multiple 55-gallon drums of new and waste motor oil, automotive batteries, and other trash are stored in the northeast corner of the parking lot. The drums are not stored within secondary containment and surficial staining of the paved surface was apparent. The stains are considered de minimis. Vehicle repair is reportedly no longer conducted onsite. The presence of the drums and other vehicle waste as well as observations made by a previous consultant in 1991 indicates that vehicle repair did occur onsite.

The east portion of the building is used as a warehouse for legal evidence. An office is located in the southeast corner. Paper records, boats, vehicles, and other goods are stored in the warehouse. A vehicle inspection area with an above-grade electric vehicle lift is located in the southwest corner. Hazardous materials observed onsite include retail size containers of common cleaning supplies, oil, and grease. No vehicle maintenance occurs onsite. Evidence of stains or spills within the building was not observed. A paved parking lot and storage yard are located south of the warehouse.

According to available historical sources, by 1900 the subject property is depicted as platted for residential development and is depicted as developed with at least four residential structures. Through 1923 the two blocks bound by Jesse Street to the north, Santa Fe Avenue to the east, 7<sup>th</sup> Street to the south, and Mateo Street to the west appear divided into small lots indicative of residential development. Commercial buildings are visible to the north of Jesse Street, east of Santa Fe Avenue, South of 7<sup>th</sup> Street and west of Mateo Street. The land across Jesse Street to the west is vacant. By 1938 the majority of the residences are no longer present and the southern portion of small buildings is visible in the center of the parcel. A smaller building is visible along the east border adjacent to Imperial Street. The majority of the property appears to be used for parking. A residence remained on the southwestern portion. By the mid 1950s Star Truck & Warehouse Co is operating onsite using the property for truck maintenance, washing, and parking. A fuel underground storage tank (UST) is indicated near the northeast corner of the subject property on 1950, 1953, and 1954 Sanborn maps. Star Truck and Warehouse construct a new building in the center of the parcel that extends north and south beyond the subject property boundaries. By 1977, the buildings have been razed and in 1978 the current building constructed. Original tenants included Adeco, a division of Coca-Cola for use as warehouse and truck maintenance from 1978 through 1988. Since 1988 Federal Armored Express has occupied the west portion of the building as a warehouse and Greene Broillet has occupied the east portion for evidence storage warehouse. The Star Truck & Warehouse UST was removed sometime prior to 1977 at which time the location was re-excavated and recompacted. USTs operated by Coca-Cola and Federal Armored Express were removed in 1991 and 1998 under supervision of the City of Los Angeles Fire Department. Both UST cases were closed.

The immediately surrounding properties consist of a parking lot and gourmet market/cafe to the north; a candy distributor to the south; vacant commercial/light industrial buildings across Imperial Street to the east; and former commercial buildings that have been recently converted for use as residential lofts, shops and restaurants to the east across Mateo Street and to the north and south of Industrial Street.

According to a previous subsurface investigation conducted on a nearby property (400 East 7<sup>th</sup> Street and Case 900140025A), the depth to groundwater and direction of groundwater flow in the vicinity of the subject property is inferred to be greater than 100 feet below ground surface (bgs) and flows toward the southeast.

## Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- The removal of a 10,000-gallon steel UST from the south side of the building from the Federal Armored Express parking lot in December 1991 under the supervision of Tetra Tech. Three soil samples were collected from the UST excavation and one sample from beneath the dispenser. Evidence of leaks from the UST were not observed within the excavation. Evidence of fuel impacted soil was observed beneath the dispenser. Soil samples were analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015 modified and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8020. The results indicated fuel impacted soil beneath the dispenser. On December 12 and 13, 1991, approximately 70 cubic yards of impacted soil was excavated and transported offsite for recycling. Eight confirmatory soil samples collected from the sidewalls, base, and beneath the edge of the building were analyzed for TPH and BTEX. All results were below the analytical detection limit. The excavation was backfilled with sand and compacted. The age of the UST is listed as unknown, however, it was obviously installed after the building was constructed in 1978. This report is attached to the OK February 2016 ESA. Closure for the UST removal was provided by the City of Los Angeles Fire Department via letter dated April 3, 1992.

- The October 1998 removal of an 8,000-gallon double wall steel with fiberglass coating UST that was installed within the same location as the UST removed in 1991. The dispenser and product line were also removed. Contents were reported to be diesel fuel. Soil samples were collected; one from below the base of the excavation, two from each end of the UST excavation, one below the dispenser, three from the stockpiles, and one from planter area. Samples were analyzed for TPH as diesel by EPA Method 8015 modified, BTEX by EPA Method 8020, and lead by EPA Method 7420. The data indicated that elevated TPH was present beneath the dispenser and that the UST had not leaked. Impacted soil was excavated and recycled offsite. The excavation was backfilled with pea gravel. After being provided additional information, the City of Los Angeles Fire Department office closure via letter dated November 1, 2000.
- Based on the removal of the tanks, the analytical results, and the regulatory closure, the former USTs are considered a historical recognized environmental condition and no further action is considered necessary.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- A copy of a Phase I Environmental Audit dated July 26, 1991 and prepared by Tetra Tech on behalf of Sumitomo Bank was attached to the OK report. Tetra Tech reported that "in 1977 an underground storage fuel tank of unknown capacity and age was removed from the northeast corner of the site and the excavation was backfilled apparently without proper supervision. On June 28, 1977 Sladden Engineering removed and recompact the backfill materials that had been placed earlier in the tank excavation to recertify the pad for new development. No mention was made in the compaction report regarding hydrocarbon contamination." Tetra Tech opined that no mention of visual soil contamination was made and stated that due to the presence of the building, soil sampling was impractical. Based on the apparent obvious removal of this UST as evidence by the re-excavation and recompaction of the area in preparation for installation of the foundation for the current building, assuming the UST was used for fuel, and the likely rapid attenuation of fuel related hydrocarbons since 1977, if any were present, it is unlikely that impact to the subject property requiring action would be discovered. For these reasons, Partner does not recommend further evaluation of this UST.
- Based on the City of Los Angeles zoning information system (ZIMAS), the subject property is located within a Methane Buffer Zone. Additions to the building or redevelopment will require a methane survey in compliance with local regulations.

## **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 676 Mateo and 677 Imperial Streets in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of historical recognized environmental conditions in connection with the subject property. Environmental issues as described above were identified.

Partner understands that redevelopment of The Project proposes the demolition of the existing warehouse and the removal of associated surface parking area in order to construct a mixed-use building. The mixed-use building would be 8 levels tall and includes a three-level subterranean parking structure. The excavation would remove residual subsurface impacts (if any).

Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.



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## 1.0 INTRODUCTION

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 676 Mateo and 677 Imperial Streets in the City of Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

### 1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 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).

### 1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property.

Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

### **1.3 Limitations**

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

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

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

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

## **1.4 User Reliance**

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

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

## **1.5 Limiting Conditions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

## **2.0 SITE DESCRIPTION**

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### **2.1 Site Location and Legal Description**

The subject property is a commercial building located at the eastern terminus of Industrial Street on the east side of Mateo Street, extends through to Imperial Street, and is located approximately 120 feet south of Jesse Street within a mixed commercial and residential area of Los Angeles, California.

According to the Los Angeles County Assessor, the subject property is legally described as Assessor Parcel Number (APN) 5164-020-021. Ownership information is not provided on the assessor website. Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

### **2.2 Current Property Use**

The subject property is currently occupied by two tenants. L.A. Federal Armored Express at 676 Mateo Street within the west side of the building and Greene Broillet & Wheeler (GBW) at 677 Imperial Street within the east side of the building. The building occupies the northern 2/3 of the parcel and a paved parking lot divided in the center by a screened fence and at the western end by a block wall, occupies the southern third. There is no landscaping.

Federal Armored Express tenant space is divided into offices on the west end, teller/money counting area, and warehouse space. Hazardous material use and storage was not observed within the building. Evidence of stains or spills within the building was not observed. Armored trucks are parking south of the building within a fenced and locked area. Multiple 55-gallon drums of new and waste motor oil, automotive batteries, and other trash are stored in the northeast corner of the parking lot. The drums are not stored within secondary containment and surficial staining of the paved surface was apparent. The stains are considered de minimis. Vehicle repair is reportedly not conducted onsite.

The east portion of the building is used as a warehouse for legal evidence. An office is located in the southeast corner. Paper records, boats, vehicles, and other goods are stored in the warehouse. A vehicle inspection area with an above-grade electric vehicle lift is located in the southwest corner. Hazardous materials observed onsite include retail size containers of common cleaning supplies, oil, and grease. No vehicle maintenance occurs onsite. Evidence of stains or spills within the building was not observed. A paved parking lot and storage yard are located south of the warehouse.

The subject property is zoned M3-1-RIO and was originally designated for heavy manufacturing by the City of Los Angeles. Current zoning indicates this area is zoned for redevelopment.

### **2.3 Current Use of Adjacent Properties**

The subject property is located within a mixed commercial, retail and residential area of Los Angeles. The vicinity of the site has recently been converted from commercial/light industrial use to residential lofts, shops and restaurants. During the vicinity reconnaissance,

Partner observed the following land use on properties in the immediate vicinity of the subject property:

#### ***Immediately Surrounding Properties***

- North:** Urban Radish gourmet market and café and associated parking (660 Mateo Street)  
**South:** Shine Food/Sweet Novelty (684 Mateo Street)  
**East:** Imperial Street beyond which are vacant commercial buildings and parking areas used for filming (667 Santa Fe Avenue and 680 South Imperial Street)  
**West:** Mateo Street beyond which is the eastern terminus of Industrial Street and Toy Factory and Biscuit Company Lofts, Shops and restaurants (1850 and 1855 Industrial Street)

## **2.4 Physical Setting Sources**

### **2.4.1 Topography**

The United States Geological Survey (USGS) *Los Angeles, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 245 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping toward the southeast. Urban development is depicted on the 1994 map and no specific structures are shown. A copy of the most recent topographic map is included as Figure 3.

### **2.4.2 Hydrology**

According to topographic map interpretation, groundwater in the vicinity of the subject property is inferred to flow toward the southeast. According to a previous subsurface investigation conducted on a nearby property (400 East 7<sup>th</sup> Street and Case 900140025A), the depth to groundwater in the vicinity of the subject property was measured in 2006 to be over 100 below ground surface (bgs).

The nearest surface water in the vicinity of the subject property is the Los Angeles River located approximately 1000 feet to the east of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the City of Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. According to LADWP, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are the Colorado River and water delivered from Northern California.

### **2.4.3 Geology/Soils**

The subject property is located within the Transverse Range geomorphic province, in the Los Angeles Basin. The site is located in the north central part of the Los Angeles Basin, just south of the Los Angeles Narrows. The Elysian and Repetto Hills form the northern edge of the Basin. Surface soils in the vicinity consist of Recent Alluvium laid down by the Los Angeles River and are comprised of gravel, sand, silt, and clay.

The area is underlain by hundreds of feet of Quaternary deposits, the uppermost of which is the Upper Pleistocene Lakewood Formation, which consists of marine and continental deposits of gravel, sand, sandy silt, silt, and clay with shale pebbles (California Department of Water Resources [CDWR], 1961).

