



**PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT FOR
COMMERCIAL PROPERTY LOCATED AT 1024 MATEO STREET, 2016 BAY
STREET, AND 2001, 2005 AND 2025 SACRAMENTO STREET,
WITHIN THE CITY OF LOS ANGELES, CALIFORNIA**

For submittal to

**Property-Ownership Representatives
515 South Flower Street, 28th Floor
Los Angeles, California 90071
CA9-512-28-14**

Prepared by

Certified Environmental Consultants, Inc.



A handwritten signature in black ink that reads "David R. Johannes".

David R. Johannes, PG, REA, CES
President



CEC Project Number 15-1775
August 13, 2015

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1.0 INTRODUCTION

Certified Environmental Consultants, Inc. (CEC) recently completed additional-due-diligence activities, which included completion of subsurface investigation through the use of geophysical surveying techniques, and the collection and analysis of soil-vapor samples and physical soil samples, from selected site locations, based on historical site records (see following section), current site features, and the results of the geophysical-surveying activities.

The subject site's location is shown on Figure 1 - Site Location Map. The site location is further delineated on Figure 2 - Assessor's Parcel Map. This report describes the sampling procedures that were followed and underlying rationale, and provides a summary of the investigation's findings.

1.1 Purpose

The purpose of the recent sampling program was to investigate if adverse environmental conditions are present at the site, as related to potential environmental concerns that had been identified for the land by others, as described in a previously prepared Phase I Environmental Site Assessment (Phase I) report for the subject site. The previous report had been prepared by Environmental Managers & Auditors, Inc. (EMA), out of Calabasas, California, and was dated June 30, 2015.

Specifically, the earlier EMA report identified past use of portions of the site for service-station (automotive) activities, and prior use of the northern part of the site as a "junk yard", and the current-day presence of a wash-down drain and associated clarifier, as representing potential environmental conditions of concern. Copies of the text portion of the previous Phase I report, as well as pertinent historical site-usage documents that were appended to the Phase I report, have been provided as Appendix A for reference.

1.2 Involved Parties

This Phase II report was prepared on behalf of current property-ownership representatives, in general accordance with the terms and conditions outlined in a proposal dated July 1, 2015, and subsequent electronic communications.

2.0 SITE DESCRIPTION

The site consists of multiple, contiguous, rectangle-shaped commercial parcels, which collectively occupy an area situated between Bay and Sacramento Streets to the north and south, respectively, with Mateo Street along the western boundary, and additional commercial properties and Santa Fe Street to the east, as reflected on Figure 2.

The northern portion of the property currently is occupied by a bus-maintenance/offices building, and the southeastern portion of the site is occupied by a three-sided storage shed. Additional current-day features at the site include a wash-down drain and clarifier at a washing station that is located adjacent to the storage shed, and a large, above-ground storage tank (AST) that is used for storage of liquefied propane, and fixtures that were deemed to be indicative of the presence of municipal services (potable water and sanitary sewer) and private-utility (natural gas and electricity) connections.

The remainder of the site is open space that is covered with asphalt and concrete pavement. This open area of the site is used a bus storage/staging area. Asphalt and/or concrete flooring was present inside the warehouse/office building, and inside the storage shed.

Multiple gates along the adjacent streets provide access to the site. However, a monitored driveway off Bay Street provides the primary access point for the site's on-site parking/storage areas.

The site buildings currently are occupied by personnel affiliated with a municipal-bus maintenance and services business. Additional site information is included in Appendix A. The general layout of the site can be seen on previously referenced Figure 2, as well as on Figure 3 - Recent Sample Locations.

3.0 RECENT SAMPLING AND ANALYTICAL ACTIVITIES

The herein-described sampling program was completed in order to screen the site's subsurface environment for the presence of adverse petroleum and/or chemical impacts, and assess the nature of any detected environment impacts, at specific locations that were related to previously identified historical site activities/features, geophysical surveying activities, as well as current physical fixtures.

3.1 Geophysical Surveying

In an effort to screen the site for the presence of in-place underground storage tanks (USTs) or other features of potential concern, the services of Geovision Geophysical Services (GGS), out of Corona, California, were utilized. Geophysical surveying activities were completed at the site on July 24 and July 29, 2015. Specifically, GGS inspected the subsurface environment at accessible areas of the site using magnetometer, high-frequency metal detection, conductivity and/or ground-penetrating radar equipment.

Site personnel assisted in moving buses and other vehicles and generally provided access to open areas of the site. The presence of the buildings, the AST, and a few broken-down vehicles, limited access to some areas. However, GGS personnel generally were able to screen portions of the site that were previously identified as having been used for historical service-station operations. The various GGS personnel were not given any of the known site-history information, in order to ensure objective interpretation of the result data.

A copy of GGS's recent report is included in Appendix B. With the exception of a linear feature that was identified by GGS's conductivity instruments (see Figure 4 in GGS report), subsurface anomalies generally coincided with past service-station operations, such as previous pump islands, storage buildings, hydraulic hoists, and a "grease pit", as reflected in historical records provided in Appendix A.

No subsurface features that were consistent with the presence of USTs were identified in the screened areas. This finding, in conjunction with a prior grading-permit reference that pertained to "storage tank backfill", would be consistent with the prior removal of the site's former USTs.

3.2 Soil Sampling

As discussed below, soil-vapor sampling activities were completed to screen for petroleum and/or other chemical impacts at suspect areas of the property. As part of the vapor-probe installation at two locations

(SV-6 and SV-7), which were located on a portion of the site that was reported to have at one time been used as junk yard, representative soil samples were collected from depths of roughly 1 foot below grade. These recent sample locations are depicted on Figure 3.

