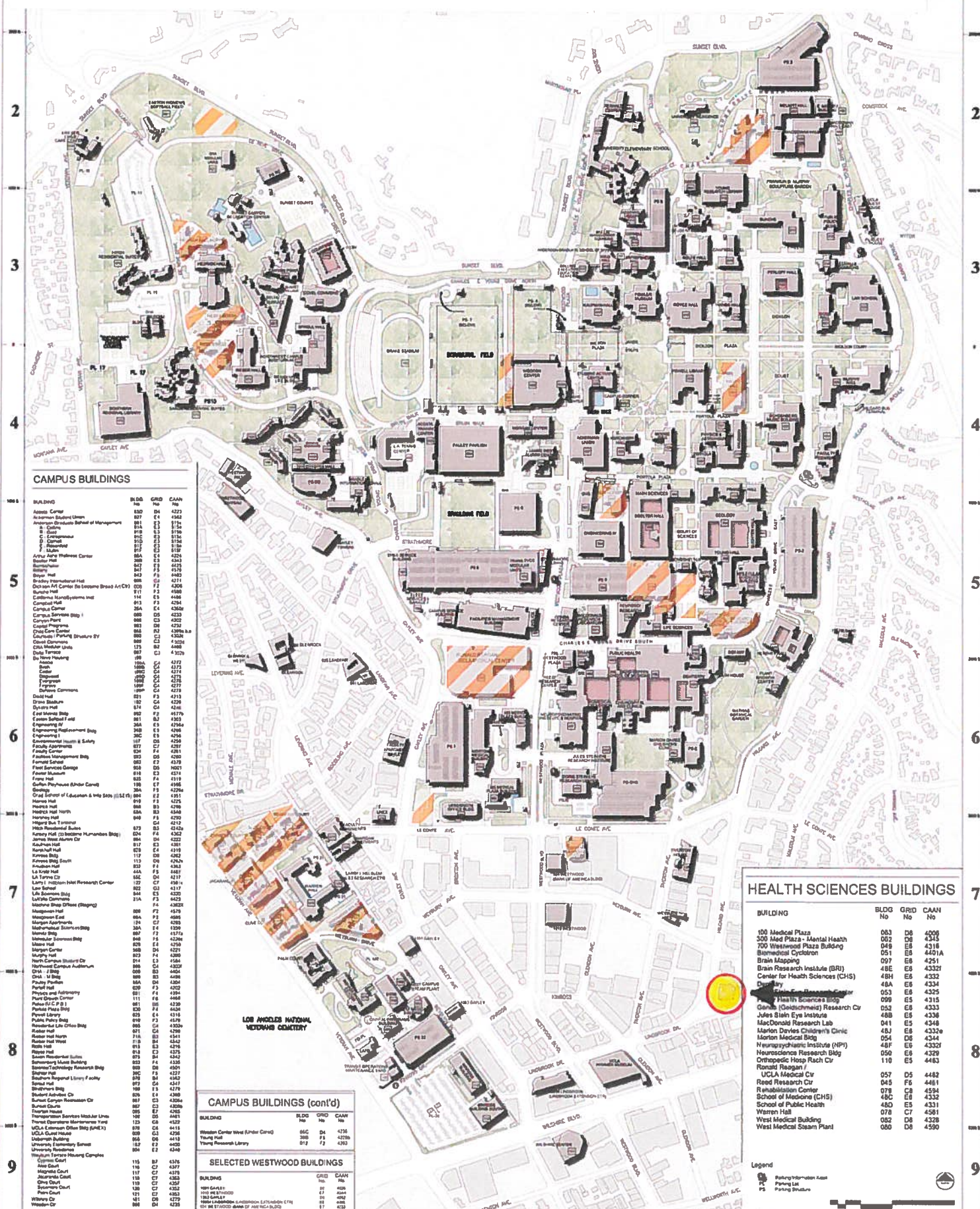


I. SITE OWNERSHIP AND LOCATION

II. SUMMARY DESCRIPTION OF SITE

- Figure 1 shows the site locus.

FIGURE 1. SITE LOCUS



III. SITE HISTORY AND USE

1. Title History Researched: Yes _____ No X

2. Zoning Classification: R3-1-0 (Multiple Dwelling Zone)

3. Institutional Controls/Restrictions: _____

4. Current Uses of Site

_____	Industrial
_____	Commercial
_____	Agricultural
_____	Residential
_____	Vacant
_____	Other

5. Brief Description of Current Uses (Describe in terms of product line/crop, processes, chemicals and materials used, wastes generated, waste management and disposal, etc.):

The property is currently fenced and cleared/graded following demolition of the church main auditorium structure. There are two remnant brick walls located on the north and east sides of the property. A large concrete retaining wall runs along the east side with trees planted on top of the space between the two walls.

6. Brief Description of Former Uses of Site (Give dates and available information as requested above based on reasonably ascertainable information as far back in time as to when property was first developed or intensively used):

In 1925, the property is undeveloped land located east of a creek channel. By 1934, the current street grid (including Lindbrook and Hilgard) is in place but the lot is undeveloped. In 1950, a church building (ca 1935) is shown in the middle of the block along Hilgard mainly occupying lot #6 and the NW part of lot #7. In 1954-55, the new main auditorium church building was built mainly on lots #7 and #8. In 1966, this large church building is shown along Hilgard Ave. In April 2017, a demolition permit was issued for the main church (auditorium) structure by L.A. Dept of Building & Safety.

Appendix I contains copies of historical Sanborn and topographic maps.