The U. S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) National Cooperative Soil Survey soil maps were reviewed. According to the USDA, the soils underlying the subject property are currently mapped as Urban Land. The Urban Land unit consists of areas that are more than 85 percent developed with structures such as office buildings, hotels, multiple-unit dwellings, shopping centers, streets, sidewalks, and parking areas. The soils in Urban Land areas have been altered to the extent that they can no longer be separated into individual soil units. The Urban Land unit includes small areas of soils that have been covered by fill material. Boing logs from investigations conducted in 1986 described the soil as silty sand and sand to a depth of 30 feet.

#### **2.4.4 Flood Zone Information**

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1636F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.



### 3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. Information regarding past land use was obtained by a review of historical aerial photographs, historical Sanborn Fire Insurance maps, city directories, and historical topographic maps of the subject property and surrounding area obtained from Environmental Data Resources (EDR). Copies of the historical resources are included in **Appendix B**. EDR reported that Sanborn™ Fire Insurance Maps were available for the subject property. A chronological listing of the historical data found is summarized in the table below.

Date	Scale or Address	Source	Summary
1894, 1896, 1900	Los Angeles	Topographic Map	Urban development.
1900		Sanborn Map	The subject property is depicted as platted for residential development and is depicted as developed with at least four residential structures. The adjacent land to the north, east across Mimosa Street, and south is also depicted as residential. Imperial Street is identified as Mimosa.
1906		Sanborn Map	The subject property is depicted as platted for residential development and is depicted as developed with at least four residential structures. The adjacent land to the north, east across Mimosa Street, and south is also depicted as residential. Imperial Street is identified as Mimosa. Development is not depicted across Mateo Street to the west.
1913	660 Mateo	Building Records	Permit to add a room to an existing dwelling. Owner reported as Paul H. Kent
1914	680 Mateo	Building Records	Permit for unspecified change to an existing dwelling. Owner reported as Mrs. M. Stuart

Date	Scale or Address	Source	Summary
1923	1"=500'	Aerial Photograph	The two blocks bound by Jesse Street to the north, Santa Fe Avenue to the east, 7 <sup>th</sup> Street to the south, and Mateo Street to the west appear divided into small lots indicative of residential development. Commercial buildings are visible to the north of Jesse Street, east of Santa Fe Avenue, South of 7 <sup>th</sup> Street and west of Mateo Street. The land across Jesse Street to the west is vacant.
1928	1"=500'	Aerial Photograph	The two blocks bound by Jesse Street to the north, Santa Fe Avenue to the east, 7 <sup>th</sup> Street to the south, and Mateo Street to the west appear divided into small lots indicative of residential development. Commercial buildings are visible to the north of Jesse Street, east of Santa Fe Avenue, South of 7 <sup>th</sup> Street and west of Mateo Street. Two large multi-story buildings are across Jesse Street adjacent to the west.
1928, 1953	Los Angeles	Topographic Map	Dense urban development.
1938	1"=500'	Aerial photograph	<p>The southern portion of small buildings is visible in the center of the parcel. A smaller building is visible along the east border adjacent to Imperial Street. The majority of the property appears to be used for parking.</p> <p>The vicinity is developed with multiple small buildings. Smaller buildings indicative of residences are located to the south and east across Imperial Street. Two multi-story buildings are located across Mateo Street to the west.</p>
1941	662 Mateo Street	Building Records	Certificate of Occupancy (COO) for a one-story private garage 662 Mateo Street
1946	678 Mateo Street	Building Records	Permit for a new 10x10' hot dog stand on a 30x20 lot

Date	Scale or Address	Source	Summary
1950, 1953, 1954		Sanborn Map	<p>The transfer and trucking yard for Star Truck &amp; Warehouse Company occupies the subject property. Depicted features include from east to west: office and tool house, yard area, a building in the center of the parcel labelled "Auto", and Truck repair with concrete floor, then vacant.</p> <p>Star Truck yard are was located adjacent to the north along with buildings labelled dwelling, office, and truck washing. A building labelled Auto was located at the southwest corner of Jesse and Imperial Streets. A fuel tank labelled gas &amp; oil was depicted outside the office and tool house immediately north of the subject property boundary.</p> <p>Jesse Street is located to the north with buildings for seed storage beyond. Imperial Street is located to the east with a building depicted as furniture manufacturing and vacant lots beyond. A residence and an open area are depicted to the south. Industrial Street is located across Mateo Street to the west with the Central Factory of the National Biscuit Company on the south side of Industrial Street.</p>
1948, 1952	1'=500'	Aerial Photograph	<p>The southern portion of small buildings is visible in the center of the parcel. A smaller building is visible along the east border adjacent to Imperial Street. The majority of the property appears to be used for parking.</p> <p>The vicinity is developed with multiple small buildings. Two multi-story buildings are located across Mateo Street to the west.</p>
1954	675 Imperial Street	Building Records	<p>Permit to construct a new truck shelter for Star Truck &amp; Warehouse Co with a primary address of 1817-1855 Industrial Street. Includes a map and lists a wash rack and dwelling also on the property; however these features are located north of the current subject property on the adjacent parcel. The truck shelter is depicted</p>

Date	Scale or Address	Source	Summary
			as oriented in a north/south configuration with the northern portion of the building extending across the center-east portion of the subject property. The remainder of the subject property is depicted as a parking lot on the west and with no additional structures to the east of the truck shelter building. A "new repair shop" is also depicted as part of the Star property and is located at the northeast corner of the block, in the current location of the Urban Radish building
1955	675 Mateo Street	Building Records	COO for a one-story truck shelter by Star Truck & Warehouse Co. (1817-55 Industrial Street)
1957	662 Mateo Street	Building Records	Permit to demolish a dwelling by Star & Warehouse Co.
1960	680 Mateo Street	Building Records	Rehabilitation COO for a one-story dwelling – listed as demolished in 1960
1959, 1960, 1967, 1970	680 Mateo Street	Sanborn Map	<p>The subject property configuration has changed and is now from east to west; truck storage yard (the office and tool house and gas &amp; oil tank are no longer depicted), a north-south oriented truck storage and repair building with concrete floor, and parking.</p> <p>Parking is depicted to the north. Imperial street is to the east with a business forms warehouse and parking lots beyond. A dwelling, the south end of the truck storage building, and truck storage yard is depicted to the south. Mateo Street is the west with Golds Furniture &amp; Appliance Warehouse and Star Truck &amp; Warehouse Company west of Mateo Street.</p> <p>By 1967 the residence to the adjacent south was no longer depicted and no development was shown on the lot.</p>

Date	Scale or Address	Source	Summary
1964, 1972	1"=500'	Aerial photograph	<p>The west half of the parcel appears to be in use as a parking lot. A narrow north-south oriented building occupies the central portion and extends beyond the subject property to the north and south. The eastern third appears to be paved and used for parking.</p> <p>The vicinity is developed with multiple small buildings. Two multi-story buildings are located across Mateo Street to the west.</p>
1966, 1972, 1981, 1994	1:25,000 – Los Angeles	Topographic Map	The subject property and immediately surrounding area are depicted as being located in a heavily developed area of Los Angeles to the east of the Civic Center and west of the Los Angeles River. No individual structures are identified on the subject property.
1974	675 Imperial Street	Building Records	Permit to demolish a 60x221 one-story truck shelter on a lot occupied by two truck storage and repair buildings by Interamerican Star Truck & Warehouse Corp.
1977	1"=500'	Aerial Photograph	Automobiles appear to be parked on the west side of the property. The east half appears vacant and unpaved.
1977	767 Mateo Street	Building Records	Permit to construct a new 96x280 concrete warehouse and office building. Owner reported as Adeco Inc. or Ron Markowitz.
1978	677 Imperial	Building Records	Permit to change use from G-1 to G-2 – packaged food at an existing warehouse building addressed as 676 Mateo/677 Imperial owned by Ron Markowitz
1983	1"=500'	Aerial photograph	An east-west oriented building with a parking area on the south side occupies the subject property between Mateo Street and Imperial Street. Paved parking is visible to the north. Commercial buildings are located to the south, east, and west. Two multi-story buildings are located across Mateo Street to the west.

Date	Scale or Address	Source	Summary
1985	676 Mateo Street	City Directory	ADP Automatic Data Processing Commercial Services (ADECO) a Coca-Cola division.
1988		LAFD records	Coca-Cola informs LAFD that it no longer occupies 676 Mateo Street.
1989, 1994, 2002, 2005, 2009, 2010, 2012	1"=500'	Aerial photograph	An east-west oriented building with a parking area on the south side occupies the subject property between Mateo Street and Imperial Street. Paved parking is visible to the north. Commercial buildings are located to the south, east, and west. Two multi-story buildings are located across Mateo Street to the west.
1991, 1995 2006, 2008, 2013	676 Mateo Street	City Directory	LA Federal Armored Services.

By 1900 the subject property is depicted as platted for residential development and is depicted as developed with at least four residential structures. Through 1923 the two blocks bound by Jesse Street to the north, Santa Fe Avenue to the east, 7<sup>th</sup> Street to the south, and Mateo Street to the west appear divided into small lots indicative of residential development. Commercial buildings are visible to the north of Jesse Street, east of Santa Fe Avenue, South of 7<sup>th</sup> Street and west of Mateo Street. The land across Jesse Street to the west is vacant. By 1938 the majority of the residences are no longer present and the southern portion of small buildings is visible in the center of the parcel. A smaller building is visible along the east border adjacent to Imperial Street. The majority of the property appears to be used for parking. A residence remained on the southwestern portion. By the mid 1950s Star Truck & Warehouse Co is operating onsite using the property for truck maintenance, washing, and parking. A fuel underground storage tank (UST) is indicated near the northeast corner of the subject property on 1950, 1953, and 1954 Sanborn maps. Star Truck and Warehouse construct a new building in the center of the parcel that extends north and south beyond the subject property boundaries. By 1977, the buildings have been razed and in 1978 the current building constructed. Original tenants included Adeco, a division of Coca-Cola for use as warehouse and truck maintenance from 1978 through 1988. Since 1988 Federal Armored Express has occupied the west portion of the building as a warehouse and Greene Broillet has occupied the east portion for evidence storage warehouse. The Star Truck & Warehouse UST was removed sometime prior to 1977 at which time the location was re-excavated and recompacted. USTs operated by Coca-Cola and Federal Armored Express were removed in 1991 and 1998 under supervision of the City of Los Angeles Fire Department. Both UST cases were closed.

## 4.0 REGULATORY RECORDS REVIEW

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### 4.1 Regulatory Agencies

#### 4.1.1 Health Department

##### *Regulatory Agency Data*

**Name of Agency:** Los Angeles County Public Health Investigation Unit (LACPHI)  
**Point of Contact:** Email  
**Agency Address:** 5555 Ferguson Drive, Suite 120-04, Commerce, California  
**Agency Phone Number:** (323) 890-7806  
**Date of Contact:** April 4, 2016  
**Method of Communication:** Email  
**Summary of Communication:** No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the LACPHI.

#### 4.1.2 Fire Department

##### *Regulatory Agency Data*

**Name of Agency:** Los Angeles Fire Department (LAFD) Hazardous Materials Division and Underground Storage Tanks Division  
**Point of Contact:** Emailed Request/Ms. Katie Rosas  
**Agency Address:** 221 North Figueroa Street, Los Angeles, California  
**Agency Phone Number:** (213) 482-7115  
**Date of Contact:** March 30, 2016  
**Method of Communication:** Emailed Request  
**Summary of Communication:** LAFD Haz Mat had no records.  
LAFD UST records were reviewed. The information contained in the file is the same information provided in the Orswell & Kasman report (Section 5.2.6). LAFD had no records related to the UST reported to have been removed prior to construction of the building.