The samples were collected in driven, stainless-steel tubes, which were sealed and capped, and placed in an iced cooler, pending delivery to the laboratory. The samples subsequently were delivered to American Scientific Laboratories, LLC (ASL), located in Los Angeles, California, under chain of custody. Following a compositing of the two samples, the soils were analyzed by for Title 22 Metals, using EPA Method 6010B/7471A.

The analytical report indicated the presence of arsenic at a concentration of 1.68 parts per million (ppm). This concentration was slightly greater than a published Environmental Screening Level (ESL) for this compound in shallow soils at commercial properties. The remaining Title 22 metals were reported at concentrations that were well below the respective ESL values, or were not detected.

These recent soil-sample data are summarized in Table 1 - Soil-Sampling Title 22 Analytical Results. Additionally, copies of ASL's analytical report and sample-custody form are included in Appendix C.

3.3 Soil-Vapor Sampling

CEC's recent subsurface-screening activities culminated with the collection and analysis of soil-vapor samples. For these services, a specialty contractor was utilized for providing access holes in the flooring/pavement surfaces, and subsequent collection of representative soil-vapor samples from beneath the floor slab/pavement. Soil-vapor samples were collected at eight locations that were deemed most likely to exhibit chemical and/or petroleum impacts, if present, based on previously discussed rationale (see Figure 3).

These additional services were provided by Optimal Technology (OT), operating out of Thousand Oaks, California. Upon collection, OT's personnel transferred the various soil-vapor samples directly into an on-site analytical instrument that was housed in a mobile laboratory. The soil-vapor samples were analyzed for the presence of volatile organic compounds (VOCs) by EPA Method 8021B. Following sample collection, the temporary vapor probes were removed and the boreholes were back-filled with inert material, and the floor/pavement surfaces were patched to match existing grade.

The soil-vapor analytical report indicated the presence of tetrachloroethene, also known as perchloroethene, or PCE, in each of the collected soil-vapor samples. The reported PCE values in soil vapors ranged from 3.69 to 22.42 parts per billion by volume (ppbv). Each of these values exceeds the recommended screening level for PCE in commercial-site soil vapors of 0.603 ppbv (California Human Health Screening Levels).

The soil-vapor screening did not identify the presence of any of the most common VOCs that are associated with gasoline and other petroleum products (benzene, ethylbenzene, toluene, and total xylenes). This finding is deemed to be consistent with a lack of fuel-related environmental impacts at the site.

The recent soil-vapor data are summarized in Table 2 - Soil-Vapor Sampling Analytical Results. Additionally, copies of OT's analytical report are included in Appendix D.

4.0 DISCUSSION OF ADDITIONAL-INVESTIGATION FINDINGS

No subsurface features that would be consistent with the presence of USTs were identified in the screened areas. This finding, in conjunction with a prior grading-permit reference for “storage tank backfill”, is deemed to be consistent with the prior removal of the site’s former USTs.

The described soil-sample analytical report indicated the presence of arsenic at a concentration of 1.68 ppm. This concentration was slightly greater than the published ESL for this compound in shallow soils at commercial properties. The remaining Title 22 metals were reported at concentrations that were well below the respective ESL values, or were not detected.

The described soil-vapor analytical report indicated the presence of tetrachloroethene, also known as perchloroethene, or PCE, in each of the collected samples. The reported PCE values in soil vapor ranged from 3.69 to 22.42 ppbv. Each of these values exceeds the screening level for PCE in commercial-site soil vapors of 0.603 ppbv (California Human Health Screening Levels).

The soil-vapor screening did not identify the presence of any of the most common VOCs that are associated with gasoline and other petroleum products (benzene, ethylbenzene, toluene, and total xylenes). This finding is deemed to be consistent with a lack of present-day, fuel-related environmental impacts at the site.

5.0 LIMITATIONS

No site assessment activities, no matter how extensive or expensive, can guarantee the absence of hazardous or otherwise regulated materials at a particular site. Despite the use of reasonable care, CEC and other well-qualified and competent environmental professionals may fail to detect the presence of hazardous/regulated substances at a property. In addition, CEC and other environmental professionals may under or over estimate the amount and/or extent of hazardous or regulated substances present. Further, no comment can be made regarding future site conditions or the performance of construction materials.

CEC assumes no responsibility for conditions that were not readily apparent at the time of its work, or for the accuracy or completeness of information provided or compiled by others. The professional services provided for this report and the related investigation are intended to meet the degree of skill and care ordinarily exercised by other environmental professionals in the region practicing under similar conditions and circumstances. No other warranty or guarantee, express or implied, is made.

This report has been prepared on behalf of ownership interests, as authorized and requested by current property-ownership representatives, to be used solely by these authorized personnel in evaluating the potential impact of hazardous/regulated materials at the site. This report is not intended for use by other parties, and may not contain sufficient detail for use by others. Any use of or reliance upon the information by another party shall be at the sole risk of such third party, and without legal recourse against CEC, its employees, or officers, regardless of whether such action is based upon contract, tort or statute.

This report is not a legal opinion. CEC’s comments are based on its understanding of current regulations and experience with similar projects. A qualified environmental attorney should be

consulted for a legal opinion on any related matters, including site ownership/management requirements and options.

The site was not sampled for nor inspected for radon, mold, or other indoor-air-quality concerns. Sampling and/or inspecting the site for radon, mold or other indoor-air-quality issues, such as vapor intrusion, would require use of specialty sampling equipment and outside laboratory analyses. If desired, such additional services would necessitate an increase in CEC's scope of work.

