



Phase I Environmental Site Assessment Report

**845-899 El Centro Street and 830-832 Orange Grove Place
South Pasadena, California**

**Converse Project No. 18-42-126-01
May 5, 2018**

Prepared For:

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May 5, 2018

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Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
845-899 El Centro Street and 830-832 Orange Grove Place
South Pasadena, California
Converse Project No. 18-42-126-01

Mr. Li :

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a Phase I Environmental Site Assessment (Phase I ESA) that was conducted at the referenced property.

A summary of the assessment is presented in the Executive Summary, as well as in Sections 8.0, 9.0, and 10.0 of the report. Recognized Environmental Conditions were not identified during this assessment.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact Laura Tanaka at (626) 930-1261.

CONVERSE CONSULTANTS

Steve Cash
Environmental Scientist

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Executive Summary

The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) that was conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

This report presents the results of the Converse Phase I ESA performed at 845-899 El Centro Street and 830-832 Orange Grove Place in the City of South Pasadena, Los Angeles County, California, referred to as the Property in this report. Converse was retained by DC El Centro Holdings, LLC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-13 Environmental Site Assessment Standard Practice (ASTM Standard: E1527- 13). This Phase I ESA was conducted during the period of April 16, 2018 to May 5, 2018.

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
3.0	USER PROVIDED INFORMATION & RESPONSIBILITIES	✓					Comments
5.2.5	Summary of Historical Property Use	✓					
5.2.6	Summary of Past Uses of Adjoining Properties	✓					
5.2.7	Summary of Past Uses of the Surrounding Area	✓					
5.3.1	Property Listings	✓					
5.3.2	Adjoining Properties	✓					
5.3.3	Other Off-site Locations of Concern	✓					



Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
5.4	Additional Environmental Record Sources	✓					
6.3	Interior Observations of Property	✓					
6.4	Exterior Observations of Property	✓					
6.5	Current Uses of Adjoining Properties	✓					
6.6	Current Uses of Surrounding Area	✓					
7.0	INTERVIEWS	✓					



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1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed at 845-899 El Centro Street and 830-832 Orange Grove Place in the City of South Pasadena, Los Angeles County, California, referred to as the Property in this report. Converse was retained by DC El Centro Holdings, LLC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment.

This Phase I ESA was completed in accordance with our proposal dated March 22, 2018. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

- Interviews with the Property owner representatives
- Property and vicinity reconnaissance
- Review of regulatory agency records
- Description of physical setting
- Historical review
- Interviews with public agency personnel
- Preparation of this report

1.2 Non-Scope Considerations

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents,



these non-scope considerations are not included as part of the Phase I ESA. Examples of non-scope issues include:

- Asbestos-containing Building Materials
- Biological Agents
- Cultural & Historic Resources
- Diffuse Anthropogenic Pollution
- Ecological Resources
- Endangered Species
- Health & Safety
- Indoor Air Quality
- Industrial Hygiene
- Lead-base Paints
- Lead in Drinking Water
- Mold
- Non-liquid Polychlorinated Biphenyls
- Radon
- Regulatory Compliance
- Wetlands

1.3 Significant Assumptions

No assumptions were made for this assessment that need to be noted as significant.

1.4 Limitations and Exceptions

There were no limitations or exceptions during this assessment.

1.5 Special Terms and Conditions

The Client was responsible for providing Attachment A of the proposal to those identified. Converse did not receive a completed Attachment A, or other documents, from the identified users.

1.6 Reliance

This report is for the sole benefit and exclusive use of DC El Centro Holdings, LLC in accordance with the terms and conditions attached to our proposal under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. The Scope of Services associated with the report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences of DC El Centro Holdings, LLC.



This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Property. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the property at the time of the assessment. Also, events may occur after the Property visit, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should DC El Centro Holdings, LLC wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (see Appendix A of this report) must be submitted to Converse Consultants.



2.0 PROPERTY DESCRIPTION

Item	Comment
Current Use(s) of the Property	<p>The Property is owned by CCCC Growth Fund LLC, operated as WNC First Insurance Services, Inc., and currently used as a commercial office.</p> <p>A Property location map and a field generated Property plan are provided in Appendix B. Pertinent Property photographs are provided in Appendix C.</p>
Location and Legal Description	<p>The Property is located at 845-899 El Centro Street and 830-832 Orange Grove Place, South Pasadena, California. Historical addresses of 830-832 Orange Grove Place were for former single-family residences. The Property is located southwest of the intersection of El Centro Street and Glendon Way. The Property is located approximately one quarter-mile south of State Highway 110 (Arroyo Seco Parkway).</p> <p>The Property consists of three parcels and is approximately 1.58. acres. The Los Angeles County Assessor's Parcel Numbers for the Property is 5315-019-048 (Parcel A); 5315-019-045 (Parcel B); 5315-019-046 (Parcel C). The legal description of the Property is described as the following: "MCCAMENT TRACT LOT 19 AND 20" and "*LOT COM AT NE COR OF LOT 1 MCCAMENT TR THE E ON S LINE OF EL CENTRO ST TO NW LINE OF 45 FT R/W OF A T AND S F RY TH SW THEREON TO S PROLONGATION OF E LINE...SEE MAPBOOK FOR MISSING PORTION...LOT 1 MCCAMENT TRACT,"</p>
Zoning Information	<p>According to the City of South Pasadena, Planning Department, the zoning for the Property is Mission Street Specific Plan (MSSP), which is defined as commercial.</p>
Property Characteristics	<p>An L-shaped commercial building occupies the northern portion of the Property with asphalt-paved parking located to the east, south and southeast.</p>

Item	Comment
Description of Property Structure(s)	One, two-story building with a partial with sub-grade parking level is located on the Property. The building consists of 49,139 square feet.
The following services were present at the Property at the time of the assessment.	
Electricity:	Southern California Edison (SCE)
Gas:	Southern California Gas Company (SCG).
Potable Water:	South Pasadena Public Utilities Division
Sanitary Sewer:	City of South Pasadena
Heating, Ventilation, Air Conditioning (HVAC):	Roof-top package units
Solid Waste:	Athens Services



3.0 USER PROVIDED INFORMATION & RESPONSIBILITIES

3.1 Requested Documents and Information

The ASTM E1527-13 specifies that the User, DC El Centro Holdings, LLC provide any helpful documents that may be available, as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations (AULs)
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

No documents were provided by the User.

3.2 User Provided Information

Section 6 of ASTM E1527-13 outlines specific User's responsibilities. This information will help identify the possibility of RECs in connection with the Property. The ASTM Standard provides a questionnaire to help the User to comply with the statutory requirements to perform tasks which would help identify RECs. Converse included



the questionnaire as Attachment A to our proposal. In general, any Users should make Converse aware of information they have regarding the following:

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation.

3.2.1 Environmental Cleanup Liens

The User provided no information regarding environmental cleanup liens or title records.

3.2.2 Activity and Use Limitations

The User did not provide any information indicating they were aware of any AULs.

3.2.3 Specialized Knowledge or Experience

The User did not provide any information indicating they had specialized knowledge or experience related to the Property or nearby property.

3.2.4 Reason for Significantly Lower Purchase Price

Converse has no information regarding the purchase price of the Property or comparable properties. The User has not indicated to Converse that there is any conclusion that there was a lower purchase price because of known or suspected contamination at the Property.



3.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide any information about past uses, specific chemicals at the Property, past spills, environmental cleanup or other reasonably ascertainable information regarding the Property.

3.2.6 Obviousness of Contamination

The User did not provide any information based on their knowledge or experience that would be obvious indicators of contamination on the Property.

Unless specifically stated otherwise in the Scope of Services, the purpose of this Phase I ESA was to qualify for the landowner liability protections to CERCLA Liability as described in ASTM E1527-13.

Business risk unrelated to the CERCLA innocent landowners defense are only assessed as specifically agreed in the Scope of Services and discussed in Section 11.0, Additional Non-Scope Services, of this report.

3.3 Continuing Obligations

In order to assert a LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices, stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and AAI. Anyone seeking LLP protections should take independent action beyond this Phase I ESA to perfect their position.



4.0 OWNER PROVIDED INFORMATION

The ASTM E1527-13 specifies that the Property owner and the Key Site Manager provide any helpful documents that may be available as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded AULs
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

CCCC Growth Fund LLC provided the following report, which is summarized as follows:

- Phase I Environmental Site Assessment for 845 El Centro Street & 830-832 Orange Grove Place, September 4, 2014; Prepared by Partner Engineering and Science, Inc.

The report is noted as being a "DRAFT" and is not signed by the Environmental Professional that conducted the assessment. The report stated that no evidence of recognized environmental conditions was found; however, an environmental issue related to possible asbestos-containing building materials was noted in connection with the subject property. Based on the conclusions of the



assessment, Partner recommended no further investigation of the subject property at that time.



5.0 RECORDS REVIEW

5.1 Physical Setting

Item	Comments
Physical Setting:	The Property is located approximately 664 feet above mean sea level with surface topography sloping towards the west-northwest (United States Geological Survey [USGS] Topographic Map, Los Angeles, California, 1994).
Geology:	The Property is underlain by unconsolidated and semi-consolidated alluvium, lake, playa, and terrace deposits (Division of Mines and Geology, Geologic Map of California, 2010).
Groundwater:	According to topographic map interpretation, the direction of groundwater in the vicinity of the Property is inferred to flow towards the west-northwest.
Potable Water Supply:	Potable water is supplied by South Pasadena Public Works Division. The sources of public water for the City of South Pasadena are surface water from the Colorado River and northern California.

5.2 Historical Review

5.2.1 Aerial Photograph and Map Review

Available historical aerial photographs and historical maps, which were provided by Environmental Risk Information Services (ERIS).

A summary of the review is provided in the following table. Copies of the aerial photographs and maps are provided in an appendix to this report.



Table 1 – Historical Resource Review

Property	Adjoining Properties	General Vicinity
1894, 1986, 1900 Topo Maps		
Vacant	Structures indicated on maps.	Structures indicated on maps.
1910 Fire Insurance Map		
Residential - One dwelling is located in the approximate center of the Property.	Mixed Use	Mixed Use
1928 Topo Map and Aerial Photograph		
According to the aerial photograph, it appears the western portion of the Property is occupied by residential dwellings and the central portion is a large warehouse type structure.	Structures indicated on the map.	Structures indicated on the map.
1930 Fire Insurance Map, 1934 and 1938 Aerials, 1940 Topo Map, 1949 Aerial, 1951 Fire Insurance Map, 1952 Aerial		

Property	Adjoining Properties	General Vicinity
According to the fire insurance maps, the property is occupied by commercial and residential uses. The central portion is occupied by an ice company. The western portion is occupied by residential dwellings.	Mixed Use. A railroad track is located adjacent to the east.	Mixed Use
1953 Topo Map		
Property is indicated as being located in an urban area.	Urban area	Urban area
1960 Aerial, 1961 Fire Insurance Map; 1964, 1972, 1980 Aerials		
According to the 1961 Fire Insurance Map, commercial and residential uses are on the Property. The central portion is now indicated at the Phillip Randolph Company (frozen food packaging). Residential dwellings are still located on the western portion of the Property.	Mixed Use	Mixed Use
1988, 1994, 2005, 2010, 2012, 2014, 2016 Aerial Photographs		



Property	Adjoining Properties	General Vicinity
Appears to be in the present day configuration of a large building on the northern portion of the lot and parking areas on the remaining.	Mixed Use	Mixed Use

5.2.2 Building Permit Review

Available building permits were reviewed at the City of South Pasadena for the El Centro Street addresses. A chronological summary is provided below.

Date	Comments
1947	Building permit for Violet Ray Ice Company processing and storage plant at 845 El Centro.
1979	Demolish permit for Mead House Wrecking Company at 845 El Centro.
1980	Building permit for new two-story office with subterranean parking at 854 El Centro.
1983	Building permit for parking lot retaining wall and paving for 845 El Centro.
1994	Certificate of Occupancy for professional Office building at 899 El Centro Street.

Research for building permits on 830-832 Orange Grove Place was not conducted due to the historical residential use. Permits were researched by Partner Engineering during their 2014 Phase I ESA report. No permits of significant environmental concern were found by Partner.



5.2.3 City Directories

A city directory search was completed on the Property by ERIS. The complete city directory is provided in an appendix to the report. The adjacent properties were identified as either residential or commercial uses in the city directories from 1950 to the present

The Property was identified under the following listings in the directories published during the years indicated:

Table 2 – City Directory Summary

Listing	Year
Reeder Salt Company/Violet Ray Ice Company (845 El Centro Street) Residential (830-832 Orange Grove Place)	1950
Creamery Products Corporation/Ordnance Associates Inc./Randolph Philip R Company/Violet Ray Ice Company (845 El Centro Street), Residential (830 Orange Grove Place)	1957
Creamery Products Corporation/Ordnance Associates Inc. /Randolph Philip R Company/Violet Ray Ice Company Creamery Products Corporation (845 El Centro Street); Fisk & Mason Inc. Shingles & Shakes (855 El Centro Street	1958
Residential (830 Orange Grove Place)	1960
Creamery Products Corporation/Randolph Philip R Company Inc. (845 El Centro Street) Ordnance Associates Inc. (855 El Centro Street)	1962
Residential (830 Orange Grove Place)	1966
Husky Precision Punches Div Universal Industries (845 El Centro Street)	1967
Universal Industries Inc. (845 El Centro Street)	1971

Listing	Year
Universal Industries Inc. (845 El Centro Street), Residential (830 Orange Grove Place)	1975
Residential (830 Orange Grove Place)	1980
Ohio Casualty Insurance Company/ West American Insurance Company (845 El Centro Street)	1981
Insureco Inc Claims Department / Ohio Casualty Insurance Company / West American Insurance Company (845 El Centro Street)	1985
Transamerica Financial Systems and Concepts (845 El Centro Street)	1986
Transamerica Financial Systems and Concepts (845 El Centro Street)	1990
Panda Management Company (845 El Centro Street)	1999
Panda Management Company (899 El Centro Street)	2000
WNC Insurance Services (845 El Centro Street)	2005
WNC Insurance Services; Panda Management Company (845 El Centro Street)	2009
Precise Adjustments Inc. (845 El Centro Street)	2016

5.2.4 Data Failure

Historical information regarding the Property indicated the Property was undeveloped land as early as 1894. Therefore, no historical data failure occurred during this assessment.



5.2.5 Summary of Historical Property Use

The Property was formerly undeveloped as early as 1894; developed with a residential dwelling as early as 1910; subsequently redeveloped with a mixture of commercial businesses and residential dwellings from as early as 1930 until at least 1979; and finally developed with the current structure in 1980.

Tenants on the Property include a mixture of residential and commercial/light industrial companies, including Violet Ray Ice Company (1930-1950); Creamery Products Corporation (1957-1962) Philip R. Randolph Company (1957-1963); Universal Industries, Inc. (1967-1975); and WNC First Insurance Services, Inc. (2003-Present).

5.2.6 Summary of Past Uses of Adjoining Properties

Developed with a mix of residential and commercial development from as early as 1928 to the present.

5.2.7 Summary of Past Uses of the Surrounding Area

Developed with a mix of residential and commercial development from as early as 1928 to the present.

5.3 Results of Environmental Records Sources Review

An ERIS Database Report prepared specifically for the Property, adjoining properties and other off-site locations of concern. The search included queries to the following databases for cases within specified ASTM search distances. A copy of the database report is provided in an appendix to this report.

5.3.1 Property Listings

The Property, identified as 1X Transamerica Financial Sys & Concepts at 849 El Cento Street, is listed as a HAZNET facility that has two listings for 1987 and 1991 for shipping, under manifest, off-specification, aged or surplus inorganics off-site for disposal. HAZNET does not track violators and the presence of a facility on the HAZNET database does not necessarily indicate that an environmental concern



exists at that facility. The presence of the subject property on the HAZNET database is not, in itself, considered to represent an environmental concern. Significantly the Property is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Based on the lack of a documented release this HAZNET listing is not expected to represent a significant environmental concern.

Target Property Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HIST MANIFEST		845 EL CENTRO ST, SOUTH PASADENA, CA, 910300000	0.00/-	0.0	
HAZNET	1X TRANSAMERICAN FINAN SYS & CONCEPTS	845 EL CENTRO ST, SOUTH PASADENA, CA, 910300000	0.00/-	0.0	

5.3.2 Adjoining Properties

The adjacent property to the east, across railroad tracks, is identified as a Los Angeles County CUPA, RCRA-SQG, FINDS and HAZNET site in the regulatory database report, as discussed below:

- The site, identified as Jack's Auto Repair at 1001 Glendon Way, is registered with the Los Angeles County Fire Department as a chemical storage facility and a hazardous waste generator. A minor administrative violations was cited



in 2016. The facility is a EPA small quantity generator (SQG) with of hazardous waste with no violations were reported. Jack's Auto Repair is also listed as a HAZNET facility that has one HAZNET listing for 1995 for shipping under manifest a unspecified organic liquid mixture off-site for disposal. HAZNET does not track violators and the presence of a facility on the HAZNET database does not necessarily indicate that an environmental concern exists at that facility. The presence of the subject property on the HAZNET database is not, in itself, considered to represent an environmental concern. Significantly Jack's Auto Repair is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions. Based on the lack of a documented release these listings are not expected to represent a significant environmental concern.

The adjacent property to the northwest is identified as a LUST, UST, HIST TANK, CERS TANK, Hazardous Substance Storage Container System (HHSS), EMISSIONS, LA HMS site in the regulatory database report, as discussed below:

- The adjacent property, identified as City of South Pasadena (also listed as South Pasadena City, Public Works Dept. and South Pasadena Service Facility #A) at 825 East Mission Street, is located northwest Property. This facility reported a release of gasoline on July 9, 1990, which reportedly impacted soil only. The release occurred as a result of a tank closure and was reported to the lead agency (LARWQCB) on July 9, 1990. The responsible party was identified as City of South Pasadena and regulatory closure was obtained on January 8, 1991. Due to the regulatory closure, that only soil was affected and the historical nature of the release, these listing are not expected to represent a significant environmental concern.
- In 2015, 2016 and 2017 the Los Angeles County Fire Department issued the facility numerous violations relating to the operation of a UST, including failure to obtain an operating permit and do perform required monitoring. However the facility is not listed on any database in the database report which reports spills, releases or regulatory/remedial actions with the exception of the 1990 release discussed above. Based on the lack of a documented release these listings are not expected to represent a significant environmental concern.

Surrounding Properties Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
CERS HAZ	JACK'S AUTO REPAIR	1001 GLENDON WAY, SOUTH PASADENA, CA, 91030	0.02/E	1.0	
FINDS/FRS	JACK'S AUTO REPAIR	1001 GLENDON WAY, SOUTH PASADENA, CA, 91030	0.02/E	1.0	
HAZNET	JACK'S AUTO REPAIR	1001 GLENDON WAY, SOUTH PASADENA, CA, 910300000	0.02/E	1.0	
RCRA SQG	JACK'S AUTO REPAIR	1001 GLENDON WAY, SOUTH PASADENA, CA, 91030	0.02/E	1.0	



Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
UST	SOUTH PASADENA SERVICE FACILITY #A	825 MISSION ST #A, SOUTH PASADENA, CA, 91030	0.07/N	-1.0	
LUST	CITY OF SOUTH PASADENA	825 MISSION ST E, SOUTH PASADENA, CA, 91030	0.07/N	-2.0	
CERS TANK	SOUTH PASADENA SERVICE FACILITY #A	825 MISSION ST #A, SOUTH PASADENA, CA, 91030	0.08/N	-1.0	
EMISSIONS	SOUTH PASADENA CITY, STREET DE	825 MISSION ST, SOUTH PASADENA, CA, 91030	0.08/N	-1.0	
EMISSIONS	SOUTH PASADENA CITY, PUB WO	825 MISSION ST., SOUTH PASADENA, CA, 91030	0.08/N	-1.0	

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
EMISSIONS	SOUTH PASADENA CITY, PUBLIC WORKS DEPT	825 MISSION ST, SOUTH PASADENA, CA, 91030	0.08/N	-1.0	
EMISSIONS	SOUTH PASADENA CITY, PUBLIC WO	825 MISSION ST, SOUTH PASADENA, CA, 91030	0.08/N	-1.0	
HHSS	CITY YARDS	825 MISSION ST., SOUTH PASADENA, CA, 91030	0.08/N	-1.0	
LA HMS		825 MISSION ST #A, SOUTH PASADENA, CA, 910303141	0.08/N	-1.0	
HIST TANK	CITY YARDS	825 MISSION ST., SOUTH PASADENA, CA,	0.08/N	-1.0	



5.3.3 Other Off-site Locations of Concern

Other off-site locations of concern identified by ERIS within a maximum one-mile radius from the Property included hazardous waste generators, leaking tank sites, and registered tank sites. The potential for environmental concern from these sites appears to be low due to one or more of the following: distance, location with respect to the direction of regional groundwater, responsible parties identified, regulatory agency involvement and/or status.

5.3.4 Orphan Listings

The database report did not identify any orphan listings.

5.4 Additional Environmental Record Sources

Federal Agencies

Federal Agencies	
Source	Comments
U.S. Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA)	PHMSA online mapping system for gas transmission pipelines and hazardous liquid pipelines on the Property or adjacent properties was reviewed (https://www.npms.phmsa.dot.gov/PublicViewer/). No pipelines were identified on the Property or adjacent properties.



State Agencies

State Agencies	
Source	Comments
Department of Toxic Substances Control (DTSC)	A response from DTSC was not received during the timeframe of this assessment. The Envirostor website (http://www.envirostor.dtsc.ca.gov/public/) was reviewed for information, and the Property was not listed in the database.
Regional Water Quality Control Board (RWQCB)	The RWQCB had no records on file regarding underground storage tank (UST) issues at the Property. The Geotracker website (http://geotracker.waterboards.ca.gov/) was reviewed for information, and the Property was not listed in the database.
California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)	Converse researched the DOGGR Well Finder Online Database for information regarding any Property oil, gas, or geothermal wells. According to DOGGR, no oil or gas wells are located on or adjacent to the Property.

Local Agencies

Source	Comments
South Coast Air Quality Management District (SCAQMD)	There were no agency records pertaining to the Property on file with this agency.



Source	Comments
Los Angeles County Fire Department (LACoFD), Hazardous Materials Management Division (HMMD)	There are no records on file with HMMD pertaining to the Property.
Los Angeles County, Department of Public Works (DPW), Environmental Programs	There are no records on file with DPW pertaining to the Property.

6.0 PROPERTY RECONNAISSANCE

6.1 Methodology

On April 25, 2018, Converse visited the Property to evaluate present use and to identify observable environmental conditions at the Property. Our methodology involved walking the perimeters, center lines, and accessible interior areas of the buildings while noting observed evidence of present and potential environmental concerns

Property maps are provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

6.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on Wednesday, April 25, 2018.

6.3 Interior Observations of Property

During our Property visit, Converse made the following observations of the interior of the Property's building(s):

Table 3 – Interior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	✓		Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. T

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Storage Tanks & Related Equipment:		✓	
Odors:		✓	
Standing Surface Water or Other Pools of Liquid:		✓	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:		✓	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	✓		One elevator is located in the building. No leaks or stains were observed in the equipment room.
Heating/Cooling System:		✓	
Stains or Corrosion on Floors, Walls or Ceilings:		✓	

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Drains and Sumps	✓		Stormwater drains were noted in the underground parking garage and in the asphalt-paved parking lot. According to Property personnel these storm drains are routed to the municipal system.

6.4 Exterior Observations of Property

During our Property visit, Converse made the following observations of the exterior of the Property:

Table 4 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:		✓	
Storage Tanks & Related Equipment:		✓	
Odors:		✓	
Standing Surface Water or Other Pools of Liquid:		✓	

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:		✓	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	✓		One utility owned pad-mounted transformer was observed at the Property. The transformer is not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformer.
Pits, Ponds, or Lagoons:		✓	
Stained Soil or Pavement:			
Stressed Vegetation (other than from insufficient water):		✓	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:		✓	

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Waste Water or any discharge (including storm water) into a Drain, Ditch, or Stream on or Adjacent to the Property:		✓	
Wells (active, inactive, or abandoned):		✓	
Septic Systems or Cesspools:		✓	
Prior Structures:		✓	
Roads, Tracks, Railroad Tracks or Spurs:		✓	The Property fronts on El Centro Street to the north and Orange Grove Place to the west.

6.5 Current Uses of Adjoining Properties

Based on our research and observations during our Property visit, the Property is bordered by the following:



Table 5 – Adjoining Property Use

Direction	Current Development
North:	El Centro Street beyond which is South Pasadena Public Works Department (842-894 El Centro Street) and Southmark Self Storage (919 Mission Street).
Northeast:	Railroad tracks and the intersection of El Centro Street and Glendon Way followed by Nicole's Market & Café (921 Meridian Avenue,)
Northwest:	Orange Grove Park
South:	Orange Grove Place beyond which are single-family residences.
Southeast:	Railroad tracks followed by single-family residences.
Southwest:	Orange Grove Place beyond which are single-family residences.
East:	Railroad tracks followed by Jack's Auto Repair at 1001 Glendon Way and single-family residences.
West:	Morrow & Holman Plumbing Inc. (835 El Centro Street) and single-family residences.

6.6 Current Uses of Surrounding Area

Based on our research and observations during our Property reconnaissance, the surrounding area of the Property consists residential and commercial properties.



7.0 INTERVIEWS

Interview:	Comments:
Property Owner:	Mr. Chris Grekowicz of CCCC Growth Fund and Property owner representative, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the 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.
Tenant/ Occupant:	No interview of the tenant was conducted.
State or Local Government Official:	No interviews of government officials were conducted during this assessment. Other than the information in Section 5.4, no additional information could be provided.
Owner and Occupants of Neighboring Sites:	No interviews of owners or occupants of neighboring sites were conducted.

8.0 FINDINGS

A cursory summary of findings is provided below. However, details were not included or fully developed in this Section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

The Property is located at 845-899 El Centro Street and 830-832 Orange Grove Place, South Pasadena, California. The Property consists of three parcels and is approximately 1.58 acres. An L-shaped commercial building occupies the northern portion of the Property with asphalt-paved parking located to the east, south and southeast. The building is two-stories with a partial with sub-grade parking level and the building consists of 49,139 square feet.

The Property was formerly undeveloped as early as 1894; developed with a residential dwelling as early as 1910; subsequently redeveloped with a mixture of commercial businesses and residential dwellings from as early as 1930 until at least 1979; and finally developed with the current structure in 1980. Tenants on the Property include a mixture of residential and commercial/light industrial companies, including Violet Ray Ice Company (1930-1950); Creamery Products Corporation (1957-1962) Philip R. Randolph Company (1957-1963); Universal Industries, Inc. (1967-1975); and WNC First Insurance Services, Inc. (2003-Present).

The Property was not identified in the regulatory database report.

The adjacent property to the northwest, City of South Pasadena Public Works located at 825 East Mission Street, was identified as a LUST site. The leak occurred in 1990 and the case was closed in 1991 under the oversight of the Regional Water Quality Control Board. Due to the regulatory closure this listing is not expected to represent a significant environmental concern to the Property.

9.0 OPINION

The current use of the Property is not a REC.

The adjoining LUST Site is not considered to be of environmental significance based on the current regulatory status and the historical nature of the release.

The remaining adjoining properties identified on the regulatory database report are not considered to be of environmental significance based on the lack of documented releases.

No significant data gaps were identified during this assessment that affect the ability of the Environmental Professional (EP) to identify RECs.

There were no unusual circumstances where certainty is required regarding RECs.



10.0 CONCLUSIONS AND RECOMMENDATIONS

Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for 845-899 El Centro Street and 830-832 Orange Grove Place in the City of South Pasadena, Los Angeles County, California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.



11.0 DEVIATIONS AND LIMITATIONS

No deviation(s) from the ASTM Standard Practice were encountered during this assessment.



12.0 ADDITIONAL NON-SCOPE SERVICES

There are environmental issues outside the scope of the ASTM E1527-13 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as “risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate...”

No non-scope issues were addressed in this report.



13.0 SIGNATURE 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 §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.



Stephen Cash
Environmental Scientist

This Phase I ESA was completed by the above Environmental Professional. A complete list of preparers, and their responsibilities for this assessment, is provided in the following section (Section 14.0, List of Preparers).



14.0 LIST OF PREPARERS

Laura Tanaka

Principal Environmental Scientist

B.S., Biology, California State Polytechnic University, Pomona, 1987

Cal/OSHA Asbestos Consultant, 11-4708

DPH Certified Lead Inspector/Assessor, #I-3086

DPH Certified Project Designer, #D-3086

DPH Certified Project Monitor, #M-3086

Ms. Tanaka is currently responsible for the day-to-day operations of the Costa Mesa office. Ms. Tanaka has 28 years' experience with Phase I and II ESAs, Preliminary Endangerment Assessments, asbestos surveys, lead-based paint surveys, abatement monitoring, as well as hazardous material audits, completing business plans, and SCAQMD permitting. Current duties at Converse include project management, business development and client maintenance, conducting/managing ESAs, and completing third party documents reviews.

Principal area of responsibility for this ESA report: Project Management, Client Point of Contact, Historical Research, Regulatory Agency Interaction, Report Generation, and Report Review.

Steve Cash

Environmental Professional

B.S., Biology, Biochemistry Emphasis, Georgia State University

Mr. Cash has 20 years of experience in the environmental, engineering, and industrial hygiene service industries. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Cash has performed numerous Phase I Environmental Site Assessments, Environmental Transaction Screens, Phase II Subsurface Investigations, Remediation Design projects, Property Condition



Assessments (PCAs), Regulatory Compliance Assessments, Mold Assessments, and Lead-in-water sampling and analysis.

Principal area of responsibility for this ESA report: Historical Research, Regulatory Agency Interaction, Property Reconnaissance, Interviews, and Report Generation.



15.0 REFERENCES

California Department of Conservation, Division of Mines and Geology, Geologic Map of California, 2010.

California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control, Request for Information, April 2018.

Cal/EPA, Envirostor Website (<http://www.envirostor.dtsc.ca.gov/public/>), May 2018.

Cal/EPA, Los Angeles Regional Water Quality Control Board, Request for Information, April 2018.

Cal/EPA, Geotracker Website (<http://geotracker.waterboards.ca.gov/>), May 2018.

City of south Pasadena, Planning and Building Department, Building Permit Review, April 2018.

Environmental Risk Information Services (ERIS), Inc., Aerial Photographs, April 2018.

ERIS, Inc., City Directory Abstract, April 2018.

ERIS Map Report, April 2018.

ERIS , Request for Fire Insurance Maps, May 2018. .

ERIS, Topographic Maps, April 2018.

Los Angeles County Fire Department, Request for Information, April-May 2018.

South Coast Air Quality Management District, Request for Information, April 2018.

United States Geological Survey, 7.5-Minute Topographic Quadrangle, Los Angeles, 1994.

United States Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA), Pipeline Location Website (<https://www.npms.phmsa.dot.gov/default.htm>), April 2018.



Appendix A - Application for Authorization to Use



Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

Application for Authorization to Use

TO: Converse Consultants
3176 Pullman Street, Suite 108
Costa Mesa, California 92626

Project Title & Date: _____

Project Address: _____

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

Applicant _____ hereby applies for permission to use
the referenced report in order to:

Applicant wishes or needs to use the referenced report because:

Applicant also understands and agrees that the referenced document is a copyrighted document and shall remain the sole property of Converse Consultants. Unauthorized use or copying of the report is strictly prohibited without the express written permission of Converse Consultants. *Applicant* understands and agrees that Converse Consultants may withhold such permission at its sole discretion, or grant such permission upon agreement to Terms and Conditions, such as the payment of a re-use fee, amongst others.

Applicant Signature: _____

Applicant Name (print): _____

Title: _____

Date: _____



Appendix B - Property Plans

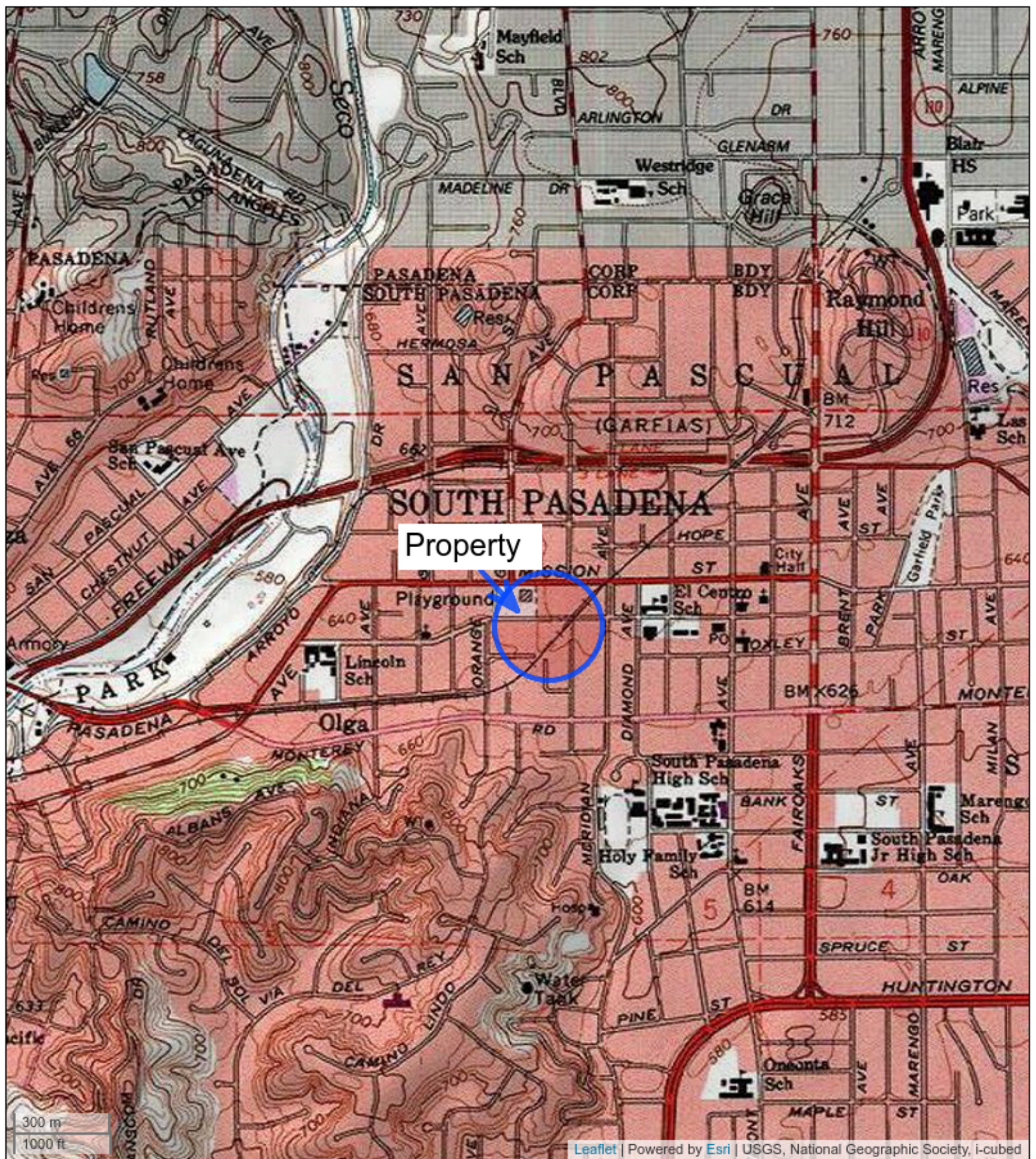


Figure 1 - Property Location Map

DC El Centro Holdings, LLC

845-899 El Centro Street and 830-832 Orange Grove Place

South Pasadena, California

Converse Project No. 18-42-126-01



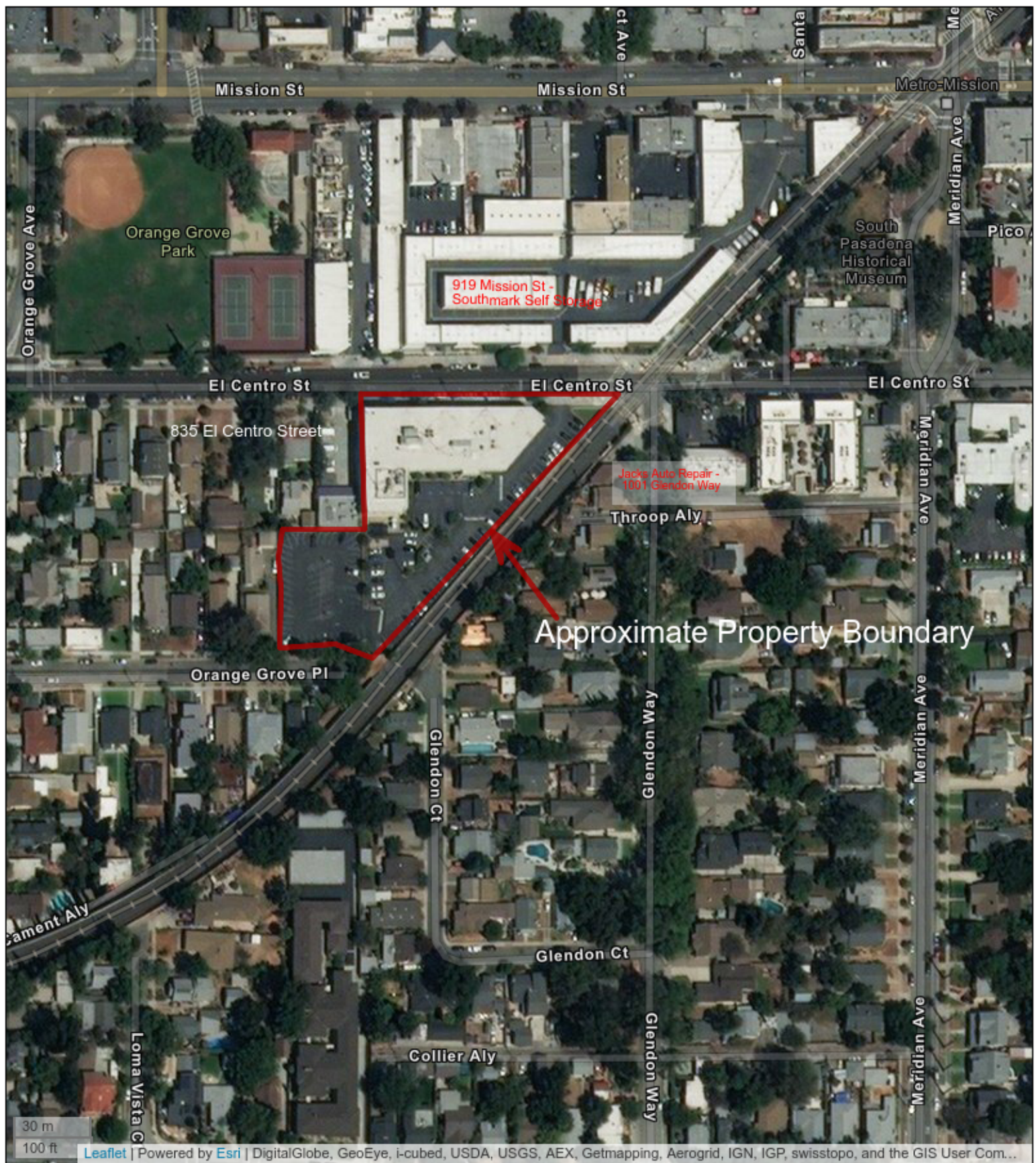


Figure 2 - Property Map

DC El Centro Holdings, LLC

845-899 El Centro Street and 830-832 Orange Grove Place

South Pasadena, California

Converse Project No. 18-42-126-01



Appendix C - Pertinent Property Photographs

1



Property facing NE 2

2



Property building S elevation

3



Property building S elevation 2

4



Property building S elevation 3

5



Property building west elevation

6



Property parking lot

7



Typical teanant space.

8



Typical tenant space.