7. Current and Prior Uses of Adjacent Properties (based on reasonably ascertainable info):

- North:* 1925 – undeveloped lands; creek channel in drainage running northeasterly;
1934 – street grid and UCLA campus (ca 1929) now in place; scattered structures;
adjacent church-owned lot is undeveloped;
1950 – urban development now shown north to Le Conte Ave; adjacent church-owned
lot remains undeveloped; residential uses along Weyburn Ave.;
1966-69 – similar to 1950 except church building now at Hilgard @ Weyburn;
2018 – church building and parking lot along Weyburn Ave; multi-unit residential and
commercial bldgs.
- South:* 1925 – undeveloped lots; Wilshire Blvd is in place with cemetery on south side;
1934 – undeveloped lots on north side of Wilshire Blvd;
1950 – urban development now shown along Wilshire corridor; multi-unit residential
and commercial retail along Lindbrook/Wilshire;
1966-69 – similar to 1950; gas station at Lindbrook @ Glendon Ave;
2018 – apartment buildings along Lindbrook Dr.
- East:* 1925 – undeveloped lands; dirt road leads northerly from Wilshire Blvd;
1934 – street grid now in place; scattered structures;
1950 – urban development now shown in vicinity; multi-unit residential bldgs along
Lindbrook Dr;
1966-69 – similar to 1950;
2018 – multi-unit residential buildings along Lindbrook Dr.
- West:* 1925 – undeveloped lands; road heads northerly from Wilshire Blvd along east side of
open valley (future Westwood Blvd); city limits and ‘soldiers home’ further west;
1934 – undeveloped lots along Hilgard; Westwood Village now developed (ca 1929)
with multiple large structures further west;
1950 – urban development shown in vicinity of Westwood Village; undeveloped lots
along opposite side of Hilgard Ave;
1966-69 – similar to 1950; International student center bldg (#1023); parking along
opposite side of Hilgard Ave;
2018 – apartment buildings; hotels; Italian Cultural Institute; parking garage.

Appendix I contains copies of historical Sanborn and topographic maps.

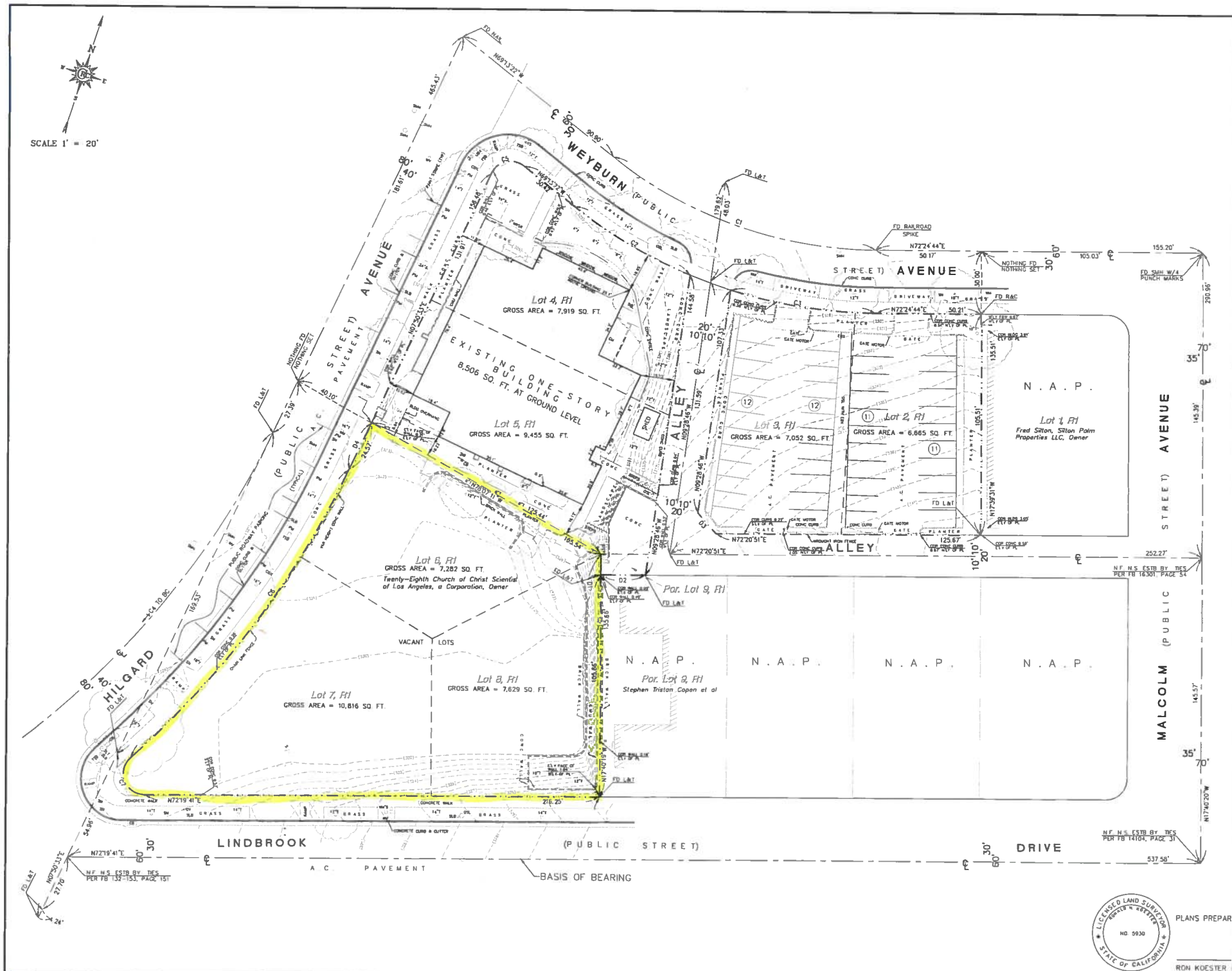
8. List of Regulatory Agency Permits/Violations/Liens for the Site (storage tanks;
wastewater discharge; hazardous/flammable/radioactive material storage/use/disposal
agricultural chemical application/mixing/disposal and other applicable permits):

None known or reported.