6.0 REGULATORY REFERENCES

California Human Health Screening Levels, Environmental Screening Levels; Screening for Environmental Concerns at Sites with Contaminated Soil and Ground Water, California Regional Water Quality Control Board, San Francisco Region, Interim Final, 2008.

Tables

Table 1
Soil-Sampling Title 22 Analytical Results
1024 Mateo Street, 2016 Bay Street, 2001, 2005 and 2025 Sacramento Street
Los Angeles, California

Title 22 Metal	Sample Identification/Location (1)	Environmental Screening Level - Comm. Property (2)
	SV-6/SV-7 (composite)	
Antimony	ND	40
Arsenic	1.68	1.6
Barium	112	1500 8
Beryllium	ND	8
Cadmium	1.08	7.4
Chromium	37.4	7500
Cobalt	8.22	80
Copper	23.8	230
Lead	60.8	750
Mercury	0.0763	10
Molybdenum	1.93	40
Nickel	29.4	150
Selenium	ND	10
Silver	ND	40
Thallium	ND	16
Vanadium	33.4	200
Zinc	116	600

Notes:

- (1) Former junk yard portion of site, see provided figures for physical depiction of sample locations
 - (2) Environmental Screening Levels (ESLs) for Shallow Soils at Commercial Properties, Regional Water Quality Control Board, San Francisco Region, Interim Draft, 2008
- Bold type face = Exceeds recommended screening level

Table 2
Soil-Vapor Sampling Analytical Results
1024 Mateo Street, 2016 Bay Street, 2001, 2005 and 2025 Sacramento Street
Los Angeles, California

Sample I.D.	Sample Location (1)	Benzene (2)	Toluene (2)	Ethyl-benzene (2)	Xylenes (2)	PCE (3)	Other VOCs (4)
SV-1	Adjacent to current clarifier/wash drain	ND	ND	ND	ND	3.69	ND
SV-2	At former grease-pit location	ND	ND	ND	ND	14.54	ND
SV-3	At former UST location	ND	ND	ND	ND	22.42	ND
SV-4	At former hydraulic hoists location	ND	ND	ND	ND	21.32	ND
SV-5	At former pump-islands location	ND	ND	ND	ND	21.81	ND
SV-6	At former UST location	ND	ND	ND	ND	13.78	ND
SV-7	Adjacent to current waste-stoarge area	ND	ND	ND	ND	11.76	ND
SV-8	S. of main bld., at conduc. anomoly loc.	ND	ND	ND	ND	11.72	ND

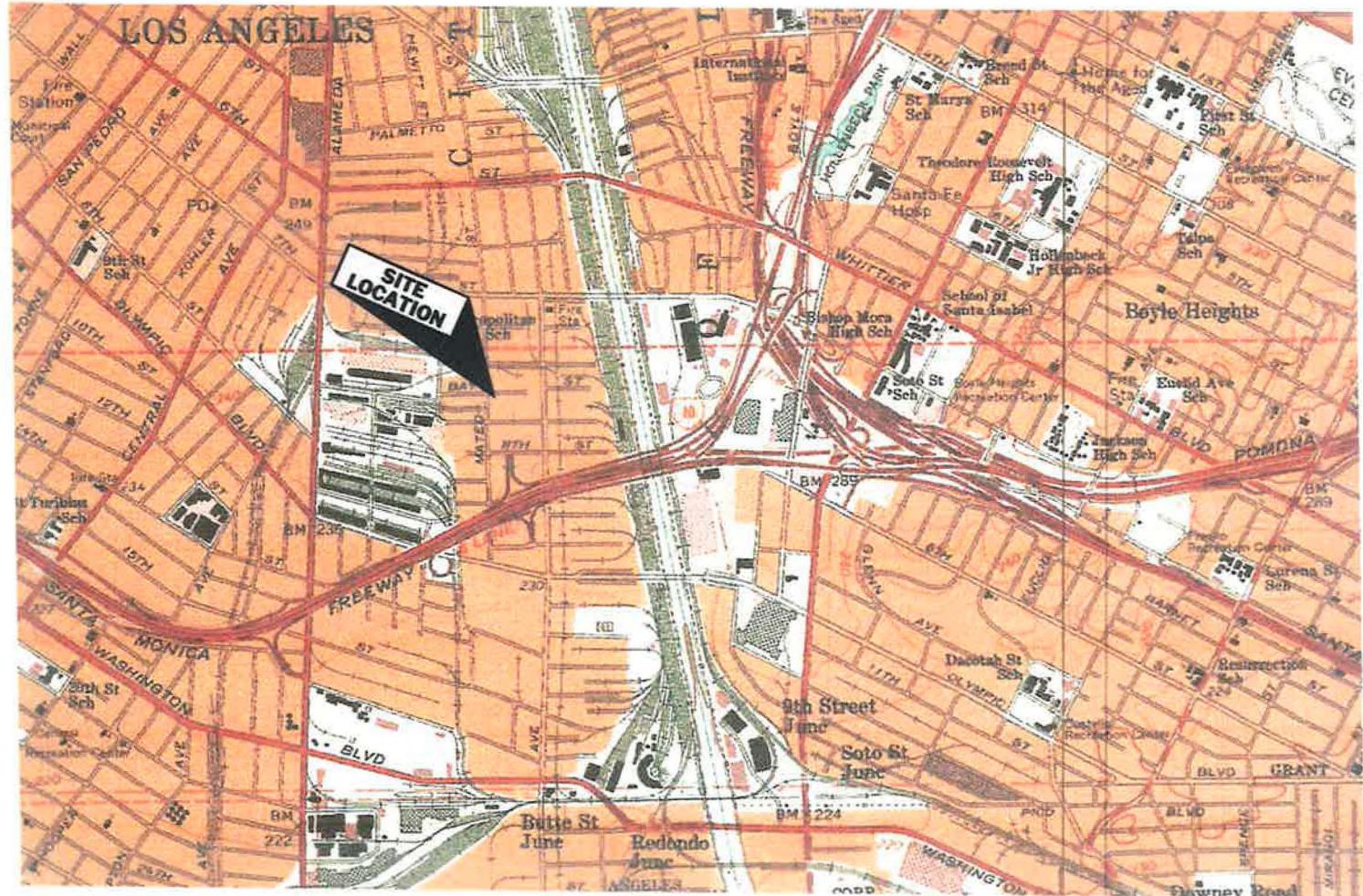
Notes:

- (1) See provided figures for physical depiction of sample locations
- (2) Common volatile gasoline constituents by EPA Method 8021B
- (3) Tetrachloroethene/Perchloroethene by EPA Method 8021B
- (4) Other volatile organic compounds measured by Method 8021B, see report for listing of method analytes

ND = Not detected above method detection limits

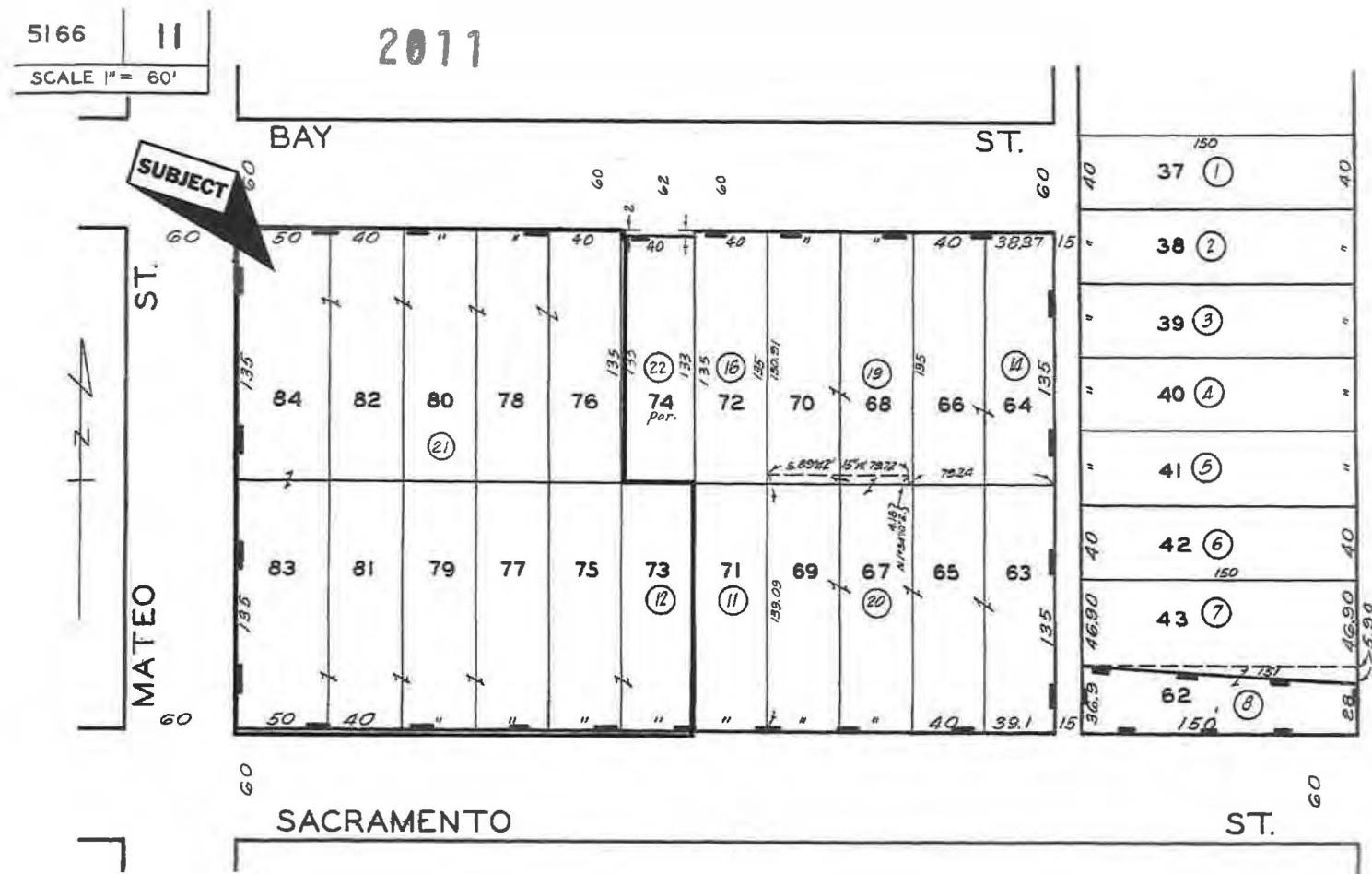
Bold type face = Exceeds recommended screening level