9



Utility owned pad mounted transformer

10



Solid Waste Management

11



Elevator Equipment Room

12



Adjacent property to W the west facing N

Appendix D - Historical Information: Aerials, Maps & City Directory

HISTORICAL AERIAL REPORT

for the site:

PGK Partners/El Centro Street
845 El Centro Street
South Pasadena, CA 91030
PO #:

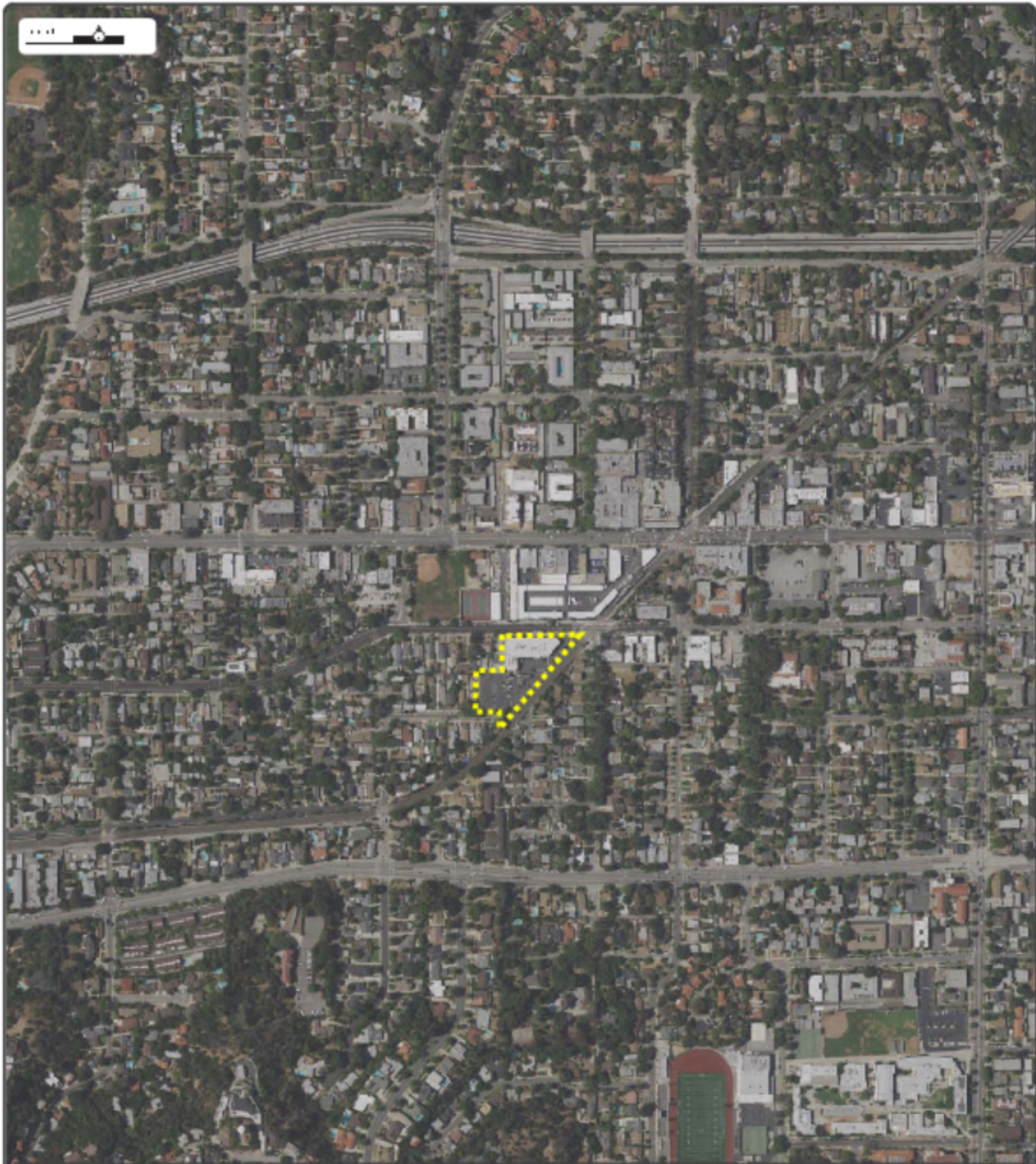
Report ID: 20180416179
Completed: 4/17/2018

ERIS Information Inc.
Environmental Risk Information
Services (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2016	NAIP - National Aerial Photography	1"=500'	
2014	NAIP - National Aerial Photography	1"=500'	
2012	NAIP - National Aerial Photography	1"=500'	
2010	NAIP - National Aerial Photography	1"=500'	
2005	NAIP - National Aerial Photography	1"=500'	
1994	USGS - US Geological Survey	1"=500'	
1988	NAIP - National Aerial Photography	1"=500'	
1980	USGS - US Geological Survey	1"=500'	
1972	USGS - US Geological Survey	1"=500'	
1964	USGS - US Geological Survey	1"=500'	
1960	FAIRCHILD - Private Company	1"=500'	BEST COPY AVAILABLE
1952	USGS - US Geological Survey	1"=500'	
1949	FAIRCHILD - Private Company	1"=500'	BEST COPY AVAILABLE
1938	ASCS - Agriculture and Soil Conservation Service	1"=500'	
1934	FAIRCHILD - Private Company	1"=500'	BEST COPY AVAILABLE
1928	FAIRCHILD - Private Company	1"=500'	

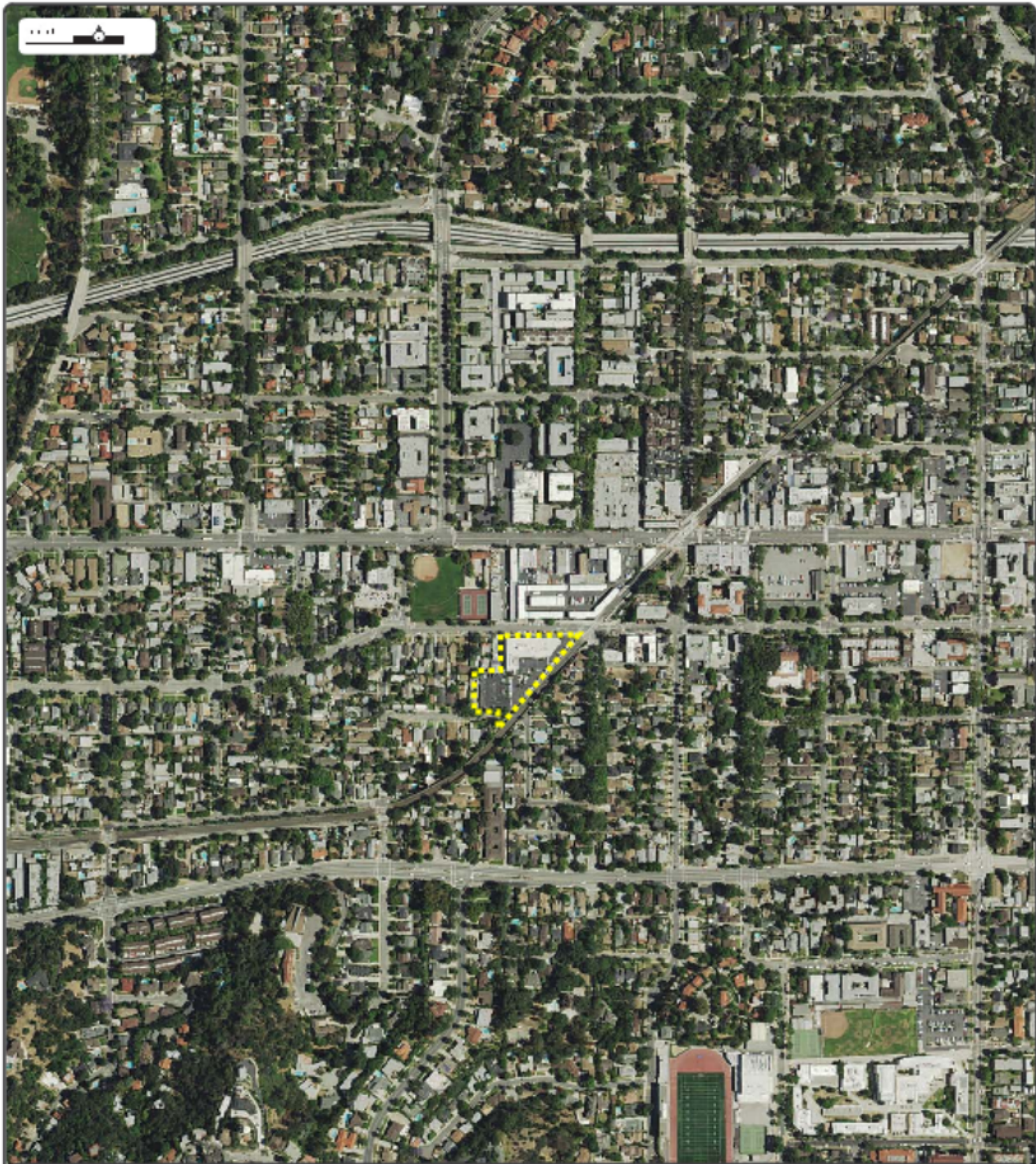


Date: 2016
Source: NAIP
Scale: 1" to 500'
Comments:

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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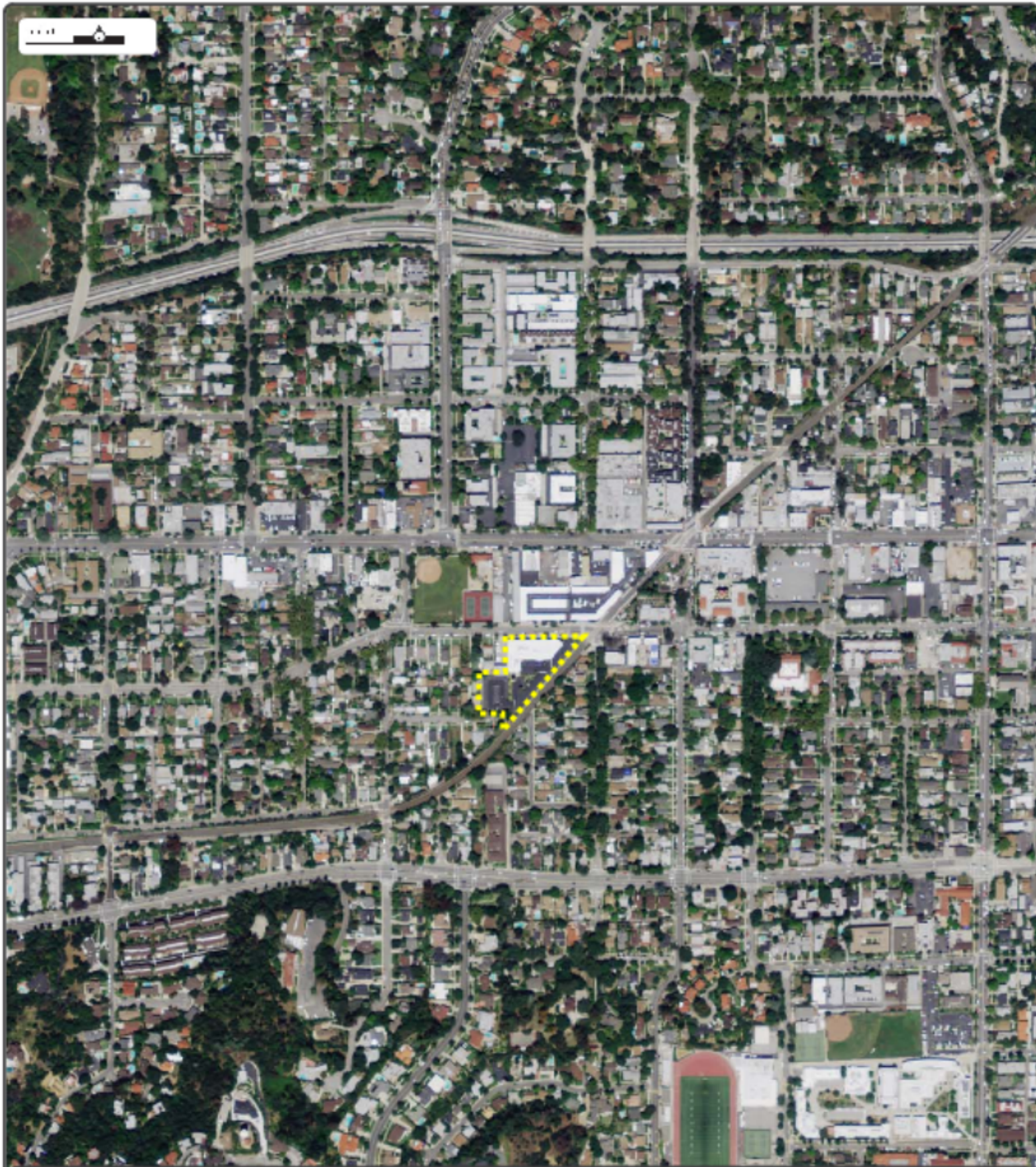
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Approx Center: 34.11421 / -118.1594



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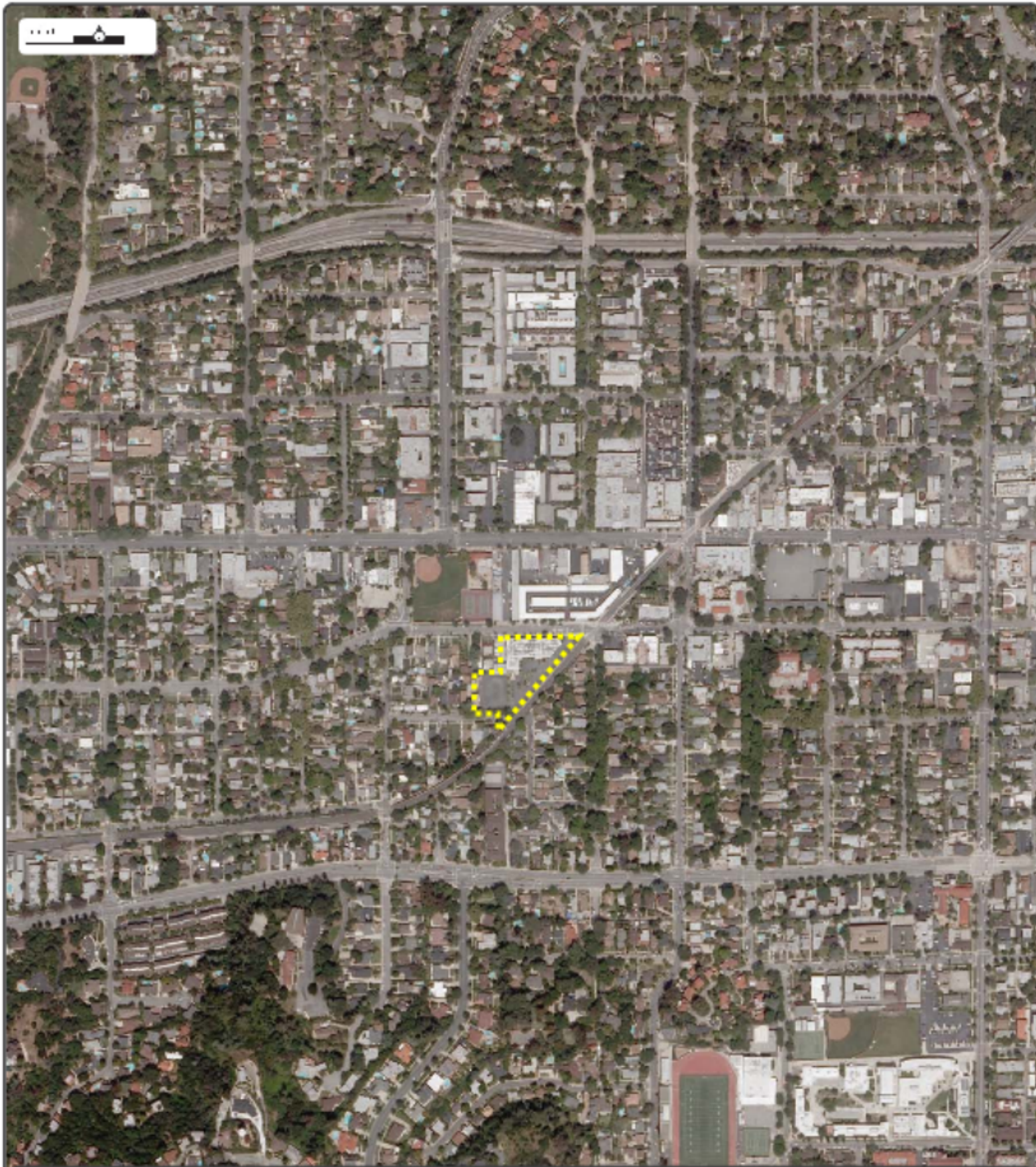


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Approx Center: 34.11421 / -118.1594



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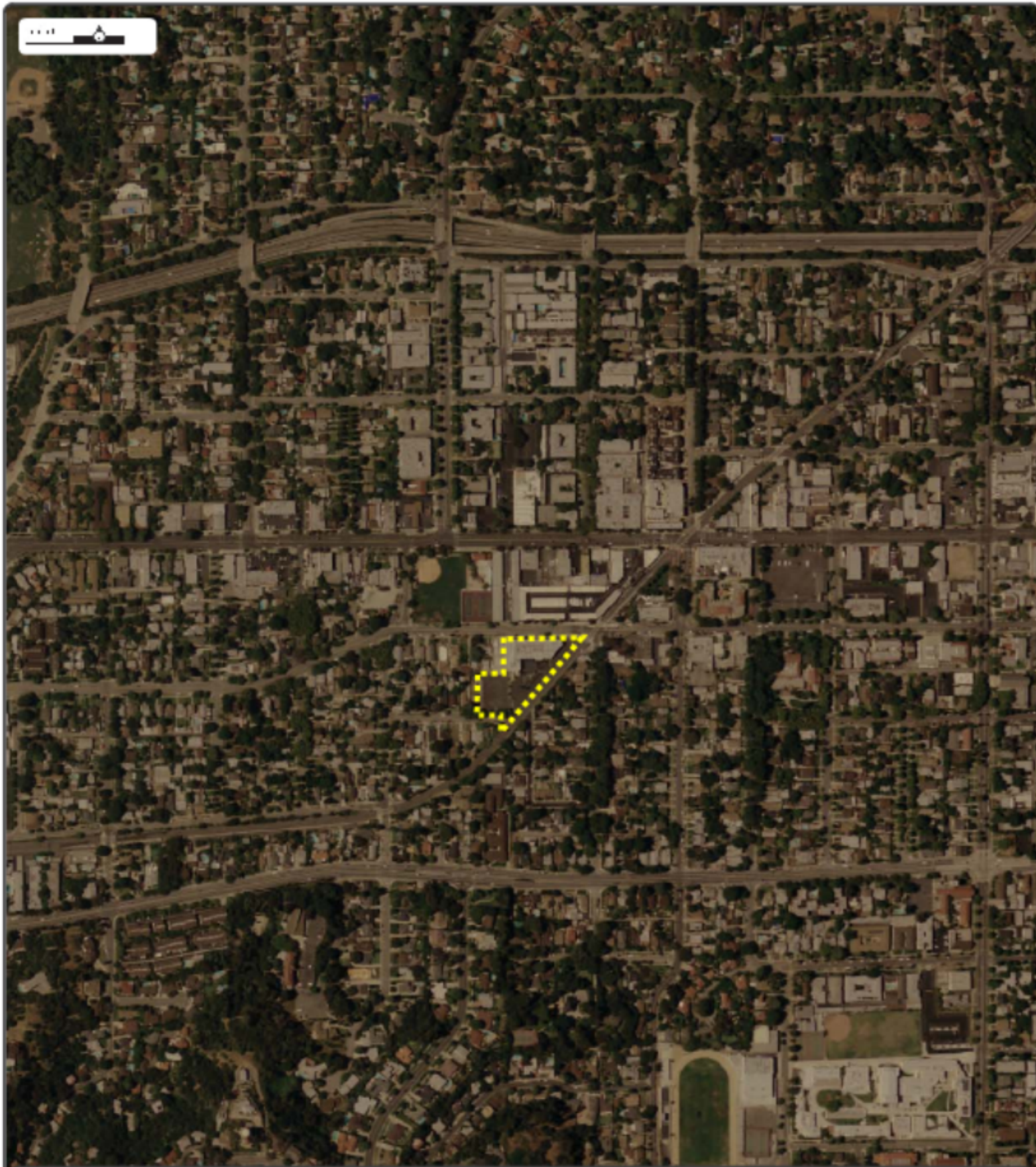


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Approx Center: 34.11421 / -118.1594



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Date: 2005
Source: NAIP
Scale: 1" to 500'
Comments:

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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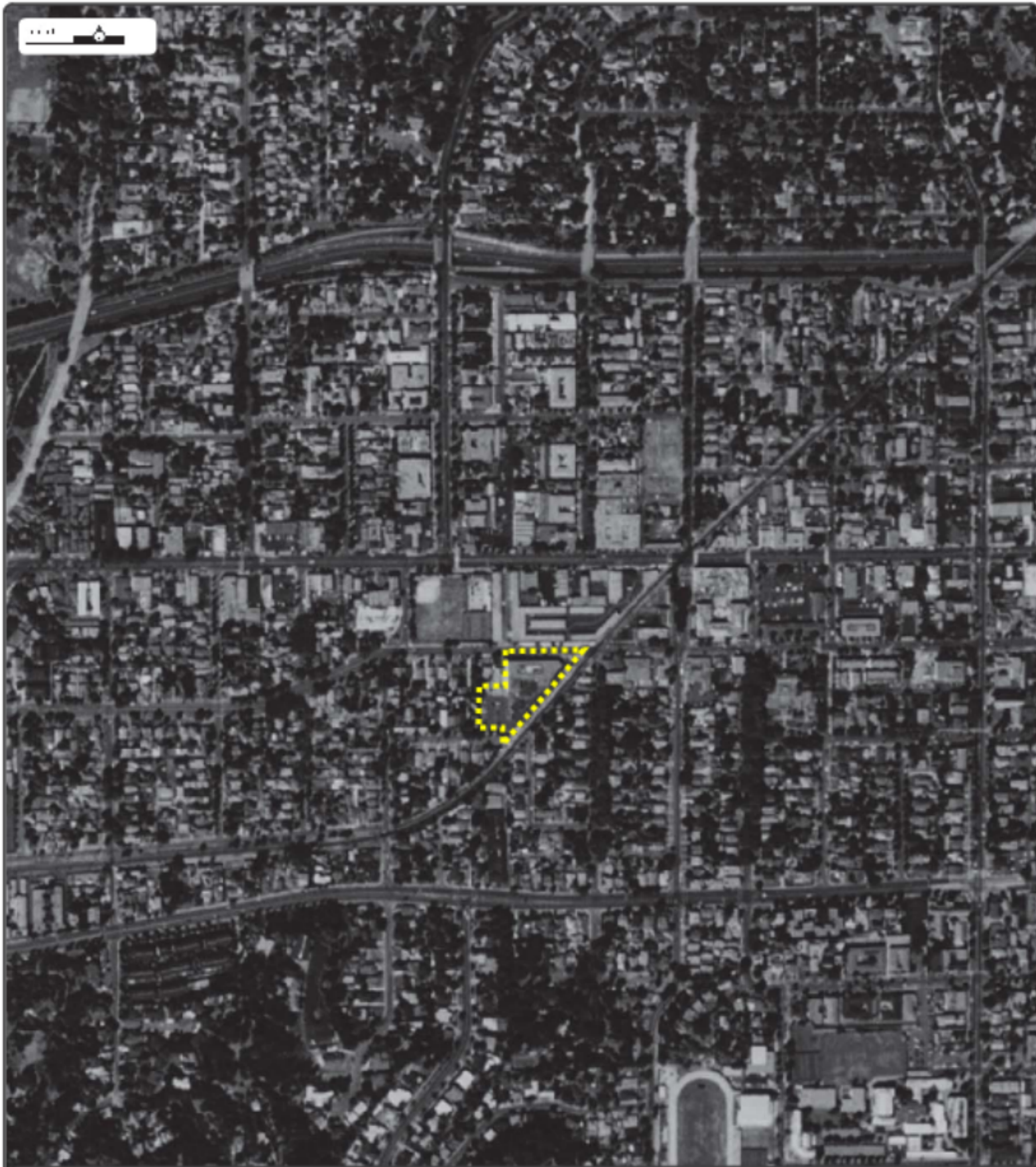
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Date: 1988
Source: NHAP
Scale: 1" to 500'
Comments:

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Approx Center: 34.11421 / -118.1594



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Date: 1980
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Scale: 1" to 500'
Comments:

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Approx Center: 34.11421 / -118.1594



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Date: 1972
Source: USGS
Scale: 1" to 500'
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Approx Center: 34.11421 / -118.1594



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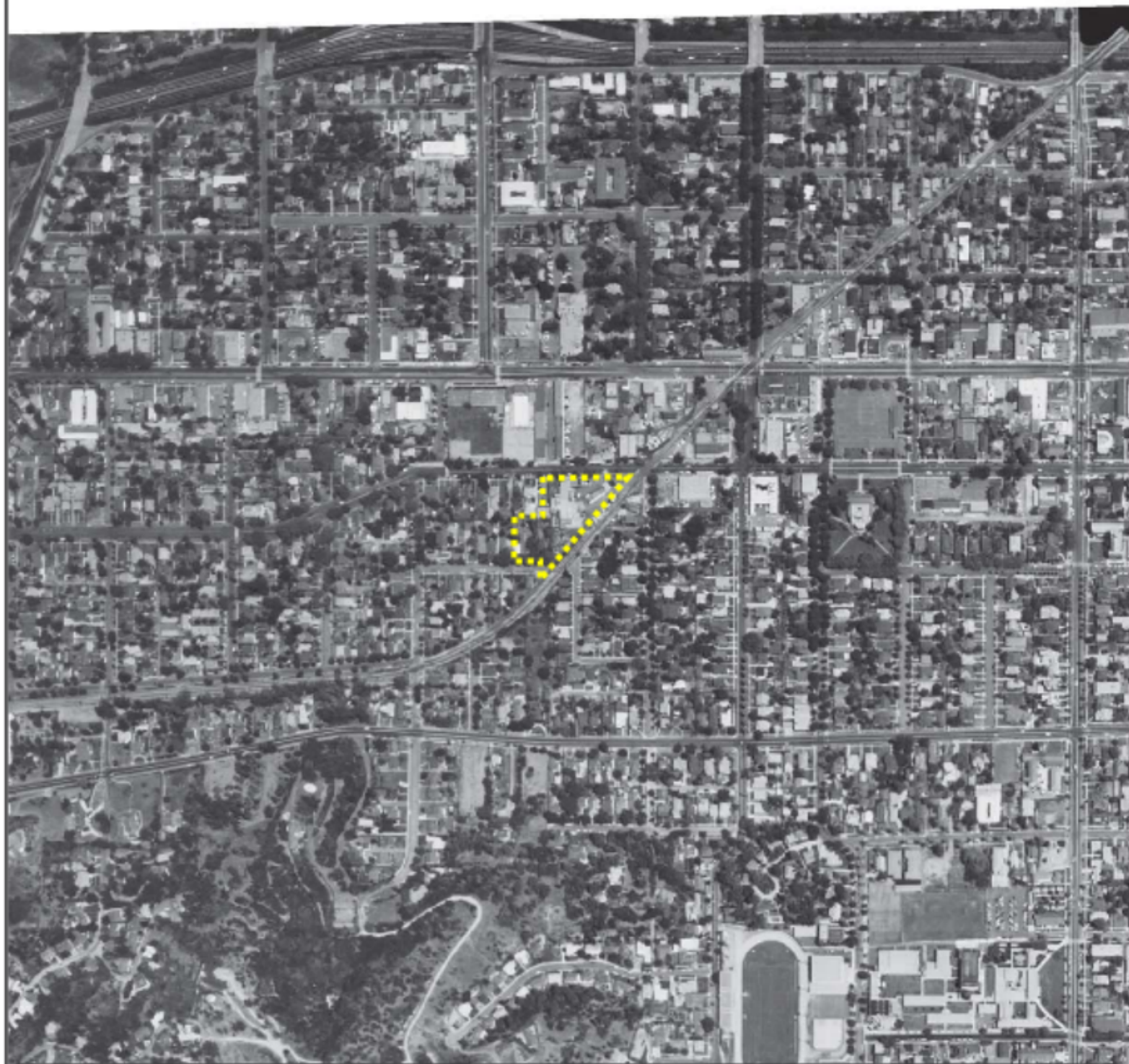
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Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



ERIS
ENVIRONMENTAL REMEDIATION SERVICES

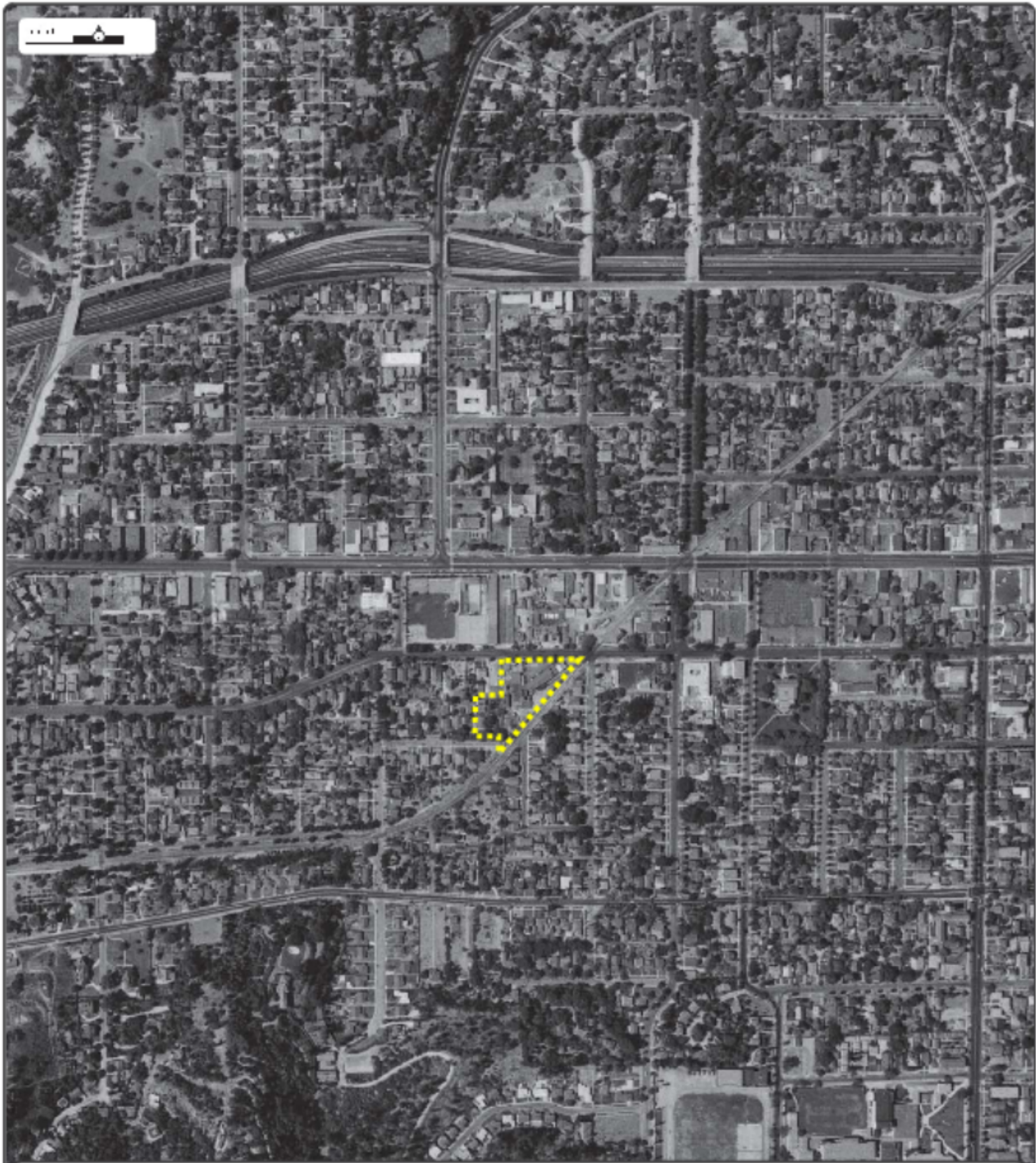
www.eriinfo.com | 1.866.517.5204



Date: 1960
 Source: FAIRCHILD
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 Comments: BEST COPY AVAILABLE

Subject: 845 El Centro Street South Pasadena CA
 Approx Center: 34.11421 / -118.1594





Date: 1952
Source: USGS
Scale: 1" to 500'
Comments:

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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Date: 1949
Source: FAIRCHILD
Scale: 1" to 500'
Comments: BEST COPY AVAILABLE

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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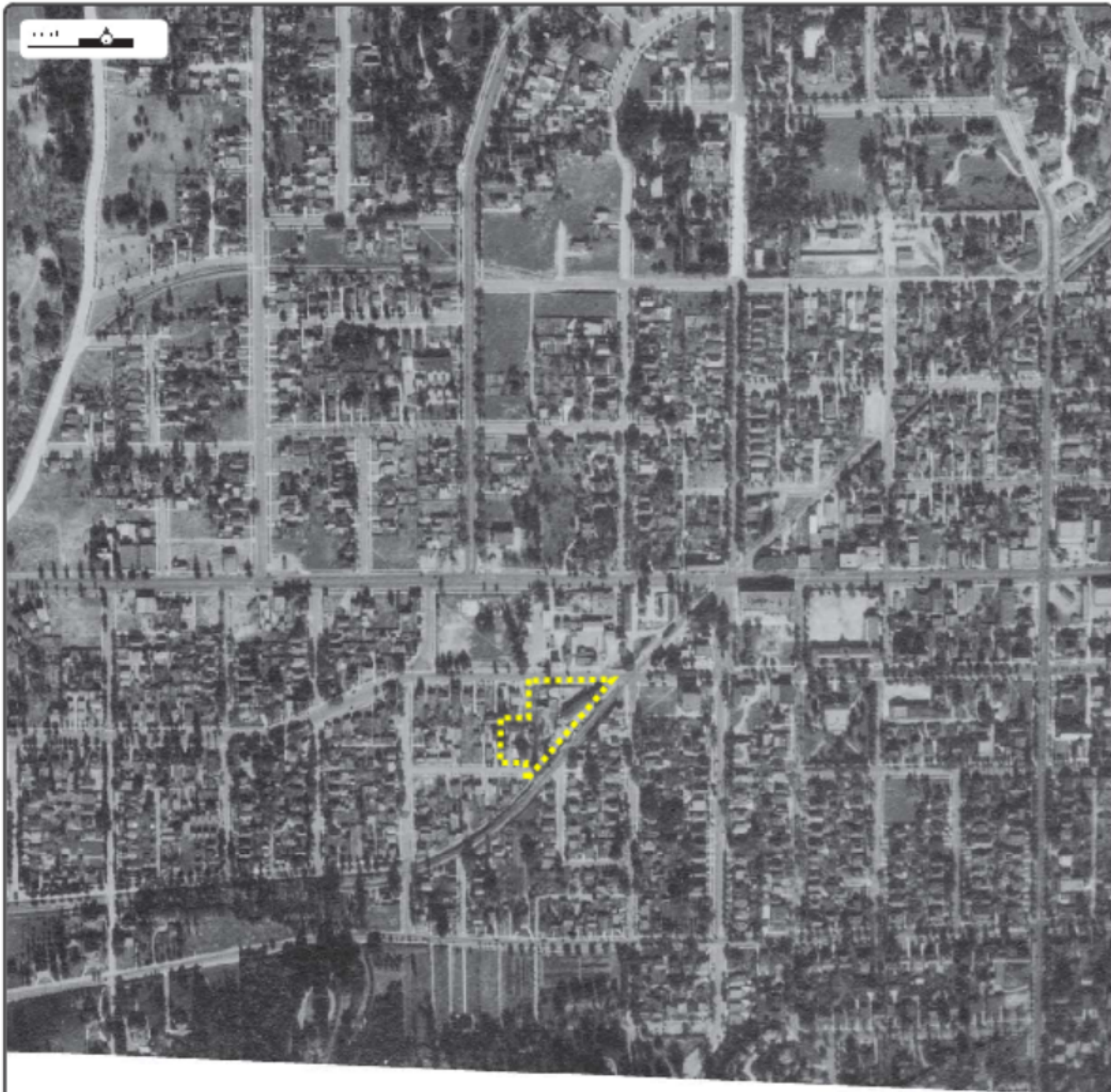


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Scale: 1" to 500'
Comments:

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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Date: 1934
Source: FAIRCHILD
Scale: 1" to 500'
Comments: BEST COPY AVAILABLE

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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Date: 1928
Source: FAIRCHILD
Scale: 1" to 500'
Comments:

Subject: 845 El Centro Street South Pasadena CA
Approx Center: 34.11421 / -118.1594



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TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2018-04-16

Order Number: 20180416179

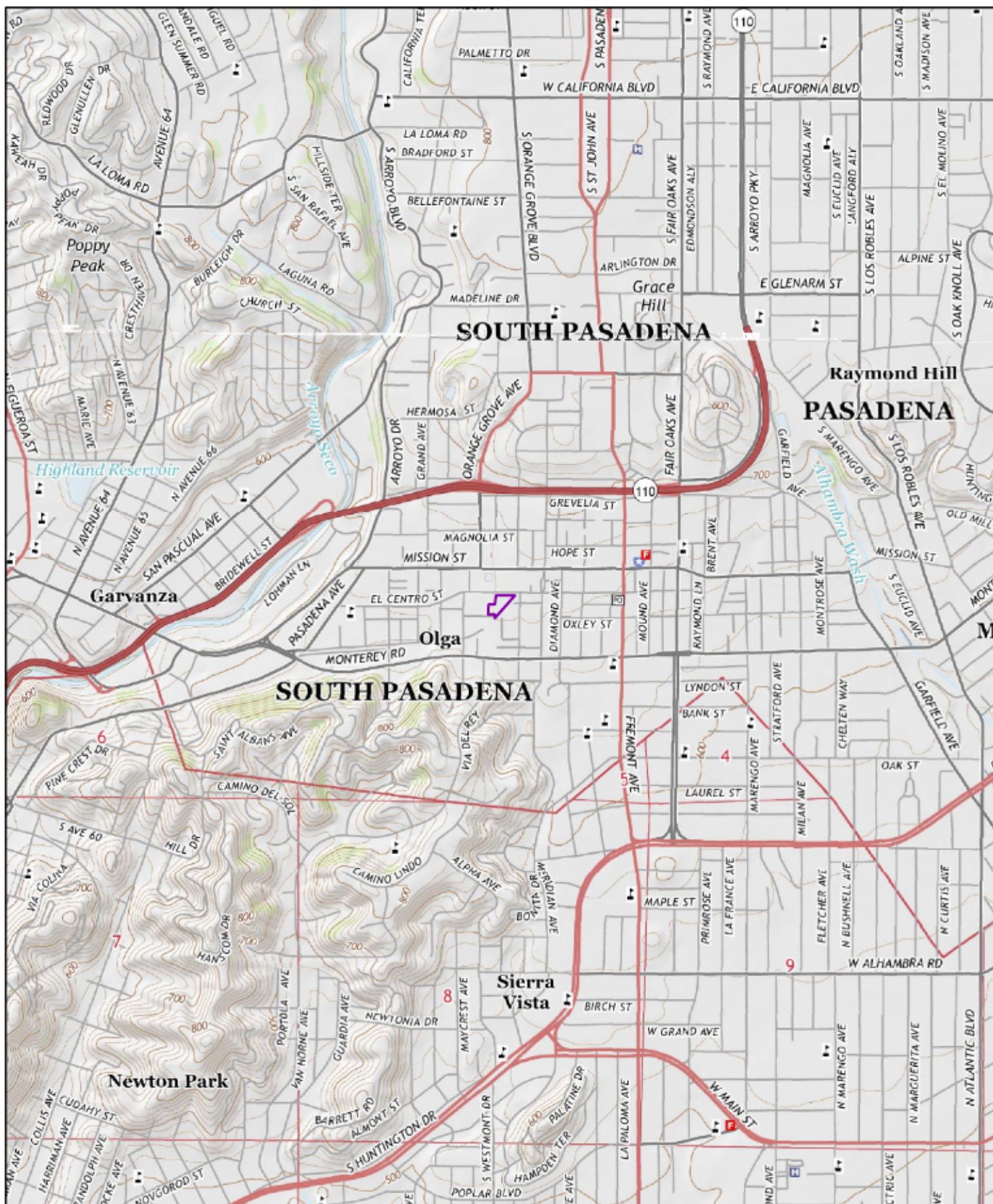
Site Name: PGK Partners/El Centro Street
Address: 845 El Centro Street, South Pasadena, CA, 91030

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1994	7.5
1981	7.5
1972	7.5
1966	7.5
1953	7.5
1940	7.5
1928	7.5
1900	15
1896	15
1894	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.



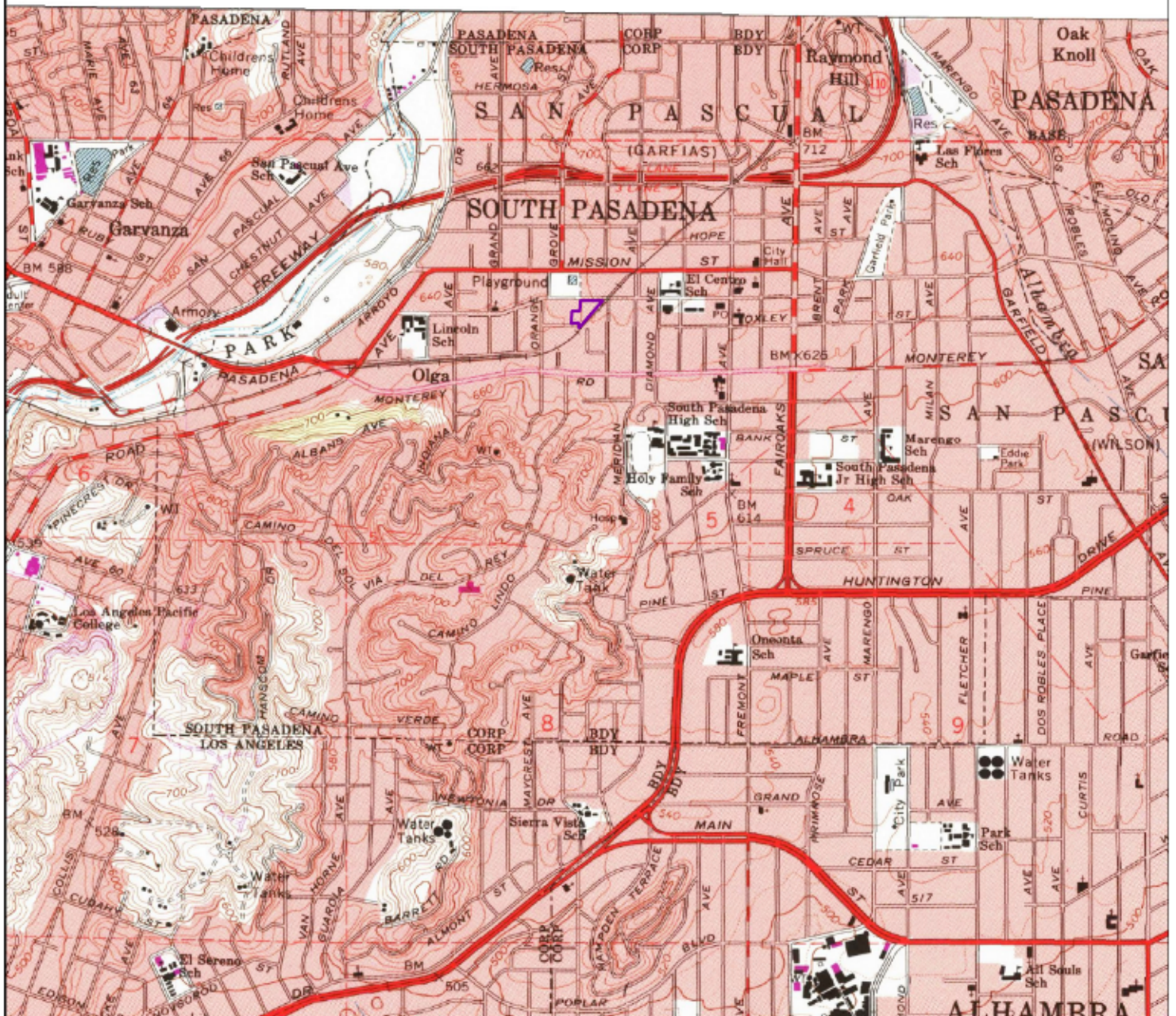
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Quadrangle(s): Los Angeles, CA

Source: USGS 7.5 Minute Topographic Map

Order No. 20180416179





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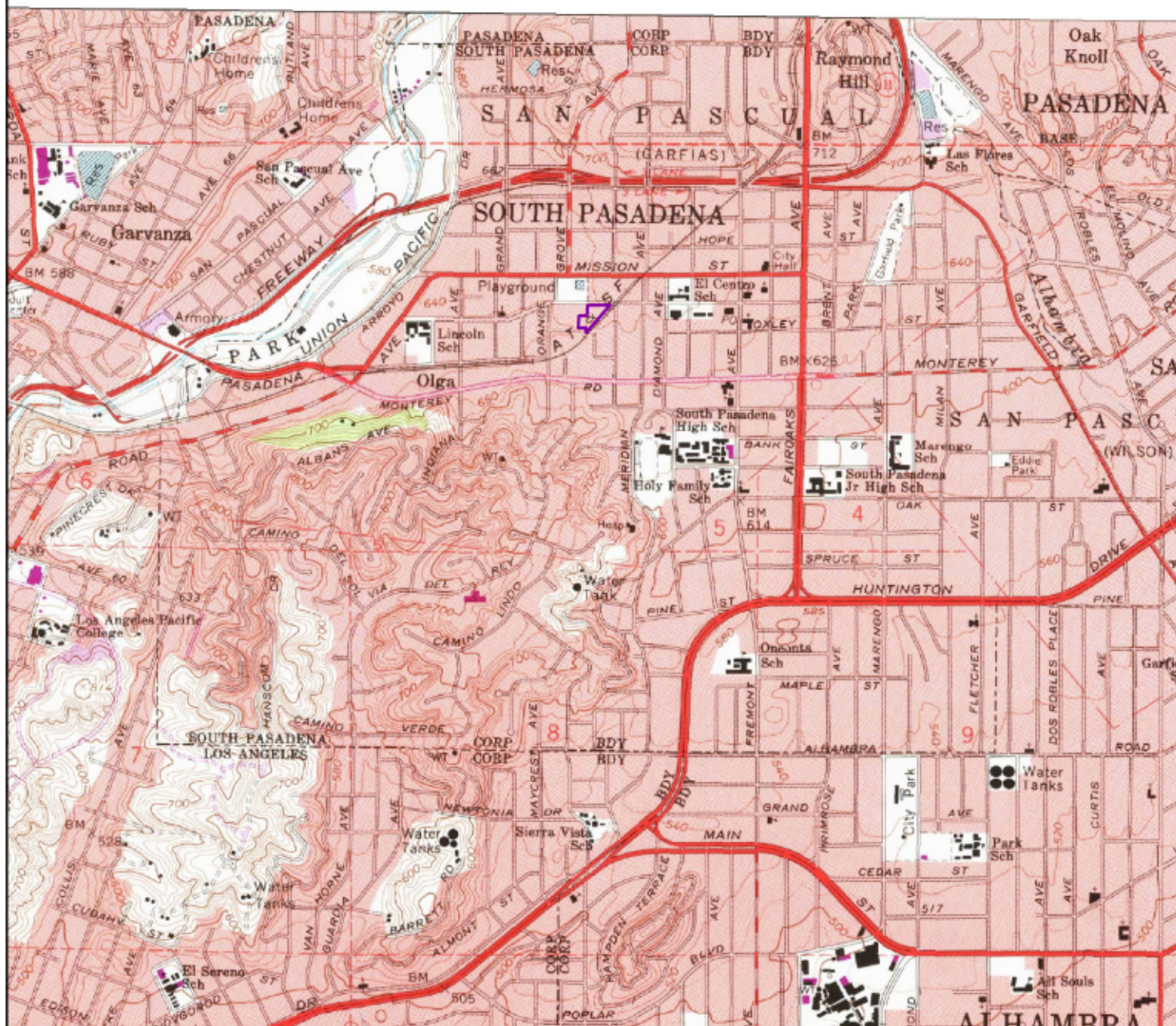
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Order No. 20180416179

Quadrangle(s): Los Angeles, CA

Source: USGS 7.5 Minute Topographic Map





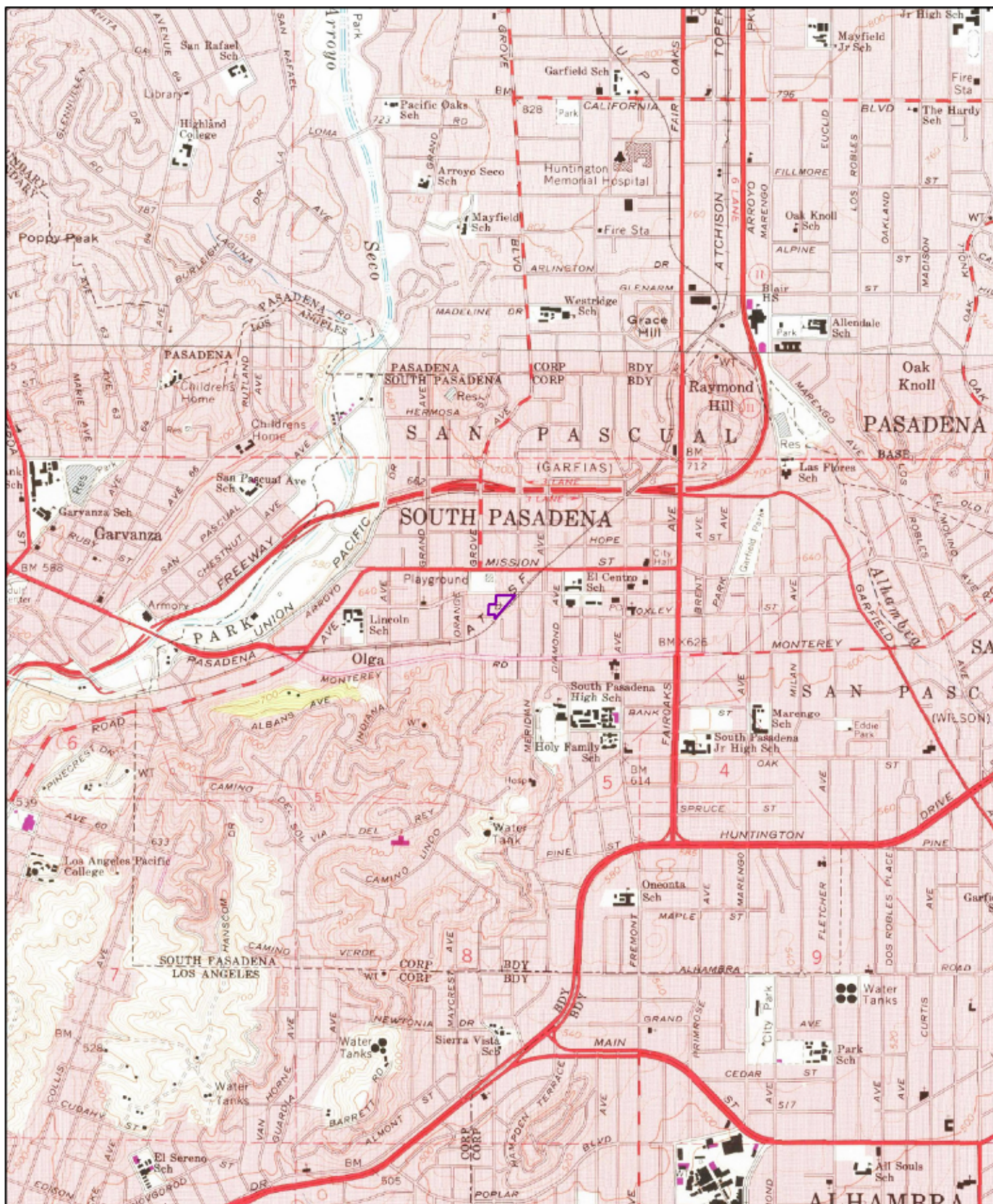
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Order No. 20180416179