9. References used in preparing this report and persons interviewed relative to site history and use (must include current owner and/or current operator(s) or major occupant(s) and past owners/operators if necessary):

<u>Name</u>	<u>Address</u>	<u>Tel. No.</u>
Marquita Takei, owner's representative	(310) 903-7313	
Preliminary Title Report – Chicago Title Co. (1917 Hilgard Ave) – 1/10/18		
A.L.T.A./NSPS Land Title Survey map – CRC Enterprises, Santa Clarita CA		
California Dept Conservation – Division of Oil, Gas & Geothermal Resources		
Oil/gas well database: https://maps.conservation.ca.gov/doggr/wellfinder/		
Sanborn fire insurance maps – Los Angeles Vol. 24 map page 2434 (+2405/2429)		
USGS topographic maps (1925 – 1934 – 1950 – 1966)		
Geotechnical Investigation report – 1018 South Hilgard Ave. – Geocon West,		
Burbank CA – 6/12/15		

FIGURE 2. SITE PLAN



IV. SITE ENVIRONMENTAL CHARACTERISTICS

1. Site Layout Information (see Figure 2 - Site Plan)

A. *approximate property boundaries:*

North ~ fence/brick wall

East – concrete retaining wall

South – Lindbrook Dr.

West – Hilgard Ave.

B. *building and parking area locations:*

None on site. Site has been cleared of former building.

C. *site utilities (types and locations):*

All utilities have been cleared from the lots. Electric, gas, water, and sewer utilities are located in surrounding streets. Formerly, primary gas connection was to SE corner of property from Lindbrook; water/sewer service hookups from Lindbrook and electric service from Hilgard Ave.

D. *easements:*

None known or reported.

E. *fencing:*

5' high cyclone construction fencing on N/W/S sides of property.
Remnant brick walls on N/E sides of property.

F. *high voltage power lines:*

None. All utilities are underground along streets.

G. *ponds and floodplains:*

FEMA Zone 'X' (FEMA FIRM – LA County, 9/26/08) – minimal flood hazard.

H. *streams:*

None.

I. *marshes or wetlands including any evidence of fill material:*

No wetlands. Geotech report found artificial fill on site to depths of 6' bgs.

J. *wells:*

No known wells on site. No (former) oil or gas wells known or recorded.
Site is not located in a current or historical oilfield.

2. Site Specific Waste/Wastewater Information (Site Plan to show known or suspected conveyance, storage, or disposal areas):

A. catch basins:

None on site. Overland drainage from graded lots.

B. septic tanks/cesspools/leaching fields:

None on site.

C. sanitary sewers:

None remaining on site.

D. underground storage tanks and supply lines:

None.

E. above ground storage tanks:

None.

F. pits/ponds/lagoons:

None other than minor stormwater ponding on south side of property.

G. drainage lines:

None remaining on site.

H. sumps:

None.

I. ditches:

None.

J. wells (capped or uncapped) and dry wells:

None known or reported.

K. fill connections/vent pipes (suspected or identified):

None.

L. unidentified cover plates/pipes; mounds of soil/fill; or depressions/subsidence:

None. Site has been cleared and graded.

M. other miscellaneous:

3. Site Specific Characteristics (see Figure 2 - Site Plan)

A. topography and surface water drainage patterns:

Graded relatively level. Very slight slope to W-SW. East side of property is >10' below surrounding grade and tapers down to match grade at SW corner. Overland drainage to surrounding streets on W/S sides.

B. hydrogeological conditions (soil type; depth to groundwater; probable gradient)

Artificial fill materials to 6' bgs underlain by alluvial silty sand, sandy silt, and sandy clay with varied amounts of fine gravel to 50' bgs. No groundwater encountered to 50' bgs but historically reported as shallow as 25' bgs. Inferred gradient to SW based on local topography.

C. surface soil or pavement staining/discoloration or disruption/texture change:

None noted. Site has been graded.

D. vegetation condition and signs of stress:

Street trees along adjacent planting strips (one dead tree on Hilgard); trees also Planted on top of retaining wall area on east side of property.

E. drums or other chemical storage areas:

None.

F. *maintenance or shop/service areas:*

N/A.

G. *odors:*

None unusual noted.

H. *dead-end roads/paths or unexplained vehicle tracks (signs of illegal dumping):*

None.

I. *other notable observations:*

4. Building Inspection

A. *number of buildings and their age, construction, and general condition:*

No structures currently located on site.

B. *previous disclosure of hazardous materials in building(s):* Yes___No___

N/A

C. *visible signs of corrosion or other evidence of solvent action:*

N/A

D. *visible signs of any spillage or residues:*

None noted.

E. *solid waste or trash:*

Minor litter/trash has been discarded inside fencing along street perimeters .

F. *visible signs of polychlorinated biphenyls [PCBs] (i.e. - check for transformers, capacitors, electrical switchgear, hydraulics, etc. and any signs of leakage):*

None. No electrical equipment located on site.

G. *visible signs of asbestos* (check for thermal/electrical/acoustical insulation, sprayed-on fireproofing and plaster, asphalt roofing material, various tiles, transite panels, pipes/lagging, duct wrapping, hoods, drains, etc.):

N/A. No building materials located on site.

5. Neighborhood observations (0.5 mile radius drive-by survey)

A. *land use:*

Westwood Village is a mix of high density multi-unit residential and commercial land uses north of the Wilshire Blvd corridor. UCLA campus is adjacent on north side.

B. *hazardous waste generation or treatment/storage/disposal (TSD) facilities:*

None in vicinity.

C. *summary of known or suspected hazmat release sites* (1-mile radius records search):

Cal-EPA SWRCB LUST: Center West (10877 Wilshire – 0.2 mi SW) – closed 1998;
Shell station (900 Gayley Ave – 0.5 mi NW) – closed 2012.

Cal-EPA DTSC: 10936 Wilshire (0.4 mi SW – BTEX soils; closed 1986).

D. *existing monitoring wells:*

None in immediate vicinity.

E. *landfills/junkyards:*

None in vicinity.