#### 4.1.3 Air Pollution Control Agency

##### *Regulatory Agency Data*

**Name of Agency:** Air Quality Management District (AQMD)  
**Point of Contact:** Online  
**Agency Address:** 21865 Copley Drive, Diamond Bar, California  
**Agency Phone Number:** (909) 396-2000  
**Date of Contact:** April 5, 2016  
**Method of Communication:** <http://www3.aqmd.gov/webappl/fim/prog/search.aspx>  
**Summary of Communication:** A listing with no information reported was identified for Adeco at the subject address of 676 Mateo Street with a status of "business sold". No active or inactive Permits to Operate (PTOs), Notices of Violation (NOVs) or Notices to Comply (NTC) were identified associated with this listing.  
Inactive PTOs were issued to Dunbar Armored Inc. in 1989 for operation of a service station with gasoline storage and dispensing

#### **Regulatory Agency Data**

operations and for CFC recovery equipment. No NOV's or NTC's are associated with the listing and the listing status is "out of business". No other PTOs, NOV's, NTC's or the presence of AULs, dry cleaning PTOs were issued for operation of a machines, or USTs were on file for the subject property with the AQMD.

#### **4.1.4 Regional Water Quality Agency**

##### **Regulatory Agency Data**

**Name of Agency:** Regional Water Quality Control Board (RWQCB)  
**Agency Address:** 1001 I Street, Sacramento, California  
**Date of Contact:** April 5, 2016  
**Method of Communication:** Online Database; <http://geotracker.waterboards.ca.gov/>  
**Summary of Communication:** No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

#### **4.1.5 Department of Toxic Substances Control**

##### **Regulatory Agency Data**

**Name of Agency:** California Department of Toxic Substances Control (DTSC)  
**Point of Contact:** EnviroStor and Hazardous Waste Tracking System (HWTS) Database  
**Agency Address:** 9211 Oakdale Avenue, Chatsworth, California  
**Date of Contact:** April 5, 2016  
**Method of Communication:** Online Database; <http://www.envirostor.dtsc.ca.gov/>  
**Summary of Communication:** No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

#### **4.1.6 Building Department**

##### **Regulatory Agency Data**

**Name of Agency:** Los Angeles Department of Building and Safety (LADBS)  
**Point of Contact:** Public Counter/Online  
**Agency Address:** 201 North Figueroa Street, 1st Floor, Los Angeles, California  
**Date of Contact:** April 4, 2016  
**Method of Communication:** Online  
**Summary of Communication:** Records available for review are summarized in the table provided in Section 3.0.

#### **4.1.7 Planning Department**

##### **Regulatory Agency Data**

**Name of Agency:** Los Angeles Planning Department (LAPD)  
**Agency Address:** 201 N. Figueroa Street; 3rd Floor, Los Angeles, California  
**Agency Phone Number:** (213) 977-6299  
**Date of Contact:** April 1, 2016



#### **Regulatory Agency Data**

**Method of Communication:** Online  
**Summary of Communication:** According to records reviewed, the subject property is zoned for M3-1-RIO and was originally designated for heavy manufacturing by the City of Los Angeles. Current zoning indicates this area is zoned for redevelopment.

#### **4.1.8 Oil & Gas Exploration**

#### **Regulatory Agency Data**

**Name of Agency:** California Division of Oil, Gas and Geothermal Resources (DOGGR)  
**Agency Address:** 5816 Corporate Avenue, Suite 200, Cypress, California  
**Date of Contact:** April 1, 2016  
**Method of Communication:** Online  
**Summary of Communication:** According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

#### **4.1.9 Assessor's Office**

#### **Regulatory Agency Data**

**Name of Agency:** Los Angeles County Office of the Assessor (LACO)  
**Agency Address:** <http://maps.assessor.lacounty.gov/mapping/viewer.asp>  
**Date of Contact:** February 7, 2016  
**Method of Communication:** Online Database  
**Summary of Communication:** According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 5164-020-021. The current building was constructed in 1978 and totals approximately 28,880 square feet on a 1.028 acre lot.

#### **4.1.10 Sanitation District**

#### **Regulatory Agency Data**

**Name of Agency:** LA City and County Sanitation District (LASD/LACSD)  
**Agency Address:** 2714 Media Center Drive, Los Angeles, California  
**Date of Contact:** April 5, 2016  
**Method of Communication:** Email  
**Summary of Communication:** No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs, or industrial waste permits on the subject property were on file with the LASD.

#### **4.2 Mapped Database Records Search**

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing

a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

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

#### 4.2.1 Regulatory Database Summary

<b>Radius Report Data</b>				
<b>Database</b>	<b>Search Radius (mile)</b>	<b>Subject Property</b>	<b>Adjacent Properties</b>	<b>Sites of Concern</b>
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	<b>Y</b>	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	<b>Y</b>	N
EDR US Hist Cleaners	Varies	N	N	N

#### 4.2.2 Subject Property Listings

The agency database report obtained from Environmental Data Resources, Inc. (EDR) identified the subject property as:

**LA Federal Armored Services Inc. (A1)**, at 676 S Mateo "Avenue" is identified on the HAZNET database for generation for offsite disposal under manifest of 1.368 tons of waste oil and mixed oil in 2008 with no violations reported.

**Dunbar Armored Inc. (A2)**, at the same address of 676 S Mateo "Avenue" is identified on the HAZNET database for generation and offsite disposal under manifest of less than 0.6 ton annually of hazardous

wastes including oil/water separation sludge, "aqueous solution with total organic residues less than 10 percent", and unreported wastes from 1998 to 2004 with no violations reported.

Based on the listed information and the lack of listings indicating violations or releases, no concerns are identified with the HAZNET listings reported for the subject property.

**Federal Armored Express (A3)**, at the same address of 676 S Mateo "Avenue" is identified as a SWEEPS UST, HIST UST, and CA FID UST site for operation of a 10,000-gallon UST containing gasoline installed in 1987 at the subject property. A summary of the UST and its removal is included in Section 5.2.6.

**Adeco (A4)**, at the same address of 676 S Mateo "Avenue" is identified as a RCRA NonGen/NLR, FINDS, and ECHO site. The RCRA listing dates to 1986 and no indications of the generation of hazardous waste are associated with the listing. No violations or releases are reported and based on this information, no concerns are identified with the listings reported for this former onsite business.

#### **4.2.3 Adjacent Properties**

The EDR Report identified the following facilities adjacent to the subject property:

The adjacent property to south is identified as an EDR Historical Auto site; and the property adjacent to the west across Mateo Street is identified as a SWEEPS UST, CA FID UST, and EMI site in the regulatory database report, as discussed below:

- **HP Wooten/ RC Green (5)** is listed at 684 Mateo Street, adjacent to the south, and based on Sanborn maps, operated a garage and possibly a parking lot south of the garage. This facility is identified as an EDR Historical Auto site in 1942 and no additional information is reported. Based on the absence of entries indicating violations or releases, and the redevelopment of this parcel, it is Partner's' opinion that these listings do not represent an environmental concern to the subject property and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- **A-1 Novelty (9)** is listed at 1855 Industrial Street, adjacent to the west across Mateo Street and likely cross-gradient. This facility is identified as a SWEEPS UST, CA FID UST and EMI site and the UST listings appear to be historic with no releases or violations reported. The AQMD EMI listing dates to 1987 and indicates the facility was permitted to emit hazardous air emissions also with no violations or releases reported. Based on the absence of entries indicating violations or releases and the cross-gradient location, it is Partner's' opinion that these listings do not represent an environmental concern to the subject property and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

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

#### **4.2.4 Sites of Concern Listings**

Partner reviewed the EDR database report to identify offsite facilities that have suspected or documented environmental concerns or RECs that may negatively impact the subject property.

Partner's criteria for further evaluating the potential impact of a listed offsite facility are summarized below:

- The listed offsite facility is documented or assumed to be hydrogeologically upgradient and a likely pathway exists for known releases of environmentally mobile contaminants to reach the subject property; or, contaminants from the listed offsite facility can reach the subject through other pathways (i.e., surface runoff); and,
- The offsite facility is listed as an open case on one of the following databases: Federal NPL, Federal CORRACTS, Federal CERCLIS, Federal ERNS, and State-Specific lists including, but not limited to State Hazardous Waste Sites, State SCL, State LUST, State Deed Restrictions, State Toxic Pits, Landfill (excluding transfer stations); or
- The facility is a known or suspected concern based on Partner's experience or observations made during the site reconnaissance. (i.e., Dry-cleaning operations that may or may not be listed as RCRA-SQG or a non-adjacent UST site that appears to have a remediation system in place).

Partner did not identify facilities that, using the criteria discussed above, appeared to be a potential concern.

#### **4.2.5 Orphan Listings**

Partner reviewed EDR's Orphan Summary, which is a listing of sites that have not been geocoded based on lack of sufficient data regarding their exact location within the general area. The subject property was not identified as an Unmapped Site. Six Unmapped Sites are listed by EDR; however, based on the listed addresses or locations of the facilities, none of the Unmapped Sites identified on the Orphan Summary appear to be located near the subject property, and therefore, Partner has no reason to believe that these sites had an impact on the subject property.

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

## 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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

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

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

Pursuant to ASTM E1527-13, Partner requested the following site information from Maxxam Enterprises, L.P. (User of this report).

<b>User Responsibilities</b>				
<b>Item</b>	<b>Provided By User</b>	<b>Not Provided By User</b>	<b>Discussed Below</b>	<b>Does Not Apply</b>
Environmental Pre-Survey Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports			X	
Other		X		

## **5.1 Interviews**

### **5.1.1 Interview with Owner**

The owner of the subject property since 1977, identified as Ron Markowitz, was not available to be interviewed at the time of the assessment.

### **5.1.2 Interview with Report User**

Mr. Matt Michel, representative of the report user, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Michel, the subject property was developed in 1978 for commercial use as a warehouse and office building. Prior to that, the subject property was developed as a portion of a trucking company, which operated at least one UST, a truck wash, and vehicle repair areas onsite.

### **5.1.3 Interview with Key Site Manager**

A key site manager was not available to be interviewed at the time of this assessment.

### **5.1.4 Interviews with Past Owners, Operators and Occupants**

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

### **5.1.5 Interview with Others**

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

## **5.2 User Provided Information**

### **5.2.1 Title Records, Environmental Liens, and AULs**

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment. The User was not aware of environmental liens or activity and use limitations associated with the subject property.

### **5.2.2 Specialized Knowledge**

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

### **5.2.3 Actual Knowledge of the User**

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

#### **5.2.4 Valuation Reduction for Environmental Issues**

The User was not aware of valuation reductions associated with the subject property at the time of the assessment.