Quadrangle(s): Los Angeles, CA

Source: USGS 7.5 Minute Topographic Map



1972

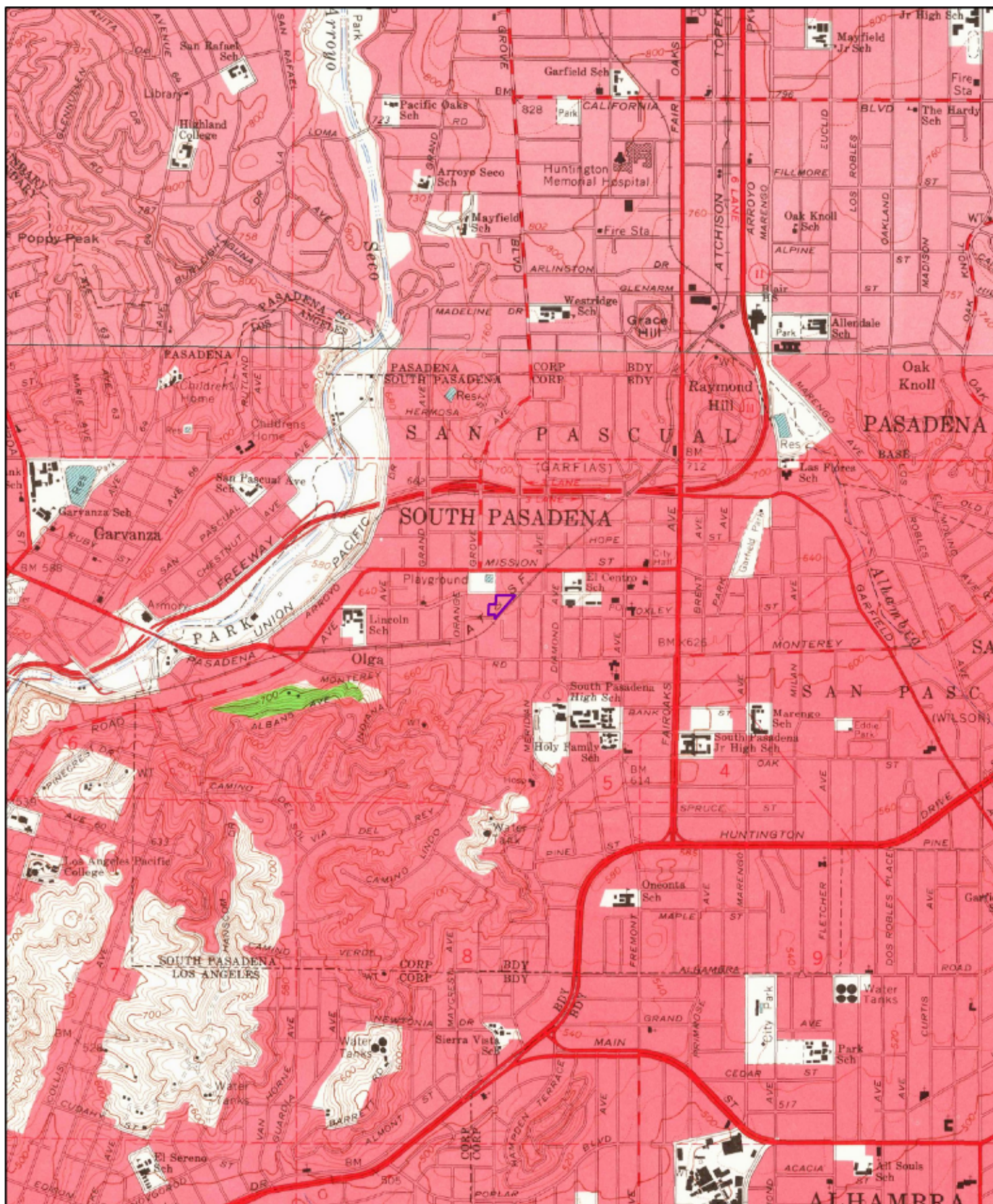
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Order No. 20180416179

Quadrangle(s): Los Angeles, CA

Source: USGS 7.5 Minute Topographic Map





1966

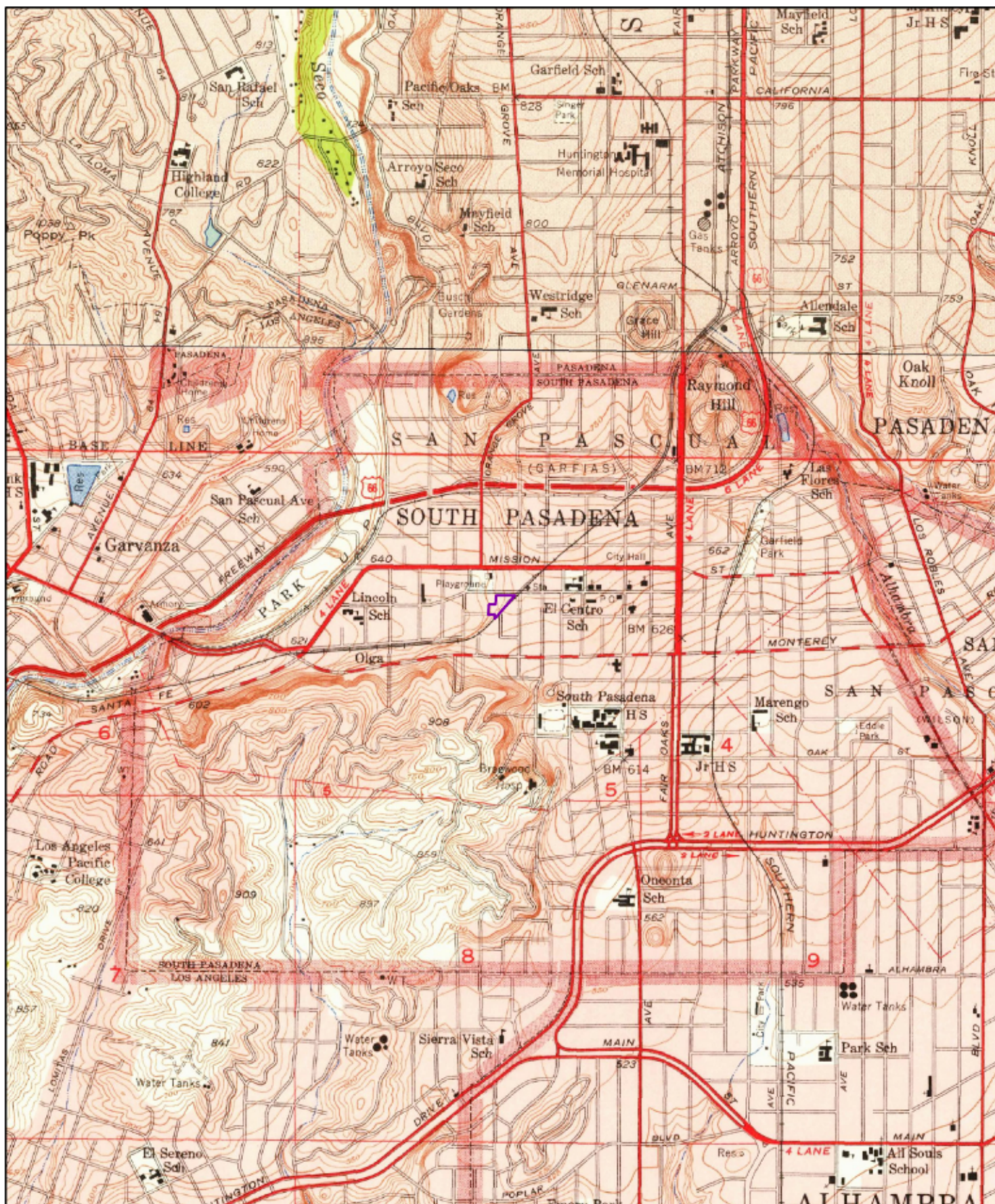
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Order No. 20180416179

Quadrangle(s): Los Angeles, CA

Source: USGS 7.5 Minute Topographic Map





1953

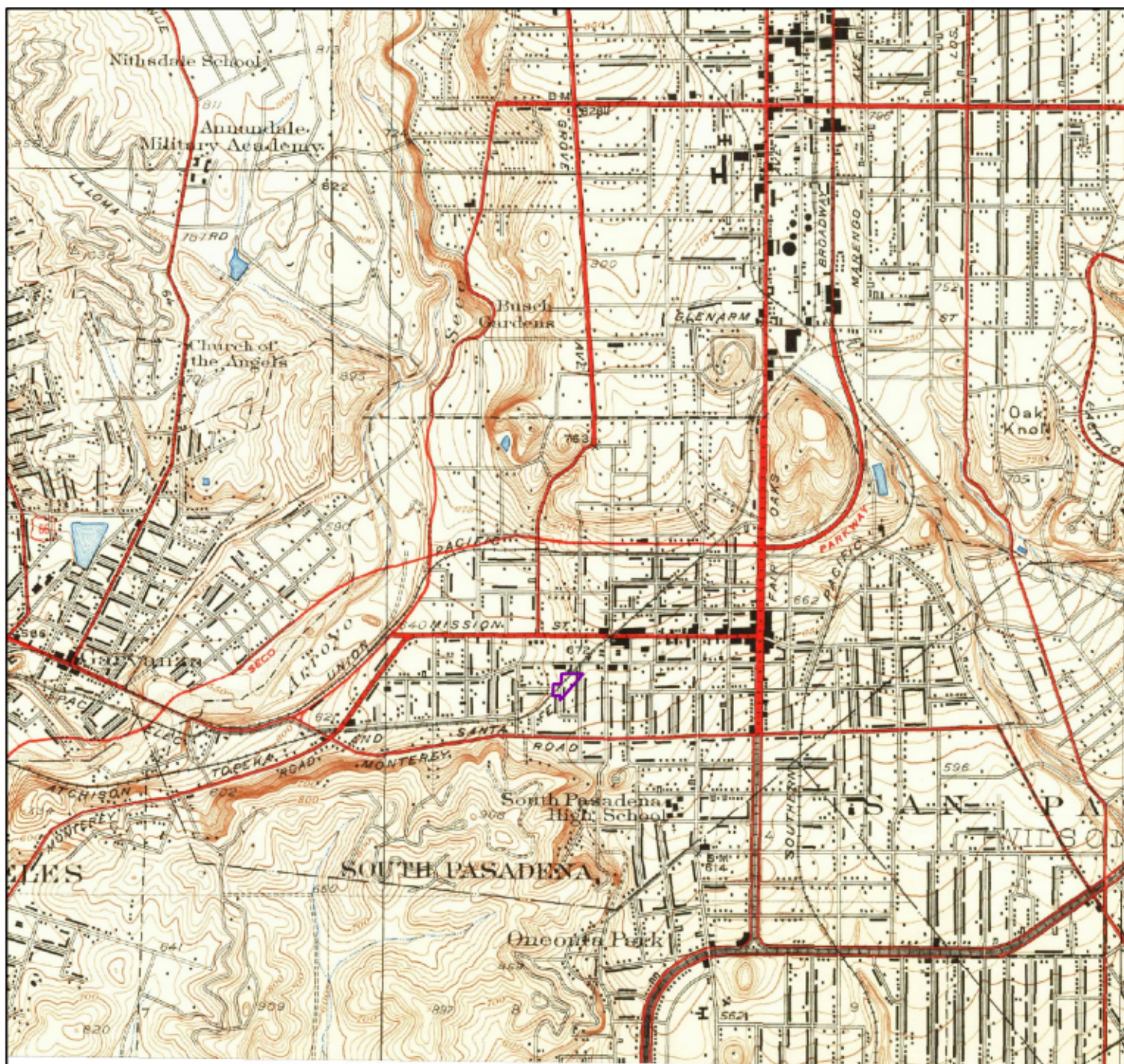
0 0.2 0.4 0.8 Miles

Order No. 20180416179

Quadrangle(s): Los Angeles, CA

Source: USGS 7.5 Minute Topographic Map





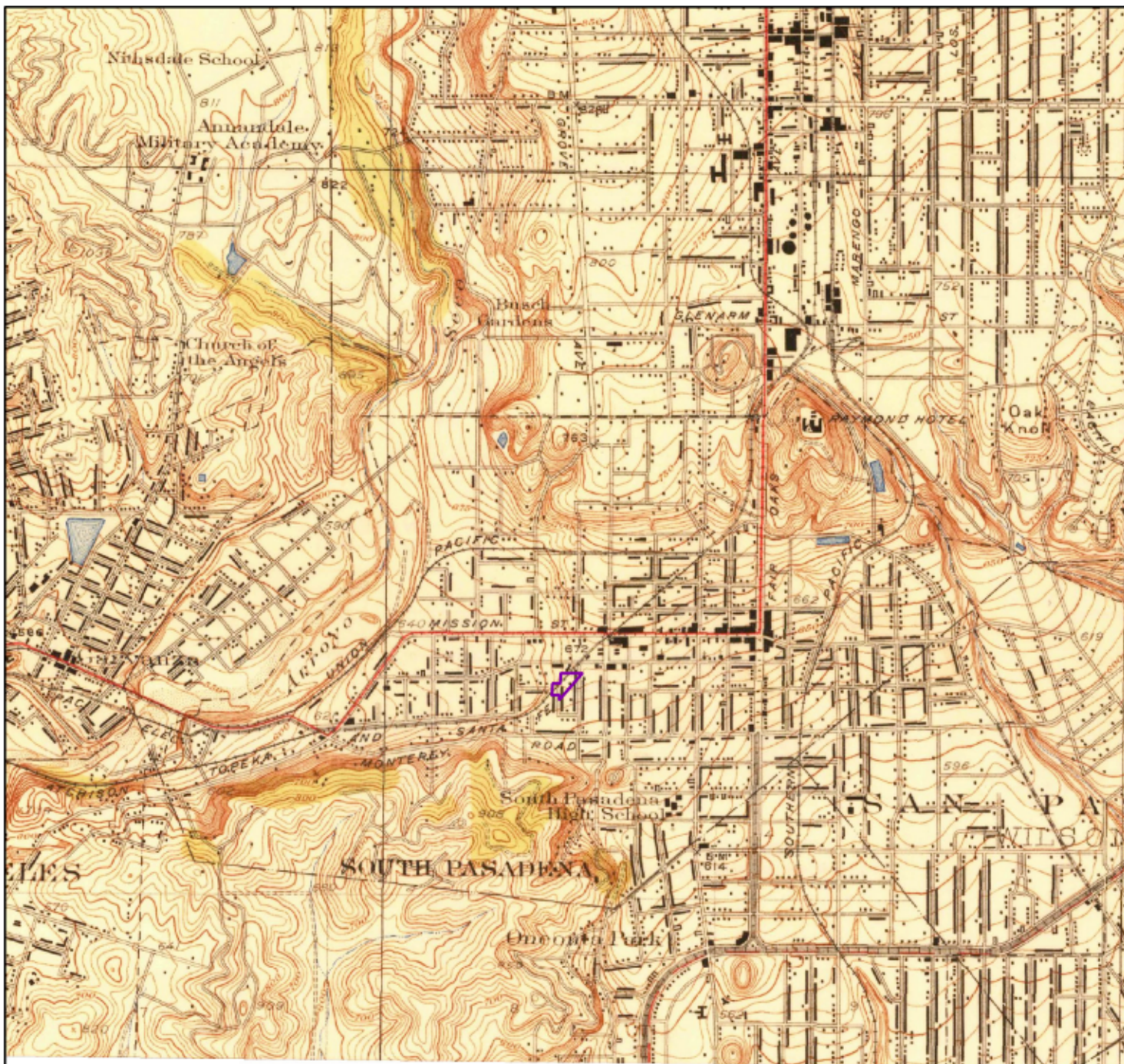
1940



Order No. 20180416179

Quadrangle(s): Altadena, CA

Source: USGS 7.5 Minute Topographic Map



1928



Order No. 20180416179

Quadrangle(s): Altadena, CA

Source: USGS 7.5 Minute Topographic Map





1900

0 0.2 0.4 0.8 Miles

Order No. 20180416179

Quadrangle(s): Los Angeles, CA; Pasadena, CA

Source: USGS 15 Minute Topographic Map



1896

0 0.2 0.4 0.8 Miles

Order No. 20180416179

Quadrangle(s): Pasadena, CA

Source: USGS 15 Minute Topographic Map





1894

0 0.2 0.4 0.8 Miles

Order No. 20180416179

Quadrangle(s): Los Angeles, CA

Source: USGS 15 Minute Topographic Map





FIRE INSURANCE MAP RESEARCH RESULTS

Date: 4/16/2018

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

Order Number: 20180416179

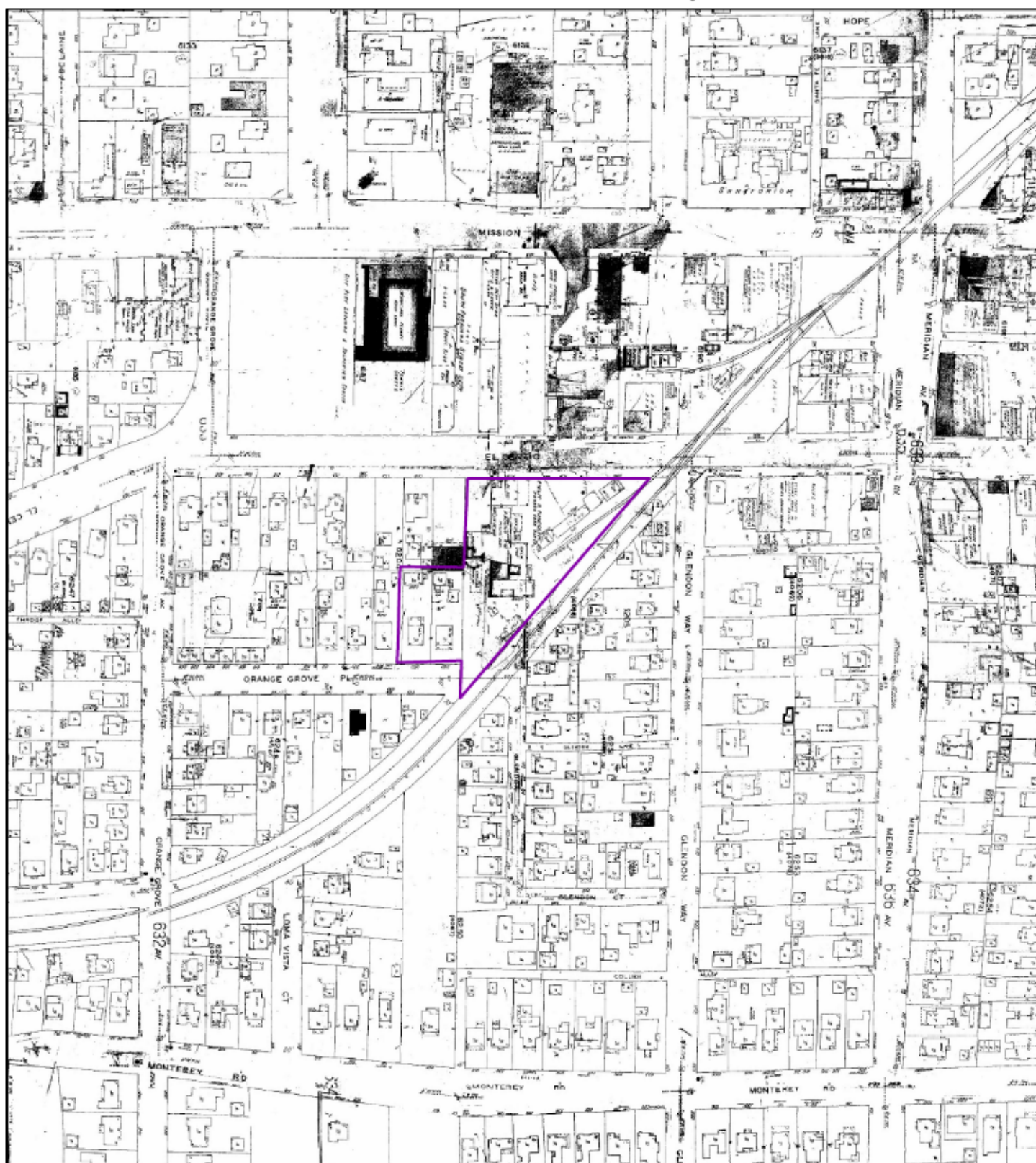
Site Name: PGK Partners/El Centro Street

Address: 845 El Centro Street, South Pasadena, CA

Date	City	State	Volume	Sheet Number(s)
1961	Pasadena	California	6	616, 617, 631, 632, 633, 634, 635, 636
1951	Pasadena	California	6	616, 617, 631, 632, 633, 634, 635, 636
1930	Pasadena	California	6	616, 617, 631, 632, 633, 634, 635, 636
1910	Pasadena	California	2	230, 237, 241, 242, 243
1903	Pasadena	California		81

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Fire Insurance Map



1961

Address: 845 El Centro Street, South Pasadena, CA

616	617	618
631	633	635
632	634	636
644	645	

Map sheet(s):
Volume 6:616,617,631,632,633,634,635,636;

Order Number 20180416179

Fire Insurance Map

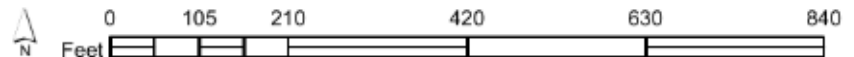


1951

Address: 845 El Centro Street, South Pasadena, CA

616	617	618
631	633	635
632	634	636
644	645	

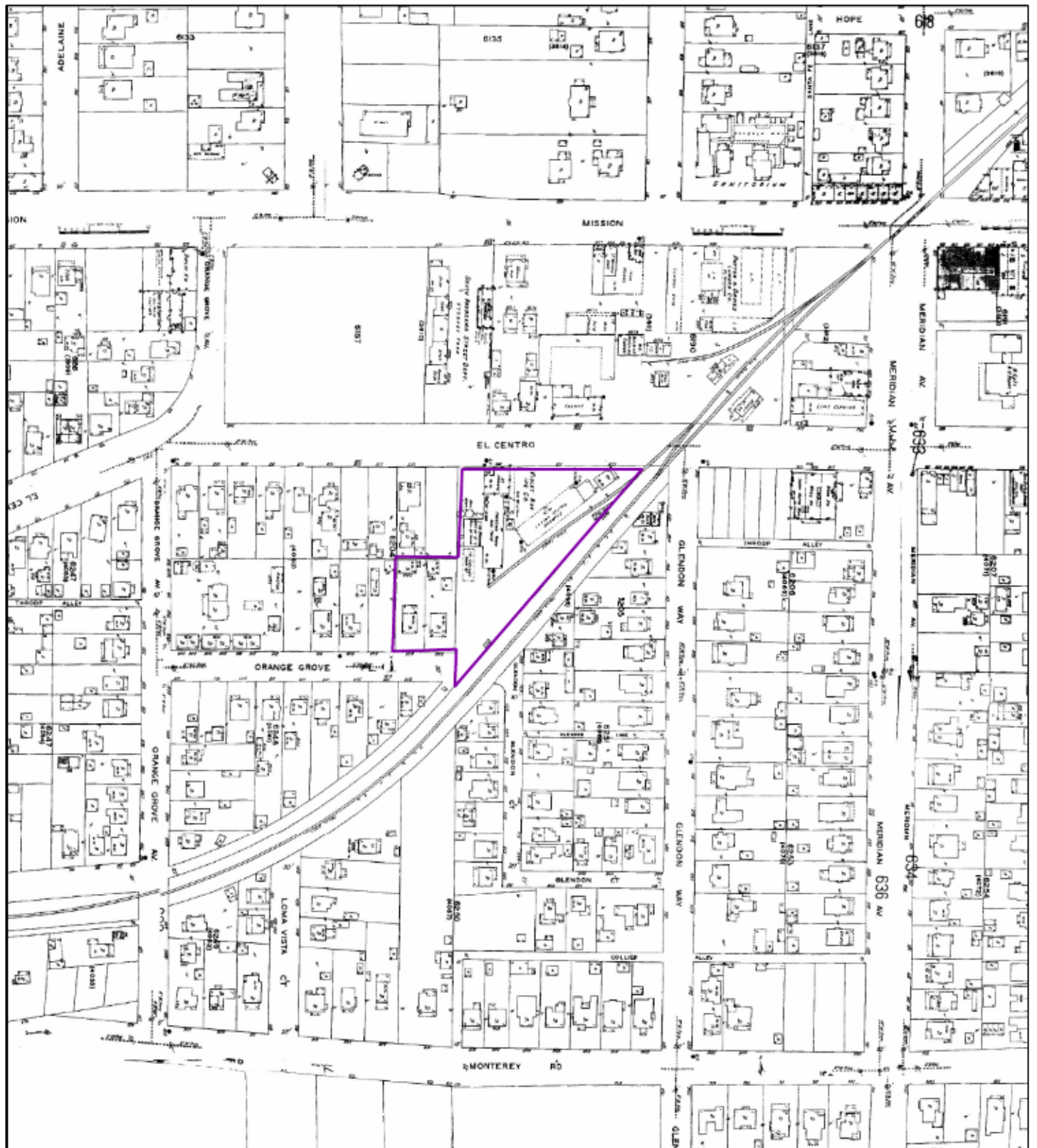
Map sheet(s):
Volume 6:616,617,631,632,633,634,635,636;



Order Number 20180416179



Fire Insurance Map



1930

Address: 845 El Centro Street, South Pasadena, CA

616	617	618
631	633	635
632	634	636
644	645	

Map sheet(s):
Volume 6:616,617,631,632,633,634,635,636;

Order Number 20180416179

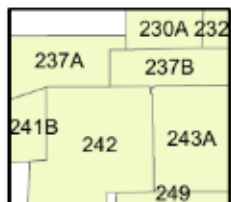


Fire Insurance Map

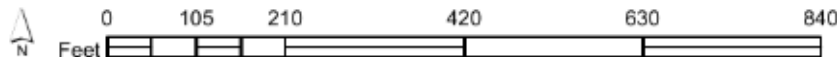


1910

Address: 845 El Centro Street, South Pasadena, CA

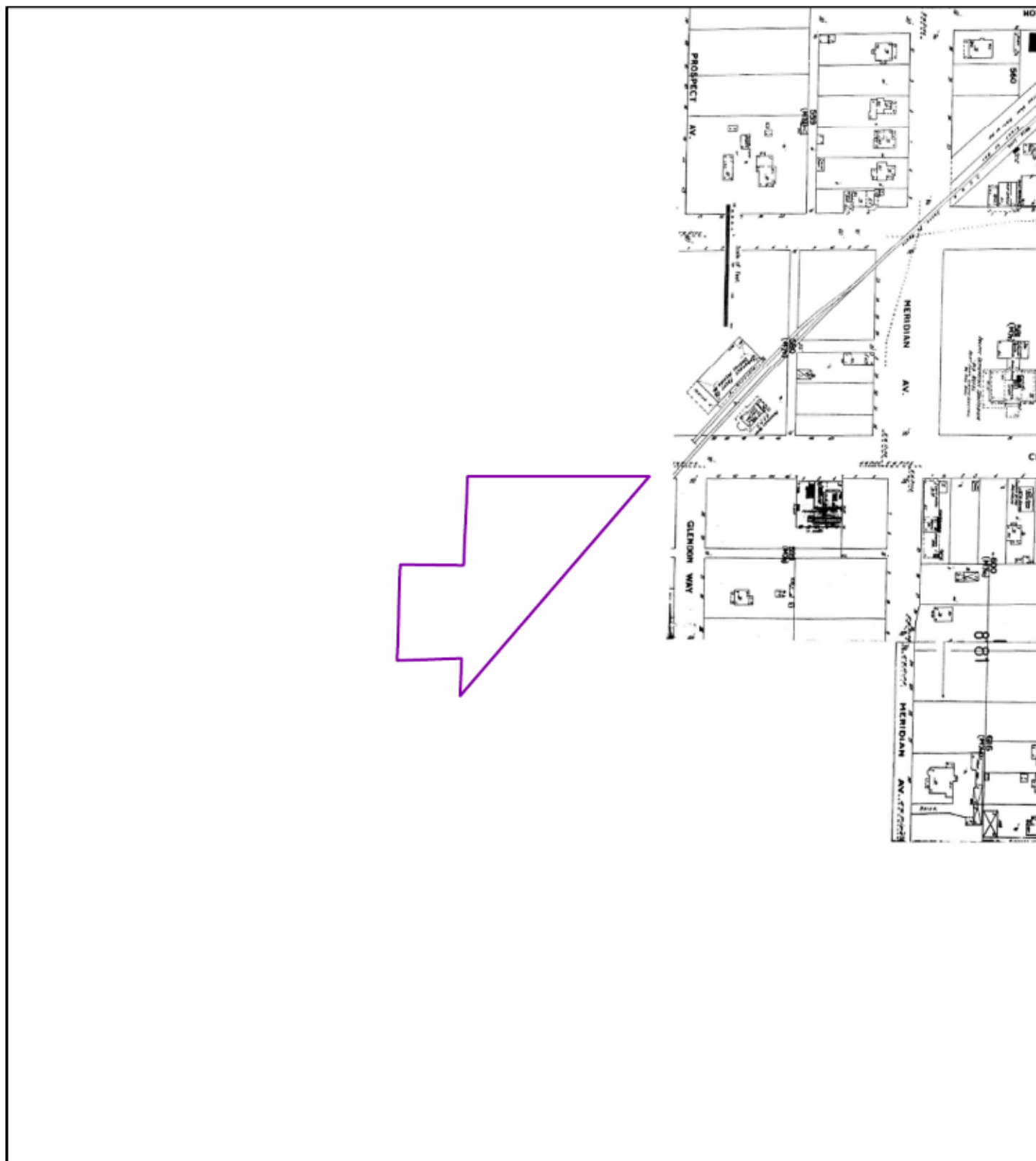


Map sheet(s):
Volume 2:230,237,241,242,243;



Order Number 20180416179

Fire Insurance Map

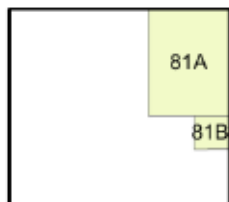


1903

Address: 845 El Centro Street, South Pasadena, CA



0 105 210 420 630 840
Feet



Map sheet(s):
Volume NA:81;

Order Number 20180416179

HISTORICAL DIRECTORY REPORT

for the site:

PGK Partners/EI Centro Street
845 EI Centro Street
South Pasadena, CA 91030
PO #:

Report ID: 20180416179
Completed: 4/20/2018

Ecolog ERIS Ltd.
Environmental Risk Information
Service (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com



Search Results Summary

Date	Source	Comment
2016	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2005	HAINES	
2000	HAINES	
1995	HAINES	
1990	HAINES	
1985	HAINES	
1980	HAINES	
1975	HAINES	
1972	HAINES	
1966	PACIFIC BELL TELEPHONE	
1961	PACIFIC BELL TELEPHONE	
1956	PACIFIC BELL TELEPHONE	
1951	PACIFIC BELL TELEPHONE	
1946	PACIFIC BELL TELEPHONE	
1941	PACIFIC BELL TELEPHONE	
1936	PACIFIC BELL TELEPHONE	

4/20/2018

RE: CITY DIRECTORY RESEARCH
PGK Partners/El Centro Street
845 El Centro Street South Pasadena, CA

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

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

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

Search Criteria:

845-899 of El Centro Street
830-832 of Orange Grove Place

835 MORROW & HOLMAN PLUMBING INC...Water H
835 MORROW & HOLMAN PLUMBING INC...Plumbin
835 ROY S PLUMBING SVC...Plumbing Contract
835 ROY S PLUMBING SVC...Water Heaters-rep
835 SOUTH PASADENA HEATING & AIR...Plumbin
835 SOUTH PASADENA HEATING & AIR...Air Con
899 PRECISE ADJUSTMENTS INC...Insurance Ad
901 EVANS & ASSOC...Attorneys
901 GADGETOMI INC...Nonclassified Establis
901 JOHN CALDWELL DESIGN...Designers-indus
909 AIR DUCT CLEANING...Ventilating System
909 CARPET CLEANING SOUTH PASADENA...Venti
909 CARPET CLEANING SOUTH PASADENA...Carpe
909 GLOBAL LAW GROUP INC...Attorneys
909 LINDA LAU LAW OFFICES...Attorneys
909 SUAREZ FROMMER & ASSOC INC...Public Re

504 CYPRESS GROVE VILLAS ASSN...Associatio

835 MORROW & HOLMAN PLUMBING...Plumbing Co
835 ROYS PLUMBING SVC...Plumbing Contracto
835 SOUTH PASADENA HEATING & A/C...Heating
899 FRIAS LAW FIRM...Legal Services
899 INTERCO BRANDS INC...Liquor
899 PANDA SYSTEMS INC...Patent Owner/lesso
899 WNC INSURANCE SVC INC...Insurance Agen
899 WNC INSURANCE SVC INC...Insurance
901 CHOY ASSOCIATES...Architects
901 CHOY ASSOCIATES...Architectural Svs
901 EVANS & ASSOC...Legal Services
901 JOHN CALDWELL DESIGN...Designers-indus
901 JOHN CALDWELL DESIGN...Ind Bld Whse Co
909 I LLC...Nonclassified Establishments
909 PORTABLE MAIL SYSTEMS INC...Unclassifi
909 TIME WARNER...Cable/pay Television Ser
909 TIME WARNER COMMUNICATIONS...Internet

825 KAWAKAMI DESIGN AND CONSTRUCTI...Trade

725 ● CASTANON Rebecca 00 9

X ORANGE GROVE AVE

801 ● KITAEV Alexei 00 1

805 ● PRINCE Mayre 626-799-4921 1

809 XXXX 00

815 ● LUCERO Cynthia 626-441-6443

817 ● LUCERO Antonio 00

825 ● WU Jane 00

827 ● WU Jane 00

X GLENDON WAY

899 ★ WNC INSURANCE 626-817-0949 3
SERVICES INC

901 ★ CALDWELL DESIGN 626-799-1175

★ CHOYASSOCIATES 626-403-7850 1

★ EVANS & 626-403-0022 +5
ASSOCIATES

★ IKON INK 626-799-1175

X SANTA FE LN

909 ★ ILLC THE 626-403-7666 +5

923 ★ EL CENTRO ANML 626-799-7715
CLNC

★ RIMANDO PIO F DVM 626-799-7715

X MERIDIAN AVE

1000 GOLDEN OAKS APTS

ORANGE GROVE PL
91030
SOUTH PASADENA

WEALTH CODE 6

X ORANGE GROVE AVE

804 ● DIAZ Leslie 00 3

806 VILLAVICENCIO Juan 626-441-4378 3

808 ● DIAZ Leslie 00

809 ● GARRITY Betty 00

812 ● ANORVE Enrique 00 0

813 XXXX 00

814 ● SCHIRMEISTER 00 7
Martin

815 KAPLAN Irv 626-441-0522 3

816 ● PARDUS Marcea 626-799-5606 8

817 GOMEZ Sylvia 626-441-8200 3

818	STEIMER Richard	626-403-1774	4
819	HERTIG Paul	626-799-0677	3
820	STEIMER Richard	626-441-6045	+5
825	● KAWAKAMI Yoshimi	OO	
826	BRADSHAW Michelle	626-403-9620	4
	ROBINSON Janice	626-441-0176	1
	● SILVA Sofia	OO	3
828	○ SILVA S	626-799-1010	6
831	● HSIEH John	OO	3
833	● HARO Mariela	OO	8

X MC CAMMET ALY

★ 0 BUS 20 RES 1 NEW

725	● YANEZ Paul	OO	7
X	ORANGE GROVE AV		
809	XXXX	OO	
815	● LUCERO Antonio	OO	9
817	● LUCERO Antonio	OO	9
821	● FOWLER Gary	OO	9
	REYES Esther	626-799-1703	+0
825	● WU Jane	OO	9
827	● WU Jane	OO	9
831	● CRISTILLI Louise	OO	9
833	XXXX	OO	
835	★ ART WORLD FRAMES	626-441-4833	4
845	XXXX	OO	
850	XXXX	OO	
899	★ ESHILIAN RON	626-403-8730	5
	★ PANDA MANAGEMENT CO	626-403-8698	8
	★ PANDA MANAGEMENT CO	626-844-9310	+0
	★ QUESTOR SYSTEMS	626-356-0808	+0
	★ R E BROKERAGE	626-403-8730	5
	★ TELLERINE PHILIP J	626-403-0101	5
	★ WILKINSON R MICHAEL	626-403-0101	8
	LAW OFC OF		
901	★ CALDWELL DESIGN	626-799-1175	
	★ D V D WEDDINGS	626-403-0015	+0
	★ I K O N INK	626-799-1175	
	★ PAC VIDEO IMAGE	626-441-0875	9
909	● JORGENSEN Walter	OO	9
	★ TIME WARNER COMMUNICATIONS	626-441-4559	8
923	★ EL CENTRO ANML CLNC	626-799-7715	
	★ RIMANDO PIO F DVM	626-799-7715	
1000 GOLDEN OAKS APTS		

ORANGE GRV PL 91030
SOUTH PASADENA

WEALTH CODE 5 0

X ORANGE GROVE
AV

804	●BEDELL Marjorie	OO	9
805	●RAMOS George	OO	7
806	XXXX	OO	
808	●BEDELL Malcolm	OO	+0
	DIAZ Leslie	OO	9
	DILLON Regan	626-403-1878	+0
809	●GARRITY Betty	OO	9
810	XXXX	OO	
812	●ANORVE Ennque	OO	9
813	●HOWARD Martin	OO	9
813 1/2	KIRBY MacKenzie	626-403-3855	+0
814	●SCHIRMEISTER M	OO	9
815	XXXX	OO	
816	PARDUS Marcea	626-799-5606	8
817	●CHAN Patty	OO	7
	HOUEYDA Hamid	626-799-6522	+0
818	SMITH James	OO	9
819	XXXX	OO	
820	XXXX	OO	
822	●SCHWARZ Ronald	OO	7
825	●SELL Wm J	626-799-3621	
826	●SILVA Sofia	OO	9
828	SILVA S	626-799-1010	6
830	XXXX	OO	
831	●HSIEH John	626-441-0290	
832	XXXX	OO	
833	XXXX	OO	

X MCCAMMET ALY

★ 0 BUS 27 RES 4 NEW

720	MANNIE Jerome D	799-4642
721	XXXX	00
725	XXXX	00
801	XXXX	00
805	PRINCE G V	799-4921
	PRINCE Mary L	799-4921
809	XXXX	00
815	XXXX	00
817	XXXX	00
825	XXXX	00
831	CRISTILLI Alex J	441-1849
833	CRISTILLI Joe	682-1285
835	★ART WORLD FRAMES	682-1670
	★ART WORLD FRAMES	441-4833 4
845	★BEAGLE MATS	403-8690 4
	★PANDA MANAGEMENT CO	403-8698 4
850	XXXX	00
899	DEMARCO F Jr Atty	680-2850 +5
	DEMARCO F Jr Atty	403-8720 +5
	ESHILIAN Ron	403-8730 +5
	LUSTIG Robt E	403-0101 +5
	★QUESTOR SYSTEMS	403-0808 +5
	★R E BROKERAGE	403-8730 +5
	TELLERINE Philip J	403-0101 +5
	★WILKINSON R MICHAEL	403-0101 +5
901	★CALDWELL JOHN DSGN	799-1175 6
	★CARLSON J PHOTO	682-1020 6
	★CARLSON JOE STUDIO	799-3430 0
	★I K O N INK	799-1175
	★KUTZER CO	441-9620 3
	★M A D GROUP	441-6840 0
909	★AMER CABLEVISION	441-4559 2
	DODT P	441-8122 3
	★W C GRACE REALTY	799-4777 3
	★WONGS FNCL MORTGAGE	799-4999 3
923	★EL CENTRO ANML CLNC	799-7715
	★RIMANDO PIO F DVM	799-7715
1000 GOLDEN OAKS APTS	700-1605 0

ORANGE GRV PL 91030
SOUTH PASADENA

WEALTH CODE 5.3

804	BONAPART Dixie	441-7932	0
805	XXXX	00	
806	XXXX	00	
808	XXXX	00	
812	XXXX	00	
815 1/2	GAMIERE Michael	441-1515	
816	ROGERS Tina	799-8984	
817	REITMANN J	441-1747	3
818	XXXX	00	
819	XXXX	00	
820	XXXX	00	
825	SELL Wm J	799-3621	
828	XXXX	00	
830	XXXX	00	
831	HSIEH John	441-0290	6
832	XXXX	00	
833	XXXX	00	
★	0 BUS	17 RES	0 NEW

725	BLOODWORTH Don	799-7824	
801	XXXX	00	
805	PRINCE G V	799-4921	
	PRINCE Mary L	799-4921	
809	GREENE Craig M	799-3788	
815	XXXX	00	
817	XXXX	00	
825	XXXX	00	
827	XXXX	00	
831	CRISTILLI Alex J	441-1849	
833	CRISTILLI Joe	682-1285	
835	★ART WORLD FRAME SHP	682-1670	
845	★INSURECO INS AGENCY	793-1075	2
	★TRANSAM FNCL SYS	793-1075	6
850	XXXX	00	
901	★CALDWELL JOHN DSGN	799-1175	6
	★CARLSON J PHOTO	682-1020	6
	★CARLSON JOE STUDIO	799-3430	+0
	★I K O N INK	799-1175	5
	★M A D GROUP	441-6840	+0
909	★COSTA DISTRIBUTING	441-4860	+0
923	★EL CENTRO ANML CLNC	799-7715	1
	★RIMANDO PIO F DVM	799-7715	1
1000	GOLDEN OAKS APTS		

**ORANGE GRV PL 91030
SOUTH PASADENA**

804	BONAPART Dixie	441-7932	+0
805	XXXX	00	
806	XXXX	00	
808	XXXX	00	
812	WHAN Pete J	799-3988	4
813	MANNING Karen	799-7286	9
814	XXXX	00	
815	HUDSON Carletta	799-1316	+0
815½	GAMIERE Michael	441-1515	2
816	ROGERS Tina	799-8984	
818	XXXX	00	
819	XXXX	00	
820	XXXX	00	
825	SELL Wm J	799-3621	
828	XXXX	00	
830	XXXX	00	
831	HSIEH John	441-0290	6
832	XXXX	00	
833	XXXX	00	
★	0 BUS	19 RES	2 NEW

721	XXXX	00	
725	BLOODWORTH DON	799-7824	
801	XXXX	00	
805	PRINCE G V	799-4921	3
809	GREENE CRAIG M	799-3788	
815	XXXX	00	
817	CORDES CLARENCE W	682-3064	
821	RAVATT LOUISE E	799-3902	3
821½	MYERS F	799-4306	1
825	XXXX	00	
827	XXXX	00	
831	CRISTILLI ALEX J	441-1849	9
833	CRISTILLI JOE	682-1285	
835	ART WORLD FRAME SHP	682-1870	0
845	INSURECO INC	793-1075	2
	INSURECO INC CLAIMS	441-4581	2
	OHIO CASUALTY INS	445-0701	4
	WEST AMER INS CO	441-3161	2
850	XXXX	00	
901	CALDWELL JOHN DSGN	682-2809	+5
	IKON INK	799-1175	+5
	STUDIO B	682-2779	2
909	FORMDESIGN SYS INC	441-0045	+5
923	ELCENTRO ANIML CLNC	799-7715	1
	RIMANDO PIO F DVM	799-7715	1
1001	ACCENT INSULATION	441-4294	3
	EDCO LEASING CORP	799-5506	0
	PERTANIX LTD	799-2595	1
1009	HERITAGE DISPOSAL	792-2875	2

ORANGE GROVE PL 91030
SOUTH PASADENA

804	XXXX	00	
805	XXXX	00	
806	XXXX	00	
808	XXXX	00	
812	WHAN PETE J	799-3988	4
814	SO CAL ELECTRCL SYS	441-5546	4
	TOOMEY JOHN F	799-3237	3
815½	GAMIERE MICHAEL	441-1515	2
816	ROGERS TINA	799-8984	
818	XXXX	00	
819	XXXX	00	
820	XXXX	00	
825	SELL WM J	799-3621	
828	CLEARWATER E J	799-6240	1
830	XXXX	00	
831	KRUCKEBERG A W	441-3043	9
832	XXXX	00	
833	XXXX	00	
★	1 BUS	17 RES	0 NEW