Figures



TARGET QUAD
 NAME: LOS ANGELES
 MAP YEAR: 1994
 REVISED FROM :1966
 SERIES: 7.5
 SCALE: 1:24000

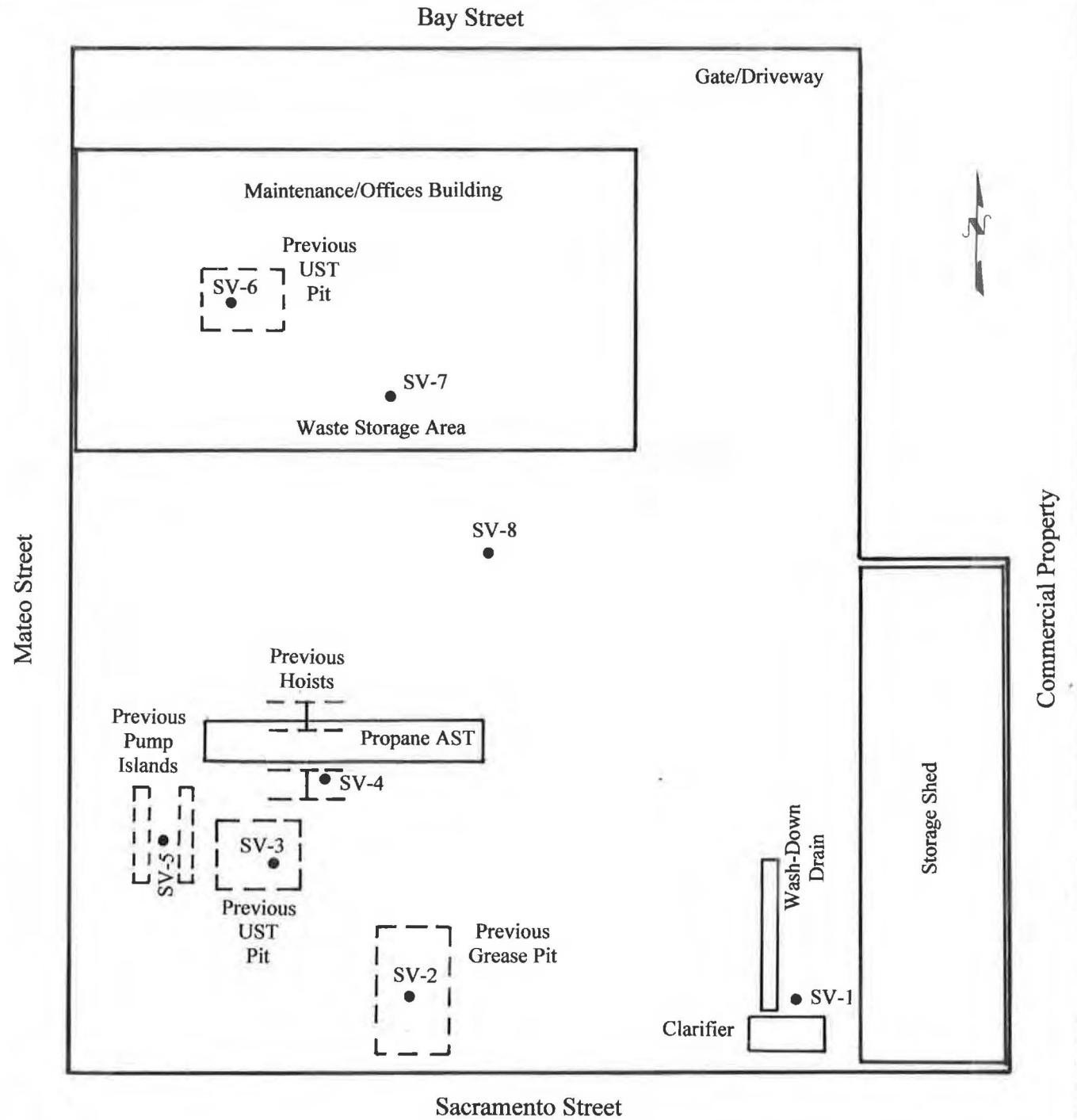
DATE: 8/12/15	DRAWN BY: D. Johannes	PROJECT NO. 15-1775	Site Location Map 1024 Mateo St., 2016 Bay St., 2001, 2005 and 2025 Sacramento St. Los Angeles, California	FIGURE 1
SOURCE:	USGS Los Angeles Quadrangle			



Scale Has Been Altered

DATE: 8/12/15	DRAWN BY: D. Johannes	PROJECT NO. 15-1775	Assessor's Parcel Map 1024 Mateo St., 2016 Bay St., 2001, 2005 and 2025 Sacramento St. Los Angeles, California	FIGURE 2
SOURCE:	Los Angeles Assessor's Office			

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Legend:

- SV-1 Soil-vapor and/or soil sample location/designation

Approximate Scale (feet)



All Locations and Dimensions Approximate

DATE: 8/12/15	DRAWN BY: D. Johannes	PROJECT NO. 15-1775	Recent Sample Locations 1024 Mateo/2016 Bay/2001, 2005, 2025 Sacramento Sts. Los Angeles, California	FIGURE 3
SOURCE: Environ. Mngrs. & Auditors, Inc./CEC				

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Appendix A
Previous Phase I Report (excerpts)

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT OF
THE PROPERTY LOCATED AT
2025 SACRAMENTO STREET, 1024 MATEO STREET AND 2016 BAY STREET
(ALSO INCLUDES 2001-2005 SACRAMENTO STREET)
LOS ANGELES, CA 91402**

Prepared for:

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Project No. 2015-786-25

June 2015



Environmental Managers & Auditors, Inc.