#### **5.2.5 Commonly Known or Reasonably Ascertainable Information**

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

#### **5.2.6 Previous Reports and Other Provided Documentation**

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

*Phase I Environmental Site Assessment Report, Two-Unit Industrial Building, 676 Mateo Street and 677 Imperial Street, Los Angeles, California 90021, Orswell & Kasman, Inc. (February 10, 2016)*

Orswell & Kasman (OK) prepared this report on behalf of Mr. Ron Markowitz (the property owner). The assessment was performed in general accordance with ASTM Standard E1527-13. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, a review of federal, state and local regulatory databases and included a limited asbestos survey, a limited lead paint survey, radon sampling, etc. Pertinent information contained in this report is summarized below:

- At the time of the assessment, the subject property was occupied by the same tenants currently operating onsite. Tenants include L.A. Federal Armored Express at 676 Mateo Street within the west side of the building and Greene Broillet & Wheeler (GBW) at 677 Imperial Street within the east side of the building. The building occupies the northern 2/3 of the parcel and a paved parking lot divided in the center by a screened fence and by a block wall at the western end, occupies the southern third. There is no landscaping.
- Federal Armored Express tenant space is divided into offices on the west end, teller/money counting area, and warehouse space. Hazardous material use and storage was not observed within the building. Evidence of stains or spills within the building was not observed. Armored trucks are parking south of the building within a fenced and locked area.
- Multiple 55-gallon drums of new and waste motor oil, automotive batteries, and other trash are stored in the northeast corner of the parking lot. The drums are not stored within secondary containment and surficial staining of the paved surface was apparent. The stains are considered de minimis. Vehicle repair is reportedly not conducted onsite.
- The east portion of the building is used as a warehouse for legal evidence. An office is located in the southeast corner. Paper records, boats, vehicles, and other goods are stored in the warehouse. A vehicle inspection area with an above-grade electric vehicle lift is located in the southwest corner. A paved parking lot and storage yard are located south of the warehouse.

- Hazardous materials observed onsite include retail size containers of common cleaning supplies, oil, and grease. No vehicle maintenance occurs onsite. Evidence of stains or spills within the building was not observed.
- Historically the subject property was originally developed residentially by 1906. Between the 1930s and 1950s the northern portion was redeveloped with buildings and parking for Star Truck & Warehouse Corp. A maintenance shop that extended onto what is now the adjacent parcel to the north was located in the center of the subject property. A residence and small restaurant were located on the southern portion of the subject property. By the 1960s the building configuration had changed and a different building and parking areas operated as part of Star Truck & Warehouse occupied the subject property and extended on the adjacent parcels to the north and south. By 1977 all previous buildings had been demolished and permits issued to construct the current building.
- OK reported that an underground storage tank (UST) was installed at an unknown time and that an UST registered to Star Trucking was removed from the northeast corner of the property and the excavation backfilled. OK presumed that the current building was constructed over the UST excavation. OK stated that the LAFD had no records for this UST. OK stated that "since the property had been redeveloped and it has been 39 years since the UST was removed, it is not likely that the former UST will pose a significant threat of contamination to the site today."
- OK summarized previous reports related to USTs operated onsite by Coca-Cola and Federal Armored Services. The reports document:

Monitoring services for the UST provided to Coca-Cola by Kleinfelder in 1986. Vapor monitoring wells and sensors were installed adjacent to the UST. Evidence of leaks was not detected.

The removal of a 10,000-gallon steel UST from the south side of the building from the Federal Armored Express parking lot in December 1991 under the supervision of Tetra Tech. Three soil samples were collected from the UST excavation and one sample from beneath the dispenser. Evidence of leaks from the UST were not observed within the excavation. Evidence of fuel impacted soil was observed beneath the dispenser. Soil samples were analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015 modified and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8020. The results indicated fuel impacted soil beneath the dispenser. On December 12 and 13, 1991, approximately 70 cubic yards of impacted soil was excavated and transported offsite for recycling. Eight confirmatory soil samples collected from the sidewalls, base, and beneath the edge of the building were analyzed for TPH and BTEX. All results were below the analytical detection limit. The excavation was backfilled with sand and compacted. The age of the UST is listed as unknown, however, it was obviously installed after the building was constructed in 1978. This report is attached to the OK February



2016 ESA. Closure for the UST removal was provided by the City of Los Angeles Fire Department via letter dated April 3, 1992.

The October 1998 removal of an 8,000-gallon double wall steel with fiberglass coating UST that was installed within the same location as the UST removed in 1991. The dispenser and product line were also removed. Contents were reported to be diesel fuel. Soil samples were collected; one from below the base of the excavation, two from each end of the UST excavation, one below the dispenser, three from the stockpiles, and one from planter area. Samples were analyzed for TPH as diesel by EPA Method 8015 modified, BTEX by EPA Method 8020, and lead by EPA Method 7420. The data indicated that elevated TPH was present beneath the dispenser and that the UST had not leaked. Impacted soil was excavated and recycled offsite. The excavation was backfilled with pea gravel. After being provided additional information, the City of Los Angeles Fire Department office closure via letter dated November 1, 2000.

- A copy of a Phase I Environmental Audit dated July 26, 1991 and prepared by Tetra Tech on behalf of Sumitomo Bank was attached to the OK report. Tetra Tech reported that "in 1977 an underground storage fuel tank of unknown capacity and age was removed from the northeast corner of the site and the excavation was backfilled apparently without proper supervision. On June 28, 1977 Sladden Engineering removed and recompacted the backfill materials that had been placed earlier in the tank excavation to recertify the pad for new development. No mention was made in the compaction report regarding hydrocarbon contamination."

Tetra Tech stated that the truck maintenance shop uses and stores minor amounts of hazardous materials and that the concrete surface was discolored due to apparent mishandling of oil and fuel. Four suspect asbestos containing materials (insulation paper, acoustic ceiling, white drywall, black roofing material) were sampled. Asbestos was not detected. Tetra Tech identified environmental concerns listed as discolored concrete indicating a need for better housekeeping, the 13 year old single wall UST that should be removed (removal of the UST occurred later in 1991), and the UST reported to have been removed in 1977. Tetra Tech opined that no mention of visual soil contamination was made and stated that due to the presence of the building, soil sampling was impractical. No other areas of environmental concern were identified.

OK concluded that the three removed USTs represented a historical recognized environmental condition and stated that based on the results of the assessment, no further environmental studies are recommended.

Copies of the OK report and its appendices are included in Appendix B.

## 6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Partner's reconnaissance was limited to viewing the subject property from public streets and sidewalks. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

### **Site Assessment Data**

**Site Assessment Performed By:** Robin Blanchard  
**Site Assessment Conducted On:** April 4, 2016

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

### **Site Visit Personnel for 676 Mateo Street/ 677 Imperial Street (Subject Property)**

<b>Name</b>	<b>Title/Role</b>	<b>Contact Number</b>	<b>Site Walk* Yes/No</b>
Not Provided	Key Site Manager	Not Provided	No

\* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

## 6.1 General Site Characteristics

### 6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located in the parking areas on the subject property. An independent solid waste disposal contractor, Republic Disposal, removes solid waste from the subject property. According to the report user and observations made in the O&K report, no improper solid waste disposal was observed.

### 6.1.2 Sewage Discharge and Disposal

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

### 6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. The subject property is connected to a municipal owned and maintained sewer system.

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

#### **6.1.4 Source of Heating and Cooling**

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by LADWP and Southern California Gas Company (SoCal Gas), respectively. The mechanical system is comprised of rooftop-mounted packaged electric units. Hot water is provided by individual natural gas and electric hot water heaters.

#### **6.1.5 Wells and Cisterns**

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

#### **6.1.6 Wastewater**

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

#### **6.1.7 Septic Systems**

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

#### **6.1.8 Additional Site Observations**

No additional general site characteristics were observed during the site reconnaissance.

### **6.2 Potential Environmental Hazards**

#### **6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site**

Based on the photographs provided by O&K, other than common cleaning supplies, the identified hazardous substances used, stored, and/or generated on the subject property are listed in the following table:

<b>Hazardous Substances and/or Petroleum Products Noted Onsite</b>				
<b>Substance</b>	<b>Container Size</b>	<b>Location</b>	<b>Nature of Use</b>	<b>Disposal Method</b>
New oil	3x 55-gallon drum	Northeast corner of 676 Mateo Parking lot	Auto Repair Activities – reported to not occur onsite	Unknown
Waste oil	1x 55-gallon drum Various 5-gallon cans	Northeast corner of 676 Mateo Parking lot	Auto Repair Activities – reported to not occur onsite	Unknown

Several 55-gallon drums of new and waste motor oil, automotive batteries, and other trash are stored in the northeast corner of the parking lot. The drums are not stored within secondary containment and surficial staining of the paved surface was apparent. The stains are considered de minimis. Vehicle repair is reportedly no longer conducted onsite. The presence of the drums and other vehicle waste as well as observations made by a previous consultant in 1991 indicates that vehicle repair did occur onsite. The waste materials should be removed and properly disposed and the surface cleaned.

The materials were found to be improperly labeled and stored above wooden pallets at the time of the assessment with signs of leaks and stains on the paved surface. Based on the nature of use, overall small quantities observed, and lack of violations on-file with the local fire department, these materials are not expected to represent a significant environmental concern.

### **6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)**

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

### **6.2.3 Evidence of Releases**

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

### **6.2.4 Polychlorinated Biphenyls (PCBs)**

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

### **6.2.5 Strong, Pungent or Noxious Odors**

No strong, pungent or noxious odors were evident during the site reconnaissance.

### **6.2.6 Pools of Liquid**

No pools of liquid were observed on the subject property during the site reconnaissance.

### **6.2.7 Drains, Sumps and Clarifiers**

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

### **6.2.8 Pits, Ponds and Lagoons**

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

### **6.2.9 Stressed Vegetation**

No stressed vegetation was observed on the subject property.

### **6.2.10 Additional Potential Environmental Hazards**

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

## **6.3 Non-ASTM Services**

### **6.3.1 Asbestos-Containing Materials (ACMs)**

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building

constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed in 1978. The presence of ACM is assumed in building materials such as drywall systems, floor tile and mastic, carpet mastic, spray applied acoustic, ceiling tiles, and exterior finish materials including the roof.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

### **6.3.2 Lead-Based Paint (LBP)**

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g or 0.5% by weight) or more of lead.

Based on the age of the subject property building (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

### **6.3.3 Radon**

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

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

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

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

#### **6.3.4 Lead in Drinking Water**

According to available information, a public water system operated by the Los Angeles Department of Water and Power (LADWP) serves the subject property vicinity. According to a representative of the LADWP, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Los Angeles are surface water from the State Water Project, obtained primarily from sources in Northern California and from the Colorado River. According to the City of Los Angeles and the 2015 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

#### **6.3.5 Mold**

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

Partner did not enter the building. Based on descriptions by O&K, the majority of the interior is concrete.

#### **6.3.6 Methane**

Based on the City of Los Angeles zoning information system (ZIMAS), the subject property is located within a Methane Buffer Zone. Additions to the building or redevelopment will require a methane survey in compliance with local regulations.

### **6.4 Adjacent Property Reconnaissance**

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

## 7.0 FINDINGS AND CONCLUSIONS

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### Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- The removal of a 10,000-gallon steel UST from the south side of the building from the Federal Armored Express parking lot in December 1991 under the supervision of Tetra Tech. Three soil samples were collected from the UST excavation and one sample from beneath the dispenser. Evidence of leaks from the UST were not observed within the excavation. Evidence of fuel impacted soil was observed beneath the dispenser. Soil samples were analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015 modified and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8020. The results indicated fuel impacted soil beneath the dispenser. On December 12 and 13, 1991, approximately 70 cubic yards of impacted soil was excavated and transported offsite for recycling. Eight confirmatory soil samples collected from the sidewalls, base, and beneath the edge of the building were analyzed for TPH and BTEX. All results were below the analytical detection limit. The excavation was backfilled with sand and compacted. The age of the UST is listed as unknown, however, it was obviously installed after the building was constructed in 1978. This report is attached to the OK February 2016 ESA. Closure for the UST removal was provided by the City of Los Angeles Fire Department via letter dated April 3, 1992.