F. *gas or service stations/automotive repair shops:*

None in immediate vicinity.

G. *drinking water supplies* (surface or underground within 0.5 mile of site):

Nearest LA County DPW well is located about 1.8 miles to west.

V. FINDINGS AND CONCLUSIONS & RECOMMENDATIONS

- 1. Findings** (identify known or suspect Recognized Environmental Conditions [RECs]; Historical Recognized Environmental Conditions [HRECs]; Controlled Recognized Environmental Conditions [CRECs]; and de minimus conditions):

No recognized environmental conditions were identified.

- 2. Conclusions & Recommendations:**

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the property. Any exceptions to, or deletions from this practice are described below.

This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property. Historical uses of the site have been institutional (church-related buildings) since the property was first developed in the 1930s; past uses of the property pose little risk. The main church building and all associated utilities were demolished and removed in 2017 and the property remains a cleared and graded vacant lot. No land uses involving hazmats have ever been conducted on site. A ~25-yr oil and gas lease (Occidental Petroleum) was executed in the 1965, but no known or reported oil or gas wells were ever drilled on site so it appears that this lease was purely speculative.

There were no regulatory agency records of any hazmat-related problems or releases on the subject property or in the immediate vicinity. Surrounding properties are generally multi-unit residential or institutional uses that pose little risk to the subject property. No further investigation appears warranted at this time.

3. Identification of environmental professional:

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

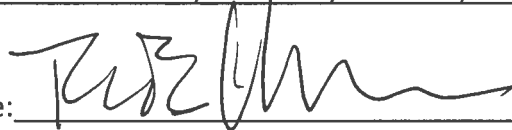
Robert Charbonneau Director, Environmental Services

Alicia Jensen Risk Analyst, Environmental Services

University of California Office of the President – Risk Services

1111 Franklin St., 10th floor, Oakland, CA 94607-5200 (510) 987-9594

Signature: _____



Date: March 28, 2018

Rev 2/15 (ASTM E 1527-13)