June 30, 2015

Bank of America N.A
US Trust Real-Estate Services
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Los Angeles CA. 90071

To whom it may concern:

In accordance with Bank of America's request and authorization, Environmental Managers & Auditors Inc. (EMA) performed a review of potential environmental liabilities associated with the property located at 2001-2005 Sacramento Street, 1024 Mateo Street and 2016 Bay Street, Los Angeles, California, in June 2016. The purpose of this assessment was to identify potential environmental concerns associated with the property (exclusive of geologic stability or flood potential), building construction, and use. This investigation was conducted by EMA and consisted solely of the activities described in the Scope of Work section of this report. The findings, conclusions and recommendations presented herein are subject to the limitations discussed in Section 1.3 and the agreement for Environmental Consulting Services.

A brief report summarizing our findings is enclosed. Should you have any questions, please do not hesitate to contact the undersigned at your convenience. EMA appreciates the opportunity to be of professional services to Bank of America on this project.

Sincerely,

ENVIRONMENTAL MANAGERS & AUDITORS, INC.

A handwritten signature in blue ink that reads "Khalid Mahmood".

Khalid Mahmood, R.E.A.
Project Director

Enclosure

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Los Angeles | San Francisco | Dallas | Las Vegas | Phoenix | Washington D.C.

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EXECUTIVE SUMMARY

Environmental Managers & Auditors, Inc (EMA) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-13 for the property located at 2001-2005 Sacramento Street ; 1024 Mateo Street; 2016 Bay Street, Los Angeles, California.

The Phase I Environmental Site Assessment is designed to provide Bank of America an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The address of the subject property is 2001-2005 Sacramento Street, 1024 Mateo Street, and 2016 Bay Street, Los Angeles, California (herein referred as subject property). The subject property is located in a commercial and industrial area in the City of Los Angeles, California. According to County of Los Angeles Assessor's Office, the assessor's parcel number (APN) of the subject property is 5166-011-021. All adjoining areas consist of commercial and industrial buildings.

During the site reconnaissance, the subject property was observed to be occupied by MV Transportation Inc. MV Transportation, Inc. is engaged in the auto repair and service business for MTA buses. The subject property consists of a rectangular shaped parcel with a steel frame automotive repair and service building with associated offices in the northwestern portion and a steel frame storage shed in the southeastern portion of the property. The remaining portions of the site are utilized to park MTA busses. During the site reconnaissance, a drainage and a three compartment belowground clarifier were observed in the southeastern portion of the site. This area is utilized to wash vehicles. The wastewater generated from automotive washing operations is collected in the belowground clarifier and subsequently discharged into the city sewer. During the site reconnaissance, a large propane tank was observed in the middle of the property. Storm drainage is accomplished via drains located at the property which direct surface water to storm drains in the surrounding streets. No other significant structures and/or features were observed at the subject property.

During the site reconnaissance, significant quantities of hazardous materials/ hazardous wastes (i.e. brake fluids, motor oil, transmission oil, coolants, batteries, waste oil, waste anti-freeze, etc.). were observed in the automotive repair/service building and the storage shed. The hazardous materials/hazardous wastes were stored in 55-gallon and 250-gallon containers and placed in secondary containments. Significant stains were observed in the vicinity of hazardous materials/hazardous waste storage containers. The hazardous wastes generated at the site are picked up by Safety Kleen for proper disposal.

The subject property is bounded by Bay Street to the north, beyond which are Casita International, Zacatecas Imports, and other industrial developments, LAZ- Express and other industrial developments to the east, Selected Textiles, NSM, Intaglio Inc. and other industrial developments to the south, and Sacramento Street to the west beyond which are CDL Scrap Metals, Pegasus Inc., and other industrial developments.

A review of records available at the City of Los Angeles Department of Building and safety revealed that the subject property was previously occupied by a service station and Wash Rack with a clarifier and Grease Pit and a junk yard. The owner of the service station is indicated Standard Oil Company. A further review of records indicated that an application for grading permit for the storage tank backfill was filed on August 22, 1975. It is unknown whether the tank(s) were abandoned in-place by backfilling. It is unknown how many tanks were installed/removed and/or abandoned in-place associated with the former auto service station owned by Standard Oil Company.

Review of government database report revealed that the subject property tenants, Consolidated Fibers and MV Transportation, are listed on the Hazardous Waste Information System (HWIS) database. The database report indicated that Consolidated Fibers and MV Transportation generated waste oil and unspecified organic liquid mixtures at the site. It should be noted that potential for environmental concern is not necessarily present simply because a property is listed on this database. HWIS does not track violators and the presence of a facility on the HWIS database does not necessarily indicate that an environmental concern exists at that facility. The presence of these facilities on the HWIS database is not, in itself, considered to represent an environmental concern.

A further review of government regulatory databases revealed no off-site facilities of concern identified in the immediate vicinity that may have potentially impacted the subject site.

FINDINGS, CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

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:

- EMA identified recognized environmental conditions in connection with the property during the course of this assessment. The recognized environmental conditions included drainage/belowground clarifier associated with auto washing operations at the site. In addition, significant stains were observed in the vicinity of hazardous materials/hazardous wastes storage areas at the site.