- The October 1998 removal of an 8,000-gallon double wall steel with fiberglass coating UST that was installed within the same location as the UST removed in 1991. The dispenser and product line were also removed. Contents were reported to be diesel fuel. Soil samples were collected; one from below the base of the excavation, two from each end of the UST excavation, one below the dispenser, three from the stockpiles, and one from planter area. Samples were analyzed for TPH as diesel by EPA Method 8015 modified, BTEX by EPA Method 8020, and lead by EPA Method 7420. The data indicated that elevated TPH was present beneath the dispenser and that the UST had not leaked. Impacted soil was excavated and recycled offsite. The excavation was backfilled with pea gravel. After being provided additional information, the City of Los Angeles Fire Department office closure via letter dated November 1, 2000.
- Based on the removal of the tanks, the analytical results, and the regulatory closure, the former USTs are considered a historical recognized environmental condition and no further action is considered necessary.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- A copy of a Phase I Environmental Audit dated July 26, 1991 and prepared by Tetra Tech on behalf of Sumitomo Bank was attached to the OK report. Tetra Tech reported that “in 1977 an underground storage fuel tank of unknown capacity and age was removed from the northeast corner of the site and the excavation was backfilled apparently without proper supervision. On June 28, 1977 Sladden Engineering removed and recompact the backfill materials that had been placed earlier in the tank excavation to recertify the pad for new development. No mention was made in the compaction report regarding hydrocarbon contamination.” Tetra Tech opined that no mention of visual soil contamination was made and stated that due to the presence of the building, soil sampling was impractical. Based on the apparent obvious removal of this UST as evidence by the re-excavation and recompaction of the area in preparation for installation of the foundation for the current building, assuming the UST was used for fuel, and the likely rapid attenuation of fuel related hydrocarbons since 1977, if any were present, it is unlikely that impact to the subject property requiring action would be discovered. For these reasons, Partner does not recommend further evaluation of this UST.
- Based on the City of Los Angeles zoning information system (ZIMAS), the subject property is located within a Methane Buffer Zone. Additions to the building or redevelopment will require a methane survey in compliance with local regulations.

### **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 676 Mateo and 677 Imperial Streets in the City of Los Angeles, Los Angeles County, California (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.



This assessment has revealed evidence of historical recognized environmental conditions in connection with the subject property. Environmental issues as described above were identified.

Partner understands that redevelopment of The Project proposes the demolition of the existing warehouse and the removal of associated surface parking area in order to construct an approximately 197,355-square-foot mixed-use building containing approximately 185 live/work units and approximately 15,320 square feet of open space for residents, and approximately 23,380 square feet of commercial uses. The mixed-use building would be approximately 110 feet (8 levels) tall and includes a three-level subterranean parking structure. Excavation to construct the Project would range from approximately 37 to 48 feet below grade. The excavation would remove residual subsurface impacts (if any).

Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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Partner has performed a Phase I Environmental Site Assessment of the property located at of 676 Mateo and 677 Imperial Streets in the City of Los Angeles, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

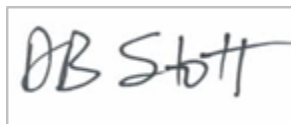
By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Robin Blanchard  
Environmental Professional

Reviewed By:



Debbie Stott, P.G.  
Senior Author

## 9.0 REFERENCES

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### Reference Documents

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

Environmental Data Resources (EDR), Radius Report, Aerial Photographs, Topographic maps, Sanborn maps, City Directories, April 2016

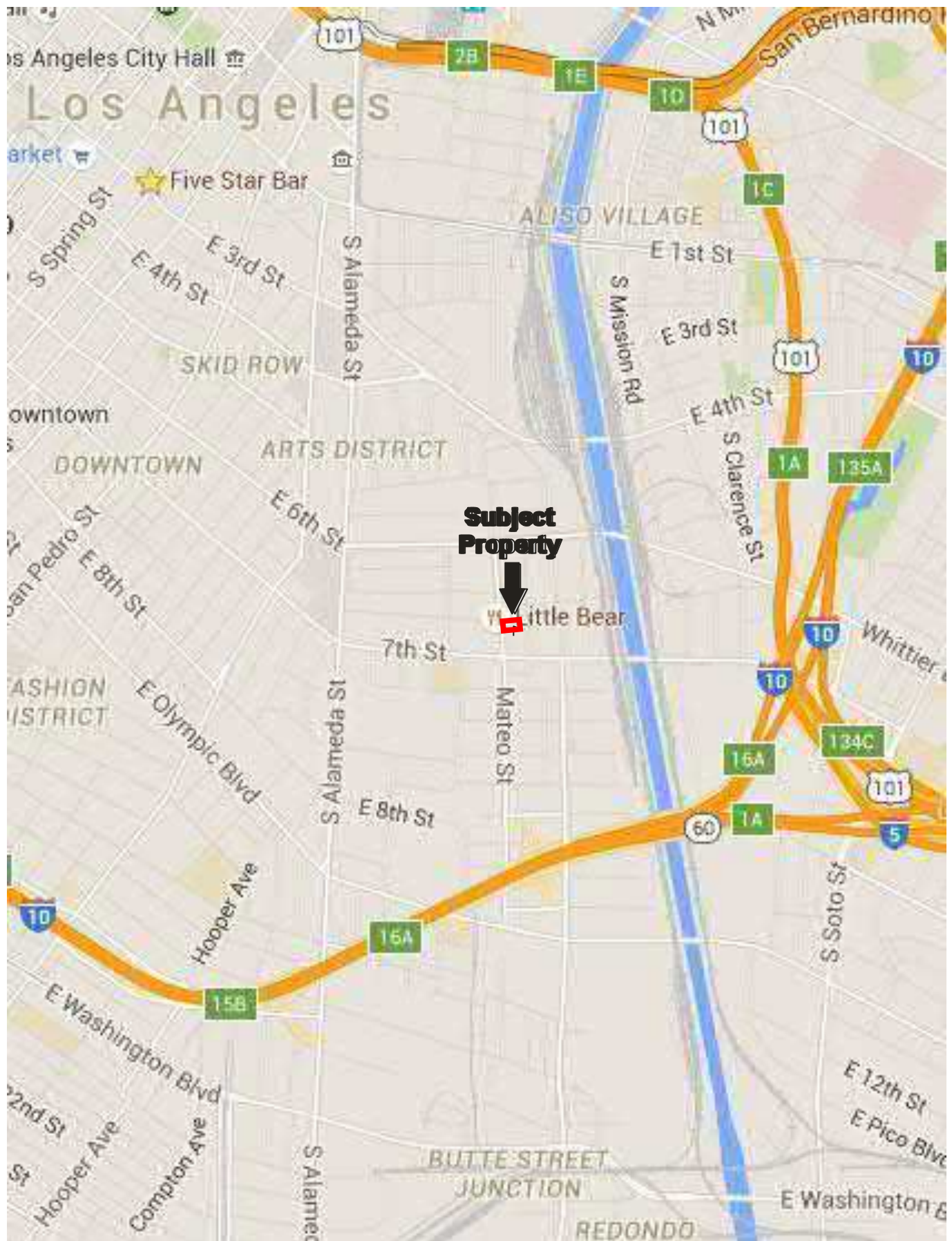
Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, April 2016

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, April 2016

## **FIGURES**

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- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



**FIGURE 1: SITE LOCATION MAP**  
Project No. 16-158797.2

Drawing Not To Scale

**PARTNER**







**GROUNDWATER  
FLOW**



KEY:

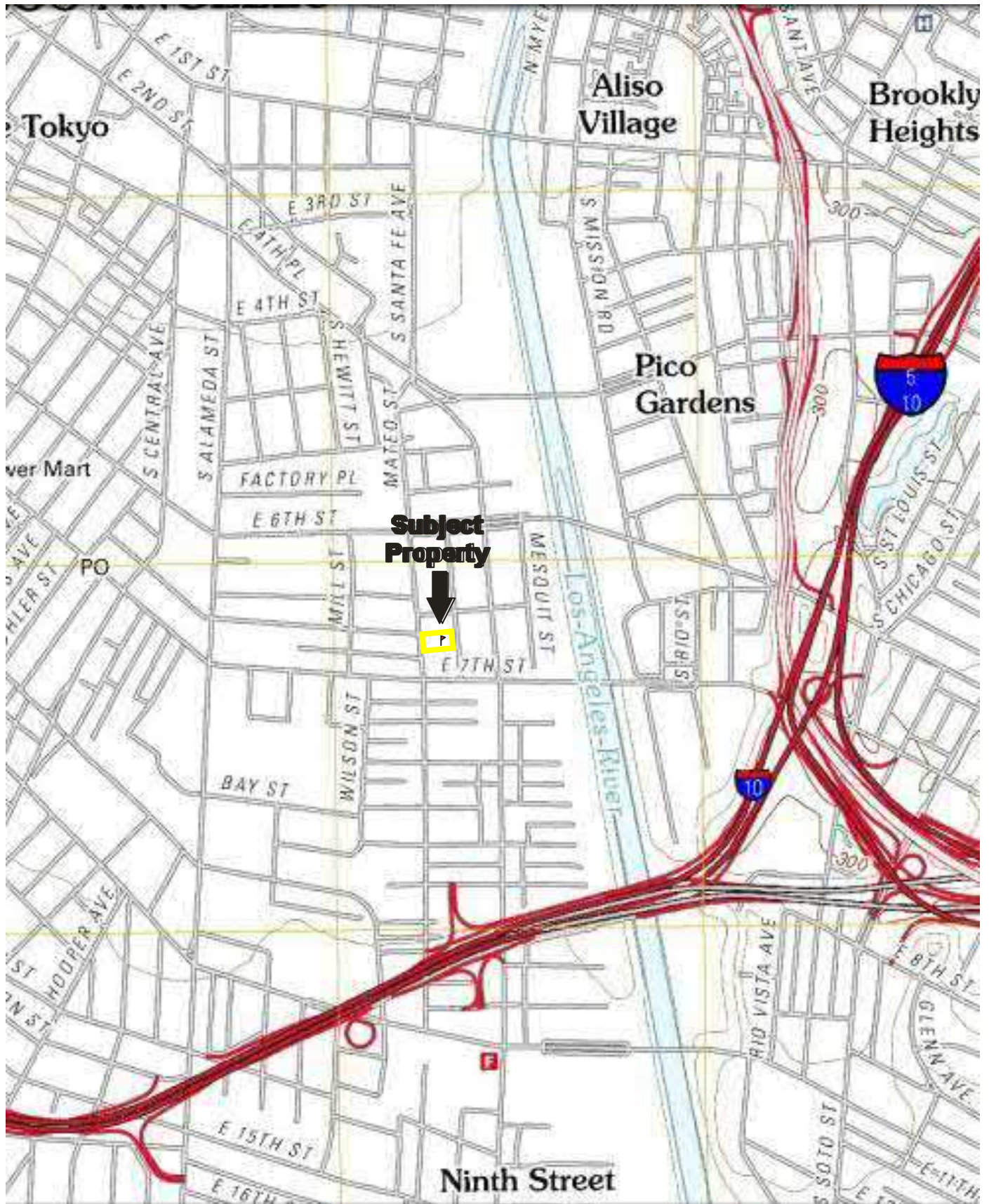
Subject Site 

Former Removed USTs 

Former Suspected Removed UST 

**FIGURE 2: SITE PLAN**  
Project No. 16-158797.2





USGS 7.5 Minute *Los Angeles, California* Quadrangle

Created: 2012

**FIGURE 3: TOPOGRAPHIC MAP**  
Project No. 16-158797.2

**PARTNER**

## **APPENDIX A: SITE PHOTOGRAPHS**

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1. View to northeast of the west end of the subject property fronting on Mateo Street (676 Mateo)