APPENDIX I

**SANBORN FIRE INSURANCE MAPS
1950 & 1969**

**USGS TOPOGRAPHIC MAPS
1925 – 1934 – 1950 – 1966**

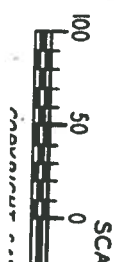
ALTA SURVEY MAP

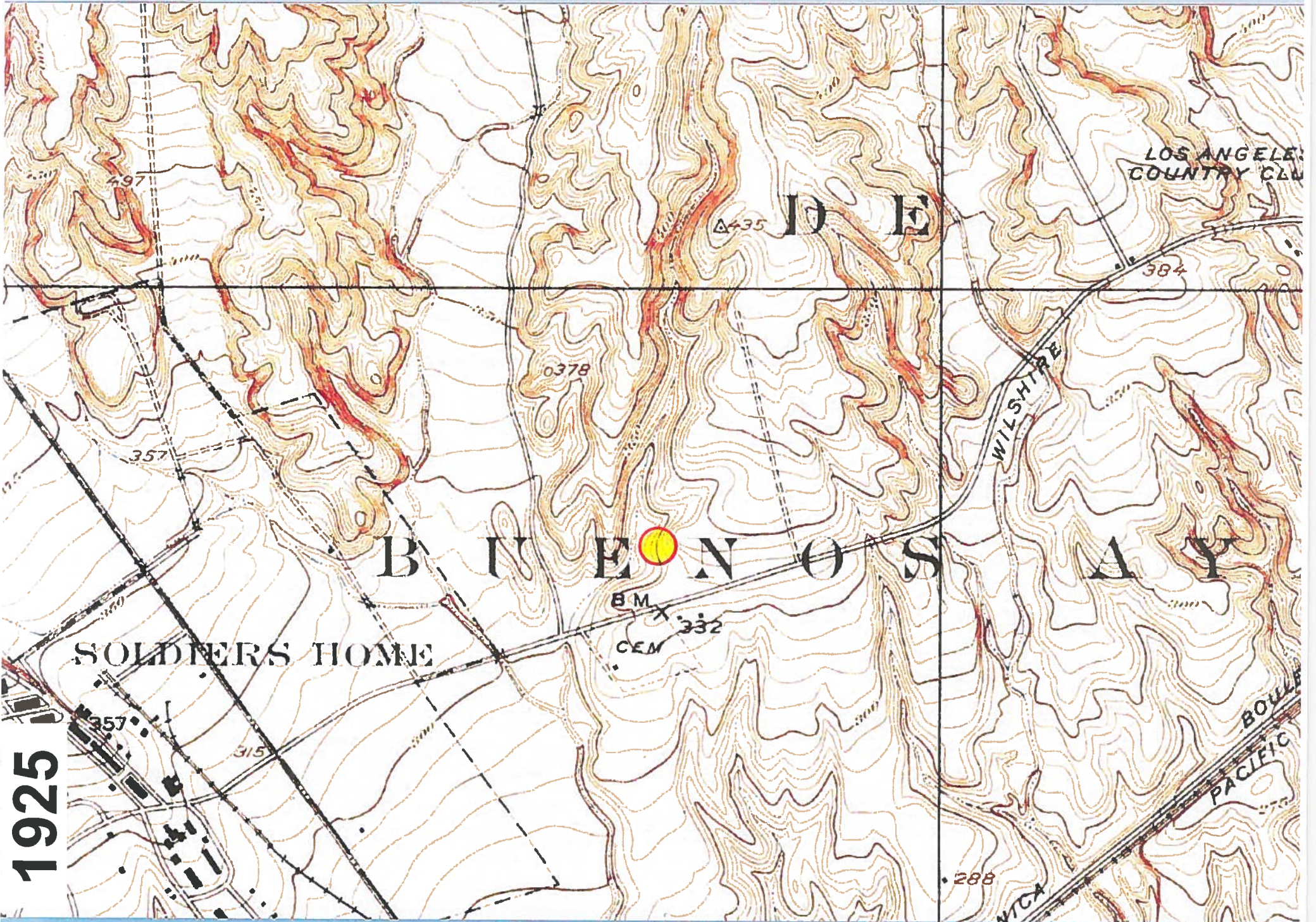
ASSESSORS PARCEL MAP

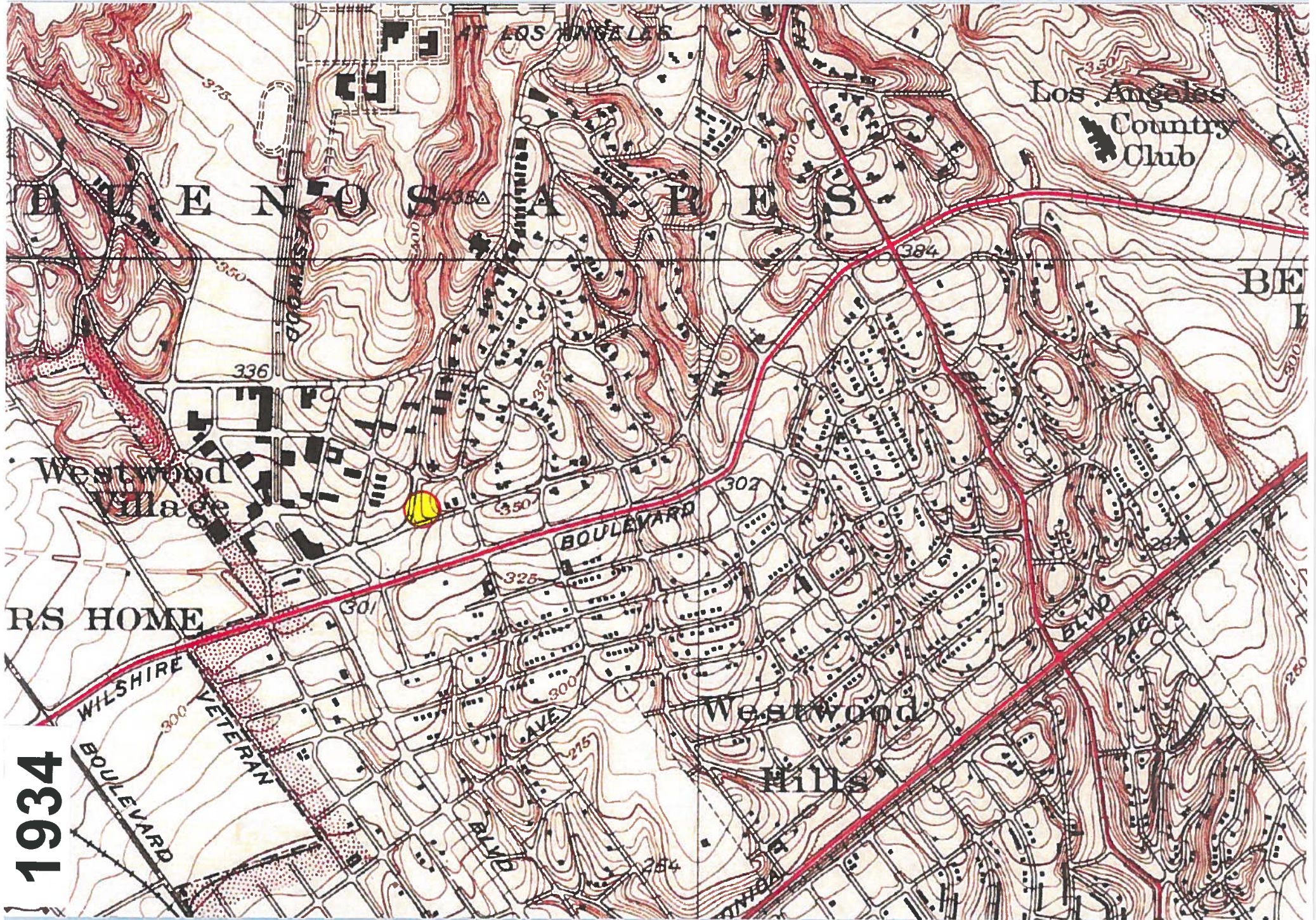
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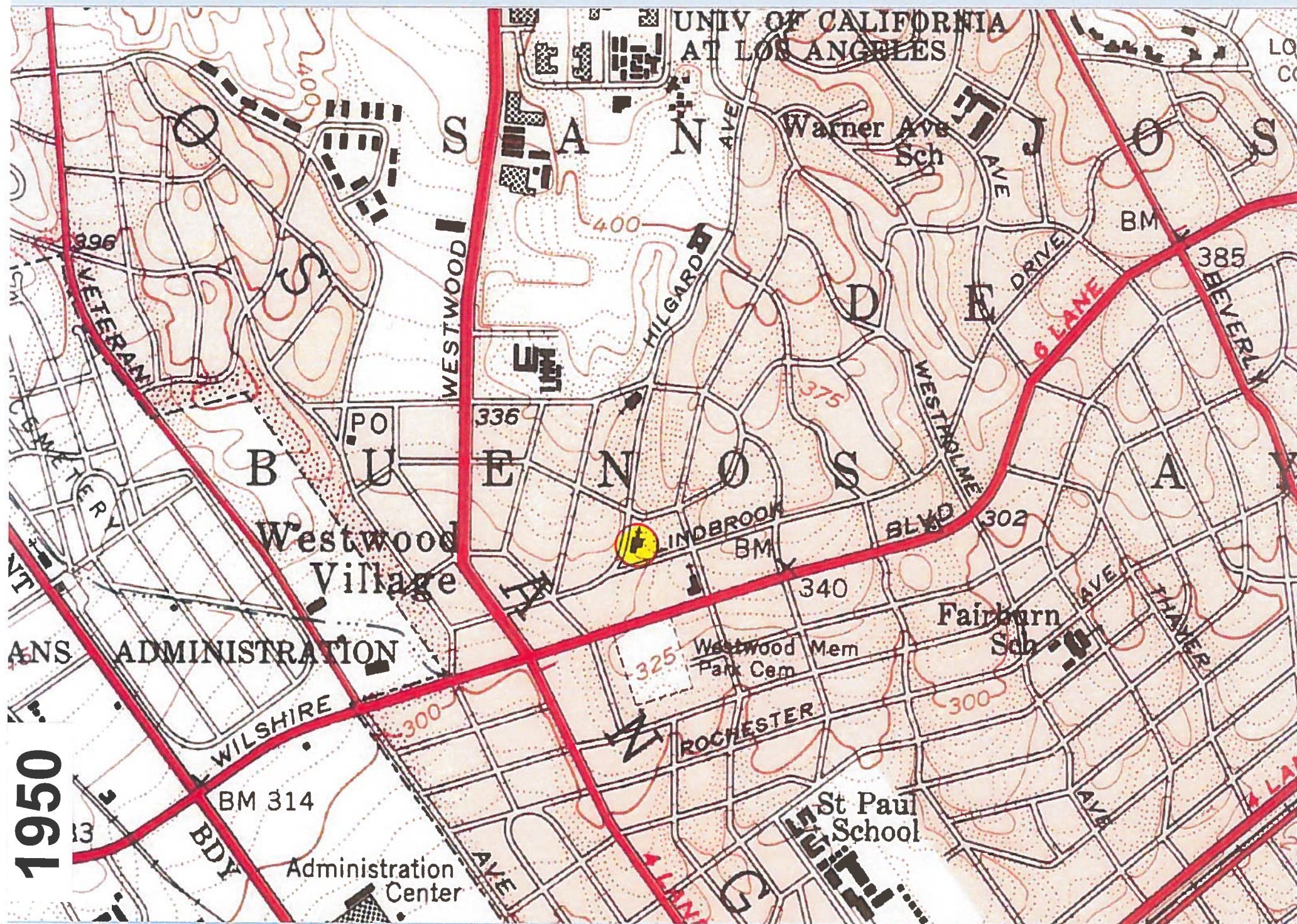
2405