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:

- EMA 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:

- EMA identified historical recognized environmental conditions during the course of this assessment. The recognized environmental conditions included operation of a service station, Wash Rack with a clarifier, grease pit and a junk yard at the site in the past. The owner of the service station was indicated Standard Oil Company. A further review of records indicated that an application for grading permit for the storage tank backfill was filed on August 22, 1975. It is unknown whether the tank(s) were abandoned in-place by backfilling. It is unknown how many tanks were installed/removed and/or abandoned in-place associated with the former auto service station owned by Standard Oil Company at the site.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

EMA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2001-2005 Sacramento Street; 1024 Mateo Street; 2015 Bay Street, Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property. Based on the conclusions, EMA recommends further investigation at the site. Further investigation should be conducted in the following potential areas of concern:

- Conduct a geophysical survey to determine presence and/or absence of underground storage tanks at the site.
- Conduct subsurface investigation (i.e. sampling and laboratory analyses, etc.) in the vicinity of former underground storage tanks, former and current clarifiers, grease pit, and hazardous materials/hazardous wastes storage areas.

1.0 INTRODUCTION

Environmental Managers & Auditors, Inc (EMA) was retained by Bank of America to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 2001-2005 Sacramento Street ; 1024 Mateo Street; and 2016 Bay Street, Los Angeles, California (herein referred as subject property). The protocol used for this assessment is in general conformance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On June 25, 2015, EMA conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the subject property. EMA's investigation included a review of aerial photographs, historical city directories, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the subject property

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. EMA understands that the findings of this study will be used by Bank of America to evaluate a pending financial transaction in connection with the subject property.

1.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. EMA 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 Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

1.3 Significant Assumptions

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. EMA believes that the information obtained from the records review and the interviews concerning the site is reliable. However, EMA cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Bank of America with information relating to the subject property.

1.4 Special Terms and Conditions

This report is intended for the sole use of Bank of America. Any party other than Bank of America who wishes to use this report to identify recognized environmental conditions in the process of making appropriate inquiry into the site or surrounding properties should notify EMA by executing the "Application of Authorization to Use" which follows this document. Based on the intended use of the report, EMA may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Bank of America or anyone else will release EMA from any liability resulting from the use of this report by any unauthorized party.

1.5 Limitations

To a large extent, the conclusions reached during this Phase I ESA rely on information gathered from public and private sources. The lack of evidence regarding the presence of hazardous materials resulting from a reasonable and mutually agreed-upon scope of work does not guarantee the absence of such materials. It only indicates that no hazardous materials were found as a result of the investigation. The limited nature of the scope of work for a Phase I ESA precludes EMA from providing any warranty or guarantee regarding the absence of hazardous materials. The report is not a guarantee that chemical contamination does not exist at or beneath the site. This report does not specifically address the quality of groundwater beneath the site. The quality of groundwater can only be ascertained by physical testing. EMA has provided its best professional judgment and performed the agreed-upon services in accordance with standard and accepted consulting practices and procedures. The environmental conditions may vary considerably from those observed during this investigation. Should any additional data become available, these data should be reviewed by EMA and the conclusions presented herein modified as appropriate.

This report has been prepared in accordance with EMA's standard terms and conditions. No other warranty, expressed or implied, is made.

1.6 Limiting Conditions and Methodology Used

The environmental site assessment was performed in general accordance with the methodology set forth in ASTM Standard E-1527-13, Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process. There were no limiting conditions encountered during the Phase I ESA.

1.7 User Reliance

All reports, both verbal and written, are for the benefit of Bank of America. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EMA.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The address of the subject property is 2001-2005 Sacramento Street; 1024 Mateo Street; 2016 Bay Street, Los Angeles, California (herein referred as subject property). The subject property is located in a residential and industrial area in the City of Los Angeles, California. According to County of Los Angeles Assessor's Office, the assessor's parcel number (APN) of the subject property is 5166-011-021. All adjoining areas consist of commercial and industrial buildings.

2.2 Site and Vicinity Characteristics

The subject property is located in a commercial and industrial area in the City of Los Angeles, California. All adjoining areas consist of commercial and industrial buildings. Access to the subject property is from Bay Street to the north, Sacramento Street to the south and Mateo Street to the west. Parking is located in the southern and eastern portions of the property. Northwestern portion of the property is occupied by an automotive repair and serviced building with associated offices while southeastern portion of the property is occupied by a storage shed. Storm drainage is accomplished via drains located at the property which direct surface water to storm drains in the surrounding streets.

2.3 Description of Structures

During the site reconnaissance, the subject property was observed to be occupied by MV Transportation Inc. MV Transportation, Inc. is engaged in the auto repair and service business for MTA buses. The subject property consists of a rectangular shaped parcel with a steel frame automotive repair and service building with associated offices in the northwestern portion and a steel frame storage shed in the southeastern portion of the property. The remaining portions of the site are utilized to park MTA busses. During the site reconnaissance, a drainage and a three compartment belowground clarifier were observed in the southeastern portion of the site. This area is utilized to wash vehicles. The wastewater generated from automotive washing operations is collected in the belowground clarifier and subsequently discharged into the city sewer. During the site reconnaissance, a large propane tank was observed in the middle of the property. Storm drainage is accomplished via drains located at the property which direct surface water to storm drains in the surrounding streets. No other significant structures and/or features were observed at the subject property.

2.4 Current Use of the Property

At the time of EMA's site visit, the subject property was observed to be occupied by MV Transportation Inc. MV Transportation, Inc. is engaged in the auto repair and service business for MTA buses. The subject property consists of a rectangular shaped parcel with a steel frame automotive repair and service building in the northwestern portion of

the subject property and a steel frame storage shed in the southeastern portion of the property. The remaining portions of the site are utilized to park MTA busses. During the site reconnaissance, a drainage and a three compartment clarifier were observed in the southeastern section of the site. This area is utilized to wash vehicles. The wastewater generated from automotive washing operations is collected in the belowground clarifier and subsequently discharged into the city sewer. During the site reconnaissance, a large propane tank was observed in the middle of the property. Storm drainage is accomplished via drains located at the property which direct surface water to storm drains in the surrounding streets. No other significant structures and/or features were observed at the subject property.