2. View north of the parking area and entrance to the west end of the subject building



3. View to northwest of the east end of the subject property fronting on Imperial Street



4. View northwest of the east end of the subject building fronting on Imperial Street



5. View southwest of the north side of the subject building and adjacent offsite parking lot



6. View southeast of the north and west sides of the subject building





7. View east across the adjacent parking lot of the adjacent north parking lot and market/café building, on the left



8. View of adjacent commercial building to the south



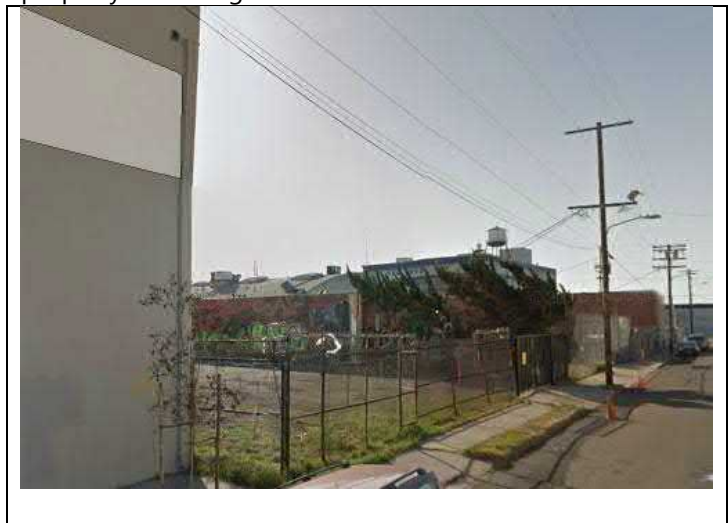
9. View north along Mateo Street of the adjacent residential, retail and office properties to the west