EL CENTRO	91030 CONT..
715 FALK ALBERT B	799-1407 5
716 BLUM ALBERT M	799-5090 5
720 MANNIE JEROME D	799-8063 2
721 DAVIS CARROLL	799-5116 9
725 BLOODWORTH DON	799-7824
801 XXXX	00
805½ NOMURA N M	441-1019 7
809 GREENE CRAIG M	799-3788 3
815 XXXX	00
817 CORDES CLARENCE W	682-3064
821 CARLSON C	799-6570 +0
821½ FOWLER GARY	441-3544 +0
825 IACOPELLI ANTHONY	441-2466 7
827 XXXX	00
831 CRISTILLI ALEX J	441-1849 9
833 CRISTILLI JOE	682-1285
835 ART WORLD FRAME SHP	682-1670 +0
845 XXXX	00
850 PENGTOP YUN	682-2211 +0
923 SHINABARGER JEAN DR	682-2497 +0
1001 ACCENT INSULATION	441-4294 +0
EDCO LEASING CORP	799-5506 +0
1009 SOUTH PAS DISPOSAL	799-7181 2
1017 DAVIS PRODUCTS	799-8556 3

ORANGE GROVE PL 91030
SOUTH PASADENA

804	LEAVITT JAS	799-7096 +0
805	XXXX	00
806	DAVIS L M	799-8121 +0
808	BALD J L	799-5612 +0
810	BEDELL MARY M	799-5510 7
812	CASAGRADA JO ANN	799-3836 +0
814	AKERS T	441-3613 +0
	FLANDERS M	441-3613 +0
815½	JONES CHAS I	799-8601 9
816	ROGERS TINA	799-8984
818	XXXX	00
819	XXXX	00
820	HUGGENS DEBBIE	799-8624 +0
825	SELL WM J	799-3621
828	CLEARWATER E J	682-2764 4
	CLEARWATER ROBT V	682-2764 4
830	ELLIS IRENE M	799-9789 4
831	KRUCKEBERG A W	441-3043 9
832	XXXX	00
833	XXXX	00
★	0 BUS	20 RES 7 NEW

720	MANNIE JEROME D	799-8063 2
721	EPLING ERIC W	799-8552 +5
725	BLOODWORTH DON	799-7824
801	CHATTERTON ARTHUR	799-2820
809	GREENE LOIS MRS	799-3788 3
815	XXXX	00
817	CORDES CLARENCE W	682-3064
	VOGTMAN ROBT W	682-3064
821	LAPI DONNA	799-1669 +5
821½	LASOTA A L	799-2861 +5
827	ZAVILLA M A	799-6177
833	CRISTILLI JOE	682-1285
835*	ART WORLD FRAME SHP	682-1670
845*	UNIVERSAL INDUSTRS	682-2818
850*	GOLCONDA TRADING CO	682-1314 4
923	SHINABARGAR JEAN DR	682-2497
	*SMALL ANIMAL CLINIC	682-2497
1001	XXXX	00
1009*	SOUTH PASA DISPOSAL	799-7181 2
1017*	DAVIS PRODUCTS	799-8556 3
	*LITTLE KITCHN THRM	799-8556 3

1975

SOURCE: HAINES

ORANGE GROVE PLACE

1972

SOURCE: HAINES

EL CENTRO STREET

ORANGE GRV PL 91030 S PASADENA

804	XXXX	00
805	VILLOTA NELSON A	682-1548 3
806	XXXX	00
812B	ORGO DANL	441-2957+5
814	RUSSELL JON	799-2982 3
815	LYFORD KAREN	799-5381+5
816	ROGERS TINA	799-8984
817	XXXX	00
818	ZEDAN FAWZI	441-2401
819	WOODS WM J	799-0713 4
820	PRAGER JOAN	799-3061 4
825	SELL WM J	799-3621
828	CLEARWATER EMILY J	682-2764 4
	CLEARWATER ROBT V	682-2764 4
830	ELLIS IRENE M	799-9789 4
833*	J&J SERVICE CO	441-2714+5
*	1 BUS 15 RES	3 NEW

714	MARSH LARRY E	799-3902
715	FALK ALBERT B	682-2534
720	MANNIE JEROME D	799-8063+2
721	GALLATIN C E MRS	799-7359
725	BLOODWORTH DON	799-7824
801	CHATTERTON ARTHUR	799-2820
809	GREENE LOUIS MRS	799-3788
815	ALBRACHT JAS	441-1398
817	CORDES CLARENCE W	682-3064
	VOGTMAN ROBT W	682-3064
821	LUCERO DOLORES	799-2260
	LUCERO TONY	799-2260
827	ZAVILLA M A	799-6177
833	CRISTILLI JOE	682-1285
835*	ART WORLD FRAME SHP	682-1670
845*	UNIVERSAL INDUSTRS	682-2818
850	XXXX	00
923	SHINABARGAR JEAN DR	682-2497
	*SMALL ANIMAL CLINIC	682-2497
1001	XXXX	00
1009*	SOUTH PASA DISPOSAL	799-7181+2

1972

SOURCE: HAINES

ORANGE GROVE PLACE

1966

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

NO LISTINGS IN RANGE

ORANGE GRV PL 91030 S PASADENA

804	SCOVILL KATHRYN	799-5587+2
805	VILLOTA NELSON A	799-7746
806	LEASE M G	799-5378+2
812	GARCIA ANGIE	441-2959
	WALHOOD C C	799-2490
813½	TRAUGOTT JAS A	799-7741+2
814	GRANT BERNARD J	799-7725+2
815	FORDYCE N	441-1258
816	ROGERS TINA	799-8984
817	ZADROGA GERALD	799-9875
818	ZEDAN FAWZI	441-2401
820	RUSSELL JON	799-2982+2
825	SELL WM J	799-3621
828	WOODS WM J	799-0713
830	WILDMAN J H	799-3282
833	LOPEZ SOSTENES	441-2371
*	0 BUS 16 RES	5 NEW

1966

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

STREET NOT LISTED

1961

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

815 N El Centro Ave L A Orphan	HO 7-1
858 El Centro Ave	HO 3-1
Apt 2 Blue Leland	HO 3-8
Apt 3 Torrance Jean	HO 7-0
Apt 4 Noel Ruth L.	HO 4-2
Apt 5 Appleton Henry	HO 9-8
Apt 6 Risken Olen E.	HO 9-0
Apt 6 Risken Ira D.	HO 5-8
Apt 7 Hill Jay Victor	HO 3-0
Apt 8 Chisgrove Lowell	HO 9-4
Apt 9 Brady Frank J.	HO 2-4
Apt 10 Bullock Edna B.	HO 9-7
858 El Centro Ave Trevels Emanuel	HO 5-2
865 El Centro Ave Mariani Herman	HO 5-9
900 El Centro Ave	HO 7-3
Apt 1 Johnston Wm G Jr.	HO 7-8
Apt 2 Berg Sam	HO 7-1
Apt 3 Harris Ben	HO 9-8
Apt 5 Wilson Ross	HO 7-3
901 N El Centro Ave Wineman G Mrs.	HO 3-0
903 El Centro Ave Winemich Louis B.	HO 3-7
909 El Centro Ave Lutz Joe	HO 3-7
910 El Centro Ave Sweetest Wally Therman	HO 7-5
910 El Centro Ave Watson David Lee	HO 3-5
911 El Centro Ave Collins Edwards	HO 4-6
954 El Centro Ave Carter Grace E.	HO 5-9
954 El Centro Ave Connel Herbert S.	HO 5-9

1961

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

STREET NOT LISTED

1956

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

STREET NOT LISTED

1956

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

STREET NOT LISTED

1951

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

STREET NOT LISTED

1951

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

STREET NOT LISTED

1946

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

STREET NOT LISTED

1946

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

STREET NOT LISTED

1941

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

STREET NOT LISTED

1941

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

STREET NOT LISTED

1936

SOURCE: PACIFIC BELL TELEPHONE

EL CENTRO STREET

STREET NOT LISTED

1936

SOURCE: PACIFIC BELL TELEPHONE

ORANGE GROVE PLACE

--- END REPORT ---

STREET NOT LISTED

Appendix E - Regulatory Database Report



DATABASE REPORT

Project Property: *PGK Partners/El Centro Street
845 El Centro Street
South Pasadena CA 91030*

Project No: *18-42-126-01*

Report Type: *Database Report*

Order No: *20180416179*

Requested by: *Converse Consultants*

Date Completed: *April 18, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
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www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *PGK Partners/El Centro Street
845 El Centro Street South Pasadena CA 91030*

Project No: *18-42-126-01*

Coordinates:

Latitude:	<i>34.114219</i>
Longitude:	<i>-118.159402</i>
UTM Northing:	<i>3,775,427.30</i>
UTM Easting:	<i>393,072.55</i>
UTM Zone:	<i>UTM Zone 11S</i>

Elevation: *663 FT*

Order Information:

Order No: *20180416179*

Date Requested: *April 16, 2018*

Requested by: *Converse Consultants*

Report Type: *Database Report*

Historicals/Products:

Aerial Photographs	<i>Historical Aerials (Boundaries)</i>
City Directory Search	<i>CD - 2 Street Search</i>
ERIS Xplorer	<i>ERIS Xplorer - Interactive Viewer</i>
Excel Add-On	<i>Excel Add-On</i>
Fire Insurance Maps	<i>US Fire Insurance Maps</i>
Physical Setting Report (PSR)	<i>PSR</i>
Topographic Map	<i>Topographic Maps</i>

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	4	3	-	-	7
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	1	-	-	1
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	1	0	0	5	6
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	3	2	6	-	11
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	2	0	-	-	2
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	2	2	-	-	4
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	2	-	-	2
CERS TANK	Y	.25	0	2	0	-	-	2
DELISTED HAZ	Y	.5	0	0	0	0	-	0
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	1	-	1
CERS HAZ	Y	.125	0	2	-	-	-	2
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	2	2	-	-	4
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
BURBANK CUPA	Y	.25	0	0	0	-	-	0
ELSEGUNDO UST	Y	.25	0	0	0	-	-	0
SANTAFESP UST	Y	.25	0	0	0	-	-	0
SANTAMON AST	Y	.25	0	0	0	-	-	0
SANTAMON CUPA	Y	.25	0	0	0	-	-	0
SANTAMON HAZ	Y	.25	0	0	0	-	-	0
SANTAMON HW	Y	.25	0	0	0	-	-	0
SANTA MONICA UST	Y	.25	0	0	0	-	-	0
TORRANCE UST	Y	.25	0	0	0	-	-	0
VERNON CUPA	Y	.25	0	0	0	-	-	0
VERNON UST	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	4	4	-	-	8
LA LONGB UST	Y	.25	0	0	0	-	-	0
LA SWF	Y	.5	0	0	0	0	-	0
UST LA CITY	Y	.25	0	0	0	-	-	0

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
AST LA CITY	Y	.25	0	0	0	-	-	0
LA CITY HAZMAT	Y	.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

State

INSP COMP ENF	Y	1	0	0	0	0	0	0
CDL	Y	.125	0	0	-	-	-	0
SCH	Y	1	0	0	0	0	2	2
CHMIRS	Y	PO	0	-	-	-	-	0
SWAT	Y	.5	0	0	0	0	-	0
HAZNET	Y	PO	1	1	-	-	-	2
SWRCB SWF	Y	.5	0	0	0	0	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	1	-	-	-	-	1
HIST CHMIRS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
DRYCLEANERS	Y	.25	0	1	4	-	-	5
DELISTED DRYC	Y	.25	0	0	0	-	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	6	2	-	-	8

Tribal **No Tribal additional environmental record sources available for this State.**

County

LA SML	Y	.5	0	1	0	0	-	1
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Total:			2	32	22	7	7	70
---------------	--	--	---	----	----	---	---	----

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	HIST MANIFEST		845 EL CENTRO ST SOUTH PASADENA CA 910300000	-	0.00 / 0.00	0	29
1	HAZNET	1X TRANSAMERICA FINAN SYS & CONCEPTS	845 EL CENTRO ST SOUTH PASADENA CA 910300000	-	0.00 / 0.00	0	29

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	CERS HAZ	JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 91030	E	0.02 / 94.46	1	30
2	FINDS/FRS	JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 91030	E	0.02 / 94.46	1	32
2	HAZNET	JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 910300000	E	0.02 / 94.46	1	33
2	RCRA SQG	JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 91030	E	0.02 / 94.46	1	34
3	UST	SOUTH PASADENA SERVICE FACILITY #A	825 MISSION ST #A SOUTH PASADENA CA 91030 Facility ID: LACoFA0018157	N	0.07 / 384.50	-1	35
4	LUST	CITY OF SOUTH PASADENA	825 MISSION ST E SOUTH PASADENA CA 91030 Global ID / Status / Status Date: T0603704030 Completed - Case Closed 1991-01-08 00:00:00	N	0.07 / 392.25	-2	35
5	CERS TANK	SOUTH PASADENA SERVICE FACILITY #A	825 MISSION ST #A SOUTH PASADENA CA 91030	N	0.08 / 398.35	-1	36
5	EMISSIONS	SOUTH PASADENA CITY, STREET DE	825 MISSION ST SOUTH PASADENA CA 91030	N	0.08 / 398.35	-1	43
5	EMISSIONS	SOUTH PASADENA CITY, PUB WO	825 MISSION ST. SOUTH PASADENA CA 91030	N	0.08 / 398.35	-1	44
5	EMISSIONS	SOUTH PASADENA CITY, PUBLIC WORKS DEPT	825 MISSION ST SOUTH PASADENA CA 91030	N	0.08 / 398.35	-1	45
5	EMISSIONS	SOUTH PASADENA CITY, PUBLIC WO	825 MISSION ST SOUTH PASADENA CA 91030	N	0.08 / 398.35	-1	46
5	HHSS	CITY YARDS	825 MISSION ST. SOUTH PASADENA CA 91030	N	0.08 / 398.35	-1	47

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>5</u>	LA HMS		825 MISSION ST #A SOUTH PASADENA CA 910303141	N	0.08 / 398.35	-1	<u>47</u>
<u>5</u>	HIST TANK	CITY YARDS	825 MISSION ST. SOUTH PASADENA CA	N	0.08 / 398.35	-1	<u>48</u>
<u>6</u>	LA HMS		919 MISSION ST SOUTH PASADENA CA 91030	NE	0.08 / 425.43	11	<u>48</u>
<u>7</u>	RCRA SQG	CORDIAL CLEANERS	800 W MISSION ST SOUTH PASADENA CA 91030	NNW	0.08 / 442.43	-6	<u>48</u>
<u>8</u>	CERS HAZ	SO. PAS. CONV. HOSP.	904 MISSION ST SOUTH PASADENA CA 91030	NE	0.08 / 446.83	12	<u>50</u>
<u>9</u>	DRYCLEANERS	CORDIAL CLEANERS	800 MISSION_ST S PASADENA CA 911000000	NNW	0.08 / 447.99	-6	<u>53</u>
<u>9</u>	EMISSIONS	CORDIAL CLEANERS, GEORGE REAM	800 MISSION ST SOUTH PASADENA CA 91030	NNW	0.08 / 447.99	-6	<u>54</u>
<u>10</u>	ENVIROSTOR	ABBOTT LABORATORIES DIAGNOSTICS DIVISION	820 MISSION STREET SOUTH PASADENA CA 91030	N	0.08 / 448.26	-1	<u>54</u>
<u>11</u>	RCRA SQG	ABBOTT LABORATORIES	820 MISSION ST SOUTH PASADENA CA 91030	N	0.10 / 518.80	0	<u>55</u>
<u>11</u>	LA SML	820 MISSION STREET	820 MISSION ST SOUTH PASADENA CA 91030	N	0.10 / 518.80	0	<u>58</u>
<u>12</u>	RCRA SQG	SCRTD	742 MISSION ST LOS ANGELES CA 90031	NW	0.10 / 549.75	-9	<u>58</u>
<u>13</u>	CERS TANK	SOUTH PASADENA SMOG PROS	736 MISSION ST SOUTH PASADENA CA 91030	NW	0.11 / 563.32	-10	<u>61</u>
<u>13</u>	EMISSIONS	SOUTH PASADENA SMOGPROS	736 MISSION ST SOUTH PASADENA CA	NW	0.11 / 563.32	-10	<u>68</u>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			91030				
13	HHSS	WILLIAM ALBANESE	736 MISSION ST SOUTH PASADENA CA 91030	NW	0.11 / 563.32	-10	69
13	LA HMS		736 MISSION ST SOUTH PASADENA CA 910303040	NW	0.11 / 563.32	-10	69
13	HIST TANK	WILLIAM ALBANESE	736 MISSION ST SOUTH PASADENA CA	NW	0.11 / 563.32	-10	70
13	LUST	ARCO #0185	736 MISSION STREET SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603746652 Completed - Case Closed 2010-03-23 00:00:00	NW	0.11 / 563.32	-10	70
13	LUST	ARCO #0185	736 MISSION ST SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603705024 Completed - Case Closed 1997-05-13 00:00:00	NW	0.11 / 563.32	-10	71
14	LA HMS		1009 EL CENTRO ST SOUTH PASADENA CA 91030	ENE	0.11 / 589.94	3	72
15	UST	SOUTH PASADENA SMOG PROS	736 MISSION ST SOUTH PASADENA CA 91030 <i>Facility ID:</i> LACoFA0018177	NNW	0.12 / 646.30	-8	72
16	LA HMS		719 MISSION ST SOUTH PASADENA CA 91030	NW	0.13 / 688.80	-13	73
16	LUST	HUSCO GERMAN AUTO	719 MISSION ST SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603705372 Completed - Case Closed 1997-03-11 00:00:00	NW	0.13 / 688.80	-13	73
17	DELISTED TNK	SOUTH PASADENA SERVICE FAC	825 MISSION ST SOUTH PASADENA CA 91030	NNE	0.16 / 861.39	21	74
18	DRYCLEANERS	1X HALVORSON CLEANERS	701 MISSION STREET SOUTH PASADENA CA 910300000	WNW	0.17 / 883.95	-13	74
18	DRYCLEANERS	HALVORSONS CLEANERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	-13	74

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>18</u>	DRYCLEANERS	1X HALVORSON CLEANERS	701 MISSION STREET SOUTH PASADENA CA 910300000	WNW	0.17 / 883.95	-13	<u>74</u>
<u>18</u>	DRYCLEANERS	HALVORSONS BLK & WHT CLEANERS	701 MISSION ST S PASADENA CA 910300000	WNW	0.17 / 883.95	-13	<u>75</u>
<u>18</u>	EMISSIONS	HALVORSON'S BLACK & WHITE CLEA	701 MISSION ST. SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	-13	<u>75</u>
<u>18</u>	HHSS	HALVORSONS CLEANERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	-13	<u>76</u>
<u>18</u>	LA HMS		701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	-13	<u>76</u>
<u>18</u>	HIST TANK	HALVORSON'S CLEANERS	701 MISSION ST. SOUTH PASADENA CA	WNW	0.17 / 883.95	-13	<u>76</u>
<u>18</u>	LUST	HALVORSON'S CLEARNERS	701 MISSION ST SOUTH PASADENA CA 91030 Global ID / Status / Status Date: T0603705244 Completed - Case Closed 1993-12-29 00:00:00	WNW	0.17 / 883.95	-13	<u>76</u>
<u>18</u>	RCRA NON GEN	HALVORSONS BLK & WHT CLEANERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	-13	<u>77</u>
<u>19</u>	DELISTED TNK	ARCO PRODUCTS #00185	736 MISSION ST SOUTH PASADENA CA 91030	N	0.19 / 1,011.29	5	<u>80</u>
<u>20</u>	EMISSIONS	S PAUL WARD INC	601-605 MISSION ST/912 PALM AV S PASADENA CA 91031	WNW	0.21 / 1,122.62	-14	<u>80</u>
<u>21</u>	RCRA SQG	WEDMORE AUTO SERVICE	1100 MISSION ST. SOUTH PASADENA CA 91030	ENE	0.22 / 1,179.60	8	<u>81</u>
<u>22</u>	LA HMS		1100 EL CENTRO ST SOUTH PASADENA CA 91030	E	0.22 / 1,182.91	-2	<u>82</u>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>23</u>	RCRA SQG	BOB CUTLER AUTOMOTIVE	815 FAIRVIEW AVE SOUTH PASADENA CA 91030	ENE	0.23 / 1,192.86	12	<u>83</u>
<u>24</u>	HHSS	TRADER JOES COMPANY	538 MISSION ST SOUTH PASADENA CA 91030	WNW	0.23 / 1,208.85	-14	<u>84</u>
<u>24</u>	LA HMS		538 MISSION ST SOUTH PASADENA CA 91030	WNW	0.23 / 1,208.85	-14	<u>84</u>
<u>24</u>	HIST TANK	TRADER JOE'S COMPANY	538 MISSION ST. SOUTH PASADENA CA	WNW	0.23 / 1,208.85	-14	<u>85</u>
<u>25</u>	RCRA SQG	DAVES AUTO CARE	811 FAIRVIEW AVE SOUTH PASADENA CA 91030	ENE	0.23 / 1,222.80	14	<u>85</u>
<u>26</u>	LUST	CHEVRON #9-0251	1141 MISSION ST SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603703527 Completed - Case Closed 1995-09-11 00:00:00	ENE	0.31 / 1,616.62	1	<u>86</u>
<u>27</u>	LUST	MOBIL #18-HXV	1401 MISSION ST SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603792909 Completed - Case Closed 2007-02-14 00:00:00	ENE	0.34 / 1,817.91	-2	<u>87</u>
<u>28</u>	LUST	THRIFTY #283	1400 MISSION BLVD SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603703693 Completed - Case Closed 1994-03-24 00:00:00	ENE	0.35 / 1,845.14	-2	<u>90</u>
<u>28</u>	LUST	SHELL SERVICE STATION	1400 MISSION ST. SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603743617 Completed - Case Closed 2013-09-25 00:00:00	ENE	0.35 / 1,845.14	-2	<u>91</u>
<u>29</u>	LUST	PACIFIC BELL	1415 MISSION ST SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603704915 Completed - Case Closed 1997-12-15 00:00:00	ENE	0.37 / 1,935.99	-2	<u>95</u>
<u>30</u>	LUST	CITY OF SOUTH PASADENA	1414 MISSION ST SOUTH PASADENA CA 91030 <i>Global ID / Status / Status Date:</i> T0603714816 Completed - Case Closed 2017-09-21 00:00:00	ENE	0.38 / 2,007.22	-3	<u>95</u>
<u>31</u>	CLEANUP SITES	GRAND CLEANERS	1521 MERIDIAN AVENUE SOUTH PASADENA CA 91801	SSE	0.41 / 2,188.39	-45	<u>97</u>
<u>32</u>	ENVIROSTOR	MICRODOT CONNECTORS	306 PASADENA AVENUE SOUTH PASADENA CA 91030	WSW	0.52 / 2,768.78	-40	<u>98</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<u>33</u>	ENVIROSTOR	SOUTH PASADENA MIDDLE SCHOOL	1600 OAK STREET SOUTH PASADENA CA 91030	SE	0.66 / 3,483.28	-59	<u>98</u>
<u>33</u>	SCH	SOUTH PASADENA MIDDLE SCHOOL	1600 OAK STREET SOUTH PASADENA CA 91030	SE	0.66 / 3,483.28	-59	<u>100</u>
<u>34</u>	ENVIROSTOR	ARROYO GATEWAY BUSINESS PARK	145-161 PASADENA AVENUE SOUTH PASADENA CA 91030	WSW	0.74 / 3,884.72	-68	<u>101</u>
<u>35</u>	ENVIROSTOR	SAN PASCUAL	815 SAN PASCUAL AVENUE LOS ANGELES CA 90042	WNW	0.78 / 4,144.23	-81	<u>104</u>
<u>35</u>	SCH	SAN PASCUAL	815 SAN PASCUAL AVENUE LOS ANGELES CA 90042	WNW	0.78 / 4,144.23	-81	<u>105</u>
<u>36</u>	ENVIROSTOR	QUICK & CLEAN	1331 HUNTINGTON DRIVE PASADENA CA 91030	SSE	0.79 / 4,174.23	-80	<u>106</u>

Executive Summary: Summary by Data Source

Standard

Federal

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jan 24, 2018 has found that there are 7 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 91030	E	0.02 / 94.46	<u>2</u>
WEDMORE AUTO SERVICE	1100 MISSION ST. SOUTH PASADENA CA 91030	ENE	0.22 / 1,179.60	<u>21</u>
BOB CUTLER AUTOMOTIVE	815 FAIRVIEW AVE SOUTH PASADENA CA 91030	ENE	0.23 / 1,192.86	<u>23</u>
DAVES AUTO CARE	811 FAIRVIEW AVE SOUTH PASADENA CA 91030	ENE	0.23 / 1,222.80	<u>25</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CORDIAL CLEANERS	800 W MISSION ST SOUTH PASADENA CA 91030	NNW	0.08 / 442.43	<u>7</u>
ABBOTT LABORATORIES	820 MISSION ST SOUTH PASADENA CA 91030	N	0.10 / 518.80	<u>11</u>
SCRTD	742 MISSION ST LOS ANGELES CA 90031	NW	0.10 / 549.75	<u>12</u>

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 24, 2018 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HALVORSONS BLK & WHT CLEANERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	<u>18</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Dec 21, 2017 has found that there are 6 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ABBOTT LABORATORIES DIAGNOSTICS DIVISION	820 MISSION STREET SOUTH PASADENA CA 91030	N	0.08 / 448.26	10
MICRODOT CONNECTORS	306 PASADENA AVENUE SOUTH PASADENA CA 91030	WSW	0.52 / 2,768.78	32
SOUTH PASADENA MIDDLE SCHOOL	1600 OAK STREET SOUTH PASADENA CA 91030	SE	0.66 / 3,483.28	33
ARROYO GATEWAY BUSINESS PARK	145-161 PASADENA AVENUE SOUTH PASADENA CA 91030	WSW	0.74 / 3,884.72	34
SAN PASCUAL	815 SAN PASCUAL AVENUE LOS ANGELES CA 90042	WNW	0.78 / 4,144.23	35
QUICK & CLEAN	1331 HUNTINGTON DRIVE PASADENA CA 91030	SSE	0.79 / 4,174.23	36

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Apr 3, 2018 has found that there are 11 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVRON #9-0251	1141 MISSION ST SOUTH PASADENA CA 91030	ENE	0.31 / 1,616.62	26

Global ID / Status / Status Date: T0603703527 | Completed - Case Closed | 1995-09-11 00:00:00

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITY OF SOUTH PASADENA	825 MISSION ST E SOUTH PASADENA CA 91030	N	0.07 / 392.25	4

Global ID / Status / Status Date: T0603704030 | Completed - Case Closed | 1991-01-08 00:00:00

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ARCO #0185	736 MISSION STREET SOUTH PASADENA CA 91030	NW	0.11 / 563.32	13
<i>Global ID / Status / Status Date: T0603746652 Completed - Case Closed 2010-03-23 00:00:00</i>				
ARCO #0185	736 MISSION ST SOUTH PASADENA CA 91030	NW	0.11 / 563.32	13
<i>Global ID / Status / Status Date: T0603705024 Completed - Case Closed 1997-05-13 00:00:00</i>				
HUSCO GERMAN AUTO	719 MISSION ST SOUTH PASADENA CA 91030	NW	0.13 / 688.80	16
<i>Global ID / Status / Status Date: T0603705372 Completed - Case Closed 1997-03-11 00:00:00</i>				
HALVORSON'S CLEARERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	18
<i>Global ID / Status / Status Date: T0603705244 Completed - Case Closed 1993-12-29 00:00:00</i>				
MOBIL #18-HXV	1401 MISSION ST SOUTH PASADENA CA 91030	ENE	0.34 / 1,817.91	27
<i>Global ID / Status / Status Date: T0603792909 Completed - Case Closed 2007-02-14 00:00:00</i>				
SHELL SERVICE STATION	1400 MISSION ST. SOUTH PASADENA CA 91030	ENE	0.35 / 1,845.14	28
<i>Global ID / Status / Status Date: T0603743617 Completed - Case Closed 2013-09-25 00:00:00</i>				
THRIFTY #283	1400 MISSION BLVD SOUTH PASADENA CA 91030	ENE	0.35 / 1,845.14	28
<i>Global ID / Status / Status Date: T0603703693 Completed - Case Closed 1994-03-24 00:00:00</i>				
PACIFIC BELL	1415 MISSION ST SOUTH PASADENA CA 91030	ENE	0.37 / 1,935.99	29
<i>Global ID / Status / Status Date: T0603704915 Completed - Case Closed 1997-12-15 00:00:00</i>				
CITY OF SOUTH PASADENA	1414 MISSION ST SOUTH PASADENA CA 91030	ENE	0.38 / 2,007.22	30
<i>Global ID / Status / Status Date: T0603714816 Completed - Case Closed 2017-09-21 00:00:00</i>				

UST - Permitted Underground Storage Tank (UST) in GeoTracker

A search of the UST database, dated Mar 11, 2018 has found that there are 2 UST site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOUTH PASADENA SERVICE FACILITY #A	825 MISSION ST #A SOUTH PASADENA CA 91030	N	0.07 / 384.50	3
<i>Facility ID: LACoFA0018157</i>				
SOUTH PASADENA SMOG PROS	736 MISSION ST SOUTH PASADENA CA 91030	NNW	0.12 / 646.30	15
<i>Facility ID: LACoFA0018177</i>				

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 4 HHSS site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITY YARDS	825 MISSION ST. SOUTH PASADENA CA 91030	N	0.08 / 398.35	5
WILLIAM ALBANESE	736 MISSION ST SOUTH PASADENA CA 91030	NW	0.11 / 563.32	13
HALVORSONS CLEANERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	18
TRADER JOES COMPANY	538 MISSION ST SOUTH PASADENA CA 91030	WNW	0.23 / 1,208.85	24

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Mar 11, 2018 has found that there are 2 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOUTH PASADENA SERVICE FAC	825 MISSION ST SOUTH PASADENA CA 91030	NNE	0.16 / 861.39	17
ARCO PRODUCTS #00185	736 MISSION ST SOUTH PASADENA CA 91030	N	0.19 / 1,011.29	19

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Jan 4, 2018 has found that there are 2 CERS TANK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOUTH PASADENA SERVICE FACILITY #A	825 MISSION ST #A SOUTH PASADENA CA 91030	N	0.08 / 398.35	5
SOUTH PASADENA SMOG PROS	736 MISSION ST SOUTH PASADENA CA 91030	NW	0.11 / 563.32	13

CLEANUP SITES - GeoTracker Cleanup Sites Data

A search of the CLEANUP SITES database, dated Apr 3, 2018 has found that there are 1 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GRAND CLEANERS	1521 MERIDIAN AVENUE SOUTH PASADENA CA 91801	SSE	0.41 / 2,188.39	31

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Jan 4, 2018 has found that there are 2 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 91030	E	0.02 / 94.46	2
SO. PAS. CONV. HOSP.	904 MISSION ST SOUTH PASADENA CA 91030	NE	0.08 / 446.83	8

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 4 HIST TANK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITY YARDS	825 MISSION ST. SOUTH PASADENA CA	N	0.08 / 398.35	5
WILLIAM ALBANESE	736 MISSION ST SOUTH PASADENA CA	NW	0.11 / 563.32	13
HALVORSON'S CLEANERS	701 MISSION ST. SOUTH PASADENA CA	WNW	0.17 / 883.95	18
TRADER JOE'S COMPANY	538 MISSION ST. SOUTH PASADENA CA	WNW	0.23 / 1,208.85	24

County

LA HMS - Los Angeles County HMS List

A search of the LA HMS database, dated Jan 25, 2018 has found that there are 8 LA HMS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	919 MISSION ST SOUTH PASADENA CA 91030	NE	0.08 / 425.43	6

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	1009 EL CENTRO ST SOUTH PASADENA CA 91030	ENE	0.11 / 589.94	14

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	825 MISSION ST #A SOUTH PASADENA CA 910303141	N	0.08 / 398.35	5
	736 MISSION ST SOUTH PASADENA CA 910303040	NW	0.11 / 563.32	13
	719 MISSION ST SOUTH PASADENA CA 91030	NW	0.13 / 688.80	16
	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	18
	1100 EL CENTRO ST SOUTH PASADENA CA 91030	E	0.22 / 1,182.91	22
	538 MISSION ST SOUTH PASADENA CA 91030	WNW	0.23 / 1,208.85	24

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Dec 12, 2017 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 91030	E	0.02 / 94.46	2

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Sep 20, 2017 has found that there are 2 SCH site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOUTH PASADENA MIDDLE SCHOOL	1600 OAK STREET SOUTH PASADENA CA 91030	SE	0.66 / 3,483.28	33
SAN PASCUAL	815 SAN PASCUAL AVENUE LOS ANGELES CA 90042	WNW	0.78 / 4,144.23	35

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 2 HAZNET site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
1X TRANSAMERICA FINAN SYS & CONCEPTS	845 EL CENTRO ST SOUTH PASADENA CA 910300000	-	0.00 / 0.00	1
JACK'S AUTO REPAIR	1001 GLENDON WAY SOUTH PASADENA CA 910300000	E	0.02 / 94.46	2

HIST MANIFEST - Historical Hazardous Waste Manifest Data

A search of the HIST MANIFEST database, dated Dec 31, 1992 has found that there are 1 HIST MANIFEST site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	845 EL CENTRO ST SOUTH PASADENA CA 910300000	-	0.00 / 0.00	1

DRYCLEANERS - Drycleaner Facilities

A search of the DRYCLEANERS database, dated Jan 18, 2018 has found that there are 5 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CORDIAL CLEANERS	800 MISSION_ST S PASADENA CA 911000000	NNW	0.08 / 447.99	9
1X HALVORSON CLEANERS	701 MISSION STREET SOUTH PASADENA CA 910300000	WNW	0.17 / 883.95	18
HALVORSONS BLK & WHT CLEANERS	701 MISSION ST S PASADENA CA 910300000	WNW	0.17 / 883.95	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
1X HALVORSON CLEANERS	701 MISSION STREET SOUTH PASADENA CA 910300000	WNW	0.17 / 883.95	<u>18</u>
HALVORSONS CLEANERS	701 MISSION ST SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	<u>18</u>

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2015 has found that there are 8 EMISSIONS site(s) within approximately 0.25 miles of the project property.

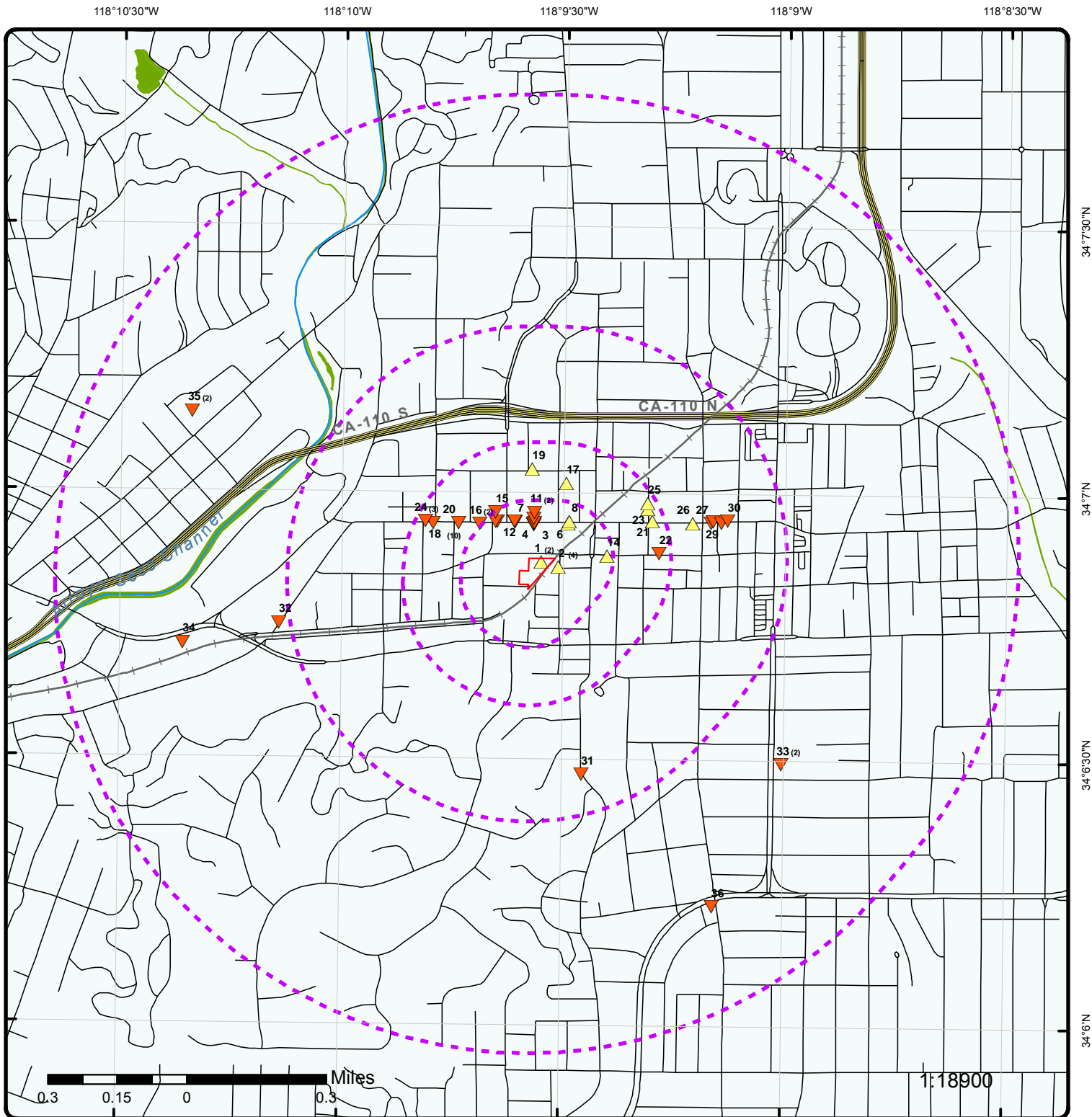
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOUTH PASADENA CITY, PUBLIC WO	825 MISSION ST SOUTH PASADENA CA 91030	N	0.08 / 398.35	<u>5</u>
SOUTH PASADENA CITY, PUBLIC WORKS DEPT	825 MISSION ST SOUTH PASADENA CA 91030	N	0.08 / 398.35	<u>5</u>
SOUTH PASADENA CITY, STREET DE	825 MISSION ST SOUTH PASADENA CA 91030	N	0.08 / 398.35	<u>5</u>
SOUTH PASADENA CITY, PUB WO	825 MISSION ST. SOUTH PASADENA CA 91030	N	0.08 / 398.35	<u>5</u>
CORDIAL CLEANERS, GEORGE REAM	800 MISSION ST SOUTH PASADENA CA 91030	NNW	0.08 / 447.99	<u>9</u>
SOUTH PASADENA SMOGPROS	736 MISSION ST SOUTH PASADENA CA 91030	NW	0.11 / 563.32	<u>13</u>
HALVORSON'S BLACK & WHITE CLEA	701 MISSION ST. SOUTH PASADENA CA 91030	WNW	0.17 / 883.95	<u>18</u>
S PAUL WARD INC	601-605 MISSION ST/912 PALM AV S PASADENA CA 91031	WNW	0.21 / 1,122.62	<u>20</u>

County

LA SML - Los Angeles County Site Mitigation List

A search of the LA SML database, dated Nov 30, 2017 has found that there are 1 LA SML site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
820 MISSION STREET	820 MISSION ST SOUTH PASADENA CA 91030	N	0.10 / 518.80	11



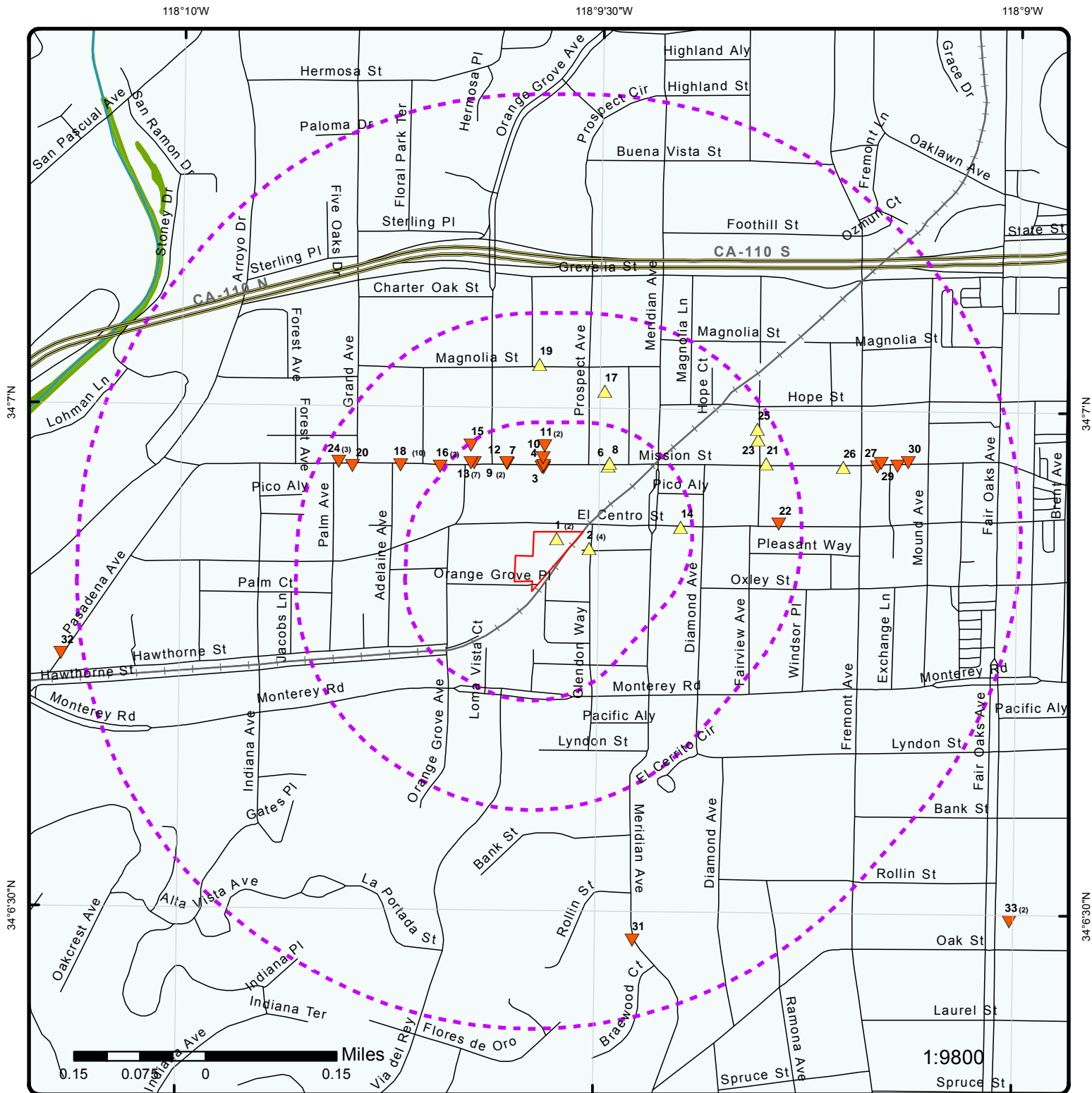
Map : 1 Mile Radius

Order No: 20180416179

Address: 845 El Centro Street, South Pasadena, CA, 91030



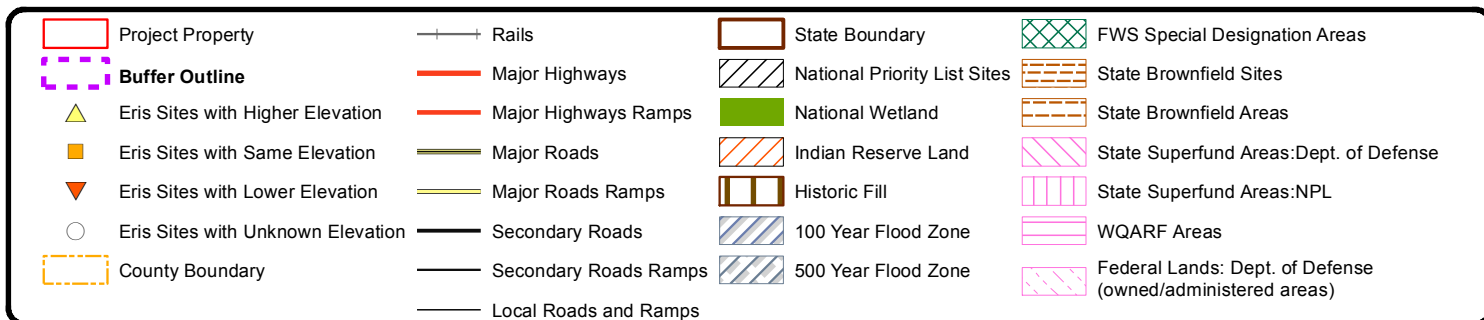
Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