2429

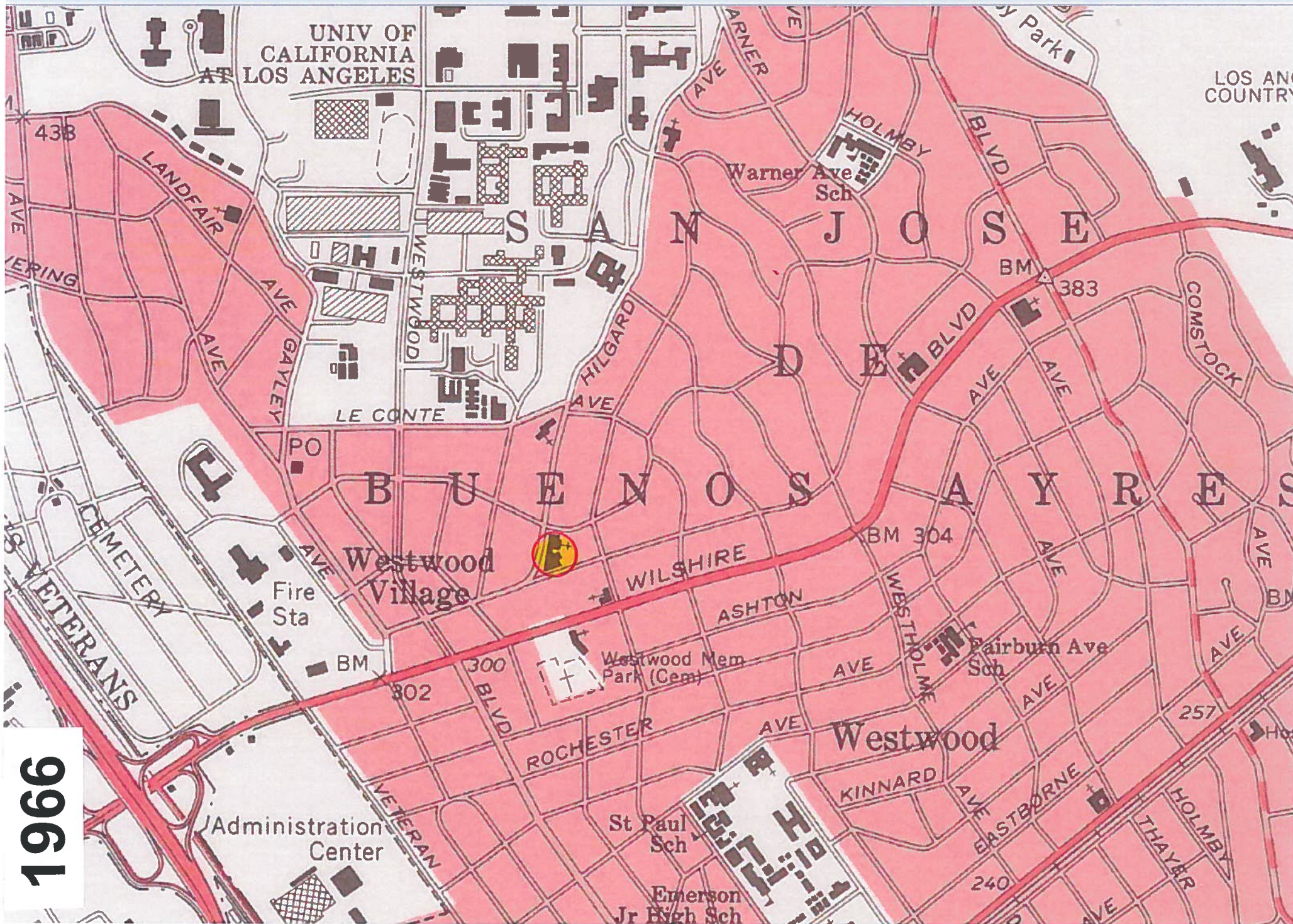








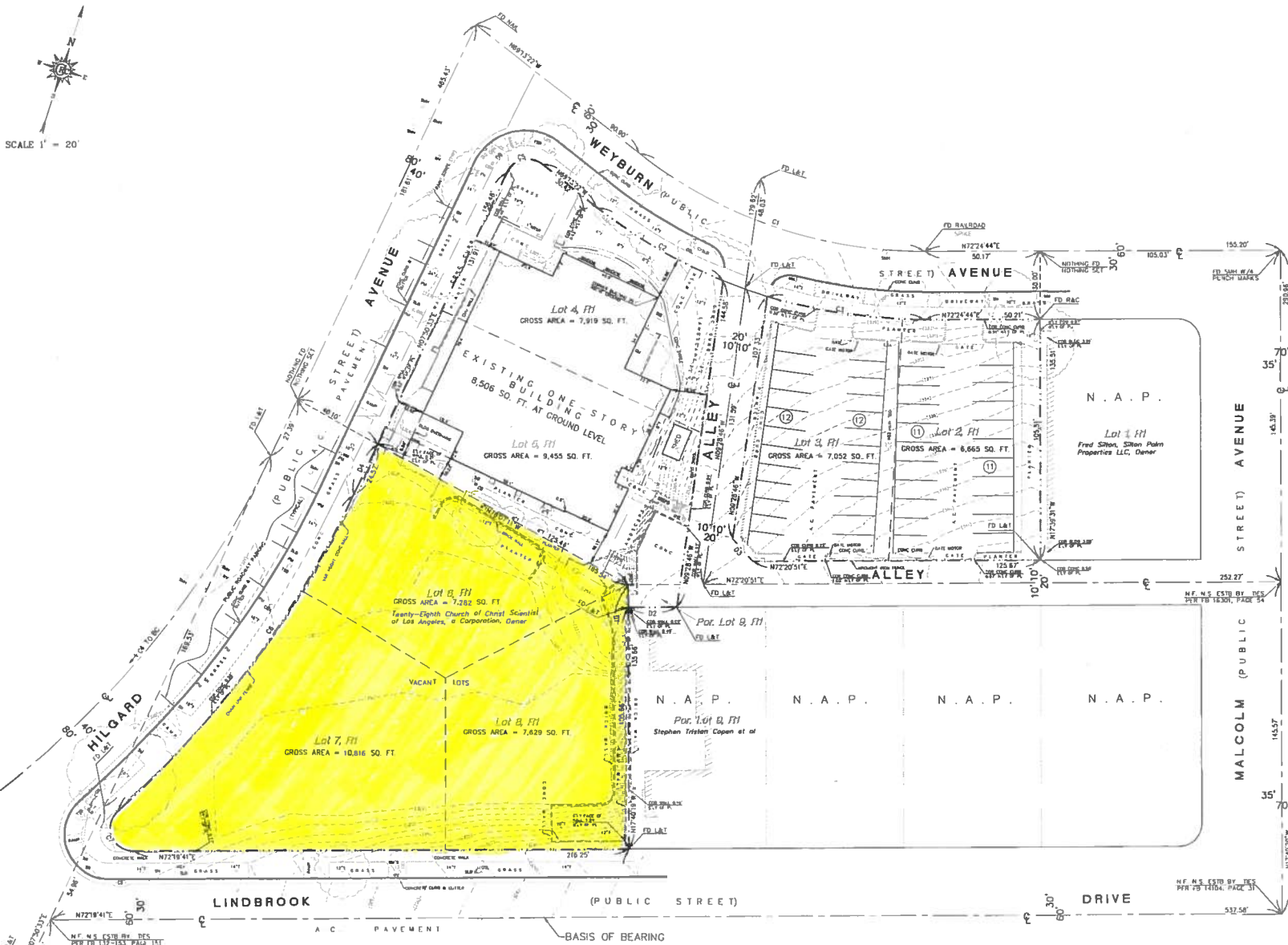
Burn Open



1966



SCALE 1" = 20'



CURVE TABLE			
NO.	DETA.	R	L
C1	10°21'54"	200.64	134.37
C2	15°58'10"	230.64	64.15
C3	17°20'50"	230.64	69.84
C4	18°46'32"	410.00	448.73
C5	10°34'05"	10.00	11.74
C6	22°34'35"	440.00	173.37
C7	11°05'27"	10.00	24.10

COURSE TABLE		
NO.	BEARING	DIST.
01	N17°50'37" W	10.01
02	N72°20'51" E	27.23
03	N56°33'57" W	3.10
04	N07°50'33" E	24.57

LEGEND

- A/B LG ASPHALTIC CONCRETE
- BLDG BUILDING
- CB CONCRETE
- CLD CLAY TILE
- CONC CONCRETE
- CU CURB
- ESTB ESTABLISHED
- FD FOUND
- FI FINE HYDRANT
- GM GAS METER
- GV GATE VALVE
- LAT LEAD AND LAG
- N.P. NOT A PART OF THIS SURVEY
- N.F. NOTHING FOUND
- N.S. NEIGHBORING STREET LIGHT
- ORL ORNAMENTAL STREET LIGHT
- PL PROPERTY LINE
- PM PARKING MEASUREMENT
- SH SHUTTER INDICATION BOX
- SL STREET LIGHT
- SM STREET MARKER
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UTILITY UTILITY BOX
- WM WATER METER
- WMR WATER METER
- RI TRACT NO. 10050, N.B. 167-11-12

ALL FOUND MONUMENTS PER RECORD OF SURVEY ARE 332-71 AND AS NOTED.

PARKING SPACES
STRIPED SPACES LOTS 2 AND 3
ON SITE PARKING 46
TOTAL 46
THERE ARE NO SPACES THAT ARE MARKED SPECIFICALLY FOR DISABLED OR MOTORCYCLES.