10. View north along Mateo Street with the subject property on the right



11. View of the north side of the adjacent market/café building to the north on the northeast corner of the block



12. View to southeast along Imperial Street to the east

## **APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION**

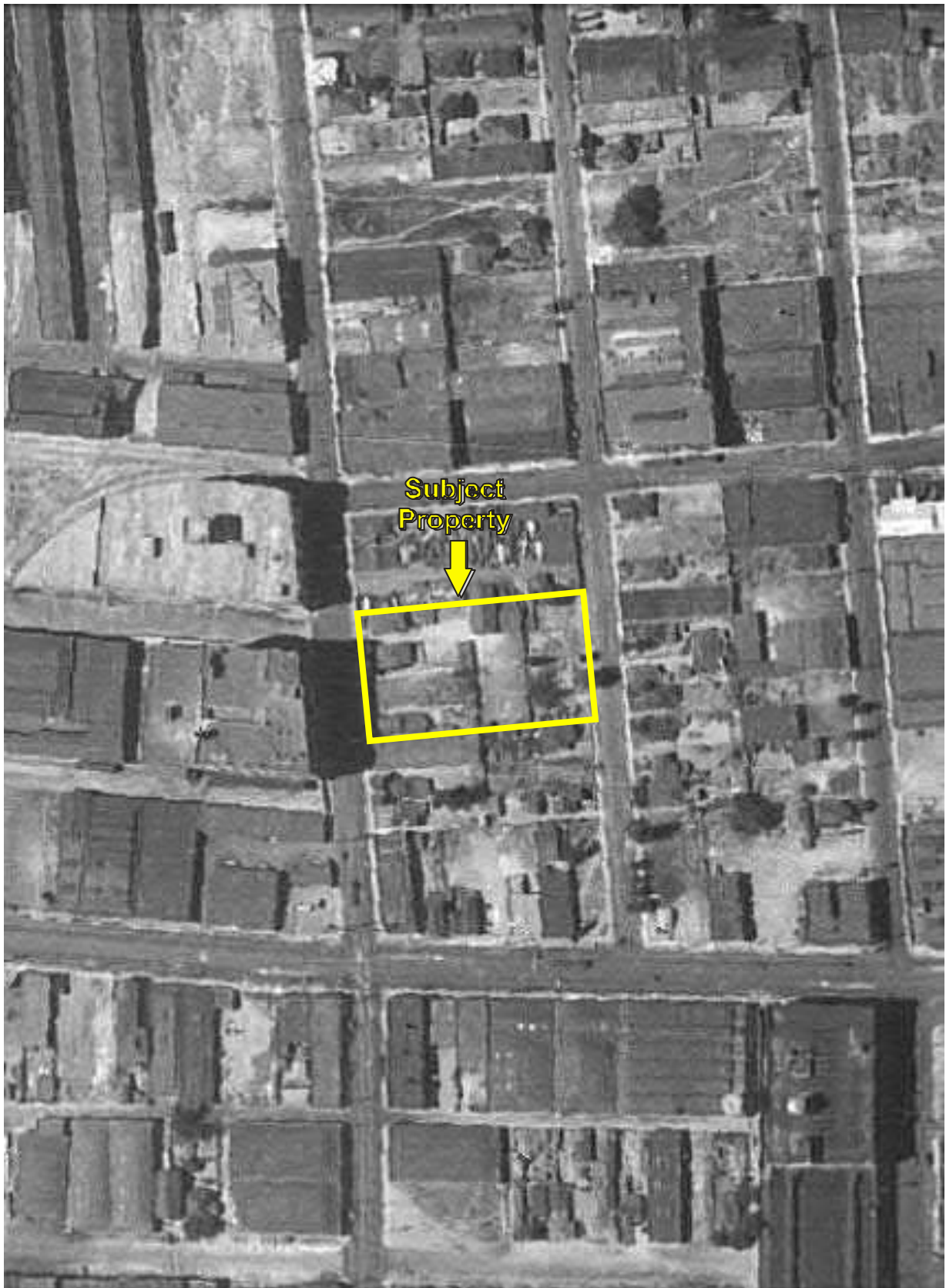


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Date of Photograph: 1928



Date of Photograph: 1938





Date of Photograph: 1948

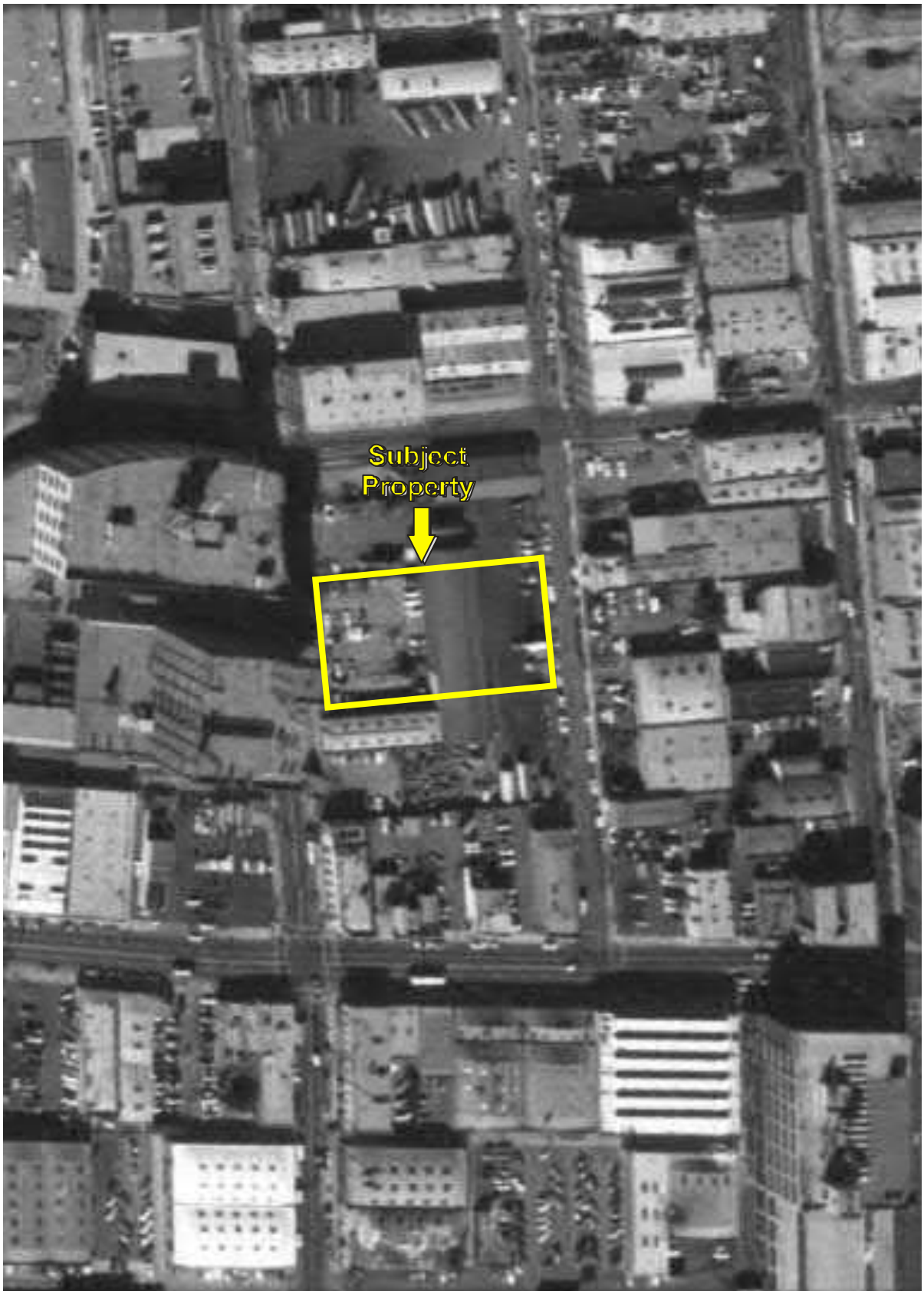


Date of Photograph: 1952





Date of Photograph: 1964



Date of Photograph: 1972





Date of Photograph: 1977

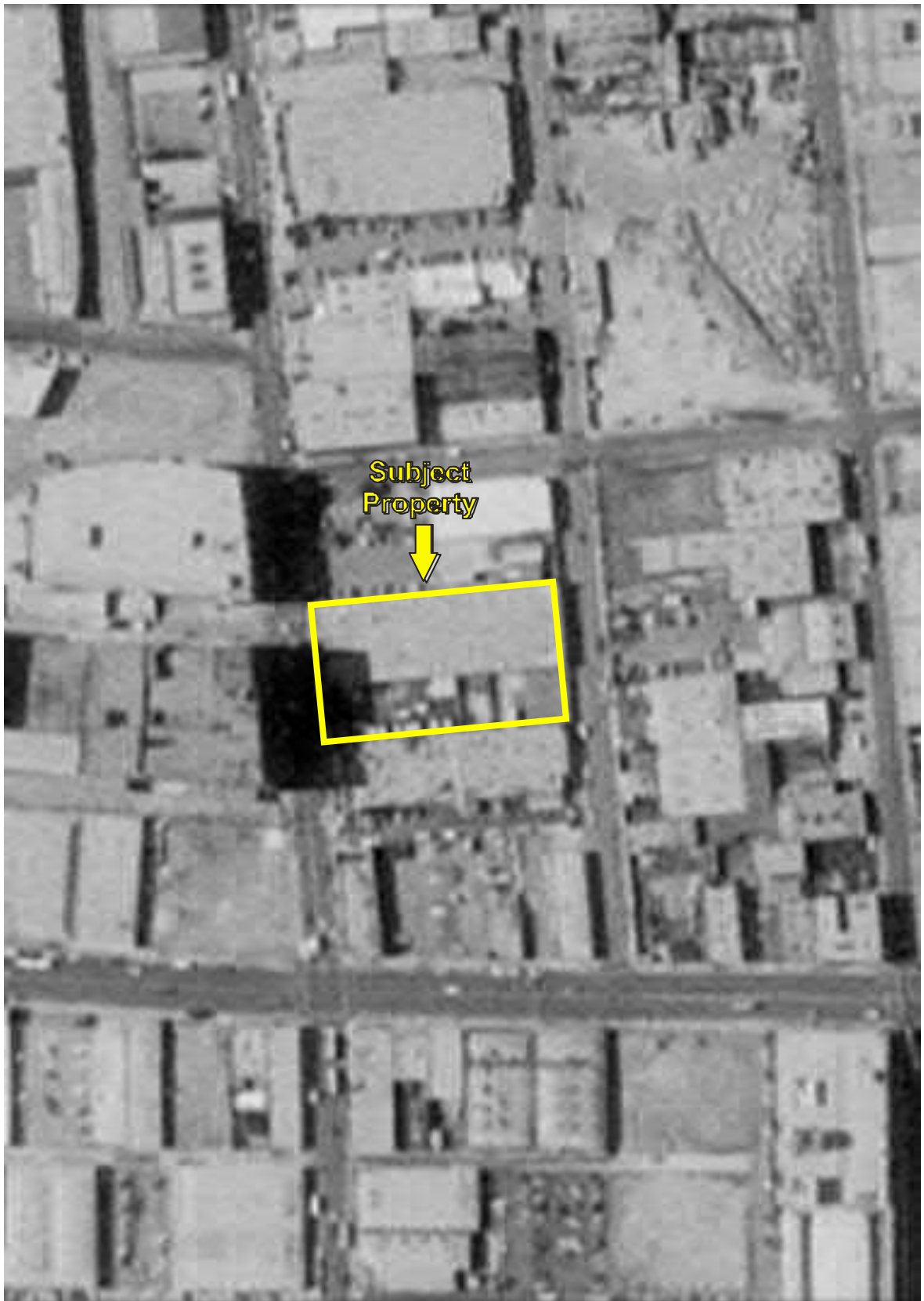