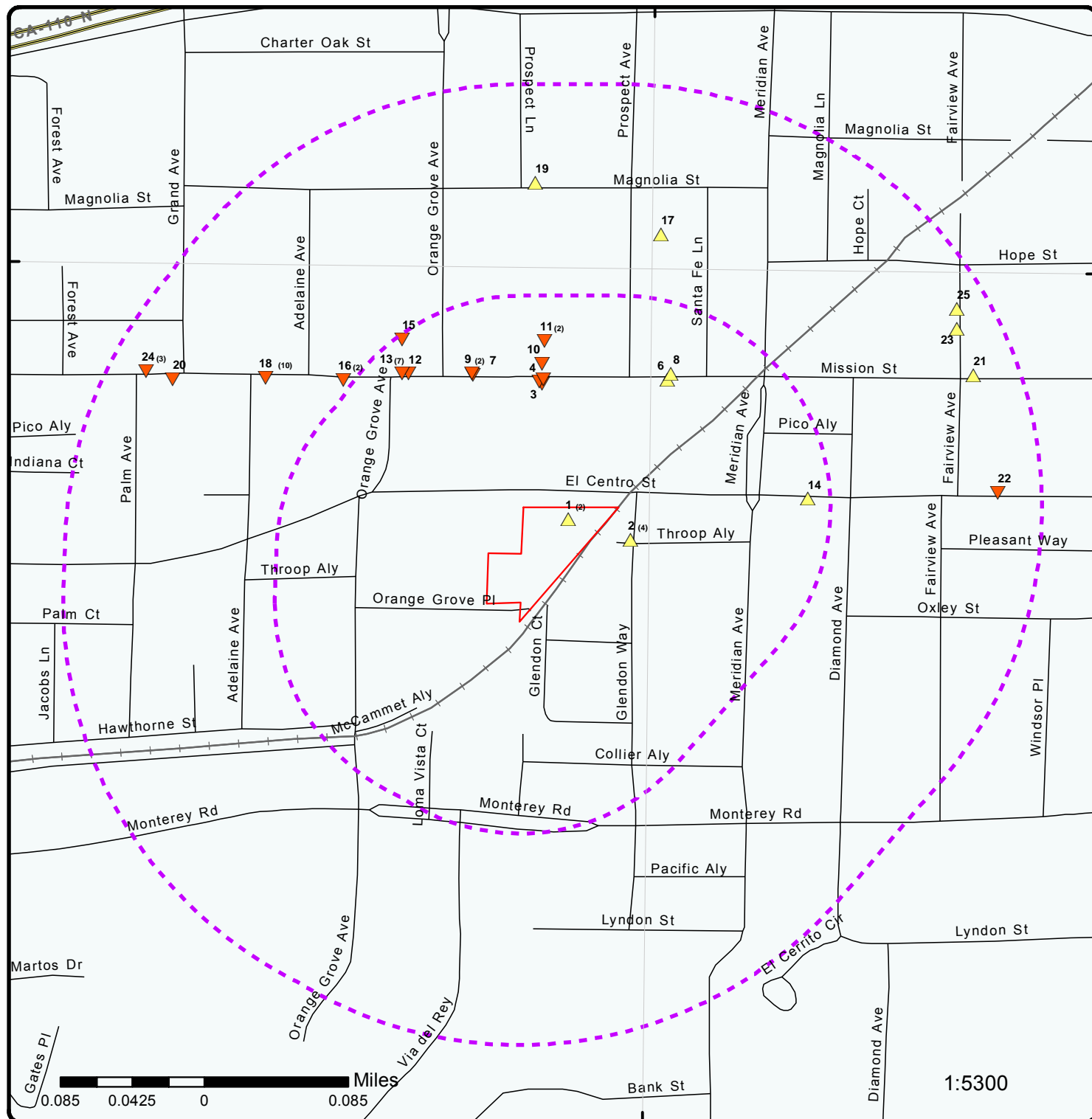


Map : 0.5 Mile Radius

Order No: 20180416179

Address: 845 El Centro Street, South Pasadena, CA, 91030

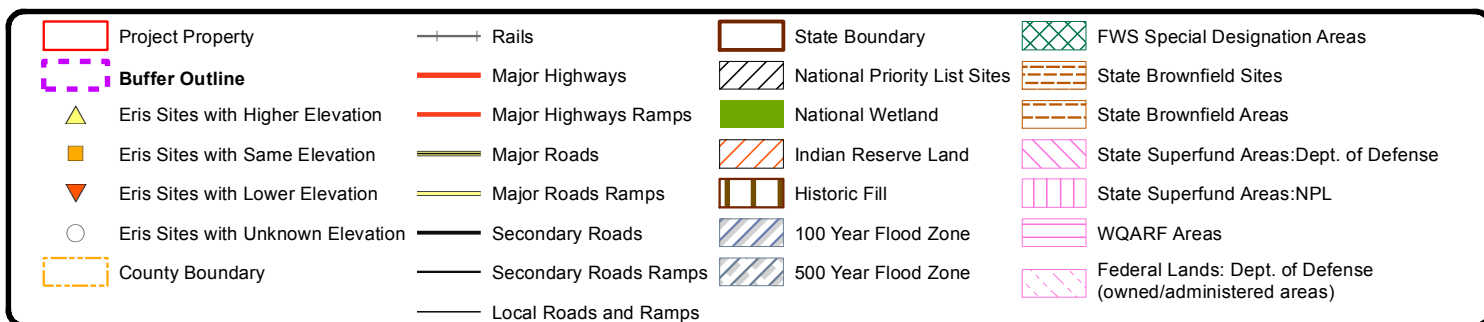


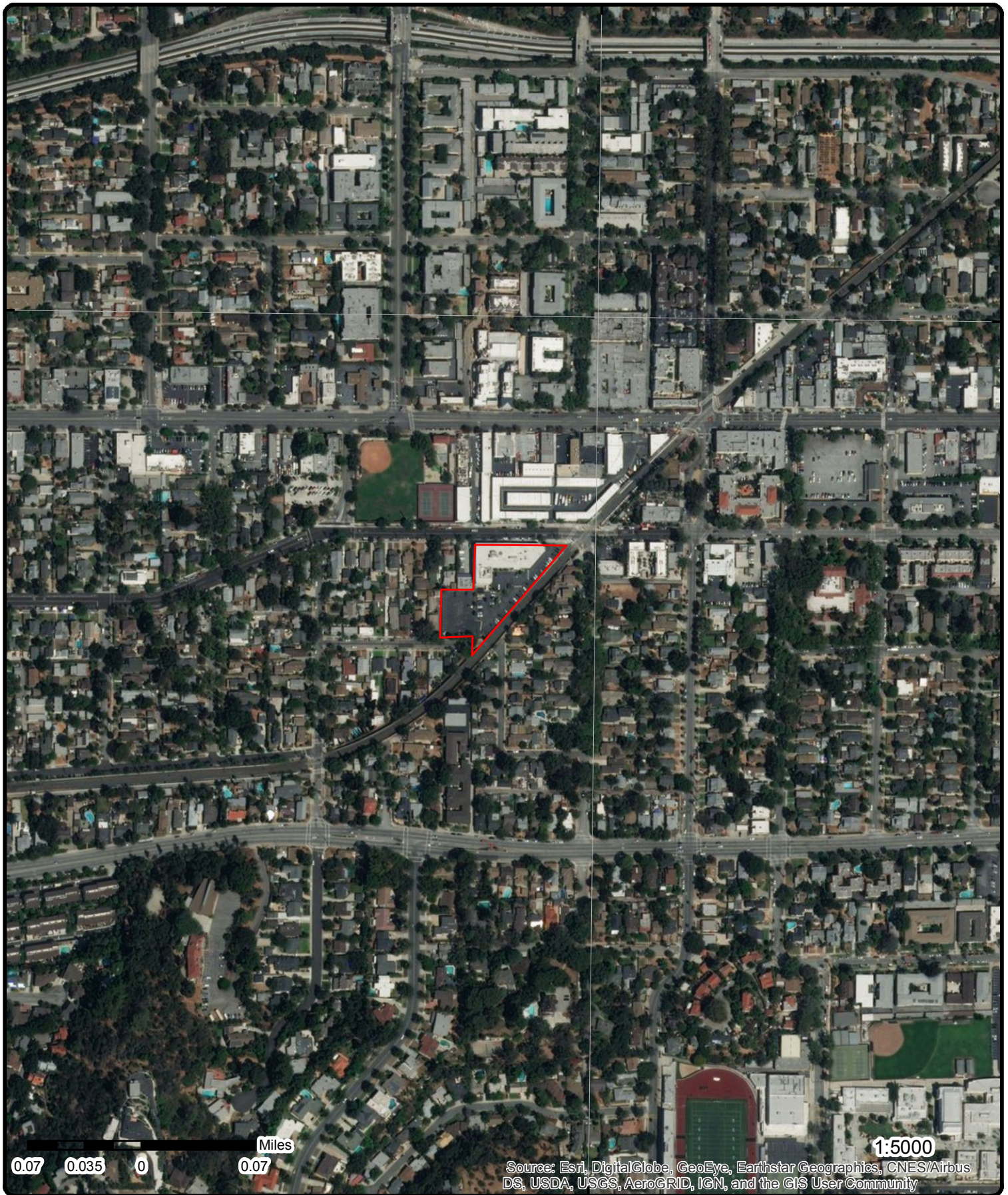


Map : 0.25 Mile Radius

Order No: 20180416179

Address: 845 El Centro Street, South Pasadena, CA, 91030





Aerial (2016)

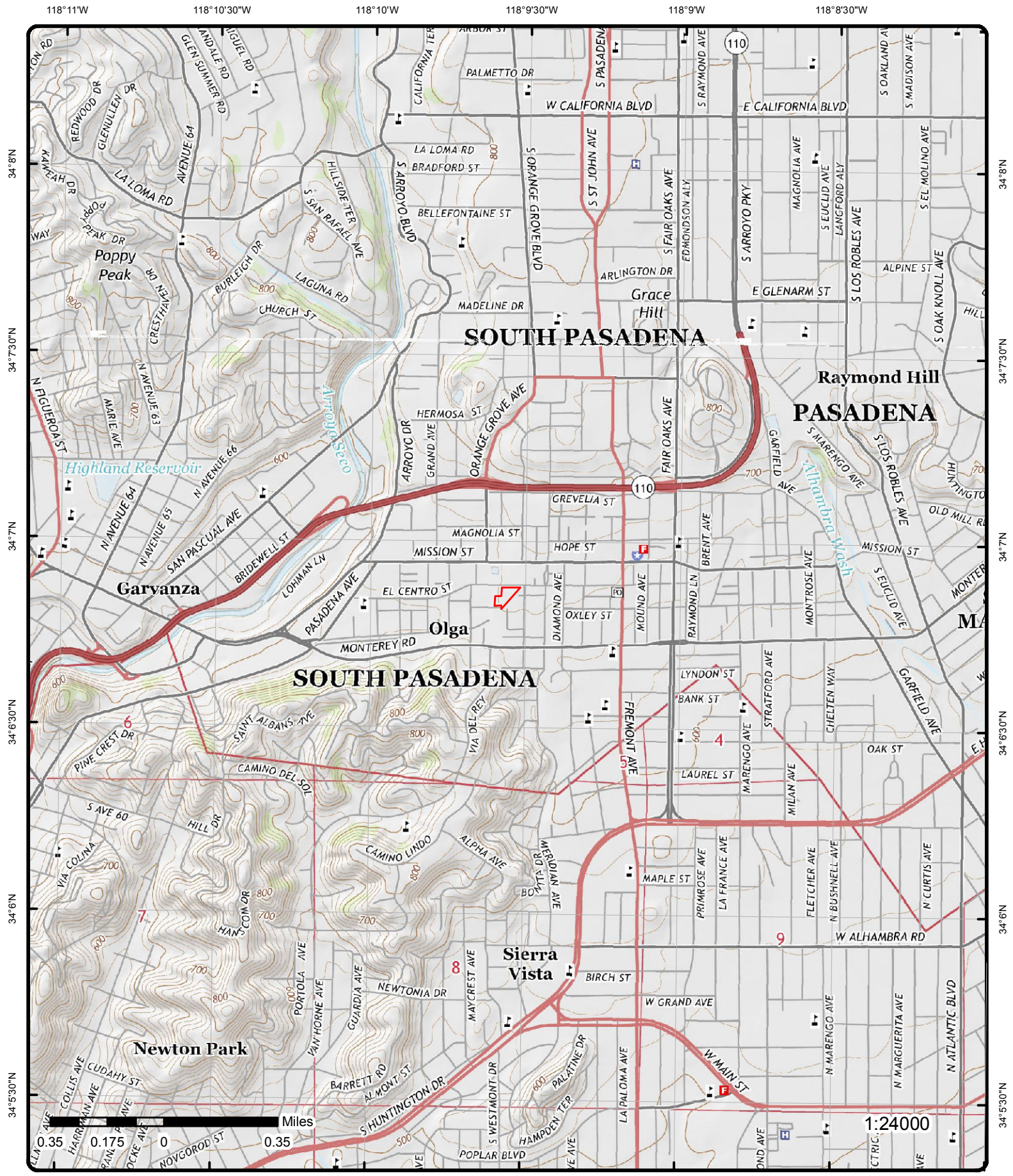
Address: 845 El Centro Street, South Pasadena, CA, 91030

Source: ESRI World Imagery

Order No: 20180416179



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	-	0.00 / 0.00	663.93 / 0	845 EL CENTRO ST SOUTH PASADENA CA 910300000	HIST MANIFEST
Gen EPA ID: CAD981638562 Create Date: 04/03/1987 0:00 Inact Date: 01/01/1991 0:00 Facility Mail Street: 845 EL CENTRO ST Facility Mail City: SOUTH PASADENA Facility Mail State: CA Facility Mail Zip: 910300000 Contact Phone(s): 8187931075 File Year(s): 1987 Contact Name(s): OLIVER WILKINS, BLDG SUP						
<u>Tanner Information</u>						
Method Description: Tons: 0.03 Year: 1987 Generator County Code: 19 Generator County: Los Angeles Method Code: 3 Tsd County Code: 42 Tsd County: Santa Barbara State Waste Code: State Waste Code Desc: Tsd Epa ID: CAD020748125						
<u>Tanner Information</u>						
Method Description: Tons: 0.18 Year: 1987 Generator County Code: 19 Generator County: Los Angeles Method Code: 3 Tsd County Code: 42 Tsd County: Santa Barbara State Waste Code: 141 State Waste Code Desc: Off-specification, aged or surplus inorganics Tsd Epa ID: CAD020748125						
1	2 of 2	-	0.00 / 0.00	663.93 / 0	1X TRANSAMERICA FINAN SYS & CONCEPTS 845 EL CENTRO ST SOUTH PASADENA CA 910300000	HAZNET
SIC Code: NAICS Code: EPA ID: CAD981638562 Create Date: 4/3/1987 Fac Act Ind: No Inact Date: 1/1/1991 County Code: 19 County Name: Los Angeles Mail Name:						
Mailing City: SOUTH PASADENA Mailing State: CA Mailing Zip: 910300000 Region Code: 3 Owner Name: -- Owner Addr 1: -- Owner Addr 2: -- Owner City: -- Owner State: 99						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Mailing Addr 1:	845 EL CENTRO ST				Owner Zip: --	
Mailing Addr 2:					Owner Phone: 0000000000	
Owner Fax:						
Contact Information						
--	--	--	--	--	--	--
Contact Name:	OLIVER WILKINS, BLDG SUP					
Street Address 1:	--					
Street Address 2:						
City:	--					
State:	99					
Zip:	--					
Phone:	8187931075					
--	--					

2	1 of 4	E	0.02 / 94.46	664.17 / 1	JACK'S AUTO REPAIR 1001 GLENDON WAY SOUTH PASADENA CA 91030	CERS HAZ
Site ID:	125358					
Latitude:	34.114269					
Longitude:	-118.158623					

Regulated Programs

El ID:	10285819	El Description:	Chemical Storage Facilities
El ID:	10285819	El Description:	Hazardous Waste Generator

Affiliations

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027
Phone: (323) 890-4045

Affil Type Desc: Document Preparer
Entity Name: Francisco Gonzalez
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: FRANCISCO GONZALEZ
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (626) 807-0456

Affil Type Desc: Legal Owner
Entity Name: FRANCISCO GONZALEZ
Entity Title:
Address: 1001 GLENDON WAY
City: SOUTH PASADENA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
State: Country: Zip Code: Phone:		CA United States 91030 (626) 799-5171				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Secondary Emergency Contact ROSEMARY GONZALEZ WIFE (626) 797-5318				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Environmental Contact FRANCISCO M. GONZALEZ 1812 ATCHISON ST PASADENA CA 91104 (626) 797-5318				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Identification Signer FRANCISCO GONZALEZ OWNER 				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Parent Corporation JACK'S AUTO REPAIR 				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Primary Emergency Contact FRANCISCO M. GONZALEZ OWNER (626) 797-5318				
Affil Type Desc: Entity Name: Entity Title: Address: City: State: Country: Zip Code: Phone:		Facility Mailing Address Mailing Address 1001 GLENDON WAY SOUTH PASADENA CA 91030				
Affil Type Desc: Entity Name: Entity Title: Address:		Property Owner John Davis 2251 Bermuda Dunes Place				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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City:
State:
Country:
Zip Code:
Phone:

Oxnard
CA
United States
93036
(805) 988-4062

Coordinates

Env Int Type Code:	HWG	Longitude:	-118.158620
Program ID:	10285819	Coord Name:	
Latitude:	34.114270	Ref Point Type Desc:	Center of a facility or station.

Evaluations

Eval Date:	4/6/2016
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval Notes:	

Eval Date:	4/6/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Violations

Violation Date:	4/6/2016	Violation Program:	HMRRP
Violation Division:	Los Angeles County Fire Department	Violation Source:	CERS
Citation:	HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)		
Violation Notes:			

Returned to compliance on 04/18/2016. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for [1x 55 gallon motor oil and 1 x 55 gallon usedo oil filters] to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).

Violation Description:

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.

2	2 of 4	E	0.02 / 94.46	664.17 / 1	JACK'S AUTO REPAIR 1001 GLENDON WAY SOUTH PASADENA CA 91030	FINDS/FRS
Registry ID:	110002793790					
FIPS Code:	06037					
Program Acronyms:	CA-CERS, CA-ENVIROVIEW, HWTS-DATAMART, RCRAINFO					
HUC Code:	18070105					
Site Type Name:	STATIONARY					
Location Description:						
Supplemental Location:						
Create Date:	01-MAR-2000 00:00:00					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Update Date:		14-OCT-2015 12:25:07				
Interest Types:		SQG, STATE MASTER				
SIC Codes:		7538				
SIC Code Descriptions:		GENERAL AUTOMOTIVE REPAIR SHOPS				
NAICS Codes:		811111				
NAICS Code Descriptions:		GENERAL AUTOMOTIVE REPAIR.				
Conveyor:		FRS-GEOCODE				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No.:		29				
Census Block Code:		060374807032008				
EPA Region Code:		09				
County Name:		LOS ANGELES				
US/Mexico Border Ind:						
Latitude:		34.11434				
Longitude:		-118.15839				
Reference Point:		CENTER OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002793790				

2	3 of 4	E	0.02 / 94.46	664.17 / 1	JACK'S AUTO REPAIR 1001 GLENDON WAY SOUTH PASADENA CA 910300000	HAZNET
SIC Code:		7539		Mailing City:		SOUTH PASADENA
NAICS Code:		811118		Mailing State:		CA
EPA ID:		CAD982321382		Mailing Zip:		910303129
Create Date:		6/17/1988		Region Code:		3
Fac Act Ind:		Yes		Owner Name:		FRANCISCO GONZALEZ
Inact Date:				Owner Addr 1:		1001 GLENDON WAY
County Code:		19		Owner Addr 2:		
County Name:		Los Angeles		Owner City:		SOUTH PASADENA
Mail Name:				Owner State:		CA
Mailing Addr 1:		1001 GLENDON WAY		Owner Zip:		910300000
Mailing Addr 2:				Owner Phone:		6267995171
Owner Fax:		0000000000				
Contact Information						
--		--				
Contact Name:		FRANCISCO GONZALEZ				
Street Address 1:		1001 GLENDAN WAY				
Street Address 2:						
City:		SOUTH PASADENA				
State:		CA				
Zip:		91030				
Phone:		6267995171				
--		--				
--		--				
Tanner Information						
--		--				
Generator EPA ID:		CAD982321382				
Generator County Code:		19				
Generator County:		Los Angeles				
TSD EPA ID:		CAL000113451				
TSD County Code:		19				
TSD County:		Los Angeles				
State Waste Code:		343				
State Waste Code Desc.:		Unspecified organic liquid mixture				
Method Code:		H01				
Method Description:		Transfer station				
Tons:		0.17				
Year:		1995				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
--		--				

2	4 of 4	E	0.02 / 94.46	664.17 / 1	JACK'S AUTO REPAIR 1001 GLENDON WAY SOUTH PASADENA CA 91030	RCRA SQG
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EPA Handler ID: CAD982321382
Land Type Code: O
Land Type Desc: Other
Federal Waste Generator Code: 2
Gen Status Univ: SQG
Gen Status Univ Desc: Small Quantity Generator
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Receives Waste from Offsite: No
TSD Type: -----
TSD Activity: No
Corrective Action Univ: No
Action has been Imposed: No
Action under 3004 (U)(V): No
Institutional Control Indicator: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Activity Location: CA
County Code: CA037
County Name: LOS ANGELES
Contact Name: ENVIRONMENTAL MANAGER
Contact Phone No and Exten: 818-799-5177
Contact Email:
Contact Address: 1001 GLENDON WAY , SOUTH PASADENA , CA, 91030 , US
Mailing Address: 1001 GLENDON WAY , SOUTH PASADENA , CA, 91030 , US

Violation/Evaluation Summary

Note: As of Jan 24 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19880316	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:	O	UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	JACK'S AUTO REPAIR
Fed Waste Gen Cd:	2	Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	1001 GLENDON WAY
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA
Short Term Gen:	No	Location State:	CA
Importer Activity:	No	Location Zip Code:	91030
Mixed Waste Gen:	No	County Code:	CA037
Transporter:	No	State District:	3

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	1001 GLENDON WAY
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	ENVIRONMENTAL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	MANAGER
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	1001 GLENDON WAY
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	SOUTH PASADENA
LQHUW:	No				Contact State:	CA
Trader Importer:					Contact Zip:	91030
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	818-799-5177
Slab Exporter:					Contact Phone Ext:	
Current Record:	Yes				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

NAICS Details

Source Type:	N	NAICS Active Status:	Yes
NAICS Cd Owner:	HQ	NAICS Cycle:	2002
NAICS Code:	811111		
NAICS Description:	GENERAL AUTOMOTIVE REPAIR		

Owner/Operator Details

Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		
Owner/Operator Ind:	CO	Country:	
Name:	FRANK GONSALEZ	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		

3	1 of 1	N	0.07 / 384.50	662.23 / -1	SOUTH PASADENA SERVICE FACILITY #A 825 MISSION ST #A SOUTH PASADENA CA 91030	UST
Facility ID:	LACoFA0018157	Latitude:	34.11567			
Permitting Agency:	Los Angeles County Fire Department	Longitude:	-118.15942			
County:	Los Angeles					

4	1 of 1	N	0.07 / 392.25	661.56 / -2	CITY OF SOUTH PASADENA 825 MISSION ST E SOUTH PASADENA CA 91030	LUST
Global ID:	T0603704030	CUF Case:	NO			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Case Type:	LUST Cleanup Site	Begin Date:	1990-07-09 00:00:00
Status:	Completed - Case Closed	How Discovered:	Tank Closure
Status Date:	1991-01-08 00:00:00	Stop Method:	
RB Case No:	I-13034	County:	Los Angeles
LOC Case No:		Latitude:	34.1156196
Lead Agency:	LOS ANGELES COUNTY	Longitude:	-118.1602467
Case Worker:	JOA	File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)		
Site History:			

Status History

Status:	Open - Site Assessment	Status Date:	1990-08-01 00:00:00
Status:	Completed - Case Closed	Status Date:	1991-01-08 00:00:00
Status:	Open - Case Begin Date	Status Date:	1990-07-09 00:00:00

Activities

Action Type:	Other
Action:	Leak Reported
Date:	1990-08-01 00:00:00
Action Type:	Other
Action:	Leak Discovery
Date:	1990-07-09 00:00:00
Action Type:	Other
Action:	Leak Stopped
Date:	1990-07-09 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	City:	Los Angeles
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		
Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		

5	1 of 8	N	0.08 / 398.35	662.23 / -1	SOUTH PASADENA SERVICE FACILITY #A 825 MISSION ST #A SOUTH PASADENA CA 91030	CERS TANK
Site ID:	69205					
Latitude:	34.115670					
Longitude:	-118.159420					

Regulated Programs

EI ID:	10306366	EI Description:	Chemical Storage Facilities
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
El ID:	10306366			El Description:	Hazardous Waste Generator	
El ID:	10306366			El Description:	Underground Storage Tank	
<u>Affiliations</u>						
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		825 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:						
Zip Code:		91030				
Phone:						
Affil Type Desc:		Operator				
Entity Name:		CITY OF SOUTH PASADENA				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(626) 403-7300				
Affil Type Desc:		Environmental Contact				
Entity Name:		FRANCOIS C. BRARD				
Entity Title:						
Address:		1414 MISSION STREET				
City:		SOUTH PASADENA				
State:		CA				
Country:						
Zip Code:		91030				
Phone:		(626) 403-7370				
Affil Type Desc:		Secondary Emergency Contact				
Entity Name:		TOMMY TRUIJJO				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(626) 806-5708				
Affil Type Desc:		UST Permit Applicant				
Entity Name:		FRANCOIS C. BRARD				
Entity Title:		SREVICE FACILITIES SUPERVISOR				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(626) 403-7370				
Affil Type Desc:		UST Property Owner Name				
Entity Name:		City of South Pasadena				
Entity Title:						
Address:		1414 MISSION STREET				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(626) 403-7300				
Affil Type Desc:		CUPA District				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Entity Name:		Los Angeles County Fire				
Entity Title:						
Address:		5825 Rickenbacker Road				
City:		Commerce				
State:		CA				
Country:						
Zip Code:		90040-3027				
Phone:		(323) 890-4045				
Affil Type Desc:		Property Owner				
Entity Name:		City of South Pasadena				
Entity Title:						
Address:		1414 MISSION STREET				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(626) 403-7300				
Affil Type Desc:		UST Tank Owner				
Entity Name:		CITY OF SOUTH PASADENA				
Entity Title:						
Address:		1414 MISSION STREET				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(626) 403-7300				
Affil Type Desc:		Legal Owner				
Entity Name:		CITY OF SOUTH PASADENA				
Entity Title:						
Address:		1414 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(626) 403-7300				
Affil Type Desc:		UST Tank Operator				
Entity Name:		CITY OF SOUTH PASADENA				
Entity Title:						
Address:		1414 MISSION STREET				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(626) 403-7300				
Affil Type Desc:		Parent Corporation				
Entity Name:		SOUTH PASADENA SERVICE FACILITY #A				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Document Preparer				
Entity Name:		Patrick McMurphy				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Affil Type Desc:	Identification Signer
Entity Name:	FRANCOIS C. BRARD
Entity Title:	SERVICE FACILITIES SUPERVISOR
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Primary Emergency Contact
Entity Name:	FRANCOIS C. BRARD
Entity Title:	SERVICE FACILITIES SUPERVISOR
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(626) 372-4951

Evaluations

Eval Date:	4/28/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval Notes:	

TEST UPON REPLACEMENT. LIQUID IN 87 FILL SUMP. CERS CORRECTIONS REQD RONAN CERT 4/28/16, SB989 5/30/14. SHARED PIPING SUMP & ANNULAR.

Eval Date:	4/25/2016
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Eval Date:	4/19/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Francois Brand

Eval Date:	5/1/2015
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval Notes:	

DIESEL SPBK FAILED 053014 TEST-REPLACED W/OUT PERMIT-PERMIT REQ,CFO LETTER EXP 043013,DO STATEMENT EXP 121413,SCTR NOT 36 MNTHS,NO CERS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Date: 4/28/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS
Eval Notes:

NOVC ISSUED FOR CORRECTING CERS.DW STEEL/FG TANK.TANK TOP WAS GRAY. MOST LIKELY TOTAL CONT.CTLS 04/28/17.SB989 05/30/14.

Violations

Violation Date: 5/1/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to submit, obtain approval, or maintain a complete/accurate plot plan.

Violations

Violation Date: 4/28/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.

Violations

Violation Date: 5/1/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.

Violations

Violation Date: 5/1/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.

Violations

Violation Date:	4/28/2017	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)		
Violation Notes:			

Violation Description:

Failure to have an approved UST Monitoring Plan.

Violations

Violation Date:	4/28/2017	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)		
Violation Notes:			

Violation Description:

Failure to have a UST Monitoring Plan available on site.

Violations

Violation Date:	5/1/2015	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34		
Violation Notes:			

Returned to compliance on 12/01/2016.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

Violation Date:	5/1/2015	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)		
Violation Notes:			

Returned to compliance on 12/01/2016.

Violation Description:

The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violations

Violation Date: 5/1/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to maintain on site an approved monitoring plan.

Violations

Violation Date: 5/1/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.

Violations

Violation Date: 4/28/2017
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Notes:

Violation Description:

Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violations

Violation Date: 4/19/2016
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Notes:

Returned to compliance on 04/25/2016. OBSERVATION: The owner/operator failed to electronically submit a corrected business plan within 30 days from the date of the notice from the unified program agency. 2,000 gallon diesel and 3,000 gallon unleaded gasoline UST. CORRECTIVE ACTION: Make all necessary corrections to CERS submittals by [5/19/2016].HSC 25508(a)(2)

Violation Description:

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 4/28/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Notes:

Returned to compliance on 12/01/2016.

Violation Description:

Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.

Violations

Violation Date:	5/1/2015	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299		
Violation Notes:			

Returned to compliance on 12/01/2016.

Violation Description:

Failure to comply with one or more of the operating permit conditions.

Violations

Violation Date:	4/28/2016	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)		
Violation Notes:			

Returned to compliance on 12/01/2016.

Violation Description:

Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.

5	2 of 8	N	0.08 / 398.35	662.23 / -1	SOUTH PASADENA CITY, STREET DE 825 MISSION ST SOUTH PASADENA CA 91030	EMISSIONS
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1987 Criteria Data

Facility ID:	17415	CERR Code:	
Facility SIC Code:	6512	TOGT:	8
CO:	19	ROGT:	7.2352
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COLD:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1987 Toxic Data

Facility ID:	17415	COLD:	LA
Facility SIC Code:	6512	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						

5	3 of 8	N	0.08 / 398.35	662.23 / -1	SOUTH PASADENA CITY, PUB WO 825 MISSION ST. SOUTH PASADENA CA 91030	EMISSIONS
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1996 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9111	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:			

1997 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9111	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:			

1998 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9111	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:			

1999 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9111	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:			

2000 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9111	DISN:	SOUTH COAST AQMD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CO:	19			CHAPIS:	
Air Basin:	SC			CERR Code:	
District:	SC				
TS:					
Health Risk Asmt:					
Non-Cancer Chronic Haz Ind:					
Non-Cancer Acute Haz Ind:					

2001 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9111	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

5	4 of 8	N	0.08 / 398.35	662.23 / -1	SOUTH PASADENA CITY, PUBLIC WORKS DEPT 825 MISSION ST SOUTH PASADENA CA 91030	EMISSIONS
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2002 Criteria Data

Facility ID:	17415	CERR Code:	
Facility SIC Code:	9621	TOGT:	.015048
CO:	19	ROGT:	.0147559228
Air Basin:	SC	COT:	.000875
District:	SC	NOXT:	.00325
COID:	LA	SOXT:	.0000207
DISN:	SOUTH COAST AQMD	PMT:	.000188
CHAPIS:		PM10T:	.000188

2002 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9621	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	17415	CERR Code:	
Facility SIC Code:	9621	TOGT:	.015049
CO:	19	ROGT:	.01
Air Basin:	SC	COT:	.000875
District:	SC	NOXT:	.00325
COID:	LA	SOXT:	.0000207
DISN:	SOUTH COAST AQMD	PMT:	.000188
CHAPIS:		PM10T:	0

2003 Toxic Data

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:	17415			COID:	LA	
Facility SIC Code:	9621			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
2004 Criteria Data						
Facility ID:	17415			CERR Code:		
Facility SIC Code:	9621			TOGT:	.01343	
CO:	19			ROGT:	.01337886	
Air Basin:	SC			COT:		
District:	SC			NOXT:		
COID:	LA			SOXT:		
DISN:	SOUTH COAST AQMD			PMT:		
CHAPIS:				PM10T:		
2004 Toxic Data						
Facility ID:	17415			COID:	LA	
Facility SIC Code:	9621			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
2005 Criteria Data						
Facility ID:	17415			CERR Code:		
Facility SIC Code:	9621			TOGT:	.0120445648900933453778982234266787112	
CO:	19			ROGT:	316	
Air Basin:	SC			COT:	.012	
District:	SC			NOXT:		
COID:	LA			SOXT:		
DISN:	SOUTH COAST AQMD			PMT:		
CHAPIS:				PM10T:		
2005 Toxic Data						
Facility ID:	17415			COID:	LA	
Facility SIC Code:	9621			DISN:	SOUTH COAST AQMD	
CO:	19			CHAPIS:		
Air Basin:	SC			CERR Code:		
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
5	5 of 8	N	0.08 / 398.35	662.23 / -1	SOUTH PASADENA CITY, PUBLIC WO 825 MISSION ST SOUTH PASADENA CA 91030	EMISSIONS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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1990 Criteria Data

Facility ID:	17415	CERR Code:	
Facility SIC Code:	9621	TOGT:	1.9
CO:	19	ROGT:	1.71836
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.096

1990 Toxic Data

Facility ID:	17415	COID:	LA
Facility SIC Code:	9621	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

5	6 of 8	N	0.08 / 398.35	662.23 / -1	CITY YARDS 825 MISSION ST. SOUTH PASADENA CA 91030	HHSS
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County:

Pdf File Url: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027276.pdf>

5	7 of 8	N	0.08 / 398.35	662.23 / -1	825 MISSION ST #A SOUTH PASADENA CA 910303141	LA HMS
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Site No: 012830

Area: 3A

--Details--

File No:	013034
File Name:	CITY OF SOUTH PASADENA PW
Status Code:	PERM
Status Desc:	Equipment Permitted
Permit No:	0000T4783
Permit Category:	T
Permit Category Desc:	Underground Storage Tank
Permit Status Code:	PERM
Permit Status Desc:	Equipment Permitted
Permit Type:	0
Permit Type Desc:	Underground Storage Tank Operating Permit

File No:	013034
File Name:	CITY OF SOUTH PASADENA PW
Status Code:	PERM
Status Desc:	Equipment Permitted
Permit No:	00004783T
Permit Category:	T
Permit Category Desc:	Underground Storage Tank
Permit Status Code:	REM
Permit Status Desc:	Equipment Removed
Permit Type:	0
Permit Type Desc:	Underground Storage Tank Operating Permit

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	8 of 8	N	0.08 / 398.35	662.23 / -1	CITY YARDS 825 MISSION ST. SOUTH PASADENA CA	HIST TANK
Owner Name:		CITY OF SOUTH PASADENA		No of Containers:		3
Owner Street:		1414 MISSION STREET		County:		LOS ANGELES
Owner City:		SOUTH PASADENA		Facility State:		CA
Owner State:		CA		Facility Zip:		91030
Owner Zip:		91030				
6	1 of 1	NE	0.08 / 425.43	674.90 / 11	919 MISSION ST SOUTH PASADENA CA 91030	LA HMS
Site No:		011820				
Area:		3A				
--Details--						
File No:		011886				
File Name:		SPACE SAVER INC				
Status Code:		REM				
Status Desc:		Equipment Removed				
Permit No:						
Permit Category:						
Permit Category Desc:						
Permit Status Code:						
Permit Status Desc:						
Permit Type:						
Permit Type Desc:						
7	1 of 1	NNW	0.08 / 442.43	657.91 / -6	CORDIAL CLEANERS 800 W MISSION ST SOUTH PASADENA CA 91030	RCRA SQG
EPA Handler ID:		CAD981621444				
Land Type Code:						
Land Type Desc:						
Federal Waste Generator Code:		2				
Gen Status Univ:		SQG				
Gen Status Univ Desc:		Small Quantity Generator				
Importer Activity:		No				
Mixed Waste Generator:		No				
Transporter Activity:		No				
Transfer Facility:		No				
Recycler Activity:		No				
Onsite Burner Exemption:		No				
Furnace Exemption:		No				
Underground Inject Activity:		No				
Receives Waste from Offsite:		No				
TSD Type:		-----				
TSD Activity:		No				
Corrective Action Univ:		No				
Action has been Imposed:		No				
Action under 3004 (U)/(V):		No				
Institutional Control Indicator:		N				
Used Oil Transporter:						
Used Oil Transfer Facility:						
Used Oil Processor:						
Used Oil Refiner:						
Used Oil Burner:						
Used Oil Market Burner:						
Used Oil Spec Marketer:						
Activity Location:		CA				
County Code:		CA037				
County Name:		LOS ANGELES				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Contact Name:
Contact Phone No and Exten:
Contact Email:
Contact Address: US
Mailing Address: 800 W MISSION ST , SOUTH PASADENA , CA, 91030 , US

Violation/Evaluation Summary

Note: As of Jan 24 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Details

Source Type:	I	Used Oil Transporter:	No
Receive Date:	19960901	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:		UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	CORDIAL CLEANERS
Fed Waste Gen Cd:	2	Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	800 W MISSION ST
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA
Short Term Gen:	No	Location State:	CA
Importer Activity:	No	Location Zip Code:	91030
Mixed Waste Gen:	No	County Code:	CA037
Transporter:	No	State District:	3
Transfer Facility:	No	Mailing Street No:	
TSD Activity:	No	Mailing Street 1:	800 W MISSION ST
Recycler Activity:	No	Mailing Street 2:	
Onsite Burn Exempt:	No	Mailing City:	SOUTH PASADENA
Furnace Exemption:	No	Mailing State:	CA
Underground Inject:	No	Mailing Zip Code:	91030
Off Site Receipt:	No	Mailing Country:	US
Waste Dest Fac:	No	Contact First Name:	
Subpart K College:		Contact Middle Initial:	
Subpart K Hospital:		Contact Last Name:	
Subpart K Non Profit:		Contact Street No:	
Subpart K Withdraw:		Contact Street 1:	
Include Ntnl Rprt:		Contact Street 2:	
Reporting Cycle:		Contact City:	
LQHUW:	No	Contact State:	
Trader Importer:		Contact Zip:	
Trader Exporter:		Contact Country:	US
Slab Importer:		Contact Phone:	
Slab Exporter:		Contact Phone Ext:	
Current Record:	Yes	Contact Fax:	
Location Country:	US	Contact Email Addr:	
State District Owner:	CA	Contact Title:	

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19861215	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:	O	UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	CORDIAL CLEANERS
Fed Waste Gen Cd:	1	Location Street No:	
Fed Waste Gen Desc:	Large Quantity Generator	Location Street 1:	800 W MISSION ST
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	91030
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	3
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	800 W MISSION ST
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	ENVIRONMENTAL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	MANAGER
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	800 MISSION
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	SOUTH PASADENA
LQHUW:	No				Contact State:	CA
Trader Importer:					Contact Zip:	91100
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	818-441-1149
Slab Exporter:					Contact Phone Ext:	
Current Record:	No				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

NAICS Details

Source Type:	I	NAICS Active Status:	Yes
NAICS Cd Owner:	HQ	NAICS Cycle:	2002
NAICS Code:	81232		
NAICS Description:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)		

Owner/Operator Details

Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	I		
Owner/Operator Ind:	CO	Country:	
Name:	GEORGE REAM	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		

<u>8</u>	1 of 1	NE	0.08 / 446.83	675.85 / 12	SO. PAS. CONV. HOSP. 904 MISSION ST SOUTH PASADENA CA 91030	CERS HAZ
Site ID:	68733					
Latitude:	34.116138					
Longitude:	-118.158104					

Regulated Programs

EI ID:	10308190	EI Description:	Chemical Storage Facilities
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Affiliations

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	
Address:	5825 Rickenbacker Road
City:	Commerce
State:	CA
Country:	
Zip Code:	90040-3027
Phone:	(323) 890-4045
Affil Type Desc:	Identification Signer
Entity Name:	Hugo Pena
Entity Title:	Administrator
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Operator
Entity Name:	SOUTH PASADENA REHABILITATION CENTER, LLC.
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(626) 799-9571
Affil Type Desc:	Legal Owner
Entity Name:	SOUTH PASADENA REHABILITATION CENTER, LLC
Entity Title:	
Address:	904 MISSION ST
City:	SOUTH PASADENA
State:	CA
Country:	United States
Zip Code:	91030
Phone:	(626) 799-9571
Affil Type Desc:	Environmental Contact
Entity Name:	Miguel Palomera
Entity Title:	
Address:	904 MISSION ST
City:	SOUTH PASADENA
State:	CA
Country:	
Zip Code:	91030
Phone:	(626) 799-9571
Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	904 MISSION ST.
City:	SOUTH PASADENA
State:	CA
Country:	
Zip Code:	91030
Phone:	
Affil Type Desc:	Secondary Emergency Contact
Entity Name:	Nemia De Leon
Entity Title:	Diretor of Nursing
Address:	
City:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
State:						
Country:						
Zip Code:						
Phone:		(909) 268-1154				
Affil Type Desc:		Document Preparer				
Entity Name:		Isaac Shabat				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Parent Corporation				
Entity Name:		SOUTH PASADENA CARE CENTER				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Primary Emergency Contact				
Entity Name:		Hugo Pena				
Entity Title:		Administrator				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(323) 369-0852				

Coordinates

Env Int Type Code:	HMBP	Longitude:	-118.158100
Program ID:	10308190	Coord Name:	
Latitude:	34.116140	Ref Point Type Desc:	Center of a facility or station.

Evaluations

Eval Date:	6/13/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval Notes:	

Tucker Brugh, Administrator.

Eval Date:	6/13/2016
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Tucker Brugh, Administrator.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violations

Violation Date:	6/13/2016	Violation Program:	HW
Violation Division:	Los Angeles County Fire Department	Violation Source:	CERS
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12		
Violation Notes:			

OBSERVATION: This facility does not have a valid EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. Observed no active EPA ID number for the facility. CORRECTIVE ACTION: Immediately obtain an EPA ID number through DTSC to manage hazardous waste and submit evidence to the CUPA by 7/13/16.

Violation Description:

Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.

Violations

Violation Date:	6/13/2016	Violation Program:	HMRRP
Violation Division:	Los Angeles County Fire Department	Violation Source:	CERS
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507		
Violation Notes:			

OBSERVATION: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet. Observed no hazardous materials business plan submitted online in CERS at the time of inspection. Observed 940 cuft of compressed oxygen; 60 gallons of liquid detergent; 60 gallons of liquid softener; 60 gallons of liquid bleach; and 60 gallons of pH builder. CORRECTIVE ACTION: Establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date:	6/13/2016	Violation Program:	HW
Violation Division:	Los Angeles County Fire Department	Violation Source:	CERS
Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)		
Violation Notes:			

OBSERVATION: At the time of inspection, it could not be demonstrated that employees who handle hazardous waste were properly trained. The generator must ensure that all employees who handle hazardous waste are thoroughly familiar with proper waste handling and emergency procedures. Observed operator not knowledgeable on the proper management of pharmaceutical hazardous waste (RCRA P-listed). Operator stated that she disposes bubble packs of nitroglycerine and warfarin in the trash. CORRECTIVE ACTION: Immediately provide training to all employees who handle hazardous waste and submit a copy of the training documentation, including (employee names, date of training, and training topics) to the CUPA 7/113/16.

Violation Description:

Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.