PLANS PREPARED UNDER THE DIRECTION OF
RON KOESTER LS 5930 DATE

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350
Telephone (861) 297-2338 FAX (861) 297-2331

PREPARED FOR
28th CHURCH OF CHRIST
1000 HILGARD AVENUE
LOS ANGELES, CA 90024
Attn: Mr. Marquitta Tolbert

A.L.T.A./NSPS LAND
TITLE SURVEY

SHEET 2 OF 2 SHEET

CRC 30884

1" = 80'

1997

TRACT NO. 9768

M.B. 147-70-73

TRACT NO. 10690

M.B. 167-11-12

TRACT NO. 10600

M.B. 161-1-2



CODE
67

GLENDON
AVE.

FOR PREV. ASSM'T. SEE: 929-15 & 29



161201
770707811
770712
771116005
770727340
790504306
861126008-87
870302820-87
96112603005001-F3

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

ROBERT CHARBONNEAU

University of California
Office of the President – Risk Services
1111 Franklin Street
Oakland, CA 94607
(510) 987-9594

Work Experience

Environmental Services Director (1989-Present)

University of California - Office of the President (Systemwide Headquarters)

Risk Services Office - Environmental Services

- Over thirty (30) years experience in environmental science technical fields
- Manage UC systemwide environmental due diligence program and policies, procedures, and protocols for all University real estate transactions including acquisitions, sales, gifts and bequests, and leases of real property
- Conduct/oversee environmental site assessments on over *six hundred (650+)* properties, including a wide range of commercial, industrial, agricultural, medical, institutional, multi-residential, and undeveloped/wildlands properties mainly across the Western United States (primarily in California)
- Served on original ASTM E-50 Committee that developed the first Standard Practice for Environmental Site Assessments (E-1527)
- Long-time certification as Registered Environmental Assessor (R.E.A. #01876) by Cal-EPA (state certification program disbanded in 2012)
- Provide expert advice to UC systemwide real estate personnel and General Counsel on technical and risk assessment and management aspects of due diligence investigations
- Manage and direct/coordinate environmental consultants and contractors working on UC site characterization/remediation activities and contracts
- Managed UC systemwide underground storage tank compliance program

Associate EH&S Technologist / Consultant (1987-1989)

UC Berkeley Office of Environmental Health & Safety

UC Berkeley Department of Facilities Management

Perform Phase I site assessments of campus-related properties. Respond to hazardous materials spills and incidents. Conduct comprehensive environmental assessment of Strawberry Creek and its upper watershed. Design, implement, and manage both watershed and stream restoration strategies. Assist in engineering evaluation studies of campus water and sanitary/storm sewer systems.

Environmental Scientist - Hydrologist / Biologist (1984-1986)

IEP Incorporated, Northborough MA

Perform groundwater and surface water quality monitoring and assessment. Assist in groundwater protection and Federal Superfund contamination studies. Conduct Phase I due diligence site assessments. Perform surface water hydrology studies. Work as part of an interdisciplinary team on publicly and privately funded lakes and watershed diagnostic/feasibility studies.

Senior Sanitary Engineer's Aide (1981)

Massachusetts Department of Environmental Quality Engineering (DEQE)

Division of Water Pollution Control (DWPC) - Technical Services Branch

As part of River Basin Planning Section, conduct water quality surveys and effluent compliance monitoring of selected industries and POTWs in eight major watersheds. Sample New Bedford Harbor to determine extent of sediment PCB contamination.

Fire Marshal (1981-1983)

University of Massachusetts - Amherst

Office of Environmental Health and Safety

Conduct facility inspections to enforce fire regulations. Perform investigations of fire-related incidents on campus property. Serve as on-duty emergency responder.

Firefighter/Lieutenant – Emergency Medical Technician/Ambulance (NREMT)

Northborough MA Fire Department (1978-1986, Acting Lieutenant - Engine Co. 6)

Amherst MA Fire Department (1981-1983, Lieutenant – Engine Co. 3)

Respond to fires, hazardous materials incidents, medical emergencies, hazardous conditions, and other emergencies. Perform fire suppression and rescue. Conduct fire safety inspections and fire investigations. Assess and mitigate wide range of hazardous conditions/situations. Oversee engine company crew and operations.

Higher Education Degrees

University of California at Berkeley:

Masters Degree (M.C.P. - Environmental Planning - 1988)

University of Massachusetts at Amherst:

Bachelor of Science Cum Laude (Environmental Sciences with Forestry Minor - 1983)

ALICIA JENSEN

University of California
Office of the President – Risk Services
1111 Franklin Street
Oakland, CA 94607
(510) 987-9290

Work Experience

Risk Analyst (2013-Present)

University of California - Office of the President (Systemwide Headquarters)

Risk Services Office - Environmental Services

Fifteen (15) years experience in environmental science and planning technical fields. Key duties include supporting the University's environmental due diligence program for real estate transactions by determining site environmental characteristics, conducting agency records reviews, researching site history, and assisting with site inspections, interviews, and report preparation.

Associate Physical and Environmental Planner (2005-2013)

University of California - Office of the President (Systemwide Headquarters)

Capital Resources Management - Environmental Planning

Key responsibilities were advancing the land use and environmental planning directives of the University by facilitating implementation of long range visionary/land use plans, environmental laws, and related organizational policies in support of real estate transactions and large capital projects through advocacy, strategic planning, and teamwork with staff across multiple campus locations.

Project Planner (2001-2004)

David Evans and Associates Inc., San Diego CA

Achieved client goals for land use planning and compliance with the California Environmental Quality Act (CEQA) and other state and federal environmental laws.

Higher Education Degrees

California State University, San Diego:

Master of Arts (Geography - 2005)

University of California at Davis:

Bachelor of Science (Environmental Policy Analysis and Planning - 2000)