Date of Photograph: 1983





Date of Photograph: 1989



Date of Photograph: 1994





Date of Photograph: 2002



Date of Photograph: 2005





Date of Photograph: 2009

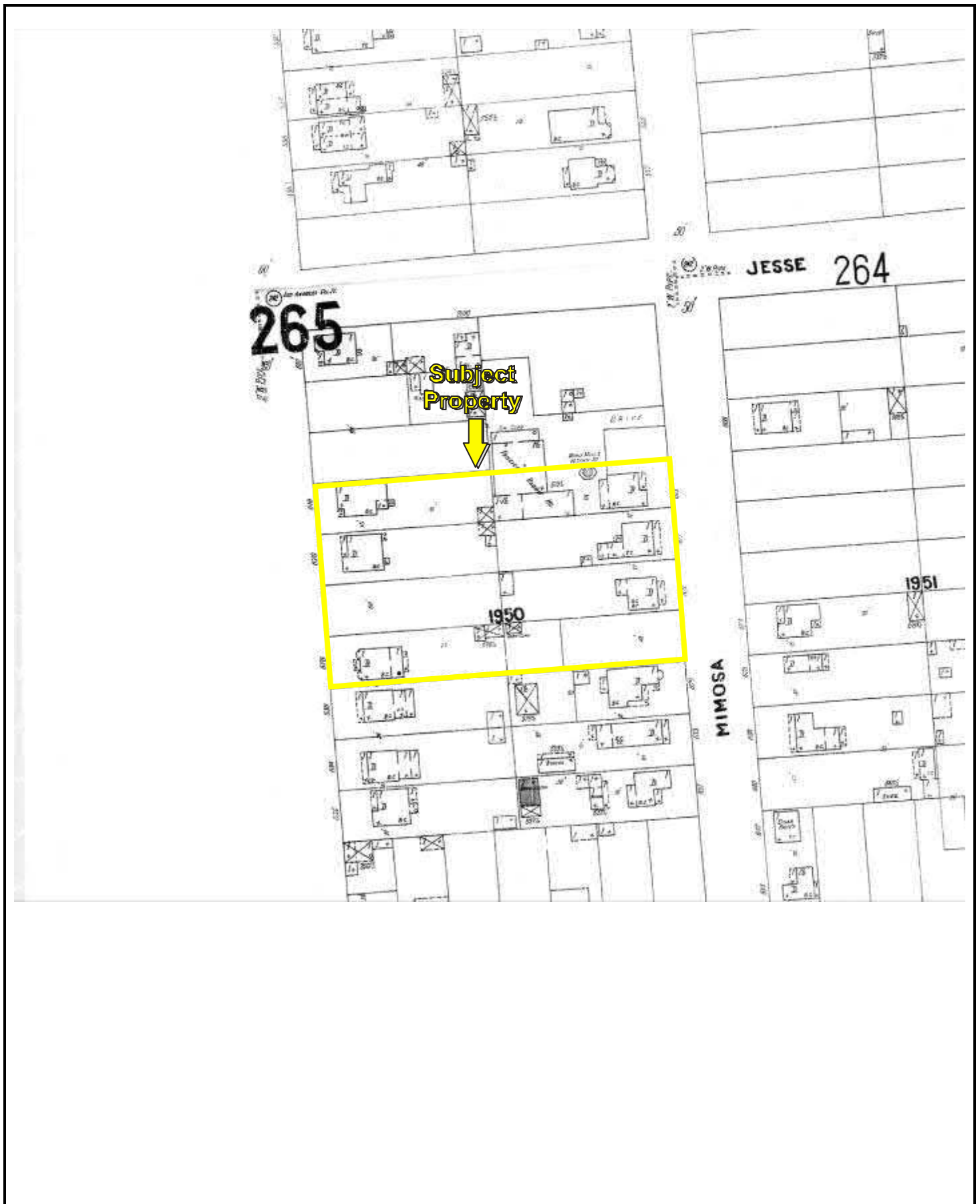


Date of Photograph: 2010





Date of Photograph: 2012

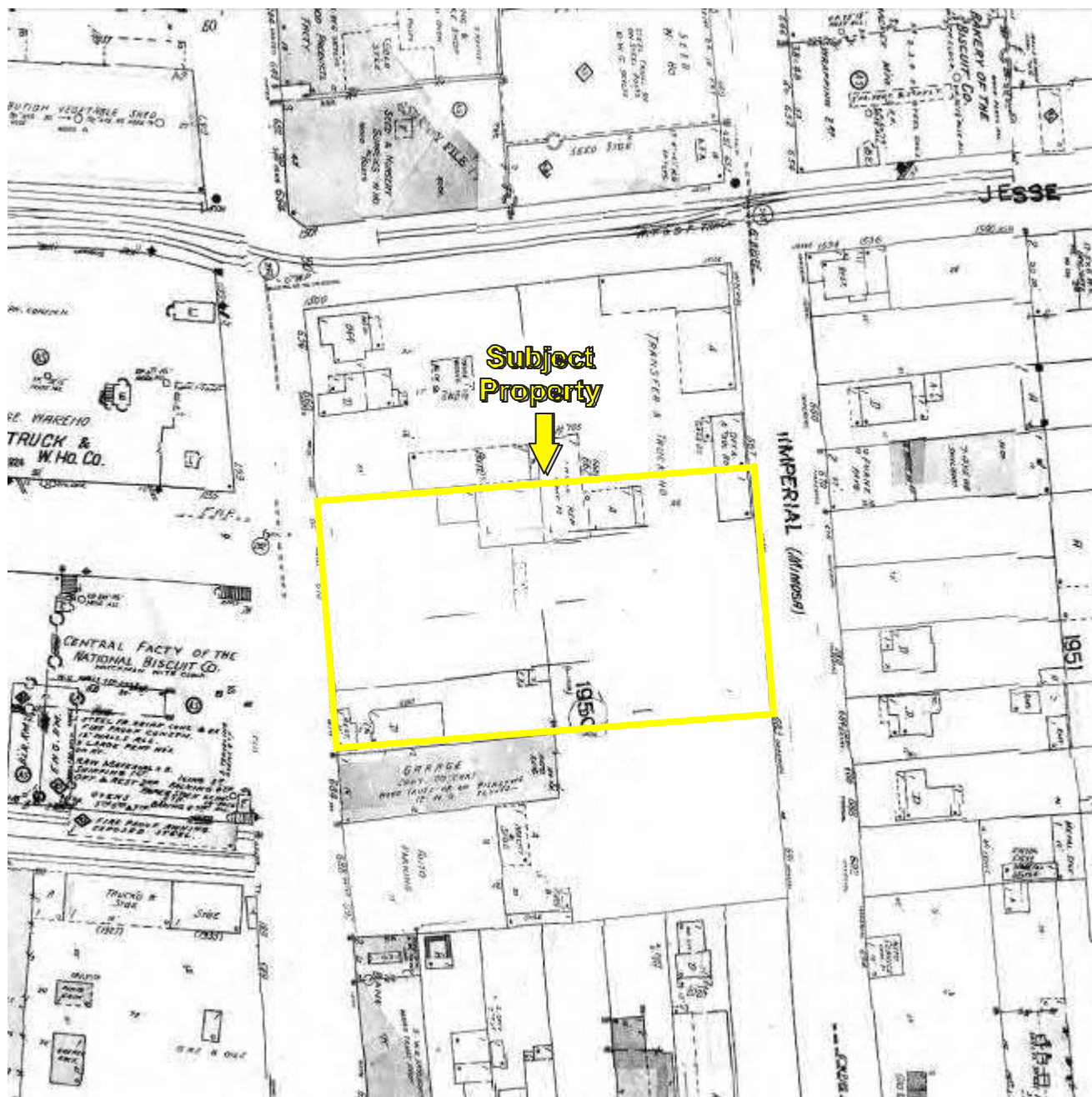


Date of Map: 1900



Date of Map: 1906





Date of Map: 1950

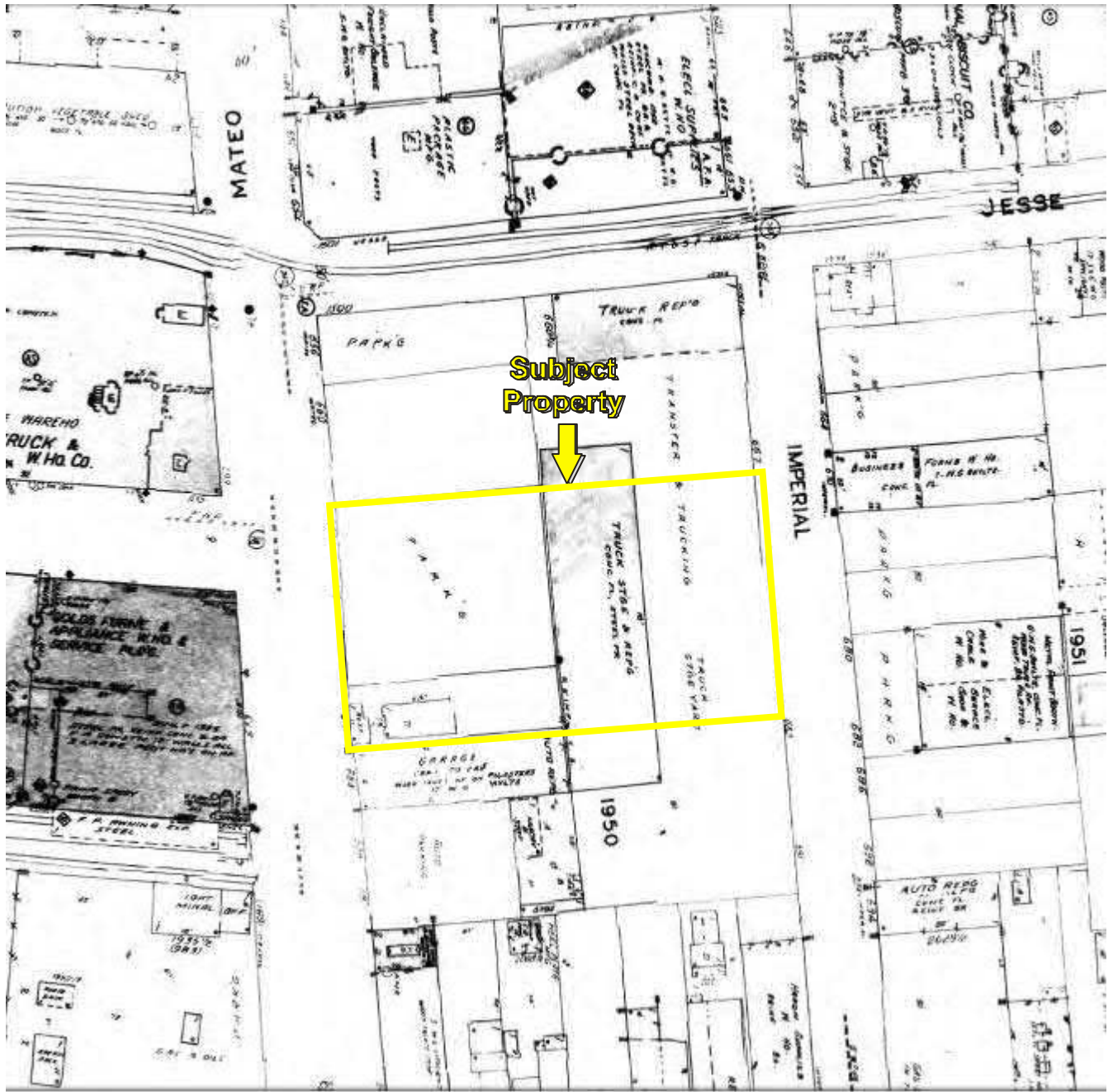


Date of Map: 1953

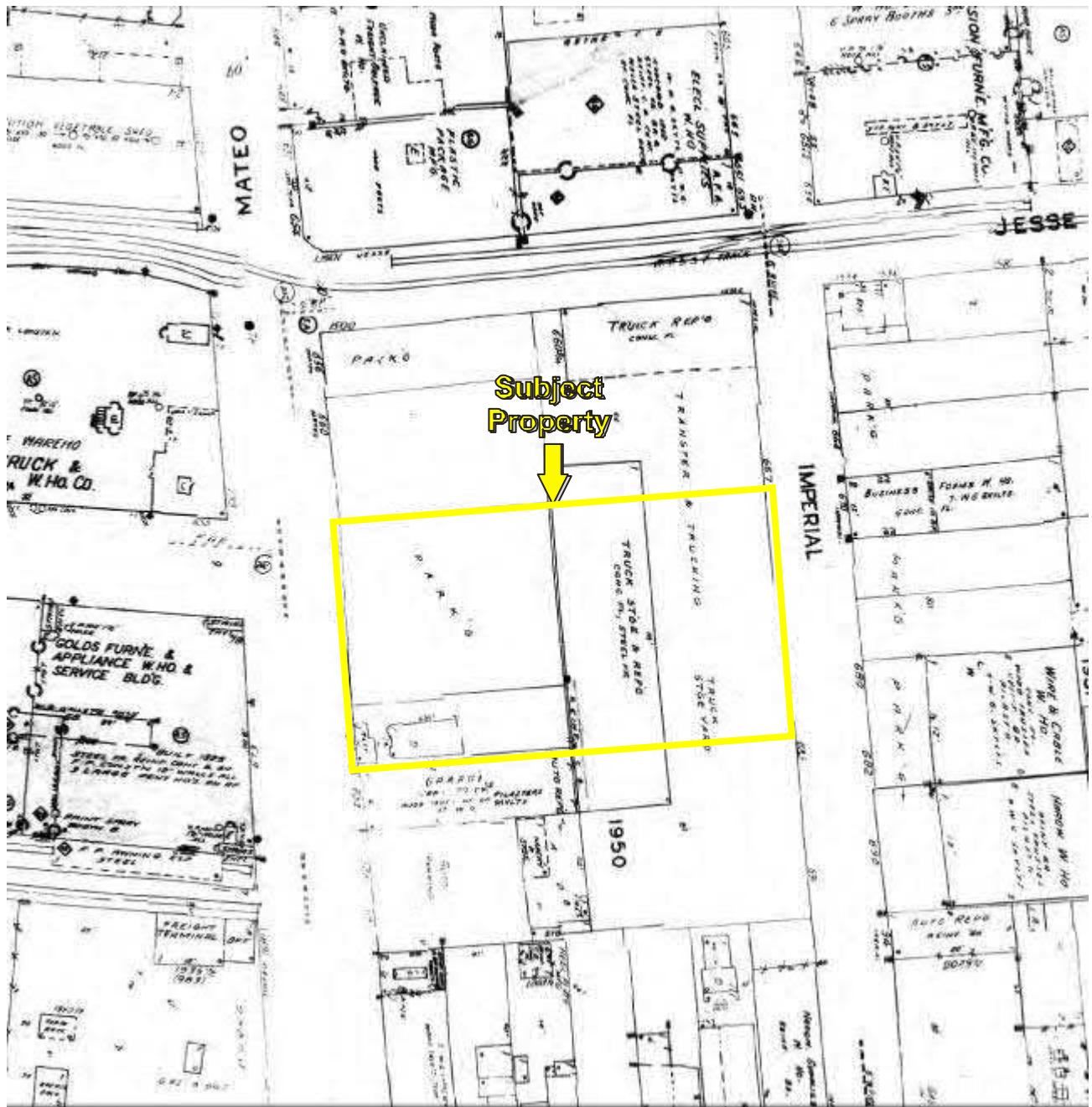


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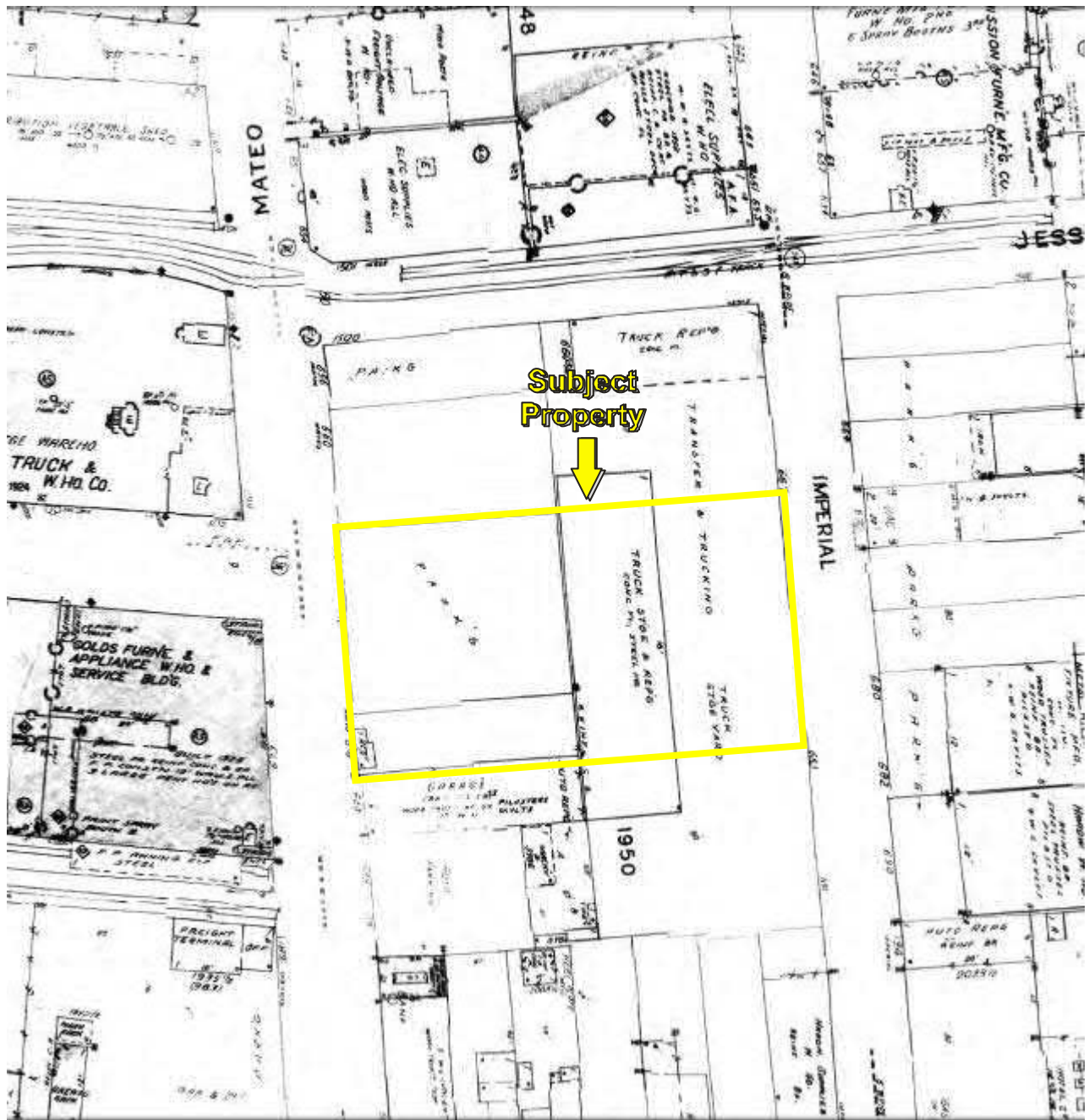




Date of Map: 1959



Date of Map: 1960



Date of Map: 1967





Date of Map: 1970