9	1 of 2	NNW	0.08 / 447.99	657.91 / -6	CORDIAL CLEANERS 800 MISSION ST S PASADENA CA 911000000	DRYCLEANERS
EPA ID:	CAD981621444	Owner Zip:	910300000			
Create Date:	7/3/1987	Owner Phone:	6264411149			
Facility Act Ind:	No	Owner Fax:	0000000000			
In Act Date:	6/30/2015	Contact Name:	VINCE GAZARIAN/OWNER			
County Name:	Los Angeles	Contact Street 1:	800 MISSION ST			
Region Code:	3	Contact Street 2:				
Owner Name:	VINCE GAZARIAN	Contact City:	SOUTH PASADENA			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner Street 1:	800 MISSION ST				Contact State:	CA
Owner Street 2:					Contact Zip:	910300000
Owner City:	SOUTH PASADENA				Contact Phone:	8184411149
Owner State:	CA				Mail Name:	

9	2 of 2	NNW	0.08 / 447.99	657.91 / -6	CORDIAL CLEANERS, GEORGE REAM 800 MISSION ST SOUTH PASADENA CA 91030	EMISSIONS
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1987 Criteria Data

Facility ID:	18204	CERR Code:	
Facility SIC Code:	7216	TOGT:	1.4
CO:	19	ROGT:	0
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1987 Toxic Data

Facility ID:	18204	COID:	LA
Facility SIC Code:	7216	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	18204	CERR Code:	
Facility SIC Code:	7216	TOGT:	1.4
CO:	19	ROGT:	0
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1990 Toxic Data

Facility ID:	18204	COID:	LA
Facility SIC Code:	7216	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

10	1 of 1	N	0.08 / 448.26	662.63 / -1	ABBOTT LABORATORIES DIAGNOSTICS DIVISION 820 MISSION STREET SOUTH PASADENA CA 91030	ENVIROSTOR
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Estor/EPA ID:	71003780			Funding:		
Site Type:	TIERED PERMIT			County:	LOS ANGELES	
Site Code:				Assembly District:	41	
Ntnl Priority List:	NO			Senate District:	25	
Acres:	NONE SPECIFIED			Latitude:	34.1158452	
Special Program:				Longitude:	-118.1594258	
Address Desc:	820 MISSION STREET					
Address Desc 2:	820 Mission Street					
Clean Up Status:	REFER: OTHER AGENCY AS OF					
Clean Up Oversight Agencies:						
School District:						
Program Type:	NONE SPECIFIED					
Past Caused Contamination:	NONE SPECIFIED					
APN:	NONE SPECIFIED					
Potential Media Affected:	NONE SPECIFIED					
Potential Contaminants:						
	NONE SPECIFIED					
Site History:						
<u>Facility Information</u>						
Program Type:	TIERED PERMIT					
Status:	REFER: OTHER AGENCY					
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71003780					
<u>Completed Activities</u>						
Activity Type:	Completed Activities					
Area Name:						
Sub Area:						
Date Completed:	8/21/2014					
Document Type:	Correspondence					
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=71003780&enforcement_id=60376158					
Comments:						

11	1 of 2	N	0.10 / 518.80	663.18 / 0	ABBOTT LABORATORIES 820 MISSION ST SOUTH PASADENA CA 91030	RCRA SQG
<hr/>						
EPA Handler ID:	CAD051498426					
Land Type Code:						
Land Type Desc:						
Federal Waste Generator Code:	2					
Gen Status Univ:	SQG					
Gen Status Univ Desc:	Small Quantity Generator					
Importer Activity:	No					
Mixed Waste Generator:	No					
Transporter Activity:	No					
Transfer Facility:	No					
Recycler Activity:	No					
Onsite Burner Exemption:	No					
Furnace Exemption:	No					
Underground Inject Activity:	No					
Receives Waste from Offsite:	No					
TSD Type:	-----					
TSD Activity:	No					
Corrective Action Univ:	No					
Action has been Imposed:	No					
Action under 3004 (U)(V):	No					
Institutional Control Indicator:	N					
Used Oil Transporter:						
Used Oil Transfer Facility:						
Used Oil Processor:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Refiner: Used Oil Burner: Used Oil Market Burner: Used Oil Spec Marketer: Activity Location: CA County Code: CA037 County Name: LOS ANGELES Contact Name: Contact Phone No and Exten: Contact Email: Contact Address: US Mailing Address: 820 MISSION ST , SOUTH PASADENA , CA, 91030 , US						

Violation/Evaluation Summary

Note: There are NO VIOLATION details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan 24 2018.

Violation/Evaluation Details

Evaluation ID:	001	Former Citation:	
Found Violation:	N	Sched Compl Dt:	
Eval Start Date:	19921029	Enforcement ID:	
Evaluation Agency:	B	Enforcement Agency:	
Evaluation Type:	CEI	Enforce Action Dt:	
Eval Resp Person:	R9	Enforcement Type:	
Eval Suborg:		Enforce Type Desc:	
Citizen Complaint:	No	Enforce Resp Person:	
Multimedia Inspect:	No	Enforce Suborg:	
Sampling Flag:	No	Enforce Actvty Loc:	
Not Subtitle C:	No	Docket No:	
Focus Area:		Attorney:	
Focus Area Desc:		Corr Act Component:	
Handler Actvty Loc:	CA	Appeal Init Dt:	
Handler Name:	ABBOTT LABORATORIES	Appeal Resolved Dt:	
Region:	09	Disposition Status:	
State:	CA	Disp Status Dt:	
Land Type:		Disp Status Desc:	
Date of Request:		Lead Agency:	
Date Response Rcvd:		Expenditure Amount:	
Request Agency:		SEP Sched Comp Dt:	
Request Actvty Loc:		SEP Actual Comp Dt:	
Viol Activity Loc:		SEP Defaulted Dt:	
Viol Determined:		SEP Type:	
Violation Type:		Prop Penalty Amt:	
Viol Determined Dt:		Final Monetary Amt:	
Rtrn to Compl Dt:		Paid Amount:	
Rtrn to Compl Qual:		Final Count:	
Viol Resp Agency:		Final Amount:	
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE		
Violation Short Description:			
Respondent Name:			
SEP Type Description:			

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19800818	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:	O	UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	ABBOTT LABORATORIES
Fed Waste Gen Cd:	1	Location Street No:	
Fed Waste Gen Desc:	Large Quantity Generator	Location Street 1:	820 MISSION ST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
ST Waste Gen Own:					Location Street 2:	
State Waste Gen Cd:					Location City:	SOUTH PASADENA
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	91030
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	3
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	820 MISSION ST
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	ENVIRONMENTAL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	MANAGER
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	820 MISSION ST
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	SOUTH PASADENA
LQHUUW:	No				Contact State:	CA
Trader Importer:					Contact Zip:	91030
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	213-440-0700
Slab Exporter:					Contact Phone Ext:	
Current Record:	No				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

Handler Details

Source Type:	I	Used Oil Transporter:	No
Receive Date:	19960901	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:		UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	ABBOTT LABORATORIES
Fed Waste Gen Cd:	2	Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	820 MISSION ST
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA
Short Term Gen:	No	Location State:	CA
Importer Activity:	No	Location Zip Code:	91030
Mixed Waste Gen:	No	County Code:	CA037
Transporter:	No	State District:	3
Transfer Facility:	No	Mailing Street No:	
TSD Activity:	No	Mailing Street 1:	820 MISSION ST
Recycler Activity:	No	Mailing Street 2:	
Onsite Burn Exempt:	No	Mailing City:	SOUTH PASADENA
Furnace Exemption:	No	Mailing State:	CA
Underground Inject:	No	Mailing Zip Code:	91030
Off Site Receipt:	No	Mailing Country:	US
Waste Dest Fac:	No	Contact First Name:	
Subpart K College:		Contact Middle Initial:	
Subpart K Hospital:		Contact Last Name:	
Subpart K Non Profit:		Contact Street No:	
Subpart K Withdraw:		Contact Street 1:	
Include Ntnl Rprt:		Contact Street 2:	
Reporting Cycle:		Contact City:	
LQHUUW:	No	Contact State:	
Trader Importer:		Contact Zip:	
Trader Exporter:		Contact Country:	US
Slab Importer:		Contact Phone:	
Slab Exporter:		Contact Phone Ext:	
Current Record:	Yes	Contact Fax:	
Location Country:	US	Contact Email Addr:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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State District Owner:	CA	Contact Title:
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NAICS Details

Source Type:	I	NAICS Active Status:	Yes
NAICS Cd Owner:	HQ	NAICS Cycle:	2002
NAICS Code:	325413		
NAICS Description:	IN-VITRO DIAGNOSTIC SUBSTANCE MANUFACTURING		

Owner/Operator Details

Owner/Operator Ind:	CO	Country:	
Name:	ABBOTT LABORATORIES	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		
Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	I		

11	2 of 2	N	0.10 / 518.80	663.18 / 0	820 MISSION STREET 820 MISSION ST SOUTH PASADENA CA 91030	LA SML
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Site ID:	SD0000583
Case ID:	RO0001581
Status:	

12	1 of 1	NW	0.10 / 549.75	654.11 / -9	SCRTD 742 MISSION ST LOS ANGELES CA 90031	RCRA SQG
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EPA Handler ID:	CAD981400799
Land Type Code:	
Land Type Desc:	
Federal Waste Generator Code:	2
Gen Status Univ:	SQG
Gen Status Univ Desc:	Small Quantity Generator
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Receives Waste from Offsite:	No
TSD Type:	-----
TSD Activity:	No
Corrective Action Univ:	No
Action has been Imposed:	No
Action under 3004 (U)(V):	No
Institutional Control Indicator:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Processor: Used Oil Refiner: Used Oil Burner: Used Oil Market Burner: Used Oil Spec Marketer: Activity Location: CA County Code: CA037 County Name: LOS ANGELES Contact Name: Contact Phone No and Exten: Contact Email: Contact Address: US Mailing Address: 124 W FOURTH ST PURCHASING DEP , LOS ANGELES , CA, 90013 , US						

Violation/Evaluation Summary

Note: As of Jan 24 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19860425	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:	O	UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	SCRTD
Fed Waste Gen Cd:	2	Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	742 MISSION ST
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	LOS ANGELES
Short Term Gen:	No	Location State:	CA
Importer Activity:	No	Location Zip Code:	90031
Mixed Waste Gen:	No	County Code:	CA037
Transporter:	No	State District:	4R
Transfer Facility:	No	Mailing Street No:	
TSD Activity:	No	Mailing Street 1:	124 W FOURTH ST PURCHASING DEP
Recycler Activity:	No	Mailing Street 2:	
Onsite Burn Exempt:	No	Mailing City:	LOS ANGELES
Furnace Exemption:	No	Mailing State:	CA
Underground Inject:	No	Mailing Zip Code:	90013
Off Site Receipt:	No	Mailing Country:	US
Waste Dest Fac:	No	Contact First Name:	ENVIRONMENTAL
Subpart K College:		Contact Middle Initial:	
Subpart K Hospital:		Contact Last Name:	MANAGER
Subpart K Non Profit:		Contact Street No:	
Subpart K Withdraw:		Contact Street 1:	742 MISSION ST
Include Ntnl Rprt:		Contact Street 2:	
Reporting Cycle:		Contact City:	LOS ANGELES
LQHUW:	No	Contact State:	CA
Trader Importer:		Contact Zip:	90031
Trader Exporter:		Contact Country:	US
Slab Importer:		Contact Phone:	213-972-6656
Slab Exporter:		Contact Phone Ext:	
Current Record:	No	Contact Fax:	
Location Country:	US	Contact Email Addr:	
State District Owner:	CA	Contact Title:	

Handler Details

Source Type:	I	Used Oil Transporter:	No
Receive Date:	19960901	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Acknowledge Date:	19910331				Used Oil Burner:	No
Accessibility:					UO Market Burner:	No
Land Type:					UO Spec Marketer:	No
Fed Waste Gen Own:	HQ				Current Site Name:	SCRTD
Fed Waste Gen Cd:	1				Location Street No:	
Fed Waste Gen Desc:	Large Quantity Generator				Location Street 1:	742 MISSION ST
ST Waste Gen Own:					Location Street 2:	
State Waste Gen Cd:					Location City:	LOS ANGELES
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	90031
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	4R
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	124 W FOURTH ST PURCHASING DEP
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	LOS ANGELES
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	90013
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	
LQHUW:	No				Contact State:	
Trader Importer:					Contact Zip:	
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	
Slab Exporter:					Contact Phone Ext:	
Current Record:	No				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

Handler Details

Source Type:	I				Used Oil Transporter:	No
Receive Date:	19960901				UO Transfer Fac:	No
Non Notifier:					Used Oil Processor:	No
Acknowledge Flag:					Used Oil Refiner:	No
Acknowledge Date:					Used Oil Burner:	No
Accessibility:					UO Market Burner:	No
Land Type:					UO Spec Marketer:	No
Fed Waste Gen Own:	HQ				Current Site Name:	SCRTD
Fed Waste Gen Cd:	2				Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator				Location Street 1:	742 MISSION ST
ST Waste Gen Own:					Location Street 2:	
State Waste Gen Cd:					Location City:	LOS ANGELES
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	90031
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	4R
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	124 W FOURTH ST PURCHASING DEP
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	LOS ANGELES
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	90013
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	
LQHUW:	No				Contact State:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Trader Importer:					Contact Zip:	
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	
Slab Exporter:					Contact Phone Ext:	
Current Record:	Yes				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

Owner/Operator Details

Owner/Operator Ind:	CP				Country:	
Name:	NOT REQUIRED				Zip Code:	99999
Street No:					Phone:	415-555-1212
Street 1:	NOT REQUIRED				Type:	D
Street 2:					Date Became Current:	
City:	NOT REQUIRED				Date Ended Current:	
State:	ME					
Source Type:	I					
Owner/Operator Ind:	CO				Country:	
Name:	SCRTD				Zip Code:	99999
Street No:					Phone:	415-555-1212
Street 1:	NOT REQUIRED				Type:	D
Street 2:					Date Became Current:	
City:	NOT REQUIRED				Date Ended Current:	
State:	ME					
Source Type:	N					

13	1 of 7	NW	0.11 / 563.32	653.79 / -10	SOUTH PASADENA SMOG PROS 736 MISSION ST SOUTH PASADENA CA 91030	CERS TANK
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Site ID:	69206
Latitude:	34.116043
Longitude:	-118.160866

Regulated Programs

EI ID:	10273765	EI Description:	Hazardous Waste Generator
EI ID:	10273765	EI Description:	Chemical Storage Facilities
EI ID:	10273765	EI Description:	Underground Storage Tank

Affiliations

Affil Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	
Address:	5825 Rickenbacker Road
City:	Commerce
State:	CA
Country:	
Zip Code:	90040-3027
Phone:	(323) 890-4045
Affil Type Desc:	Secondary Emergency Contact
Entity Name:	SIMA ESMALI
Entity Title:	PARTNER
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(323) 303-6830

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Affil Type Desc:		UST Tank Operator				
Entity Name:		PETROMAR ENTERPRISES INC				
Entity Title:						
Address:		736 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(323) 303-6830				
Affil Type Desc:		Environmental Contact				
Entity Name:		HOMAYOUN ESMAILI				
Entity Title:						
Address:		736 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:						
Zip Code:		91030				
Phone:		(626) 799-8913				
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		736 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:						
Zip Code:		91030				
Phone:						
Affil Type Desc:		Parent Corporation				
Entity Name:		SOUTH PASADENA SMOG PROS				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Document Preparer				
Entity Name:		PETROMAR ENTERPRISES INC.				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Legal Owner				
Entity Name:		PETROMAR ENTERPRISES INC				
Entity Title:						
Address:		736 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(626) 799-8913				
Affil Type Desc:		UST Property Owner Name				
Entity Name:		SOUTH PASADENA SMOG PROS				
Entity Title:						
Address:		736 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Phone:		(323) 303-6830				
Affil Type Desc:		Primary Emergency Contact				
Entity Name:		HOMAYOUN ESMAILI				
Entity Title:		OWNER				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(323) 303-6830				
Affil Type Desc:		UST Permit Applicant				
Entity Name:		HOMAYOUN ESMAILI				
Entity Title:		OWNER				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(323) 303-6830				
Affil Type Desc:		UST Tank Owner				
Entity Name:		SOUTH PASADENA SMOG PROS				
Entity Title:						
Address:		736 MISSION ST				
City:		SOUTH PASADENA				
State:		CA				
Country:		United States				
Zip Code:		91030				
Phone:		(323) 303-6830				
Affil Type Desc:		Identification Signer				
Entity Name:		PETROMAR ENTERPRISES INC.				
Entity Title:		OWNER				
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Operator				
Entity Name:		PETROMAR ENTERPRISES INC.				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(626) 799-8913				

Coordinates

Env Int Type Code:	HWG	Longitude:	-118.160870
Program ID:	10273765	Coord Name:	
Latitude:	34.116040	Ref Point Type Desc:	Center of a facility or station.

Evaluations

Eval Date:	3/17/2016
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Notes:

Arash Esmali

Eval Date: 10/20/2014
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS
Eval Notes:

NOTICE ISSUED TO CERTIFY WASTE OIL TANK, NOT TESTED SINCE 2010 SB989 TESTING, OUT OF DATE

Eval Date: 10/6/2016
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS
Eval Notes:

A834198,OBS NEW TEST BOOT,PEN FITTING AND ELEC PEN FITTINGS;2011 & 2012 CTLS SPBKSFAIL;CERS CORR:MON PLAN;2015 W/O SPBK NOT TESTED.

Eval Date: 10/9/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS
Eval Notes:

87 M VENT BUCKET FAILED. CERS CORRECTIONS NEEDED. 87 STP SENSORS NEEDS TO BE AT LOWEST POINT. 2011 CTLS AND 2013 SCTR COPIES NEEDED

Eval Date: 3/17/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Arash Easmali

Violations

Violation Date: 10/9/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Notes:

Returned to compliance on 10/06/2016.

Violation Description:

Failure of sensor to be located in the proper position/location.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violations

Violation Date: 10/6/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Violation Description:

Failure to have a UST Monitoring Plan available on site.

Violations

Violation Date: 10/6/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: HSC 6.7 25293 - California Health and Safety Code, Chapter 6.7, Section(s) 25293
Violation Notes:

Violation Description:

Failure to maintain UST records of monitoring, testing, repairing, and closure in sufficient detail to enable the CUPA to determine whether the UST systems are in compliance.

Violations

Violation Date: 10/6/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2638(a) & (b), 2641(j), 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(a) & (b), 2641(j), 2715(i)
Violation Notes:

Violation Description:

Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).

Violations

Violation Date: 10/6/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Notes:

Violation Description:

Failure to have an approved UST Monitoring Plan.

Violations

Violation Date: 10/20/2014
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Notes:

Returned to compliance on 12/04/2014.

Violation Description:

Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.

Violations

Violation Date:	10/9/2015	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)		
Violation Notes:			

Returned to compliance on 10/06/2016.

Violation Description:

Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.

Violations

Violation Date:	10/9/2015	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)		
Violation Notes:			

Returned to compliance on 10/06/2016.

Violation Description:

Failure to maintain on site an approved monitoring plan.

Violations

Violation Date:	10/6/2016	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712		
Violation Notes:			

Violation Description:

Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.

Violations

Violation Date:	10/9/2015	Violation Program:	UST
Violation Division:	Los Angeles County Department of Public Works	Violation Source:	CERS
Citation:	23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637		
Violation Notes:			

Returned to compliance on 10/06/2016.

Violation Description:

Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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thereafter, conducted in accordance with proper practices, protocols, or test methods.

Violations

Violation Date: 10/9/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Notes:

Returned to compliance on 10/06/2016.

Violation Description:

Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.

Violations

Violation Date: 10/9/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Returned to compliance on 10/06/2016.

Violation Description:

Failure to submit, obtain approval, or maintain a complete/accurate response plan.

Violations

Violation Date: 10/20/2014
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: 23 CCR 16 2638(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(f)
Violation Notes:

Returned to compliance on 12/04/2014.

Violation Description:

Failure to properly affix tag/sticker on monitoring equipment being certified, repaired, or replaced.

Violations

Violation Date: 10/6/2016
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Notes:

Violation Description:

Failure to test the spill bucket annually.

Violations

Violation Date: 10/9/2015
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Works

Citation:

Violation Notes:

HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34

Returned to compliance on 10/06/2016.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Violations

10/6/2016

Violation Date:

Violation Division:

Los Angeles County Department of Public Works

Violation Program:

Violation Source:

UST

CERS

Citation:

Violation Notes:

23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)

Violation Description:

Failure to submit the Annual Monitoring System Certification Form to the CUPA within 30 days of completion of the test.

Violations

10/20/2014

Violation Date:

Violation Division:

Los Angeles County Department of Public Works

Violation Program:

Violation Source:

UST

CERS

Citation:

Violation Notes:

HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299

Returned to compliance on 12/04/2014.

Violation Description:

Failure to comply with one or more of the operating permit conditions.

Violations

10/20/2014

Violation Date:

Violation Division:

Los Angeles County Department of Public Works

Violation Program:

Violation Source:

UST

CERS

Citation:

Violation Notes:

HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34

Returned to compliance on 12/04/2014.

Violation Description:

Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

13	2 of 7	NW	0.11 / 563.32	653.79 / -10	SOUTH PASADENA SMOGPROS 736 MISSION ST SOUTH PASADENA CA 91030	EMISSIONS
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2015 Toxic Data

153780

Facility ID:

Facility SIC Code:

5541

CO:

Air Basin:

19

SC

LA

COID:

DISN:

SOUTH COAST AQMD

CHAPIS:

CERR Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
District: SC TS: Health Risk Asmt: Non-Cancer Chronic Haz Ind: Non-Cancer Acute Haz Ind:						
13	3 of 7	NW	0.11 / 563.32	653.79 / -10	WILLIAM ALBANESE 736 MISSION ST SOUTH PASADENA CA 91030	HHSS
County: Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000263fd.pdf						
13	4 of 7	NW	0.11 / 563.32	653.79 / -10	736 MISSION ST SOUTH PASADENA CA 910303040	LA HMS
Site No: 011144 Area: 3A						
--Details--						
File No: 050932 File Name: PETRO MAR ENTERPRISES INC Status Code: PERM Status Desc: Equipment Permitted Permit No: 000563747 Permit Category: T Permit Category Desc: Underground Storage Tank Permit Status Code: PERM Permit Status Desc: Equipment Permitted Permit Type: 0 Permit Type Desc: Underground Storage Tank Operating Permit						
File No: 050504 File Name: SOUTH PASADENA SMOGPROS Status Code: CLOS Status Desc: Permit Closed Permit No: 000548957 Permit Category: T Permit Category Desc: Underground Storage Tank Permit Status Code: CLOS Permit Status Desc: Permit Closed Permit Type: 0 Permit Type Desc: Underground Storage Tank Operating Permit						
File No: 011148 File Name: ARCO PRODUCTS #00185 Status Code: CLOS Status Desc: Permit Closed Permit No: 00003647T Permit Category: T Permit Category Desc: Underground Storage Tank Permit Status Code: CLOS Permit Status Desc: Permit Closed Permit Type: 0 Permit Type Desc: Underground Storage Tank Operating Permit						
File No: 037045 File Name: ARCO #00185 Status Code: CLOS Status Desc: Permit Closed Permit No: 000337721 Permit Category: T Permit Category Desc: Underground Storage Tank Permit Status Code: CLOS Permit Status Desc: Permit Closed						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Permit Type:	0
Permit Type Desc:	Underground Storage Tank Operating Permit

13	5 of 7	NW	0.11 / 563.32	653.79 / -10	WILLIAM ALBANESE 736 MISSION ST SOUTH PASADENA CA	HIST TANK
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Owner Name:	ARCO PETROLEUM PRODUCTS CO.	No of Containers:	5
Owner Street:	515 SOUTH FLOWER STREET	County:	LOS ANGELES
Owner City:	LOS ANGELES	Facility State:	CA
Owner State:	CA	Facility Zip:	91030
Owner Zip:	90071		

13	6 of 7	NW	0.11 / 563.32	653.79 / -10	ARCO #0185 736 MISSION STREET SOUTH PASADENA CA 91030	LUST
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Global ID:	T0603746652	CUF Case:	YES
Case Type:	LUST Cleanup Site	Begin Date:	1999-12-17 00:00:00
Status:	Completed - Case Closed	How Discovered:	UST System Modification
Status Date:	2010-03-23 00:00:00	Stop Method:	Replace product piping
RB Case No:	R-11148A	County:	Los Angeles
LOC Case No:	C589802	Latitude:	34.116044
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-118.160863
Case Worker:	MT	File Location:	Regional Board
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)		
Site History:			

Status History

Status:	Open - Referred	Status Date:	2008-11-17 00:00:00
Status:	Open - Case Begin Date	Status Date:	1999-12-17 00:00:00
Status:	Open - Site Assessment	Status Date:	2005-01-19 00:00:00
Status:	Open - Site Assessment	Status Date:	2009-04-02 00:00:00
Status:	Completed - Case Closed	Status Date:	2010-03-23 00:00:00
Status:	Open - Site Assessment	Status Date:	2010-02-24 00:00:00

Activities

Action Type:	RESPONSE
Action:	Monitoring Report - Semi-Annually
Date:	2010-01-15 00:00:00
Action Type:	RESPONSE
Action:	Request for Closure
Date:	2009-03-24 00:00:00
Action Type:	REMEDIATION
Action:	
Date:	2005-01-19 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action Type:		Other				
Action:		Leak Reported				
Date:		1999-12-17 00:00:00				
Action Type:		RESPONSE				
Action:		Other Report / Document				
Date:		2009-02-06 00:00:00				
Action Type:		RESPONSE				
Action:		Other Report / Document				
Date:		2009-07-13 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Closure/No Further Action Letter				
Date:		2010-03-23 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2009-01-06 00:00:00				
Action Type:		Other				
Action:		Leak Discovery				
Date:		1999-12-17 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2009-04-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2009-04-02 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Notification - Preclosure				
Date:		2010-02-24 00:00:00				

Contacts

Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	KATTYA BATRES RINZE	Email:	gbatres@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	
Address:	900 SOUTH FREMONT AVE		
Contact Type:	Regional Board Caseworker	City:	LOS ANGELES
Contact Name:	MARYAM TAIDY	Email:	mtaidy@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	2135766741
Address:	320 W. 4TH ST., SUITE 200		

13	7 of 7	NW	0.11 / 563.32	653.79 / -10	ARCO #0185 736 MISSION ST SOUTH PASADENA CA 91030	LUST
Global ID:	T0603705024	CUF Case:	NO			
Case Type:	LUST Cleanup Site	Begin Date:	1995-02-21 00:00:00			
Status:	Completed - Case Closed	How Discovered:	Tank Closure			
Status Date:	1997-05-13 00:00:00	Stop Method:				
RB Case No:	R-11148	County:	Los Angeles			
LOC Case No:		Latitude:	34.116043			
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-118.160863			
Case Worker:	YR	File Location:				
Local Agency:	LOS ANGELES COUNTY					
Potential Media Of Concern:	Gasoline					
Potential Media Affected:	Soil					
How Discovered Description:						
Stop Description:						
Cal Water Watershed Name:	Los Angeles River - Los Angeles (412.10)					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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DWR Groundwater Subbasin San Gabriel Valley (4-13)

Name:

Site History:

Status History

Status:	Completed - Case Closed	Status Date:	1997-05-13 00:00:00
Status:	Open - Case Begin Date	Status Date:	1995-02-21 00:00:00
Status:	Open - Site Assessment	Status Date:	1996-10-25 00:00:00

Activities

Action Type: Other
Action: Leak Reported
Date: 1995-02-21 00:00:00

Action Type: Other
Action: Leak Discovery
Date: 1995-02-21 00:00:00

Action Type: Other
Action: Leak Stopped
Date: 1995-02-21 00:00:00

Contacts

Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		

Contact Type:	Regional Board Caseworker	City:	Los Angeles
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		

14	1 of 1	ENE	0.11 / 589.94	666.11 / 3	1009 EL CENTRO ST SOUTH PASADENA CA 91030	LA HMS
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Site No: 018281
Area: 3A

--Details--

File No: 025447
File Name: PETER & CYNTHIA ARUTUNIAN
Status Code: REM
Status Desc: Equipment Removed
Permit No: 000209436
Permit Category: T
Permit Category Desc: Underground Storage Tank
Permit Status Code: REM
Permit Status Desc: Equipment Removed
Permit Type: 1
Permit Type Desc: Underground Storage Tank Interim Permit

15	1 of 1	NNW	0.12 / 646.30	654.96 / -8	SOUTH PASADENA SMOG PROS 736 MISSION ST SOUTH PASADENA CA 91030	UST
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:		LACoFA0018177		Latitude:		34.11604
Permitting Agency:		Los Angeles County Fire Department		Longitude:		-118.16087
County:		Los Angeles				

16	1 of 2	NW	0.13 / 688.80	650.49 / -13	719 MISSION ST SOUTH PASADENA CA 91030	LA HMS
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Site No: 016958
Area: 3A

--Details--

File No: 022761
File Name: HUSCO GERMAN AUTO
Status Code: REM
Status Desc: Equipment Removed
Permit No: 000170864
Permit Category: T
Permit Category Desc: Underground Storage Tank
Permit Status Code: REM
Permit Status Desc: Equipment Removed
Permit Type: 1
Permit Type Desc: Underground Storage Tank Interim Permit

16	2 of 2	NW	0.13 / 688.80	650.49 / -13	HUSCO GERMAN AUTO 719 MISSION ST SOUTH PASADENA CA 91030	LUST
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Global ID:	T0603705372	CUF Case:	NO
Case Type:	LUST Cleanup Site	Begin Date:	1995-07-26 00:00:00
Status:	Completed - Case Closed	How Discovered:	
Status Date:	1997-03-11 00:00:00	Stop Method:	
RB Case No:	R-22761	County:	Los Angeles
LOC Case No:		Latitude:	34.1157014
Lead Agency:	LOS ANGELES COUNTY	Longitude:	-118.1618125
Case Worker:	JOA	File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Aviation		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Los Angeles River - Los Angeles (412.10)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)		
Site History:			

Status History

Status:	Completed - Case Closed	Status Date:	1997-03-11 00:00:00
Status:	Open - Case Begin Date	Status Date:	1995-07-26 00:00:00

Activities

Action Type: Other
Action: Leak Reported
Date: 1995-07-26 00:00:00

Contacts

Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<div> <div> Contact Name: JOHN AWUJO Organization Name: LOS ANGELES COUNTY Address: 900 S FREMONT AVE </div> <div> Email: jawujo@dpw.lacounty.gov Phone No: 6264583507 </div> </div> <div> <div> Contact Type: Regional Board Caseworker Contact Name: YUE RONG Organization Name: LOS ANGELES RWQCB (REGION 4) Address: 320 W. 4TH ST., SUITE 200 </div> <div> City: Los Angeles Email: yrong@waterboards.ca.gov Phone No: </div> </div>						
17	1 of 1	NNE	0.16 / 861.39	684.21 / 21	SOUTH PASADENA SERVICE FAC 825 MISSION ST SOUTH PASADENA CA 91030	DELISTED TNK
<div> Facility ID: 13034 County: Los Angeles Permitting Agency: LOS ANGELES COUNTY Original Source: UST Record Date: 30-JAN-2017 </div> <div> Latitude: 34.1169639 Longitude: -118.1582142 </div>						
18	1 of 10	WNW	0.17 / 883.95	650.07 / -13	1X HALVORSON CLEANERS 701 MISSION STREET SOUTH PASADENA CA 910300000	DRYCLEANERS
<div> EPA ID: CAC000222625 Create Date: 11/16/1989 Facility Act Ind: No In Act Date: 10/25/2000 County Name: Los Angeles Region Code: 3 Owner Name: HOLVORSON, GAIL Owner Street 1: -- Owner Street 2: -- Owner City: -- Owner State: 99 </div> <div> Owner Zip: -- Owner Phone: 0000000000 Owner Fax: -- Contact Name: GAIL HOLVORSON, OWNER Contact Street 1: -- Contact Street 2: -- Contact City: -- Contact State: 99 Contact Zip: -- Contact Phone: 8187991510 Mail Name: </div>						
18	2 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSONS CLEANERS 701 MISSION ST SOUTH PASADENA CA 91030	DRYCLEANERS
<div> EPA ID: CAL000378512 Create Date: 9/26/2012 9:38:47 AM Facility Act Ind: Yes In Act Date: -- County Name: Los Angeles Region Code: 3 Owner Name: MYONG NAK LEE AND SUSAN LEE Owner Street 1: 1137 VISTA RDG Owner Street 2: -- Owner City: BURBANK Owner State: CA </div> <div> Owner Zip: 915041930 Owner Phone: 8189192745 Owner Fax: 6267990523 Contact Name: SUSAN LEE Contact Street 1: 701 MISSION ST Contact Street 2: -- Contact City: SOUTH PASADENA Contact State: CA Contact Zip: 91030 Contact Phone: 6267991510 Mail Name: </div>						
--Details-- NAICS Code: 81232 Naics Desc: Drycleaning and Laundry Services (except Coin-Operated) SIC Code: 7211 SIC Desc: Power Laundries, Family and Commercial						
18	3 of 10	WNW	0.17 / 883.95	650.07 / -13	1X HALVORSON CLEANERS 701 MISSION STREET SOUTH PASADENA CA 910300000	DRYCLEANERS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA ID:	CAC000267585				Owner Zip:	--
Create Date:	4/5/1990				Owner Phone:	0000000000
Facility Act Ind:	No				Owner Fax:	
In Act Date:	10/25/2000				Contact Name:	GEORGE HALVERSON
County Name:	Los Angeles				Contact Street 1:	--
Region Code:	3				Contact Street 2:	
Owner Name:	HALVERSON, GEORGE				Contact City:	--
Owner Street 1:	--				Contact State:	99
Owner Street 2:					Contact Zip:	--
Owner City:	--				Contact Phone:	8187991510
Owner State:	99				Mail Name:	

18	4 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSONS BLK & WHT CLEANERS 701 MISSION ST S PASADENA CA 910300000	DRYCLEANERS
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EPA ID:	CAD981620438				Owner Zip:	910070000
Create Date:	7/3/1987				Owner Phone:	6267991510
Facility Act Ind:	No				Owner Fax:	
In Act Date:	6/30/2005 3:01:00 PM				Contact Name:	GAIL A HALVORSON
County Name:	Los Angeles				Contact Street 1:	INACTIVE PER VQ01 - BMI
Region Code:	3				Contact Street 2:	
Owner Name:	G A HALVORSON				Contact City:	ARCADIA
Owner Street 1:	436-43 W FAIRVIEW AVE				Contact State:	CA
Owner Street 2:					Contact Zip:	910070000
Owner City:	ARCADIA				Contact Phone:	6267991510
Owner State:	CA				Mail Name:	

18	5 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSON'S BLACK & WHITE CLEA 701 MISSION ST. SOUTH PASADENA CA 91030	EMISSIONS
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1987 Criteria Data

Facility ID:	4900	CERR Code:	
Facility SIC Code:	7216	TOGT:	1.6
CO:	19	ROGT:	0
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	
CHAPIS:		PM10T:	

1987 Toxic Data

Facility ID:	4900	COID:	LA
Facility SIC Code:	7216	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	4900	CERR Code:	
Facility SIC Code:	7216	TOGT:	1.6

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CO:	19				ROGT:	0
Air Basin:	SC				COT:	
District:	SC				NOXT:	
COID:	LA				SOXT:	
DISN:	SOUTH COAST AQMD				PMT:	
CHAPIS:					PM10T:	

1990 Toxic Data

Facility ID:	4900				COID:	LA
Facility SIC Code:	7216				DISN:	SOUTH COAST AQMD
CO:	19				CHAPIS:	
Air Basin:	SC				CERR Code:	
District:	SC					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

18	6 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSONS CLEANERS 701 MISSION ST SOUTH PASADENA CA 91030	HHSS
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County:
Pdf File Url: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000269b9.pdf>

18	7 of 10	WNW	0.17 / 883.95	650.07 / -13	701 MISSION ST SOUTH PASADENA CA 91030	LA HMS
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Site No: 014475
Area: 3A

--Details--

File No:	015070
File Name:	HALVORSON'S CLEANERS
Status Code:	REM
Status Desc:	Equipment Removed
Permit No:	000081994
Permit Category:	T
Permit Category Desc:	Underground Storage Tank
Permit Status Code:	REM
Permit Status Desc:	Equipment Removed
Permit Type:	1
Permit Type Desc:	Underground Storage Tank Interim Permit

18	8 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSON'S CLEANERS 701 MISSION ST. SOUTH PASADENA CA	HIST TANK
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Owner Name:	GAIL A. HALVORSON	No of Containers:	4
Owner Street:	701 MISSION ST.	County:	LOS ANGELES
Owner City:	SOUTH PASADENA	Facility State:	CA
Owner State:	CA	Facility Zip:	91030
Owner Zip:	91030		

18	9 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSON'S CLEANERS 701 MISSION ST SOUTH PASADENA CA 91030	LUST
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Global ID: T0603705244 CUF Case: NO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Case Type:	LUST Cleanup Site			Begin Date:	1993-12-29 00:00:00	
Status:	Completed - Case Closed			How Discovered:		
Status Date:	1993-12-29 00:00:00			Stop Method:		
RB Case No:	R-15070			County:	Los Angeles	
LOC Case No:				Latitude:	34.115392	
Lead Agency:	LOS ANGELES COUNTY			Longitude:	-118.162256	
Case Worker:	JOA			File Location:		
Local Agency:	LOS ANGELES COUNTY					
Potential Media Of Concern:	Aviation					
Potential Media Affected:	Soil					
How Discovered Description:						
Stop Description:						
Cal Water Watershed Name:	Los Angeles River - Los Angeles (412.10)					
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)					
Site History:						
<u>Status History</u>						
Status:	Open - Case Begin Date			Status Date:	1993-12-29 00:00:00	
Status:	Completed - Case Closed			Status Date:	1993-12-29 00:00:00	
<u>Activities</u>						
Action Type:	Other					
Action:	Leak Reported					
Date:	1993-12-29 00:00:00					
<u>Contacts</u>						
Contact Type:	Regional Board Caseworker			City:	Los Angeles	
Contact Name:	YUE RONG			Email:	yrong@waterboards.ca.gov	
Organization Name:	LOS ANGELES RWQCB (REGION 4)			Phone No:		
Address:	320 W. 4TH ST., SUITE 200					
Contact Type:	Local Agency Caseworker			City:	ALHAMBRA	
Contact Name:	JOHN AWUJO			Email:	jawujo@dpw.lacounty.gov	
Organization Name:	LOS ANGELES COUNTY			Phone No:	6264583507	
Address:	900 S FREMONT AVE					

18	10 of 10	WNW	0.17 / 883.95	650.07 / -13	HALVORSONS BLK & WHT CLEANERS 701 MISSION ST SOUTH PASADENA CA 91030	RCRA NON GEN
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EPA Handler ID: CAD981620438
Land Type Code: O
Land Type Desc: Other
Federal Waste Generator Code: N
Gen Status Univ Code: N
Gen Status Univ Desc: No Report
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Receives Waste from Offsite: No
TSD Type: -----
TSD Activity: No
Corrective Action Univ: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action has been Imposed:		No				
Action under 3004 (U)/(V):		No				
Institutional Control Indicator:		N				
Used Oil Transporter:						
Used Oil Transfer Facility:						
Used Oil Processor:						
Used Oil Refiner:						
Used Oil Burner:						
Used Oil Market Burner:						
Used Oil Spec Marketer:						
Activity Location:		CA				
County Code:		CA037				
County Name:		LOS ANGELES				
Contact Name:		GAIL HALVORSON				
Contact Phone No and Ext:		626-445-5177				
Contact Email:						
Contact Address:		436 43 W FAIRVIEW AVE , ARCADIA , CA, 91007 , US				
Mailing Address:		701 MISSION ST , SOUTH PASADENA , CA, 91030 , US				

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jan 24, 2018.

Violation/Evaluation Details

Evaluation ID:	001	Former Citation:	
Found Violation:	N	Sched Compl Dt:	
Eval Start Date:	19921029	Enforcement ID:	
Evaluation Agency:	B	Enforcement Agency:	
Evaluation Type:	CEI	Enforce Action Dt:	
Eval Resp Person:	R9	Enforcement Type:	
Eval Suborg:		Enforce Type Desc:	
Citizen Complaint:	No	Enforce Resp Person:	
Multimedia Inspect:	No	Enforce Suborg:	
Sampling Flag:	No	Enforce Actvty Loc:	
Not Subtitle C:	No	Docket No:	
Focus Area:		Attorney:	
Focus Area Desc:		Corr Act Component:	
Handler Actvty Loc:	CA	Appeal Init Dt:	
Handler Name:	HALVORSONS BLK & WHT CLEANERS	Appeal Resolved Dt:	
Region:	09	Disposition Status:	
State:	CA	Disp Status Dt:	
Land Type:	O	Disp Status Desc:	
Date of Request:		Lead Agency:	
Date Response Rcvd:		Expenditure Amount:	
Request Agency:		SEP Sched Comp Dt:	
Request Actvty Loc:		SEP Actual Comp Dt:	
Viol Activity Loc:		SEP Defaulted Dt:	
Viol Determined:		SEP Type:	
Violation Type:		Prop Penalty Amt:	
Viol Determined Dt:		Final Monetary Amt:	
Rtrn to Compl Dt:		Paid Amount:	
Rtrn to Compl Qual:		Final Count:	
Viol Resp Agency:		Final Amount:	
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE		
Violation Short Description:			
Respondent Name:			
SEP Type Description:			

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	20000127	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Acknowledge Date:	20000127				Used Oil Burner:	No
Accessibility:					UO Market Burner:	No
Land Type:	O				UO Spec Marketer:	No
Fed Waste Gen Own:	HQ				Current Site Name:	HALVORSONS BLK & WHT CLEANERS
Fed Waste Gen Cd:	N				Location Street No:	
Fed Waste Gen Desc:					Location Street 1:	701 MISSION ST
ST Waste Gen Own:	HQ				Location Street 2:	
State Waste Gen Cd:	N				Location City:	SOUTH PASADENA
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	91030
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	701 MISSION ST
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	GAIL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	HALVORSON
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	436 43 W FAIRVIEW AVE
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	ARCADIA
LQHUW:	No				Contact State:	CA
Trader Importer:					Contact Zip:	91007
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	626-445-5177
Slab Exporter:					Contact Phone Ext:	
Current Record:	Yes				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:					Contact Title:	
Handler Details						
Source Type:	I				Used Oil Transporter:	No
Receive Date:	19960901				UO Transfer Fac:	No
Non Notifier:					Used Oil Processor:	No
Acknowledge Flag:					Used Oil Refiner:	No
Acknowledge Date:	20000127				Used Oil Burner:	No
Accessibility:					UO Market Burner:	No
Land Type:					UO Spec Marketer:	No
Fed Waste Gen Own:	HQ				Current Site Name:	HALVORSONS BLK & WHT CLEANERS
Fed Waste Gen Cd:	2				Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator				Location Street 1:	701 MISSION ST
ST Waste Gen Own:					Location Street 2:	
State Waste Gen Cd:					Location City:	SOUTH PASADENA
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	91030
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	701 MISSION ST
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	ENVIRONMENTAL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	MANAGER
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	701 MISSION ST
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	SOUTH PASADENA
LQHUW:	No				Contact State:	CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Trader Importer:					Contact Zip: 91030	
Trader Exporter:					Contact Country: US	
Slab Importer:					Contact Phone:	
Slab Exporter:					Contact Phone Ext:	
Current Record:	No				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:					Contact Title:	

Owner/Operator Details

Owner/Operator Ind:	CO	Country:	
Name:	GAIL HALVORSON	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		
Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	I		

19	1 of 1	N	0.19 / 1,011.29	668.83 / 5	ARCO PRODUCTS #00185 736 MISSION ST SOUTH PASADENA CA 91030	DELISTED TNK
Facility ID:	11148	Latitude:	34.117392			
County:	Los Angeles	Longitude:	-118.159514			
Permitting Agency:	LOS ANGELES COUNTY					
Original Source:	UST					
Record Date:	30-JAN-2017					

20	1 of 1	WNW	0.21 / 1,122.62	649.61 / -14	S PAUL WARD INC 601-605 MISSION ST/912 PALM AV S PASADENA CA 91031	EMISSIONS
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1987 Criteria Data

Facility ID:	18346	CERR Code:	
Facility SIC Code:	3255	TOGT:	
CO:	19	ROGT:	
Air Basin:	SC	COT:	
District:	SC	NOXT:	
COID:	LA	SOXT:	
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.05

1987 Toxic Data

Facility ID:	18346	COID:	LA
Facility SIC Code:	3255	DISN:	SOUTH COAST AQMD
CO:	19	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

21	1 of 1	ENE	0.22 / 1,179.60	671.91 / 8	WEDMORE AUTO SERVICE 1100 MISSION ST. SOUTH PASADENA CA 91030	RCRA SQG
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EPA Handler ID: CAD982369092
 Land Type Code: O
 Land Type Desc: Other
 Federal Waste Generator Code: 2
 Gen Status Univ: SQG
 Gen Status Univ Desc: Small Quantity Generator
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility: No
 Recycler Activity: No
 Onsite Burner Exemption: No
 Furnace Exemption: No
 Underground Inject Activity: No
 Receives Waste from Offsite: No
 TSD Type: -----
 TSD Activity: No
 Corrective Action Univ: No
 Action has been Imposed: No
 Action under 3004 (U)(V): No
 Institutional Control Indicator: N
 Used Oil Transporter:
 Used Oil Transfer Facility:
 Used Oil Processor:
 Used Oil Refiner:
 Used Oil Burner:
 Used Oil Market Burner:
 Used Oil Spec Marketer:
 Activity Location: CA
 County Code: CA037
 County Name: LOS ANGELES
 Contact Name: ENVIRONMENTAL MANAGER
 Contact Phone No and Exten: 818-799-2878
 Contact Email:
 Contact Address: 1100 MISSION ST. , SOUTH PASADENA , CA, 91030 , US
 Mailing Address: 1100 MISSION ST. , SOUTH PASADENA , CA, 91030 , US

Violation/Evaluation Summary

Note: As of Jan 24 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19880411	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:	O	UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	WEDMORE AUTO SERVICE
Fed Waste Gen Cd:	2	Location Street No:	
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	1100 MISSION ST.
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA
Short Term Gen:	No	Location State:	CA
Importer Activity:	No	Location Zip Code:	91030
Mixed Waste Gen:	No	County Code:	CA037

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Transporter:	No				State District:	3
Transfer Facility:	No				Mailing Street No:	
TSD Activity:	No				Mailing Street 1:	1100 MISSION ST.
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	ENVIRONMENTAL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	MANAGER
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	1100 MISSION ST.
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	SOUTH PASADENA
LQHUUW:	No				Contact State:	CA
Trader Importer:					Contact Zip:	91030
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	818-799-2878
Slab Exporter:					Contact Phone Ext:	
Current Record:	Yes				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

NAICS Details

Source Type:	N	NAICS Active Status:	Yes
NAICS Cd Owner:	HQ	NAICS Cycle:	2002
NAICS Code:	811118		
NAICS Description:	OTHER AUTOMOTIVE MECHANICAL AND ELECTRICAL REPAIR AND MAINTENANCE		

Owner/Operator Details

Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		
Owner/Operator Ind:	CO	Country:	
Name:	KEVIN ALLEN	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		

22	1 of 1	E	0.22 / 1,182.91	661.82 / -2	1100 EL CENTRO ST SOUTH PASADENA CA 91030	LA HMS
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Site No:	011564
Area:	3A

--Details--

File No:	011612
File Name:	BOLTON & CO
Status Code:	REM
Status Desc:	Equipment Removed
Permit No:	00003170T
Permit Category:	T
Permit Category Desc:	Underground Storage Tank

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Permit Status Code:		REM				
Permit Status Desc:		Equipment Removed				
Permit Type:		0				
Permit Type Desc:		Underground Storage Tank Operating Permit				

23	1 of 1	ENE	0.23 / 1,192.86	675.55 / 12	BOB CUTLER AUTOMOTIVE 815 FAIRVIEW AVE SOUTH PASADENA CA 91030	RCRA SQG
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EPA Handler ID: CAD982017253
 Land Type Code:
 Land Type Desc:
 Federal Waste Generator Code: 2
 Gen Status Univ: SQG
 Gen Status Univ Desc: Small Quantity Generator
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility: No
 Recycler Activity: No
 Onsite Burner Exemption: No
 Furnace Exemption: No
 Underground Inject Activity: No
 Receives Waste from Offsite: No
 TSD Type: -----
 TSD Activity: No
 Corrective Action Univ: No
 Action has been Imposed: No
 Action under 3004 (U)(V): No
 Institutional Control Indicator: N
 Used Oil Transporter:
 Used Oil Transfer Facility:
 Used Oil Processor:
 Used Oil Refiner:
 Used Oil Burner:
 Used Oil Market Burner:
 Used Oil Spec Marketer:
 Activity Location: CA
 County Code: CA037
 County Name: LOS ANGELES
 Contact Name: ENVIRONMENTAL MANAGER
 Contact Phone No and Exten: 818-799-9159
 Contact Email:
 Contact Address: 815 FAIRVIEW AVE , SOUTH PASADENA , CA, 91030 , US
 Mailing Address: 815 , FAIRVIEW AVE , SOUTH PASADENA , CA, 91030 , US

Violation/Evaluation Summary

Note: As of Jan 24 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19870728	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:		UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	BOB CUTLER AUTOMOTIVE
Fed Waste Gen Cd:	2	Location Street No:	815
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	FAIRVIEW AVE
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Short Term Gen:	No				Location State:	CA
Importer Activity:	No				Location Zip Code:	91030
Mixed Waste Gen:	No				County Code:	CA037
Transporter:	No				State District:	3
Transfer Facility:	No				Mailing Street No:	815
TSD Activity:	No				Mailing Street 1:	FAIRVIEW AVE
Recycler Activity:	No				Mailing Street 2:	
Onsite Burn Exempt:	No				Mailing City:	SOUTH PASADENA
Furnace Exemption:	No				Mailing State:	CA
Underground Inject:	No				Mailing Zip Code:	91030
Off Site Receipt:	No				Mailing Country:	US
Waste Dest Fac:	No				Contact First Name:	ENVIRONMENTAL
Subpart K College:					Contact Middle Initial:	
Subpart K Hospital:					Contact Last Name:	MANAGER
Subpart K Non Profit:					Contact Street No:	
Subpart K Withdraw:					Contact Street 1:	815 FAIRVIEW AVE
Include Ntnl Rprt:					Contact Street 2:	
Reporting Cycle:					Contact City:	SOUTH PASADENA
LQHUW:	No				Contact State:	CA
Trader Importer:					Contact Zip:	91030
Trader Exporter:					Contact Country:	US
Slab Importer:					Contact Phone:	818-799-9159
Slab Exporter:					Contact Phone Ext:	
Current Record:	Yes				Contact Fax:	
Location Country:	US				Contact Email Addr:	
State District Owner:	CA				Contact Title:	

Owner/Operator Details

Owner/Operator Ind:	CO	Country:	
Name:	ROBERT E CUTLER	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		
Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		

24	1 of 3	WNW	0.23 / 1,208.85	649.36 / -14	TRADER JONES COMPANY 538 MISSION ST SOUTH PASADENA CA 91030	HHSS
County:						
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028d8c.pdf					

24	2 of 3	WNW	0.23 / 1,208.85	649.36 / -14	538 MISSION ST SOUTH PASADENA CA 91030	LA HMS
Site No:		013450				
Area:		3A				
<u>--Details--</u>						
File No:		013812				
File Name:		TRADER JOES				
Status Code:		REM				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status Desc:		Equipment Removed				
Permit No:						
Permit Category:						
Permit Category Desc:						
Permit Status Code:						
Permit Status Desc:						
Permit Type:						
Permit Type Desc:						

24	3 of 3	WNW	0.23 / 1,208.85	649.36 / -14	TRADER JOE'S COMPANY 538 MISSION ST. SOUTH PASADENA CA	HIST TANK
Owner Name:		TRADER JOE'S COMPANY		No of Containers:		1
Owner Street:		538 MISSION STREET		County:		LOS ANGELES
Owner City:		SOUTH PASADENA		Facility State:		CA
Owner State:		CA		Facility Zip:		91030
Owner Zip:		91030				

25	1 of 1	ENE	0.23 / 1,222.80	677.52 / 14	DAVES AUTO CARE 811 FAIRVIEW AVE SOUTH PASADENA CA 91030	RCRA SQG
EPA Handler ID:		CAD982050593				
Land Type Code:						
Land Type Desc:						
Federal Waste Generator Code:		2				
Gen Status Univ:		SQG				
Gen Status Univ Desc:		Small Quantity Generator				
Importer Activity:		No				
Mixed Waste Generator:		No				
Transporter Activity:		No				
Transfer Facility:		No				
Recycler Activity:		No				
Onsite Burner Exemption:		No				
Furnace Exemption:		No				
Underground Inject Activity:		No				
Receives Waste from Offsite:		No				
TSD Type:		-----				
TSD Activity:		No				
Corrective Action Univ:		No				
Action has been Imposed:		No				
Action under 3004 (U)/(V):		No				
Institutional Control Indicator:		N				
Used Oil Transporter:						
Used Oil Transfer Facility:						
Used Oil Processor:						
Used Oil Refiner:						
Used Oil Burner:						
Used Oil Market Burner:						
Used Oil Spec Marketer:						
Activity Location:		CA				
County Code:		CA037				
County Name:		LOS ANGELES				
Contact Name:		ENVIRONMENTAL MANAGER				
Contact Phone No and Exten:		818-799-4672				
Contact Email:						
Contact Address:		811 FAIRVIEW AVE , SOUTH PASADENA , CA, 91030 , US				
Mailing Address:		811 , FAIRVIEW AVE , SOUTH PASADENA , CA, 91030 , US				

Violation/Evaluation Summary

Note: As of Jan 24 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Handler Details

Source Type:	N	Used Oil Transporter:	No
Receive Date:	19871019	UO Transfer Fac:	No
Non Notifier:		Used Oil Processor:	No
Acknowledge Flag:		Used Oil Refiner:	No
Acknowledge Date:	19910331	Used Oil Burner:	No
Accessibility:		UO Market Burner:	No
Land Type:		UO Spec Marketer:	No
Fed Waste Gen Own:	HQ	Current Site Name:	DAVES AUTO CARE
Fed Waste Gen Cd:	2	Location Street No:	811
Fed Waste Gen Desc:	Small Quantity Generator	Location Street 1:	FAIRVIEW AVE
ST Waste Gen Own:		Location Street 2:	
State Waste Gen Cd:		Location City:	SOUTH PASADENA
Short Term Gen:	No	Location State:	CA
Importer Activity:	No	Location Zip Code:	91030
Mixed Waste Gen:	No	County Code:	CA037
Transporter:	No	State District:	3
Transfer Facility:	No	Mailing Street No:	811
TSD Activity:	No	Mailing Street 1:	FAIRVIEW AVE
Recycler Activity:	No	Mailing Street 2:	
Onsite Burn Exempt:	No	Mailing City:	SOUTH PASADENA
Furnace Exemption:	No	Mailing State:	CA
Underground Inject:	No	Mailing Zip Code:	91030
Off Site Receipt:	No	Mailing Country:	US
Waste Dest Fac:	No	Contact First Name:	ENVIRONMENTAL
Subpart K College:		Contact Middle Initial:	
Subpart K Hospital:		Contact Last Name:	MANAGER
Subpart K Non Profit:		Contact Street No:	
Subpart K Withdraw:		Contact Street 1:	811 FAIRVIEW AVE
Include Ntnl Rprt:		Contact Street 2:	
Reporting Cycle:		Contact City:	SOUTH PASADENA
LQHUW:	No	Contact State:	CA
Trader Importer:		Contact Zip:	91030
Trader Exporter:		Contact Country:	US
Slab Importer:		Contact Phone:	818-799-4672
Slab Exporter:		Contact Phone Ext:	
Current Record:	Yes	Contact Fax:	
Location Country:	US	Contact Email Addr:	
State District Owner:	CA	Contact Title:	

Owner/Operator Details

Owner/Operator Ind:	CP	Country:	
Name:	NOT REQUIRED	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		
Owner/Operator Ind:	CO	Country:	
Name:	BERGHERM DAVID	Zip Code:	99999
Street No:		Phone:	415-555-1212
Street 1:	NOT REQUIRED	Type:	P
Street 2:		Date Became Current:	
City:	NOT REQUIRED	Date Ended Current:	
State:	ME		
Source Type:	N		

26	1 of 1	ENE	0.31 / 1,616.62	664.55 / 1	CHEVRON #9-0251 1141 MISSION ST SOUTH PASADENA CA 91030	LUST
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Global ID:	T0603703527	CUF Case:	YES
Case Type:	LUST Cleanup Site	Begin Date:	1992-09-23 00:00:00
Status:	Completed - Case Closed	How Discovered:	
Status Date:	1995-09-11 00:00:00	Stop Method:	
RB Case No:	I-09922	County:	Los Angeles
LOC Case No:		Latitude:	34.115468
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-118.153442
Case Worker:	YR	File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Los Angeles River - Raymond - Pasadena (412.31)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)		
Site History:			

Status History

Status:	Completed - Case Closed	Status Date:	1995-09-11 00:00:00
Status:	Open - Case Begin Date	Status Date:	1992-09-23 00:00:00

Activities

Action Type:	Other
Action:	Leak Discovery
Date:	1993-03-24 00:00:00
Action Type:	Other
Action:	Leak Reported
Date:	1992-09-23 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	City:	Los Angeles
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		
Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		

27	1 of 1	ENE	0.34 / 1,817.91	661.02 / -2	MOBIL #18-HXV 1401 MISSION ST SOUTH PASADENA CA 91030	LUST
Global ID:	T0603792909	CUF Case:	NO			
Case Type:	LUST Cleanup Site	Begin Date:	2000-03-09 00:00:00			
Status:	Completed - Case Closed	How Discovered:	Other Means			
Status Date:	2007-02-14 00:00:00	Stop Method:				
RB Case No:	R-09404	County:	Los Angeles			
LOC Case No:		Latitude:	34.115663			
Lead Agency:	LOS ANGELES RWQCB (REGION 4)	Longitude:	-118.152909			
Case Worker:	JW	File Location:				
Local Agency:	LOS ANGELES COUNTY					
Potential Media Of Concern:	Gasoline					
Potential Media Affected:	Soil					
How Discovered Description:						
Stop Description:						
Cal Water Watershed Name:	Los Angeles River - Raymond - Pasadena (412.31)					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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DWR Groundwater Subbasin San Gabriel Valley (4-13)

Name:

Site History:

Status History

Status:	Open - Verification Monitoring	Status Date:	2000-03-21 00:00:00
Status:	Open - Site Assessment	Status Date:	2000-03-21 00:00:00
Status:	Open - Verification Monitoring	Status Date:	2006-01-16 00:00:00
Status:	Open - Site Assessment	Status Date:	2000-12-04 00:00:00
Status:	Open - Remediation	Status Date:	2006-05-03 00:00:00
Status:	Completed - Case Closed	Status Date:	2007-02-14 00:00:00
Status:	Open - Site Assessment	Status Date:	2000-03-14 00:00:00
Status:	Open - Case Begin Date	Status Date:	2000-03-09 00:00:00
Status:	Open - Remediation	Status Date:	2003-09-02 00:00:00
Status:	Open - Remediation	Status Date:	2004-03-11 00:00:00
Status:	Open - Site Assessment	Status Date:	2002-04-03 00:00:00
Status:	Open - Remediation	Status Date:	2005-01-11 00:00:00

Activities

Action Type:	RESPONSE
Action:	Monitoring Report - Quarterly
Date:	2006-04-15 00:00:00
Action Type:	RESPONSE
Action:	Monitoring Report - Quarterly
Date:	2005-01-15 00:00:00
Action Type:	ENFORCEMENT
Action:	Closure/No Further Action Letter
Date:	2007-02-14 00:00:00
Action Type:	REMEDATION
Action:	Excavation
Date:	2005-11-10 00:00:00
Action Type:	RESPONSE
Action:	Monitoring Report - Quarterly
Date:	2003-07-15 00:00:00
Action Type:	RESPONSE
Action:	Monitoring Report - Quarterly
Date:	2006-10-15 00:00:00
Action Type:	RESPONSE
Action:	Interim Remedial Action Report
Date:	2005-09-16 00:00:00
Action Type:	RESPONSE
Action:	Monitoring Report - Quarterly
Date:	2003-04-15 00:00:00
Action Type:	RESPONSE
Action:	Interim Remedial Action Plan

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date:		2004-03-11 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2004-10-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2002-01-02 00:00:00				
Action Type:		REMEDIATION				
Action:		Soil Vapor Extraction (SVE)				
Date:		2004-10-26 00:00:00				
Action Type:		RESPONSE				
Action:		Final Remedial Action Report / Corrective Action Report				
Date:		2006-05-03 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2005-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2002-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2003-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2006-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Other Workplan				
Date:		2006-02-28 00:00:00				
Action Type:		RESPONSE				
Action:		Remedial Progress Report				
Date:		2005-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2003-10-15 00:00:00				
Action Type:		RESPONSE				
Action:		Soil and Water Investigation Report				
Date:		2002-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2005-04-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Notification - Preclosure				
Date:		2007-01-22 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2002-10-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2007-01-15 00:00:00				
Action Type:		Other				
Action:		Leak Discovery				
Date:		2000-03-09 00:00:00				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2004-04-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2004-01-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2002-06-25 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Site Visit / Inspection / Sampling				
Date:		2006-08-09 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2006-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2005-10-15 00:00:00				
Action Type:		REMEDATION				
Action:		Excavation				
Date:		2003-09-02 00:00:00				
Action Type:		Other				
Action:		Leak Reported				
Date:		2000-03-21 00:00:00				

Contacts

Contact Type:	Regional Board Caseworker	City:	LOS ANGELES
Contact Name:	JIMMIE WOO	Email:	jwoo@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	2135766600
Address:	320 WEST 4TH STREET, SUITE 200		
Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		

<u>28</u>	1 of 2	ENE	0.35 / 1,845.14	661.02 / -2	THRIFTY #283 1400 MISSION BLVD SOUTH PASADENA CA 91030	LUST
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Global ID:	T0603703693	CUF Case:	NO
Case Type:	LUST Cleanup Site	Begin Date:	1991-11-05 00:00:00
Status:	Completed - Case Closed	How Discovered:	Tank Closure
Status Date:	1994-03-24 00:00:00	Stop Method:	
RB Case No:	I-10953	County:	Los Angeles
LOC Case No:		Latitude:	34.116056
Lead Agency:	LOS ANGELES COUNTY	Longitude:	-118.152674
Case Worker:	JOA	File Location:	
Local Agency:	LOS ANGELES COUNTY		
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Los Angeles River - Raymond - Pasadena (412.31)		
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)		
Site History:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status History

Status:	Open - Case Begin Date	Status Date:	1991-11-05 00:00:00
Status:	Open - Site Assessment	Status Date:	1992-08-14 00:00:00
Status:	Open - Site Assessment	Status Date:	1992-02-25 00:00:00
Status:	Completed - Case Closed	Status Date:	1994-03-24 00:00:00

Activities

Action Type: Other
Action: Leak Discovery
Date: 1991-11-05 00:00:00

Action Type: Other
Action: Leak Reported
Date: 1992-02-25 00:00:00

Contacts

Contact Type: Local Agency Caseworker Contact Name: JOHN AWUJO Organization Name: LOS ANGELES COUNTY Address: 900 S FREMONT AVE	City: ALHAMBRA Email: jawujo@dpw.lacounty.gov Phone No: 6264583507
Contact Type: Regional Board Caseworker Contact Name: YUE RONG Organization Name: LOS ANGELES RWQCB (REGION 4) Address: 320 W. 4TH ST., SUITE 200	City: Los Angeles Email: yrong@waterboards.ca.gov Phone No:

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2 of 2

ENE

0.35 /
1,845.14

661.02 /
-2

SHELL SERVICE STATION
 1400 MISSION ST.
 SOUTH PASADENA CA 91030

LUST

Global ID: T0603743617 Case Type: LUST Cleanup Site Status: Completed - Case Closed Status Date: 2013-09-25 00:00:00 RB Case No: I-10953A LOC Case No: 10971-026436 Lead Agency: LOS ANGELES RWQCB (REGION 4) Case Worker: CET Local Agency: LOS ANGELES COUNTY	CUF Case: NO Begin Date: 2002-10-23 00:00:00 How Discovered: Other Means Stop Method: County: Los Angeles Latitude: 34.116056 Longitude: -118.152674 File Location: Regional Board
Potential Media Of Concern: Other Solvent or Non-Petroleum Hydrocarbon Potential Media Affected: Aquifer used for drinking water supply How Discovered Description: DRILLING Stop Description: Cal Water Watershed Name: Los Angeles River - Raymond - Pasadena (412.31) DWR Groundwater Subbasin Name: San Gabriel Valley (4-13) Site History:	

Status History

Status:	Completed - Case Closed	Status Date:	2013-09-25 00:00:00
Status:	Open - Site Assessment	Status Date:	2002-12-26 00:00:00
Status:	Open - Site Assessment	Status Date:	2002-10-23 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:	Open - Site Assessment			Status Date:	2006-02-16 00:00:00	
Status:	Open - Case Begin Date			Status Date:	2002-10-23 00:00:00	
Status:	Open - Eligible for Closure			Status Date:	2013-04-03 00:00:00	
Status:	Open - Site Assessment			Status Date:	2012-07-25 00:00:00	

Activities

Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually
Date: 2012-07-15 00:00:00

Action Type: RESPONSE
Action: Well Destruction Report
Date: 2013-12-26 00:00:00

Action Type: ENFORCEMENT
Action: Staff Letter
Date: 2012-07-25 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2007-10-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2007-04-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2006-01-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2005-10-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2005-01-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2004-04-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2003-10-20 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2004-07-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually
Date: 2010-04-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Quarterly
Date: 2011-10-15 00:00:00

Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually
Date: 2011-04-15 00:00:00

Action Type: Other
Action: Leak Discovery

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Date:		2002-10-23 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2009-04-15 00:00:00				
Action Type:		RESPONSE				
Action:		Request for Closure - Regulator Responded				
Date:		2013-01-07 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2006-04-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2006-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Other Report / Document				
Date:		2003-11-10 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2004-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Semi-Annually				
Date:		2009-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2008-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2008-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2005-07-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Notification - Preclosure				
Date:		2013-07-16 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Semi-Annually				
Date:		2010-10-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Semi-Annually				
Date:		2011-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2004-10-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2005-04-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2003-10-08 00:00:00				
Action Type:		RESPONSE				
Action:		Well Installation Report				
Date:		2007-04-11 00:00:00				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<hr/>						
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2008-04-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2006-10-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2008-10-15 00:00:00				
Action Type:		REMEDIATION				
Action:		Excavation				
Date:		1987-10-16 00:00:00				
Action Type:		Other				
Action:		Leak Reported				
Date:		2002-10-23 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Semi-Annually				
Date:		2013-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Semi-Annually				
Date:		2011-07-15 00:00:00				
Action Type:		RESPONSE				
Action:		Soil and Water Investigation Workplan				
Date:		2006-02-16 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2007-01-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Semi-Annually				
Date:		2009-10-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2003-10-15 00:00:00				
Action Type:		RESPONSE				
Action:		Monitoring Report - Quarterly				
Date:		2009-01-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2009-06-15 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Closure/No Further Action Letter				
Date:		2013-09-25 00:00:00				

Contacts

Contact Type:	Regional Board Caseworker	City:	R4 UNKNOWN
Contact Name:	CHANDRA TYLER	Email:	cetyler@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:			
Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	LAURA GAJDOS	Email:	
Organization Name:	LOS ANGELES COUNTY	Phone No:	
Address:	900 S. FREMONT AVE.		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
29	1 of 1	ENE	0.37 / 1,935.99	661.03 / -2	PACIFIC BELL 1415 MISSION ST SOUTH PASADENA CA 91030	LUST
<div><div><div><div>Global ID:</div><div>T0603704915</div></div><div><div>Case Type:</div><div>LUST Cleanup Site</div></div><div><div>Status:</div><div>Completed - Case Closed</div></div><div><div>Status Date:</div><div>1997-12-15 00:00:00</div></div><div><div>RB Case No:</div><div>R-10199</div></div><div><div>LOC Case No:</div><div></div></div><div><div>Lead Agency:</div><div>LOS ANGELES COUNTY</div></div><div><div>Case Worker:</div><div>JOA</div></div><div><div>Local Agency:</div><div>LOS ANGELES COUNTY</div></div><div><div>Potential Media Of Concern:</div><div>Other Solvent or Non-Petroleum Hydrocarbon</div></div><div><div>Potential Media Affected:</div><div>Soil</div></div><div><div>How Discovered Description:</div><div></div></div><div><div>Stop Description:</div><div></div></div><div><div>Cal Water Watershed Name:</div><div>Los Angeles River - Raymond - Pasadena (412.31)</div></div><div><div>DWR Groundwater Subbasin Name:</div><div>San Gabriel Valley (4-13)</div></div><div><div>Site History:</div><div></div></div></div><div><div><div>CUF Case:</div><div>NO</div></div><div><div>Begin Date:</div><div>1995-12-14 00:00:00</div></div><div><div>How Discovered:</div><div>Tank Closure</div></div><div><div>Stop Method:</div><div></div></div><div><div>County:</div><div>Los Angeles</div></div><div><div>Latitude:</div><div>34.1158011</div></div><div><div>Longitude:</div><div>-118.1523622</div></div><div><div>File Location:</div><div></div></div></div></div>						
<div>Status History</div>						
<div><div><div>Status:</div><div>Completed - Case Closed</div></div><div><div>Status Date:</div><div>1997-12-15 00:00:00</div></div></div> <div><div><div>Status:</div><div>Open - Case Begin Date</div></div><div><div>Status Date:</div><div>1995-12-14 00:00:00</div></div></div>						
<div>Activities</div>						
<div><div><div>Action Type:</div><div>Other</div></div><div><div>Action:</div><div>Leak Stopped</div></div><div><div>Date:</div><div>1995-12-19 00:00:00</div></div></div> <div><div><div>Action Type:</div><div>Other</div></div><div><div>Action:</div><div>Leak Discovery</div></div><div><div>Date:</div><div>1995-12-19 00:00:00</div></div></div> <div><div><div>Action Type:</div><div>Other</div></div><div><div>Action:</div><div>Leak Reported</div></div><div><div>Date:</div><div>1995-12-14 00:00:00</div></div></div>						
<div>Contacts</div>						
<div><div><div>Contact Type:</div><div>Local Agency Caseworker</div></div><div><div>Contact Name:</div><div>JOHN AWUJO</div></div><div><div>Organization Name:</div><div>LOS ANGELES COUNTY</div></div><div><div>Address:</div><div>900 S FREMONT AVE</div></div><div><div>City:</div><div>ALHAMBRA</div></div><div><div>Email:</div><div>jawujo@dpw.lacounty.gov</div></div><div><div>Phone No:</div><div>6264583507</div></div></div> <div><div><div>Contact Type:</div><div>Regional Board Caseworker</div></div><div><div>Contact Name:</div><div>YUE RONG</div></div><div><div>Organization Name:</div><div>LOS ANGELES RWQCB (REGION 4)</div></div><div><div>Address:</div><div>320 W. 4TH ST., SUITE 200</div></div><div><div>City:</div><div>Los Angeles</div></div><div><div>Email:</div><div>yrong@waterboards.ca.gov</div></div><div><div>Phone No:</div><div></div></div></div>						

30	1 of 1	ENE	0.38 / 2,007.22	660.65 / -3	CITY OF SOUTH PASADENA 1414 MISSION ST SOUTH PASADENA CA 91030	LUST
<div> <div> Global ID: T0603714816 Case Type: LUST Cleanup Site Status: Completed - Case Closed </div> <div> CUF Case: YES Begin Date: 1999-06-01 00:00:00 How Discovered: * Secondary Containment Sensor, Interstitial Monitoring </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Status Date:	2017-09-21 00:00:00				Stop Method:	
RB Case No:					County:	Los Angeles
LOC Case No:	TT013061-013329				Latitude:	34.115807
Lead Agency:	SWRCB				Longitude:	-118.152416
Case Worker:	MC				File Location:	
Local Agency:	LOS ANGELES COUNTY					
Potential Media Of Concern:	Gasoline					
Potential Media Affected:	Soil					
How Discovered Description:						
Stop Description:						
Cal Water Watershed Name:	Los Angeles River - Raymond - Pasadena (412.31)					
DWR Groundwater Subbasin Name:	San Gabriel Valley (4-13)					
Site History:						

There is a State Water Board closure Order for this case issued 4/24/2015. The State Water Board needs confirmation that the corrective action wells and wastes have been removed from the site in order to close the case. Once confirmation has been received State Water Board can issue a Uniform Closure Letter and close the case. Attempts to reach the RP have failed. gwl 4/14/2016.

Status History

Status:	Open	Status Date:	1999-06-01 00:00:00
Status:	Open - Case Begin Date	Status Date:	1999-06-01 00:00:00
Status:	Open - Site Assessment	Status Date:	1999-06-01 00:00:00
Status:	Open - Eligible for Closure	Status Date:	2014-01-02 00:00:00
Status:	Completed - Case Closed	Status Date:	2017-09-21 00:00:00

Activities

Action Type:	ENFORCEMENT
Action:	Closure/No Further Action Letter - #WQO-2015-0067-UST
Date:	2017-09-25 00:00:00
Action Type:	ENFORCEMENT
Action:	Staff Letter
Date:	1999-03-05 00:00:00
Action Type:	ENFORCEMENT
Action:	State Water Board û Closure Order
Date:	2015-04-24 00:00:00
Action Type:	ENFORCEMENT
Action:	Clean Up Fund - Case Closure Review Summary Report (RSR)
Date:	2014-09-21 00:00:00
Action Type:	ENFORCEMENT
Action:	Notification - Public Notice of Case Closure
Date:	2014-10-28 00:00:00
Action Type:	RESPONSE
Action:	Tank Removal Report / UST Sampling Report
Date:	2004-06-21 00:00:00
Action Type:	RESPONSE
Action:	Site Assessment Report
Date:	1999-06-09 00:00:00
Action Type:	ENFORCEMENT
Action:	Staff Letter
Date:	2002-11-13 00:00:00
Action Type:	RESPONSE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action:		Correspondence				
Date:		1999-06-03 00:00:00				
Action Type:		RESPONSE				
Action:		Site Assessment Report				
Date:		2004-04-20 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		1998-02-24 00:00:00				
Action Type:		Other				
Action:		Leak Reported				
Date:		1999-06-23 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		2009-06-23 00:00:00				
Action Type:		Other				
Action:		Leak Discovery				
Date:		1999-06-10 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		1999-06-03 00:00:00				
Action Type:		ENFORCEMENT				
Action:		Staff Letter				
Date:		1999-09-28 00:00:00				

Contacts

Contact Type:	Regional Board Caseworker	City:	SACRAMENTO
Contact Name:	MATTHEW COHEN	Email:	mcohen@waterboards.ca.gov
Organization Name:	SWRCB	Phone No:	9163415751
Address:	1001 I Street		
Contact Type:	Regional Board Caseworker	City:	Los Angeles
Contact Name:	YUE RONG	Email:	yrong@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		
Contact Type:	Local Agency Caseworker	City:	ALHAMBRA
Contact Name:	JOHN AWUJO	Email:	jawujo@dpw.lacounty.gov
Organization Name:	LOS ANGELES COUNTY	Phone No:	6264583507
Address:	900 S FREMONT AVE		

31	1 of 1	SSE	0.41 / 2,188.39	618.33 / -45	GRAND CLEANERS 1521 MERIDIAN AVENUE SOUTH PASADENA CA 91801	CLEANUP SITES
Global ID:		T10000000978			CUF Case:	NO
Case Type:		Cleanup Program Site			Begin Date:	2009-04-02 00:00:00
Status:		Completed - Case Closed			How Discovered:	
Status Date:		2009-04-03 00:00:00			Stop Method:	
RB Case No:		115.0020			County:	Los Angeles
LOC Case No:					Latitude:	34.107802
Lead Agency:		LOS ANGELES RWQCB (REGION 4)			Longitude:	-118.157888
Case Worker:		CMC			File Location:	
Local Agency:						
Potential Cntm of Concrn:						
Potential Media Affected:						
How Discovered Description:						
Stop Description:						
Cal Water Watershed Name:		Los Angeles River - Raymond - Pasadena (412.31)				
DWR Groundwater Subbasin						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Name:
Site History:

Status History

Status:	Completed - Case Closed	Status Date:	2009-04-03 00:00:00
Status:	Open - Case Begin Date	Status Date:	2009-04-02 00:00:00

Activities

Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter
Date: 2006-09-21 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	City:	LOS ANGELES
Contact Name:	CURT M. CHARMLEY	Email:	ccharmley@waterboards.ca.gov
Organization Name:	LOS ANGELES RWQCB (REGION 4)	Phone No:	
Address:	320 W. 4TH ST., SUITE 200		

32	1 of 1	WSW	0.52 / 2,768.78	622.99 / -40	MICRODOT CONNECTORS 306 PASADENA AVENUE SOUTH PASADENA CA 91030	ENVIROSTOR
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Estor/EPA ID:	71002633	Funding:	
Site Type:	TIERED PERMIT	County:	LOS ANGELES
Site Code:		Assembly District:	41
Ntnl Priority List:	NO	Senate District:	25
Acres:	NONE SPECIFIED	Latitude:	34.1125178
Special Program:		Longitude:	-118.1689931
Address Desc:	306 PASADENA AVENUE		
Address Desc 2:	306 Pasadena Avenue		
Clean Up Status:	REFER: OTHER AGENCY AS OF		
Clean Up Oversight Agencies:			
School District:			
Program Type:	NONE SPECIFIED		
Past Caused Contamination:	NONE SPECIFIED		
APN:	NONE SPECIFIED		
Potential Media Affected:	NONE SPECIFIED		
Potential Contaminants:			

NONE SPECIFIED

Site History:

Facility Information

Program Type: TIERED PERMIT
Status: REFER: OTHER AGENCY
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002633

33	1 of 2	SE	0.66 / 3,483.28	604.44 / -59	SOUTH PASADENA MIDDLE SCHOOL 1600 OAK STREET SOUTH PASADENA CA 91030	ENVIROSTOR
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Estor/EPA ID:	60000056	Funding:	SCHOOL DISTRICT
Site Type:	SCHOOL	County:	LOS ANGELES
Site Code:	304454	Assembly District:	41

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Ntnl Priority List:		NO			Senate District:	25
Acres:		2 ACRES			Latitude:	34.108235
Special Program:					Longitude:	-118.150036
Address Desc:		1600 OAK STREET				
Address Desc 2:		1600 Oak Street				
Clean Up Status:		NO FURTHER ACTION AS OF 3/4/2010				
Clean Up Oversight Agencies:						
School District:		SOUTH PASADENA UNIFIED SCHOOL DISTRICT				
Program Type:		DTSC - LEAD AGENCY				
Past Caused Contamination:		EDUCATIONAL SERVICES				
APN:		5320-005-003, 5320-005-004, 5320-005-021, 5320-006-901, 5320005003, 5320005004, 5320005021, 5320006901				
Potential Media Affected:		SOIL				
Potential Contaminants:						

LEAD

Site History:

The Site is approximately two acres and consists of three residential/commercial properties and a portion of the existing South Pasadena Middle School (School). The Site is bound by commercial properties to the north, the existing School to the south and west, and Fair Oaks Avenue to the east in the city of South Pasadena. Historical Site use was residential and commercial. The existing School was constructed in 1927. Surrounding Site usage is residential, commercial, and the School. Lead sampling for current residential/commercial properties was conducted in the May 2009 Preliminary Environmental Assessment Equivalent (PEA) prepared by Hydrologue. Based on the results of the PEA, DTSC determined on July 23, 2009 that a SSI was required to evaluate potential impact from organochlorine pesticides from termiticides, evaluate potential impact from undocumented fill, and to further delineate the extent of elevated concentrations of lead from lead-based paint. Based on its review of the SSI, DTSC determined that No Further Action was required and approved the Site on March 2, 2010.

Facility Information

Program Type: SCHOOL EVALUATION
Status: NO FURTHER ACTION
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000056

Completed Activities

Activity Type: Completed Activities
Area Name:
Sub Area:
Date Completed: 7/23/2009
Document Type: Preliminary Endangerment Assessment Report
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000056&doc_id=6023706
Comments: DTSC approved the PEA with a Further Action determination

Activity Type: Completed Activities
Area Name:
Sub Area:
Date Completed: 5/26/2004
Document Type: Phase 1
Doc Link:
Comments:

Activity Type: Completed Activities
Area Name:
Sub Area:
Date Completed: 5/27/2009
Document Type: Phase 1
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000056&doc_id=6023492
Comments: DTSC approved the Phase I report with a PEA Required determination

Activity Type: Completed Activities
Area Name:
Sub Area:
Date Completed: 3/4/2010
Document Type: Supplemental Site Investigation Report
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000056&doc_id=6027132

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Comments:		DTSC approved the SSI with a No Further Action determination				
Activity Type:		Completed Activities				
Area Name:						
Sub Area:						
Date Completed:		6/18/2004				
Document Type:		Site Inspections/Visit (Non LUR)				
Doc Link:						
Comments:						
Activity Type:		Completed Activities				
Area Name:						
Sub Area:						
Date Completed:		8/6/2009				
Document Type:		Supplemental Site Investigation Tech Memo				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000056&doc_id=6023707				
Comments:		DTSC comments were discussed during the SSI scoping meeting.				
Activity Type:		Completed Activities				
Area Name:						
Sub Area:						
Date Completed:		7/27/2009				
Document Type:		Environmental Oversight Agreement				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000056&enforcement_id=6016720				
Comments:		Signed agreement sent (FedEx) to District.				
Activity Type:		Completed Activities				
Area Name:						
Sub Area:						
Date Completed:		7/14/2004				
Document Type:		Phase 1				
Doc Link:						
Comments:						

33	2 of 2	SE	0.66 / 3,483.28	604.44 / -59	SOUTH PASADENA MIDDLE SCHOOL 1600 OAK STREET SOUTH PASADENA CA 91030	SCH
ESTOR/EPA ID:		60000056				
Site Code:		304454				
Status:		NO FURTHER ACTION				
Cleanup Status:		NO FURTHER ACTION AS OF 3/4/2010				
Program Type:		SCHOOL EVALUATION				
Site Type:		SCHOOL				
National Priorities List:		NO				
CI Up Oversight Agencies:		DTSC - LEAD AGENCY				
County:		LOS ANGELES				
Special Program:						
Funding:		SCHOOL DISTRICT				
APN:		5320-005-003, 5320-005-004, 5320-005-021, 5320-006-901, 5320005003, 5320005004, 5320005021, 5320006901				
Past Use Caused Contam:		EDUCATIONAL SERVICES				
Potential Contam of Cncrn:		LEAD				
Potential Media Affected:		SOIL				
Acres:		2 ACRES				
School District:		SOUTH PASADENA UNIFIED SCHOOL DISTRICT				
Summary Link:		http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000056				
Assembly District:		41				
Senate District:		25				
Latitude:		34.108235				
Longitude:		-118.150036				
SITE HISTORY:						

The Site is approximately two acres and consists of three residential/commercial properties and a portion of the existing South Pasadena Middle School (School). The Site is bound by commercial properties to the north, the existing School to the south and west, and Fair Oaks Avenue to the east in the city of South Pasadena. Historical Site use was residential and commercial. The existing School was constructed in 1927. Surrounding Site usage is residential, commercial, and the School. Lead sampling for current residential/commercial properties was conducted in the May 2009 Preliminary

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Environmental Assessment Equivalent (PEA) prepared by Hydrologue. Based on the results of the PEA, DTSC determined on July 23, 2009 that a SSI was required to evaluate potential impact from organochlorine pesticides from termiticides, evaluate potential impact from undocumented fill, and to further delineate the extent of elevated concentrations of lead from lead-based paint. Based on its review of the SSI, DTSC determined that No Further Action was required and approved the Site on March 2, 2010.

Completed Activities

Date Completed:	3/4/2010	Area Name:	
Document Type:	Supplemental Site Investigation Report	Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000056&doc_id=6027132		
Comments:	DTSC approved the SSI with a No Further Action determination		
Date Completed:	8/6/2009	Area Name:	
Document Type:	Supplemental Site Investigation Tech Memo	Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000056&doc_id=6023707		
Comments:	DTSC comments were discussed during the SSI scoping meeting.		
Date Completed:	7/27/2009	Area Name:	
Document Type:	Environmental Oversight Agreement	Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000056&enforcement_id=6016720		
Comments:	Signed agreement sent (FedEx) to District.		
Date Completed:	7/14/2004	Area Name:	
Document Type:	Phase 1	Sub Area:	
Doc Link:			
Comments:			
Date Completed:	6/18/2004	Area Name:	
Document Type:	Site Inspections/Visit (Non LUR)	Sub Area:	
Doc Link:			
Comments:			
Date Completed:	7/23/2009	Area Name:	
Document Type:	Preliminary Endangerment Assessment Report	Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000056&doc_id=6023706		
Comments:	DTSC approved the PEA with a Further Action determination		
Date Completed:	5/27/2009	Area Name:	
Document Type:	Phase 1	Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000056&doc_id=6023492		
Comments:	DTSC approved the Phase I report with a PEA Required determination		
Date Completed:	5/26/2004	Area Name:	
Document Type:	Phase 1	Sub Area:	
Doc Link:			
Comments:			

34	1 of 1	WSW	0.74 / 3,884.72	595.20 / -68	ARROYO GATEWAY BUSINESS PARK 145-161 PASADENA AVENUE SOUTH PASADENA CA 91030	ENVIROSTOR
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EPA ID:	60001797	Funding:	NOT APPLICABLE
Site Type:	VOLUNTARY CLEANUP	County:	LOS ANGELES
Site Code:	301570	Assembly District:	44, 41
Ntnl Priority List:	NO	Senate District:	25
Acres:	2.24 ACRES	Latitude:	34.111887
Special Program:	VOLUNTARY CLEANUP PROGRAM	Longitude:	-118.172604
Address Desc:	145-161 PASADENA AVENUE		
Address Desc 2:	145-161 Pasadena Avenue		
Clean Up Status:	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 8/20/2013		
Clean Up Oversight Agencies:			
School District:			
Program Type:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Past Caused Contamination:	MANUFACTURING - ELECTRONIC		
APN:	5311-004-010		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Potential Media Affected: INDOOR AIR, OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR

Potential Contaminants:

CADMIUM AND COMPOUNDS
TETRACHLOROETHYLENE (PCE)
TRICHLOROETHYLENE (TCE)

Site History:

The site is a 2.2 acre facility consisting of three buildings, paved parking lots and landscaped areas. From the 1940s to the 1980s, the site was occupied by light industrial and manufacturing facilities, including Phaostron Electronic and Instrument Company and a Standard Oil service station. A sufficient amount of soil, soil vapor and ground water sampling was conducted. The results indicate releases of cadmium and the volatile organic compounds (VOCs) tetrachloroethene (PCE) and trichloroethene (TCE) beneath building foundations at the property. Based on these results, two rounds of indoor air sampling were performed in the buildings. PCE and TCE were detected in indoor air, suggesting that vapor intrusion was occurring. However, the site assessment report indicated that the concentrations detected in the buildings do not pose an unacceptable risk to hypothetical indoor commercial or industrial workers.

Groundwater, ranging in depth from 15 to 25 feet below ground surface, does not appear to be a source for potential vapor intrusion. Further, dissolved-phase contaminant concentrations do not appear to be a risk to the water supply as the property is located outside and down-gradient of the San Gabriel alluvial groundwater basin. There are no active drinking water supply wells within approximately two miles of the property.

Facility Information

Program Type: VOLUNTARY CLEANUP
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001797

Completed Activities

Activity Type: Completed Activities
Area Name: Soil Vapor
Sub Area:
Date Completed: 10/18/2012
Document Type: Site Characterization Report
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60310277
Comments:

Activity Type: Completed Activities
Area Name: PROJECT WIDE
Sub Area:
Date Completed: 3/20/2015
Document Type: Monitoring Report
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60389472
Comments:

Activity Type: Completed Activities
Area Name: Soil Vapor
Sub Area:
Date Completed: 10/3/2012
Document Type: Remedial Investigation Report
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60310269
Comments:

Activity Type: Completed Activities
Area Name: PROJECT WIDE
Sub Area:
Date Completed: 10/4/2016
Document Type: Voluntary Cleanup Agreement
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&enforcement_id=60418231
Comments: Final Signed Agreement LDW Pico

Activity Type: Completed Activities
Area Name: PROJECT WIDE
Sub Area:
Date Completed: 7/7/2016

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:		Correspondence				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&enforcement_id=60411099				
Comments:						
Activity Type:		Completed Activities				
Area Name:		PROJECT WIDE				
Sub Area:						
Date Completed:		12/29/2016				
Document Type:		Land Use Restriction - Amendment				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&enforcement_id=60418423				
Comments:						
Activity Type:		Completed Activities				
Area Name:		Soil				
Sub Area:						
Date Completed:		10/3/2012				
Document Type:		Remedial Investigation Report				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60310259				
Comments:						
Activity Type:		Completed Activities				
Area Name:		Ground Water				
Sub Area:						
Date Completed:		10/3/2012				
Document Type:		Remedial Investigation Report				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60310273				
Comments:						
Activity Type:		Completed Activities				
Area Name:		Ground Water				
Sub Area:						
Date Completed:		10/18/2012				
Document Type:		Site Characterization Report				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60310279				
Comments:						
Activity Type:		Completed Activities				
Area Name:		PROJECT WIDE				
Sub Area:						
Date Completed:		8/20/2013				
Document Type:		Land Use Restriction				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&enforcement_id=60330768				
Comments:						
Activity Type:		Completed Activities				
Area Name:		Soil				
Sub Area:						
Date Completed:		10/18/2012				
Document Type:		Site Characterization Report				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&doc_id=60310275				
Comments:						
Activity Type:		Completed Activities				
Area Name:		PROJECT WIDE				
Sub Area:						
Date Completed:		9/12/2012				
Document Type:		Voluntary Cleanup Agreement				
Doc Link:		http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001797&enforcement_id=60313574				
Comments:						
<u>Land Use Restrictions</u>						
Covenant:		http://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/3772051751/Arroyo%20GBP%202016%2D12%2D29%20recorded%20LUC%20Amendment%2Epdf				
Area:		PROJECT WIDE				
Sub Area:						
Date Recorded:		12/29/2016				
Site Management		DAY CARE CENTER PROHIBITED				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Requirements:		ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NO EXCAVATION OR ACTIVITIES WHICH DISTURB THE SOIL BELOW A SPECIFIED DEPTH (SEE COVENANT FOR DEPTH) WITHOUT AGENCY REVIEW AND APPROVAL OF A SOIL MANAGEMENT PLAN NO GROUNDWATER EXTRACTION AT ANY DEPTH WITHOUT APPROVAL NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY PRIOR TO DEVELOPMENT NOTIFY PRIOR TO SUBSURFACE WORK PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED				
Covenant:		http://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/2036350846/Arroyo%20GPB%202013%2D08%2D20%20LUC%2Epdf PROJECT WIDE				
Area:						
Sub Area:						
Date Recorded:		8/20/2013				
Site Management Requirements:		DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED HOSPITAL USE PROHIBITED LAND USE COVENANT NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL NO EXCAVATION OR ACTIVITIES WHICH DISTURB THE SOIL BELOW A SPECIFIED DEPTH (SEE COVENANT FOR DEPTH) WITHOUT AGENCY REVIEW AND APPROVAL OF A SOIL MANAGEMENT PLAN NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY PRIOR TO CHANGE IN LAND USE NOTIFY PRIOR TO DEVELOPMENT NOTIFY PRIOR TO SUBSURFACE WORK PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED RESIDENCE USE PROHIBITED				

35	1 of 2	WNW	0.78 / 4,144.23	582.18 / -81	SAN PASCUAL 815 SAN PASCUAL AVENUE LOS ANGELES CA 90042	ENVIROSTOR
Estor/EPA ID:		19880004	Funding:		SCHOOL DISTRICT	
Site Type:		SCHOOL	County:		LOS ANGELES	
Site Code:		304172	Assembly District:		51	
Ntnl Priority List:		NO	Senate District:		24	
Acres:		3.3 ACRES	Latitude:		34.1191241756234	
Special Program:			Longitude:		-118.172315937614	
Address Desc:		815 SAN PASCUAL AVENUE				
Address Desc 2:		815 San Pascual Avenue				
Clean Up Status:		NO ACTION REQUIRED AS OF 6/2/2000				
Clean Up Oversight Agencies:						
School District:		LOS ANGELES UNIFIED SCHOOL DISTRICT				
Program Type:		DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY				
Past Caused Contamination:		RESIDENTIAL AREA				
APN:		NONE SPECIFIED				
Potential Media Affected:		NO MEDIA AFFECTED				
Potential Contaminants:						

NO CONTAMINANTS FOUND

Site History:

Vacant land prior to school construction.

Facility Information

Program Type:	SCHOOL EVALUATION
Status:	NO ACTION REQUIRED
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19880004

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Completed Activities

Activity Type:	Completed Activities
Area Name:	
Sub Area:	
Date Completed:	6/2/2000
Document Type:	Phase 1
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19880004&doc_id=6002294
Comments:	
Activity Type:	Completed Activities
Area Name:	
Sub Area:	
Date Completed:	2/10/2000
Document Type:	Environmental Oversight Agreement
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19880004&enforcement_id=6007786
Comments:	
Activity Type:	Completed Activities
Area Name:	
Sub Area:	
Date Completed:	1/1/2000
Document Type:	Other Report
Doc Link:	
Comments:	Phase 1 Report only

35	2 of 2	WNW	0.78 / 4,144.23	582.18 / -81	SAN PASCUAL 815 SAN PASCUAL AVENUE LOS ANGELES CA 90042	SCH
<div> <div> <div>ESTOR/EPA ID:</div> <div>19880004</div> </div> <div> <div>Site Code:</div> <div>304172</div> </div> <div> <div>Status:</div> <div>NO ACTION REQUIRED</div> </div> <div> <div>Cleanup Status:</div> <div>NO ACTION REQUIRED AS OF 6/2/2000</div> </div> <div> <div>Program Type:</div> <div>SCHOOL EVALUATION</div> </div> <div> <div>Site Type:</div> <div>SCHOOL</div> </div> <div> <div>National Priorities List:</div> <div>NO</div> </div> <div> <div>CI Up Oversight Agencies:</div> <div>DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY</div> </div> <div> <div>County:</div> <div>LOS ANGELES</div> </div> <div> <div>Special Program:</div> <div></div> </div> <div> <div>Funding:</div> <div>SCHOOL DISTRICT</div> </div> <div> <div>APN:</div> <div>NONE SPECIFIED</div> </div> <div> <div>Past Use Caused Contam:</div> <div>RESIDENTIAL AREA</div> </div> <div> <div>Potential Contam of Cncrn:</div> <div>NO CONTAMINANTS FOUND</div> </div> <div> <div>Potential Media Affected:</div> <div>NO MEDIA AFFECTED</div> </div> <div> <div>Acres:</div> <div>3.3 ACRES</div> </div> <div> <div>School District:</div> <div>LOS ANGELES UNIFIED SCHOOL DISTRICT</div> </div> <div> <div>Summary Link:</div> <div>http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19880004</div> </div> <div> <div>Assembly District:</div> <div>51</div> </div> <div> <div>Senate District:</div> <div>24</div> </div> <div> <div>Latitude:</div> <div>34.1191241756234</div> </div> <div> <div>Longitude:</div> <div>-118.172315937614</div> </div> <div> <div>SITE HISTORY:</div> <div></div> </div> </div>						

Vacant land prior to school construction.

Completed Activities

Date Completed:	2/10/2000	Area Name:	
Document Type:	Environmental Oversight Agreement	Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=19880004&enforcement_id=6007786		
Comments:			
Date Completed:	1/1/2000	Area Name:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Document Type:	Phase 1 Environmental Site Assessment				Sub Area:	
Doc Link:						
Comments:	Phase 1 Report only					
Date Completed:	6/2/2000				Area Name:	
Document Type:	Phase 1				Sub Area:	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=19880004&doc_id=6002294					
Comments:						

36	1 of 1	SSE	0.79 / 4,174.23	583.74 / -80	QUICK & CLEAN 1331 HUNTINGTON DRIVE PASADENA CA 91030	ENVIROSTOR
Estor/EPA ID:	60002497			Funding:	SITE PROPONENT	
Site Type:	VOLUNTARY CLEANUP			County:	LOS ANGELES	
Site Code:	301789			Assembly District:		
Ntnl Priority List:	NO			Senate District:		
Acres:	NONE SPECIFIED			Latitude:	34.1037549	
Special Program:	VOLUNTARY CLEANUP PROGRAM			Longitude:	-118.1525966	
Address Desc:	1331 HUNTINGTON DRIVE					
Address Desc 2:	1331 Huntington Drive					
Clean Up Status:	ACTIVE AS OF 3/7/2017					
Clean Up Oversight Agencies:						
School District:						
Program Type:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY					
Past Caused Contamination:	NONE SPECIFIED					
APN:	NONE SPECIFIED					
Potential Media Affected:	NONE SPECIFIED					
Potential Contaminants:						
	NONE SPECIFIED					
Site History:						

Facility Information

Program Type:	VOLUNTARY CLEANUP
Status:	ACTIVE
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002497

Completed Activities

Activity Type:	Completed Activities
Area Name:	
Sub Area:	
Date Completed:	3/20/2017
Document Type:	Voluntary Cleanup Agreement
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002497&enforcement_id=60424501
Comments:	Final Signed VCA Quick & Clean Pasadena
Activity Type:	Completed Activities
Area Name:	
Sub Area:	
Date Completed:	5/17/2017
Document Type:	Preliminary Endangerment Assessment Report
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002497&doc_id=60424945
Comments:	Quick & Clean Limited Phase 2 Report Approval Letter. Further assessment warranted.

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Feb 6, 2018

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Feb 6, 2018

Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Feb 6, 2018

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Dec 11, 2017

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Dec 11, 2017

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:

CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 24, 2018

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jan 24, 2018

RCRA Generator List:[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 24, 2018

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 24, 2018

RCRA Conditionally Exempt Small Quantity Generators List:[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Jan 24, 2018

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 24, 2018

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 8, 2017

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 20, 2018

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

LIEN on Property:

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Jan 9, 2018

State**State Response Sites:**

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Sep 22, 2017

EnviroStor Database:

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Dec 21, 2017

Delisted EnviroStor Database:

[DELISTED ENVS](#)

Sites removed from the list of facilities made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Sep 22, 2017

Solid Waste Information System (SWIS):

[SWF/LF](#)

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Jan 31, 2018

EnviroStor Hazardous Waste Facilities:

[HWP](#)

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jan 30, 2018

Land Disposal Sites:

[LDS](#)

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Dec 04, 2017

Leaking Underground Fuel Tank Reports:

[LUST](#)

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Apr 3, 2018

Delisted Leaking Storage Tanks:

[DELISTED LST](#)

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Apr 3, 2018

Permitted Underground Storage Tank (UST) in GeoTracker:

[UST](#)

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Mar 11, 2018

Proposed Closure of Underground Storage Tank Cases:

[UST CLOSURE](#)

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Jan 31, 2018

Historical Hazardous Substance Storage Information Database:

[HHSS](#)

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks:

[AST](#)

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Delisted Storage Tanks:

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Mar 11, 2018

California Environmental Reporting System (CERS) Tanks:

CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jan 4, 2018

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Jan 4, 2018

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:

LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Sep 12, 2017

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:

HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2018

Deed Restrictions and Land Use Restrictions:

DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jan 11, 2018

Voluntary Cleanup Program:

VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Sep 7, 2017

GeoTracker Cleanup Sites Data:

CLEANUP SITES

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Apr 3, 2018

California Environmental Reporting System (CERS) Hazardous Waste Sites:

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jan 4, 2018

Delisted California Environmental Reporting System (CERS) Tanks:

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Jan 4, 2018

Historical Hazardous Substance Storage Container Information - Facility Summary:

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Underground Storage Tanks (USTs) on Indian Lands:

[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Delisted Tribal Leaking Storage Tanks:

[DELISTED ILST](#)

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 12, 2017

Delisted Tribal Underground Storage Tanks:

[DELISTED IUST](#)

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 12, 2017

County

Delisted County Records:

[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Feb 15, 2018

Los Angeles County - Burbank City CUPA List:

[BURBANK CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

Government Publication Date: Feb 15, 2018

Los Angeles County - El Segundo City Underground Storage Tanks List:

[ELSEGUNDO UST](#)

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

Government Publication Date: Jan 17, 2017

Los Angeles County - Santa Fe Springs Underground Storage Tank:

[SANTAFESP UST](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

Government Publication Date: Jun 30, 2017

Los Angeles County - Santa Monica City Aboveground Storage Tank List:

[SANTAMON AST](#)

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

Los Angeles County - Santa Monica City CUPA Facilities List:

[SANTAMON CUPA](#)

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

Government Publication Date: Mar 23, 2017

Los Angeles County - Santa Monica City Hazardous Materials Facilities:

[SANTAMON HAZ](#)

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

Government Publication Date: Mar 13, 2017

Los Angeles County - Santa Monica City Hazardous Waste Facilities:

[SANTAMON HW](#)

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

Government Publication Date: Mar 13, 2017

Los Angeles County - Santa Monica City Underground Storage Tank List:

[SANTA MONICA UST](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

Government Publication Date: Nov 16, 2017

Los Angeles County - Torrance City Underground Storage Tanks:

[TORRANCE UST](#)

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Mar 19, 2018

Los Angeles County - Vernon City CUPA List:

[VERNON CUPA](#)

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

Government Publication Date: Dec 11, 2017

Los Angeles County - Vernon City UST List:

[VERNON UST](#)

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

Government Publication Date: Dec 11, 2017

Los Angeles County HMS List:

[LA HMS](#)

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

Government Publication Date: Jan 25, 2018

Los Angeles County Long Beach UST List:

[LA LONGB UST](#)

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

Government Publication Date: Mar 15, 2017

Los Angeles County Solid Waste Sites:

[LA SWF](#)

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Jan 25, 2018

Los Angeles County - City of Los Angeles UST List:

[UST LA CITY](#)

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Sep 01, 2017

Los Angeles County - City of Los Angeles AST List:

[AST LA CITY](#)

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Sep 01, 2017

Los Angeles County - City of Los Angeles Hazardous Materials Facilities:

LA CITY HAZMAT

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Sep 01, 2017

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Dec 12, 2017

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2016

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 11, 2017

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Dec 21, 2017

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Oct 10, 2017

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Sep 14, 2016

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Jul 31, 2017

Alternative Fueling Stations:

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Feb 6, 2018

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jan 9, 2018

Registered Pesticide Establishments:

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 30, 2017

State

EnviroStor Inspection, Compliance, and Enforcement:

[INSP COMP ENF](#)

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Nov 24, 2017

Clandestine Drug Lab Sites:

[CDL](#)

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Jun 30, 2017

School Property Evaluation Program Sites:

[SCH](#)

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Sep 20, 2017

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Aug 21, 2017

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Hazardous Waste Manifest Data:

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Hazardous Waste and Substances Site List - Site Cleanup:

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Feb 1, 2018

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical California Hazardous Material Incident Report System (CHMIRS):

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Cortese List:

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

Drycleaner Facilities:[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Jan 18, 2018

Delisted Drycleaners:[DELISTED DRYC](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jan 18, 2018

Waste Discharge Requirements:[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Oct 3, 2017

Toxic Pollutant Emissions Facilities:[EMISSIONS](#)

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2015

Tribal

No Tribal additional environmental record sources available for this State.

County**Los Angeles County Site Mitigation List:**[LA SML](#)

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Nov 30, 2017

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix G - Prior Assessment Report

NON-RELIANCE LETTER

At the request of the undersigned, CCCC Growth Fund, L.L.C. ("Recipient"), CIT Bank, N.A. ("CIT") is providing Recipient with a copy of certain Phase I Environmental Site Assessment ("ESA") dated **September 4, 2014** (the "Materials") prepared by Partner Engineering and Science, Inc. ("Third Party Vendor") for CIT with regard to the property located at **845 El Centro Street & 830-832 Orange Grove Place, South Pasadena, CA 91030**. The Materials were ordered by, and provided to, CIT in connection with a loan or a proposed loan by CIT or one of its affiliates to Recipient or affiliates of Recipient. As a condition to receiving the Materials, Recipient hereby agrees as follows:

1. Recipient agrees that (i) it shall not be entitled to rely upon the Materials and (ii) without CIT's prior written consent, it shall not provide copies of the Materials to any other persons other than Recipients' or its affiliates' employees, officers, directors, members, accountants, attorneys, consultants, advisors and representatives who have a need to review the Materials (collectively, "Third Party Representatives").
2. Recipient acknowledges and agrees that the Materials may be limited by, among other things, scope, objective and materiality and may not cover all issues which may be relevant to Recipient or, with respect to the issues actually covered, with a level of depth or accuracy appropriate for Recipient.
3. Recipient acknowledges and agrees that CIT, its officers, employees, attorneys, representatives and agents have not made any representations or warranties to Recipient as to the Materials, including, but not limited to, the accuracy and completeness of the Materials.
4. Recipient agrees (i) to indemnify, hold harmless and defend Third Party Vendor and CIT, and their respective officers, employees, attorneys, representatives and agents ("Representatives") from and against any losses, claims, liabilities, suits, damages, costs and expenses incurred by any such party arising out of or related to Recipient's or any Third Party Representative's use or dissemination of the Materials and (ii) that Third Party Vendor and CIT and their respective Representatives shall not have any liability to Recipient or any Third Party Representatives resulting from or relating to the Materials.

The undersigned hereby agrees to and acknowledges the terms set forth herein.

Date: 7/20/17

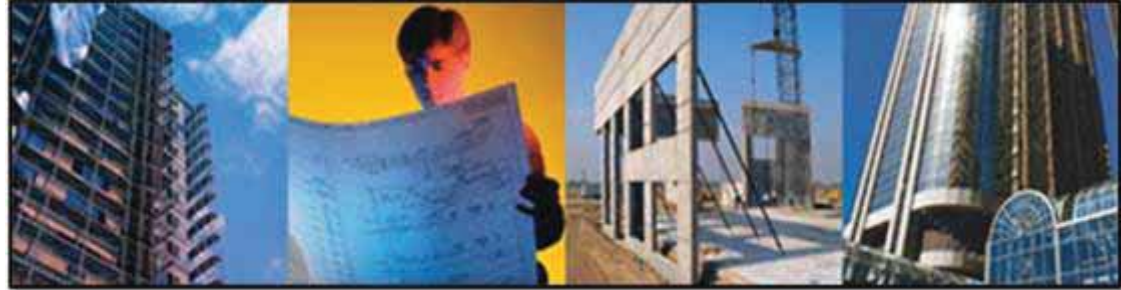
Borrower:

CCCC Growth Fund, L.L.C.

By: 

Name: Carl L. Herrmann, Jr.

Title: Manager



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**845 El Centro Street &
830-832 Orange Grove Place**
South Pasadena, California 91030

September 4, 2014
Partner Project No. 14-125429.1



Prepared for:

OneWest Bank
888 East Walnut Street, Floor 6
Pasadena, California 91101

September 4, 2014

Ms. Anjali Mecklai
OneWest Bank
888 East Walnut Street, Floor 6
Pasadena, California 91101

Subject: Phase I Environmental Site Assessment
845 El Centro Street & 830-832 Orange Grove Place
South Pasadena, California 91030
Partner Project No. 14-125429.1

Dear Ms. Mecklai:

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.

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) 615-4500.

Sincerely,

DRAFT

Arcie Propster
Principal

EXECUTIVE SUMMARY

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 OneWest Bank for the property located at 845 El Centro Street & 830-832 Orange Grove Place in the City of South Pasadena, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide OneWest Bank 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 located at the southwest corner of the intersection of El Centro Street and Glendon Way, north of a railway and within a mixed commercial, retail and residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

Subject Property Data

Addresses:	845 El Centro Street & 830-832 Orange Grove Place, South Pasadena, California
Additional Address:	899 El Centro Street, South Pasadena, California
Historical Addresses:	841, 845, 851, 855 El Centro Street and 834 Orange Grove Place, South Pasadena, California
Property Use:	Office
Land Acreage (Ac):	Approximately 1.58 Ac
Number of Buildings:	One
Number of Floors:	Two-story building with sub-grade parking level
Gross Building Area (SF):	49,139 SF (Total) reported by property manager
Date of Construction:	1980
Assessor's Parcel Number (APN):	5315-019-048 (Parcel A); 5315-019-045 (Parcel B); 5315-019-046 (Parcel C)
Type of Construction:	Concrete Tilt-Up
Current Tenants:	WNC First Insurance Services, Inc.
Site Assessment Performed By:	Francine Yeung of Partner
Site Assessment Conducted On:	August 27, 2014

The subject property is currently occupied by WNC First Insurance Services, Inc. for commercial use. Onsite operations consist of typical office activities and maintenance. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, associated landscaping, and drainage features.

According to available historical sources, the subject property was formerly undeveloped as early as 1896; developed with a residential dwelling from as early as 1910; subsequently redeveloped with a mixture of commercial businesses and residential dwellings from as early as 1930 until at least 1979; and finally developed with the current structure in 1980. Tenants on the subject property include a mixture of residential and commercial/industrial, notably Violet Ray Ice Company (1930-1950); Philip R. Randolph

Company (1957-1963); Universal Industries, Inc. (1967-1975); and WNC First Insurance Services, Inc. (2003-Present). No potential environmental concerns were identified in association with the current or former use of the subject property.

The immediately surrounding properties consist of multiple commercial properties to the north across El Centro Street; residences to the south across Orange Grove Place; a mixture of commercial and residential properties to the southeast across a railway; and a mixture of commercial and residential properties to the west.

According to the California Regional Water Quality Control Board's (RWQCB) online database, GeoTracker, for a nearby release (Case No. T0603746652) and topographic map review, the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately 94 feet below ground surface (bgs) and flow toward the west-northwest.

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:

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

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:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. Suspect ACMs were observed in generally good condition and do not appear to pose a health and safety concern to the occupants of the subject property at this time.

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 845 El Centro Street & 830-832 Orange Grove Place in the City of South Pasadena, 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 no evidence of recognized environmental conditions; however, an environmental issue in connection with the subject property. 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

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 845 El Centro Street & 830-832 Orange Grove Place in the City of South Pasadena, 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. Additionally, 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

OneWest Bank 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 OneWest Bank, FSB, any lender

providing financing for the property, and each of their co-lenders, participants, affiliates, subsidiary or parent companies, successors and assigns. 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.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1972 to 1980. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner's view of the ground during the site assessment was obstructed due to parked cars and excessive storage. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located at the southwest corner of the intersection of El Centro Street and Glendon Way, north of a railway. According to the Los Angeles County Assessor and online research, the subject property is legally described as "MCCAMENT TRACT LOT 19 AND 20" and "*LOT COM AT NE COR OF LOT 1 MCCAMENT TR THE E ON S LINE OF EL CENTRO ST TO NW LINE OF 45 FT R/W OF A T AND S F RY TH SW THEREON TO S PROLONGATION OF E LINE...SEE MAPBOOK FOR MISSING PORTION...LOT 1 MCCAMENT TRACT," and ownership has been vested in CCCC Growth Fund LLC since 2003.

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 WNC First Insurance Services, Inc. for commercial use. Onsite operations consist of typical office activities and maintenance. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, associated landscaping, and drainage features.

The subject property is designated for commercial development by the City of South Pasadena.

The subject property was not identified in the regulatory database report of Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial, retail, industrial and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

North:	El Centro Street beyond which is South Pasadena Public Works Department (842-894 El Centro Street) and Southmark Self Storage (919 Mission Street)
Southeast:	Railway beyond which is Jack's Auto Repair (1001 Glendon Way) and single-family residences (1017 Glendon Way and 1024-1107 Glendon Court)
South:	Orange Grove Place beyond which is Single-family residence (833 Orange Grove Place)
West:	Morrow & Holman Plumbing Inc. (835 El Centro Street) and a single-family residence (826 Orange Grove Place)

The adjacent property to the southeast across the railway is identified as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG), Facility Index System (FINDS), and EDR US Hist Auto Station site in the regulatory database report of Section 4.2.

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 664 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping moderately toward the west-northwest. The subject property is depicted on the 1994 map as depicted as a pink shaded area, which is defined as general urban development; no structures are depicted onsite.

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

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the west-northwest. The nearest surface water in the vicinity of the subject property is the Arroyo Seco located approximately 2,800 feet northwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the South Pasadena Public Works Division serves the subject property vicinity. The sources of public water for the City of South Pasadena are surface water from the Colorado River and northern California.

According to a previous subsurface investigation conducted on a nearby property (736 Mission Street, South Pasadena and Case T0603746652), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 94 feet below ground surface (bgs).

2.4.3 Geology/Soils

The subject property is situated within the Transverse Ranges Physiographic Province of the State of California. The Transverse Ranges are an east-west trending series of steep mountain ranges and valleys. The east-west structure of the Transverse Ranges is oblique to the normal northwest trend of coastal California, hence the name "Transverse." The province extends offshore to include San Miguel, Santa Rosa, and Santa Cruz islands. Its eastern extension, the San Bernardino Mountains, has been displaced to the south along the San Andreas Fault. Intense north-south compression is squeezing the Transverse Ranges. As a result, this is one of the most rapidly rising regions on earth. Great thicknesses of Cenozoic petroleum-rich sedimentary rocks have been folded and faulted, making this one of the important oil producing areas in the United States.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is not mapped; soils information is unavailable for the subject property.

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 06037C1635F, 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. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	Source	Description/Use
1896-1901	Topographic Maps	Undeveloped/native land
1910	Sanborn Map	Residential
1930-1979	Aerial Photographs, Sanborn Maps, City Directories, Topographic Maps, Building Records	Residential and Commercial/light-industrial
1980-Present	Aerial Photographs, Sanborn Maps, City Directories, Topographic Maps, Building Records, Interviews, Onsite Observations	Commercial

Tenants on the subject property include a mixture of residential and commercial/industrial, notably Violet Ray Ice Company (1930-1950); Philip R. Randolph Company (1957-1963); Universal Industries, Inc. (1967-1975); and WNC First Insurance Services, Inc. (2003-Present). No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on August 22, 2014. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	1923, 1928	Scale:	1"=500'
Subject Property:	Developed with multiple commercial/industrial structures in the northern portion; apparent single-family residential dwellings are present in the southwestern portion		
North:	Developed with several residential and commercial structures across El Centro Street		
Southeast:	Appears to be developed with single-family dwellings across a railway		
South:	Appears to be developed with single-family dwellings across Orange Grove Place, and a railway		
West:	Appears to be developed with single-family dwellings and a small commercial structure		

Date:	1938, 1948, 1952, 1964, 1970, 1972	Scale:	1"=500'
Subject Property:	Developed with multiple commercial/industrial structures in the northern portion; apparent single-family residential dwellings are present in the southwestern portion		
North:	Developed with multiple commercial/industrial structures across El Centro Street		
Southeast:	Appears to be developed with single-family dwellings across a railway		
South:	Appears to be developed with single-family dwellings across Orange Grove Place and a railway		
West:	Appears to be developed with single-family dwellings and a small commercial structure		

Date: 1981, 1989, 1994, 2005, 2009, 2010, 2012
Scale: 1"=500'

Subject Property: Developed with a large commercial/industrial structure at the northern portion, similar to the subject building observed during the site reconnaissance; the remainder of the property appears to be associated parking areas

North: Developed with commercial/industrial structures and associated parking areas across El Centro Street

Southeast: Appears to be developed with single-family dwellings across a railway

South: Appears to be developed with single-family dwellings across Orange Grove Place, and a railway

West: Appears to be developed with single-family dwellings and a small commercial structure

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from EDR on August 22, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date: 1903

Subject Property: The subject property is not depicted on this map

North: Not depicted on this map

Southeast: Not depicted on this map

South: Not depicted on this map

West: Not depicted on this map

Date: 1910

Subject Property: The subject property is depicted as four separate lots: only one residential dwelling is depicted at the center of the subject property (addressed at 841 El Centro Street) on the largest lot. One smaller structure is depicted at the southwestern portion of the central lot; the other three lots are undeveloped

North: Developed with the South Pasadena Lumber Company across El Centro Street, including two dwellings, a planning mill and structures for lumber

Southeast: Depicted as vacant lots across the railway

South: Depicted as a vacant lot and a railway across Orange Grove Place

West: Depicted as vacant lots

Date: 1930

- Subject Property:** Depicted as occupied by the Violet Ray Ice Company, (addressed as 841-855 El Centro Street). Commercial structures are depicted at the northern portion of the subject property for office space, storage space and a freezing room; a railway track is depicted to the south of these structures. Two water tanks are depicted northeast of the freezing room. There is a cooling tower depicted southwest of the large commercial/industrial structure. One small structure is labeled "T.C." at the southern portion of the subject property. Additionally, four residential dwellings are depicted at the southwestern portion of the subject property (addressed as 830-832 Orange Grove Place)
- North:** Developed with multiple commercial/industrial structures, including a large vacant structure, a large U-shaped garage and an auto storage across El Centro Street. Additionally, there are dwellings and associated garages; an office building and associated parking and commercial buildings associated with the South Pasadena Street Department's storage yard
- Southeast:** Depicted with an auto repairing facility and a structure labeled as "gas & oil" (addressed as 1001 Glendon Way), residential dwellings and associated garages across a railway
- South:** Developed a residential dwelling and an associated garage, and a railway across Orange Grove Place
- West:** Depicted with a mixture of vacant lot and residential dwellings with garages

Date: 1950

- Subject Property:** Depicted as occupied by the Violet Ray Ice Company, (addressed as 841-855 El Centro Street). Several commercial structures are depicted at the northeastern portion of the subject property including one that is labeled "shingle st'ge"; a railway track is depicted to the south of these structures. A large structure is depicted at the northwestern portion of the subject property, consisting of structures labeled as "ice storage", "freezing room", and a machine shop. Two water tanks are depicted northeast of the freezing room. There is a cooling tower depicted southwest of the large commercial/industrial structure. Two smaller commercial structures labeled "stge" are depicted to the south of the large commercial/industrial structure which appear to be formerly utilized for an agar plant. Additionally, four residential dwellings are depicted at the southwestern portion of the subject property (addressed as 830-832 Orange Grove Place)
- North:** Developed with multiple commercial/industrial structures, which are associated with "Frozen Novelties Mfg", across El Centro Street. Additionally, there are dwellings and associated garages; an office building and associated parking and commercial buildings associated with the South Pasadena Street Department's storage yard
- Southeast:** Depicted with a structure for "gas and oil", (addressed as 1001 Glendon Way), residential dwellings and associated garages across a railway
- South:** Developed a residential dwelling and an associated garage, and a railway across Orange Grove Place
- West:** Developed with a structure occupied by "frozen novelties mfg" and residential dwellings and associated garages

Date: 1963

Subject Property: Depicted as occupied by the Philip R. Randolph Company, a "frozen food packaging" business (addressed as 845-855 El Centro Street). Several office buildings are depicted at the northeastern portion of the subject property; a railway track is depicted to the south of these buildings. A large structure is depicted at the northwestern portion of the subject property, consisting of a warehouse, a large "packing room", additional office space and a machine shop. There is a cooling tower depicted southwest of the large commercial/industrial structure. Two smaller commercial structures labeled "stge" are depicted to the south of the large commercial/industrial structure. Additionally, four residential dwellings are depicted at the southwestern portion of the subject property (addressed as 830-834 Orange Grove Place)

North: Developed with multiple commercial/industrial structures, which are associated with "Frozen Novelties Mfg", across El Centro Street. Additionally, there are dwellings and associated garages; an office building and associated parking and commercial buildings associated with the South Pasadena Street Department

Southeast: Developed with an auto repairs shop, residential dwellings and associated garages across a railway

South: Developed a residential dwelling and an associated garage, and a railway across Orange Grove Place

West: Developed with a structure occupied by "frozen novelties mfg" and residential dwellings and associated garages

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on August 22, 2014 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following tables:

City Directory Search for 845 El Centro Street & 830-832 Orange Grove Place (Subject Property)

Year(s)	Occupant Listed
1950	Reeder Salt Company / Violet Ray Ice Company (845 El Centro Street) Residential (830-832 Orange Grove Place)
1957	Creamery Products Corporation / Ordnance Associates Inc. / Randolph Philip R Company / Violet Ray Ice Company (845 El Centro Street), Residential (830 Orange Grove Place)
1958	Creamery Products Corporation / Ordnance Associates Inc. / Randolph Philip R Company / Violet Ray Ice Company Creamery Products Corporation (845 El Centro Street) Fisk & Mason Inc. Shingles & Shakes (855 El Centro Street)
1960	Residential (830 Orange Grove Place)
1962	Creamery Products Corporation / Randolph Philip R Company Inc. (845 El Centro Street) Ordnance Associates Inc. (855 El Centro Street)
1966	Residential (830 Orange Grove Place)
1967	Husky Precision Punches Div Universal Industries (845 El Centro Street)
1971	Universal Industries Inc. (845 El Centro Street)
1975	Universal Industries Inc. (845 El Centro Street), Residential (830 Orange Grove Place)
1980	Residential (830 Orange Grove Place)

1981	Ohio Casualty Insurance Company/ West American Insurance Company (845 El Centro Street)
1985	Insureco Inc Claims Department / Ohio Casualty Insurance Company / West American Insurance Company (845 El Centro Street)
1986, 1990	Transamerica Financial Systems and Concepts (845 El Centro Street)
1999	Panda Management Company (845 El Centro Street)

According to the city directory review, the subject property was occupied by Universal Industries Inc. from as early as 1967-1975 (seven years). According to online research, the company manufactures bulk material handling equipment specializing in bucket elevators and conveyors. Metal manufacturers typically use solvents in their day-to-day operations that may affect the soil, groundwater, and nearby surface water; however, due to the relatively short duration of the business and the redevelopment of the subject property, the listing is not expected to represent a significant environmental concern.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1958	Community Stations Inc. / Pathfinder Petroleum Company (1001 El Centro Street) Frigid Process Company / Embassy Ice Cream Company (850 El Centro Street)
1962	Pathfinder Oil Company (1001 El Centro Street) Frigid Process Company / Embassy Ice Cream Company (850 El Centro Street)
1967	Pathfinder Oil Company - Purchasing and Sales Offices (1001 El Centro Street) Frigid Process Company / Embassy Ice Cream Company (850 El Centro Street))
1971	Art Center Frame Shop (835 El Centro Street)
1981	Art Center Frame Shop (835 El Centro Street)
1986	Art Center Frame Shop (835 El Centro Street)
1990	Art Center Frame Shop (835 El Centro Street)

According to the city directory review, the southeast adjacent property has been occupied by Pathfinder Oil Company at 1001 El Centro Street from as early as 1962 until at least 1967 (five years). Historical review of the Sanborn Fire Insurance maps indicates the property was occupied by an auto repairs. Due to the redevelopment of the property the listing is not expected to represent a significant environmental concern.

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

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR on August 21, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date:	1896, 1900, 1901
Subject Property:	The subject property appears to be undeveloped
North:	Depicted with one small structure across El Centro Street
Southeast:	Appears to be depicted with several structures across a railway
South:	Appears to be undeveloped across Orange Grove Place, and a railway
West:	Appears to be undeveloped

Date: 1941

Subject Property: Depicted as developed with commercial/industrial structures in the northern portion
North: Depicted with one small structure across El Centro Street
Southeast: Depicted with multiple structures across a railway
South: Depicted with a structure across a railway across Orange Grove Place and a railway
West: Depicted with multiple small structures

Date: 1953, 1966, 1972, 1981, 1994

Subject Property: Depicted as a pink shaded area, which is defined as a general urban development; no structures are depicted onsite
North: Depicted as a pink shaded area across El Centro Street
Southeast: Depicted as a pink shaded area across a railway
South: Depicted as a railway and a pink shaded area across Orange Grove Place, and a railway
West: Depicted as a pink shaded area

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

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Sanitation District

Regulatory Agency Data

Name of Agency:	Los Angeles County Sanitation District (LACSD)
Point of Contact:	Ms. Charlene Hamilton
Agency Address:	1955 Workman Mill Road, Whittier, California 90601
Agency Phone Number:	(562) 699-7411
Date of Contact:	August 20, 2014
Method of Communication:	In Person/Email
Summary of Communication:	No records regarding wastewater permit for the subject property were on file with the LACSD.

A copy of pertinent documents is included in Appendix B of this report.

4.1.2 Health Department

Regulatory Agency Data

Name of Agency:	Los Angeles County Public Health Investigations (LACPHI)
Point of Contact:	Ms. Yvonne Curtis
Agency Address:	5555 Ferguson Drive, Commerce, California 90022
Agency Phone Number:	(323) 890-7801
Date of Contact:	August 20, 2014
Method of Communication:	Faxed Request
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.

A copy of pertinent documents is included in Appendix B of this report.

4.1.3 Fire Department

Regulatory Agency Data

Name of Agency:	South Pasadena Fire Department (SPFD)
Point of Contact:	Mr. Israel Razo
Agency Address:	817 Mound Street, South Pasadena, California
Agency Phone Number:	(626) 403-7300
Date of Contact:	August 20, 2014
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 South Pasadena.

4.1.4 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	Air Quality Management District (AQMD)
Point of Contact:	General Website Information
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.

A copy of pertinent documents is included in Appendix B of this report.

4.1.5 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	General Website Information
Agency Address:	320 West 4th Street #200, Los Angeles, California 90013
Agency Phone Number:	(213) 576-6600
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

A copy of pertinent documents is included in Appendix B of this report.

4.1.6 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	General Website Information
Agency Address:	5816 Corporate Drive, Cypress, California 90630
Agency Phone Number:	N/A
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

A copy of pertinent documents is included in Appendix B of this report.

4.1.7 Building Department

Regulatory Agency Data

Name of Agency:	South Pasadena Building Department (SPBD)
Point of Contact:	Yvette Hall
Agency Address:	1414 Mission Street, South Pasadena, California
Agency Phone Number:	(626) 403-7230
Date of Contact:	Various in August, 2014
Method of Communication:	In Person/Email/Telephone
Summary of Communication:	Records were available for review, as further discussed in the following table.

Building Records Reviewed for 845-899 El Centro Street & 830-832 Orange Grove Place (Subject Property)

Year(s)	Owner/Applicant	Description
1979	McCulloch Realty	Permit to demolish a 5,000 square foot single-story building
1980	Insurco Inc.	Building permit to construct a new two-story building with subterranean parking
1989	EDC Inc.	Permit to add an addition of 5,400 square foot space to the two-story building
1994	The Chang Family Truck	Alteration permit
2011	WNC Insurance Service Inc.	Permit for reroofing the building

A copy of pertinent documents is included in Appendix B of this report.

4.1.8 Planning Department

Regulatory Agency Data

Name of Agency:	South Pasadena Planning Department (SPPD)
Point of Contact:	General Website Information
Agency Address:	1414 Mission Street, South Pasadena, California
Agency Phone Number:	(626) 403-7200
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned for commercial development by the City of South Pasadena.

4.1.9 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	http://maps.conservation.ca.gov/doms/
Agency Address:	5816 Corporate Avenue, Suite 200, Cypress, California 90630-4731
Agency Phone Number:	(714) 816-6847
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

A copy of pertinent documents is included in Appendix B of this report.

4.1.10 Assessor's Office

Regulatory Agency Data

Name of Agency:	Los Angeles Assessor
Point of Contact:	General Website Information
Agency Address:	500 West Temple St. Room 225, Los Angeles, California 90012
Agency Phone Number:	(888) 807-2111
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 5315-019-048, 5315-019-045 and 5315-019-046. The current building was constructed in 1980 and totals approximately 36,149 square feet on a 1.58 acre lot.

A copy of pertinent documents is included in Appendix B of this report.

4.1.11 Chicago Title Company

Regulatory Agency Data

Name of Agency:	Chicago Title Company
Point of Contact:	General Website Information
Agency Address:	N/A
Agency Phone Number:	(888) 581-3348
Date of Contact:	August 20, 2014
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 5315-019-048, 5315-019-045 and 5315-019-046 and has been owned by CCCC Growth Fund LLC since 2003. The current building was constructed in 1980 and totals approximately 36,149 square feet on a 1.58 acre lot.

A copy of pertinent documents is included in Appendix B of this report.

4.1.12 Public Works

Regulatory Agency Data

Name of Agency:	Los Angeles Department of Public Works (LADPW)
Point of Contact:	Not Reported
Agency Address:	900 South Fremont Avenue, Alhambra, California
Agency Phone Number:	(626) 458-3617
Date of Contact:	August 20, 2014
Method of Communication:	Faxed request/In person
Summary of Communication:	No records were identified for the subject property with the LADPW.

A copy of pertinent documents is included in Appendix B of this report.

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

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
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	Y	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	Y
State/Tribal Registered Storage Tank Sites (UST/Facility Index System/Facility Registry System (FINDS))	0.25	N	N	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	Y	N
EDR US Hist Cleaners	Varies	N	N	N
Facility Index System/Facility Registry System (FINDS)	0.25	N	Y	N
Hazardous Waste & Substance Site List (HIST CORTESE)	0.50	N	N	Y

4.2.2 Subject Property Listings

The subject property is not identified in the regulatory database report.

4.2.3 Adjacent Property Listings

The adjacent property to the southeast across the railway is identified as a RCRA-SQG, FINDS, and EDR US Hist Auto Station site in the regulatory database report, as discussed below:

- The property, identified as Jack's Auto Repair at 1001 Glendon Way, is located adjacent to the east of the subject property across the railway. This site is listed on the RCRA-SQG, FINDS and EDR US Hist Auto Stat databases. No violations were reported. The site is listed as "Jack's Auto Repair" from 2000 through 2012. According to available historical information, it appears that this property has operated as a gas station and/or automotive service station facility since at least 1930. Based on the lack of reported releases and the redevelopment of the subject property, including the installation of a sub-grade parking garage level and basement below the entirety of the subject building, this listing is not expected to represent a significant environmental concern 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

The property to the north-northwest is identified as a LUST, HIST CORTESE site in the regulatory database report, as discussed below:

- The property, identified as City of South Pasadena at 825 East Mission Street, is located approximately 0.115-mile to the north-northwest of the subject property, and situated hydrologically cross-gradient. This site reported a release of gasoline on July 9, 1990, which reportedly impacted soil only. The release occurred as a result of a tank closure and was reported to the lead agency (LARWQCB) on July 9, 1990. No documents pertaining to the subsurface investigation or remedial action were available for review at the time of the assessment. The responsible party is identified as City of South Pasadena, and regulatory closure was obtained on January 8, 1991. Based on the distance of the impacted-soil to the subject property boundary, the inferred groundwater direction flow and the regulatory status, this listing is not expected to represent a significant environmental concern 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.

4.2.5 Orphan Listings

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

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

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 OneWest Bank (User of this report).

User Responsibilities				
Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
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 2004, identified as CCCC Growth Fund, LLC, was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Ms. Tammie Capps, key site manager, indicated that she had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Additionally, Ms. Capps indicated the subject property was previously occupied by Transamerica, and Panda Corporation.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

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.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User 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*

No knowledge of valuation reductions associated with the subject property was provided by the User 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*

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

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

Site Assessment Data

Site Assessment Performed By: Francine Yeung
Site Assessment Conducted On: August 27, 2014

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

Site Visit Personnel for 845 El Centro Street & 830-832 Orange Grove Place (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Mr. Chris Grekowicz	Key Site Manager	(626) 441-8705	No
Ms. Tammie Capps	Property Manager	(626) 463-6348	Yes

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

No potential environmental concerns were identified during the onsite reconnaissance.

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 on the eastern portion of the subject property. An independent solid waste disposal contractor, Athens Services, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of South Pasadena 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. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

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 Southern California Edison (SCE) and the Southern California Gas Company (SCG). The mechanical system is comprised of rooftop-mounted packaged HVAC units. Hot water is provided by central natural gas-fired 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

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

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)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into

which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One pad-mounted transformer was observed on the subject property. The transformer is not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformer. Based on the age and good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

Additionally, the subject building is equipped with a hydraulic passenger elevator. Based on the year of installation of the elevator (1980), it is unlikely that the hydraulic fluid within the elevator equipment contains PCBs. The elevator equipment room was inspected by Partner, and the equipment appeared to be in good condition during the site reconnaissance. Based on the good condition of the elevator equipment and the regularly scheduled maintenance of the elevator, the elevator is not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, balers, 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 1980. Please refer to the table below for observed materials that would be considered suspect ACMs in the event of a thorough survey:

Suspect ACMs			
Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Fair to Good
Stucco	Throughout Building Exterior	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

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/cm² (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as “Title X”, to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section

1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

It is unlikely that LBP is present in buildings constructed after 1977. Therefore, due to the age of the subject property building, it is unlikely that LBP is present.

Actual material samples would need to be collected in order to determine if LBP is present.

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:

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

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

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

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the South Pasadena Public Utilities Division serves the subject property vicinity. The sources of public water for the City of South Pasadena are surface water from the Colorado River and northern California. According to the City of South Pasadena and the 2013 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 observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

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

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

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:

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

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:

- Due to the age of the subject property building, there is a potential that ACMs are present. Suspect ACMs were observed in generally good condition and do not appear to pose a health and safety concern to the occupants of the subject property at this time.

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 845 El Centro Street & 830-832 Orange Grove Place in the City of South Pasadena, 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 no evidence of recognized environmental conditions; however, an environmental issue in connection with the subject property. 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

Partner has performed a Phase I Environmental Site Assessment of the property located at 845 El Centro Street & 830-832 Orange Grove Place in the City of South Pasadena, 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.

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Reviewed By:

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Andrew J. Zemke
Senior Author

9.0 REFERENCES

Reference Documents

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United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, August 2014

United States Geological Survey, accessed via the Internet, August 2014

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, August 2014

FIGURES

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

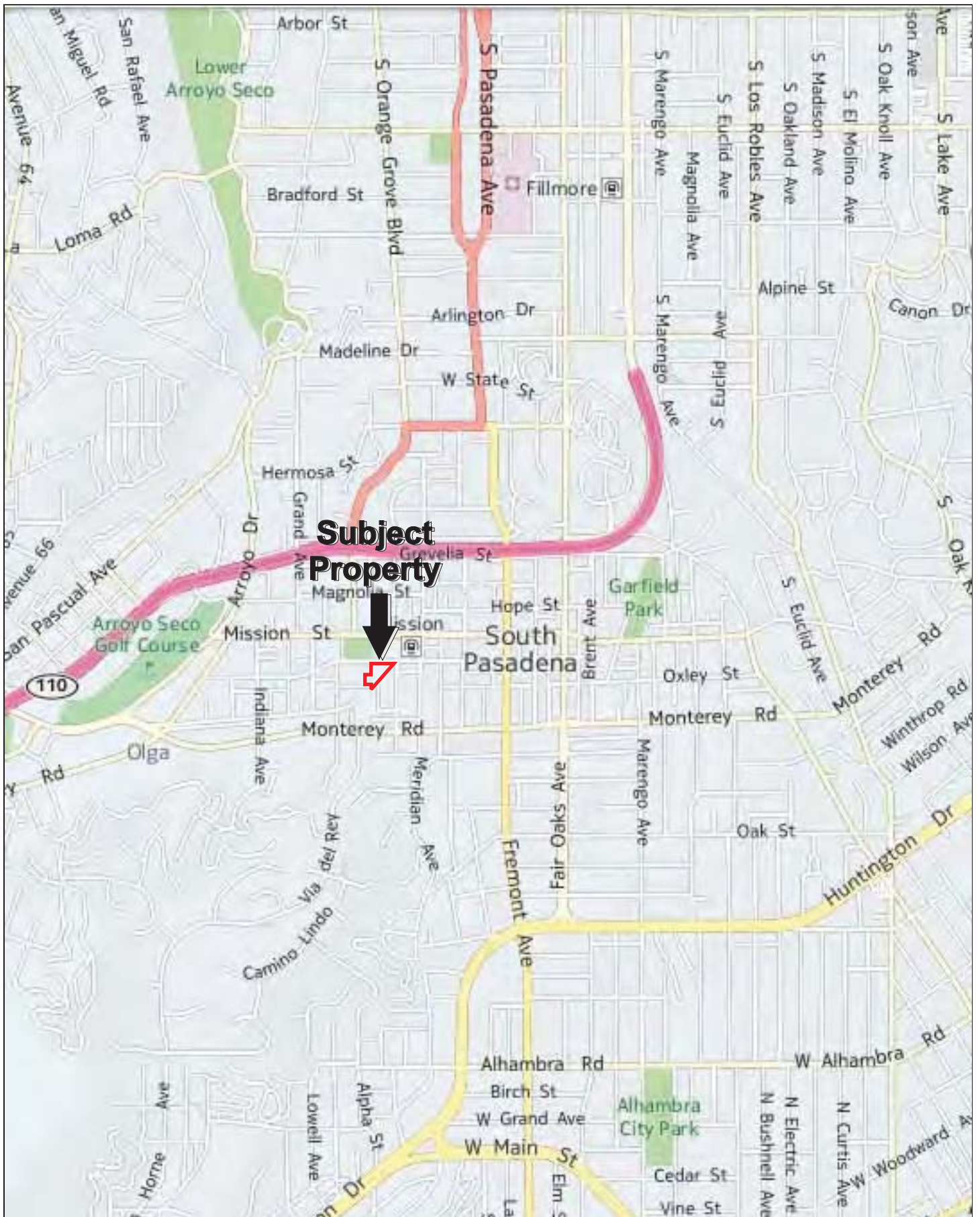


FIGURE 1: SITE LOCATION MAP
Project No. 14-125429.1

Drawing Not To Scale



PARTNER



KEY: Subject Site  Transformer 

FIGURE 2: SITE PLAN
Project No. 14-125429.1

Drawing Not To Scale

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GROUNDWATER FLOW 