During the site reconnaissance, significant quantities of hazardous materials/ hazardous wastes (i.e. brake fluids, motor oil, transmission oil, coolants, batteries, waste oil, waste anti-freeze, etc.) were observed in the automotive repair/service building and the storage shed. The hazardous materials/hazardous wastes were stored in 55-gallon and 250-galolon containers and placed in to secondary containments. Significant stains were observed in the vicinity of hazardous materials/hazardous waste storage containers. The hazardous wastes generated at the site are picked up by Safety Kleen for proper disposal.

2.5 Current Adjacent Properties

The subject property is bounded by Bay Street to the north, beyond which are Casita International, Zacatecas Imports, and other industrial developments, LAZ- Express and other industrial developments to the east, Selected Textiles, NSM, Intaglio Inc. and other industrial developments to the south, and Sacramento Street to the west beyond which are CDL Scrap Metals, Pegasus Inc., and other industrial developments.

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-13, EMA requested the following site information from Mr. Dean Mariani (the Key Site Contact).

3.1 Title Records

EMA requested title records from the Key Site Contact; however, title records were not available at the site and were not provided to EMA for review.

3.2 Environmental Liens or Activity and Use Limitation

EMA requested information from the Key Site Contact regarding knowledge of environmental liens, activity and use limitations for the Property. The site contact was not aware of any environmental liens associated with the Property. In addition, the site contact had no knowledge of any use or activity limitations

3.3 Specialized Knowledge

EMA inquired with the Key Site Contact regarding any specialized knowledge of environmental conditions associated with the Property. The User and Key Site Manager were not aware of any environmental conditions associated with the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

EMA inquired with the Key Site Contact regarding any commonly known or reasonably ascertainable information within the local community about the Property that is material to recognized environmental conditions in connection with the Property. The User and Key Site Manager were not aware of any information within the local community about the Property that is material to recognized environmental conditions in connection with the Property.

3.5 Valuation Reduction for Environmental Issues

EMA inquired with the Key Site Contact regarding any knowledge of reductions in property value due to environmental issues. The site contact was not aware of any valuation reductions associated with the Property.

3.6 Reason for Performing Phase I ESA

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. This ESA was also 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 E-1527-13 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).

4.0 REGULATORY AGENCY RECORDS SEARCH

The purpose of Government database lists is to document the location of known Federal and State superfund sites or other known or potential hazardous waste sites within a one-eighth to one mile radius of the subject property. The review will also serve to indicate the possibility that the subject property may become a "border zone property@, defined as a property located within 2000 feet of a State-designated hazardous waste property.

EMA obtained a Government record report prepared by BBL of Solana Beach, California. This computer generated report is attached to this preliminary environmental site assessment report as Appendix B and consists of Government listed properties within a one-eighth to one-mile radius of the subject property which store and use hazardous materials or have had a release of hazardous materials to soil or groundwater. The study area for this preliminary environmental site assessment includes a one-eighth to one mile radius for Federal, State and local database sources to meet the ASTM standards.

Appendix B includes a complete copy of the regulatory agency database search report generated by BBL for select agency databases only. The accuracy of the results of the report in Appendix B is constrained by the limits of care and professional skill exercised by the EMA's sub-consultant. For completeness and quality control, additional agency records were investigated personally by EMA personnel.

EMA makes no claims as to the completeness or accuracy of the referenced sources. BBL's review of these records can be only as current as their listings, and may not represent the entire sum of known or potential hazardous waste of contaminated sites.

EMA reviewed the following agency lists to evaluate whether there are sites within the study area that may pose potential environmental concerns relative to the site.

4.1 Federal Sources

4.1.1 National Priority List

The National Priorities List (NPL) is the United States Environmental Protection Agency's (USEPA) list of prioritized Superfund sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response, Conservation and Liability Act (CERCLA).

No properties within a one mile radius, including the subject property, appear on this list.

4.1.2 Comprehensive Environmental Response, Compensation, and Liability Act Information System

United States Environmental Protection Agency (USEPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) January 9, 1992 - CERCLIS provides information for businesses or properties that are on or being considered for the federal Superfund Program according to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). Under this program, a business or property is identified and a preliminary assessment is performed to assess whether the site shall become a federal Superfund site.

The subject property is not listed on this database. Six sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property

4.1.3 CERCLIS-NFRAP

As of February 1995, CERCLIS sites designated @No Further Remedial Action Planned@ (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

The subject property is not listed on this database. Six sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property

4.1.4 Federal Facilities (FEDFAC)

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No properties within a one mile radius, including the subject property, appear on this list.

4.1.5 Federal ERNS list

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported accidental releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation.

The subject property is not listed on this database. Seventeen sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.6 Federal RCRA TSD facilities list

The EPA's Resources Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store or dispose of hazardous waste.

No properties within a one mile radius, including the subject property, appear on this list.

4.1.7 Federal RCRA small& Large Generators list

The EPA's Resources Conservation and Recovery Act (RCRA) Program identifies small hazardous waste generator sites, who generate less than 100 kg/month of non-acutely hazardous waste and large hazardous waste generator sites, who generate more than 100 kg/month of non-acutely hazardous waste. The RCRA Facilities database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The subject property is not listed on this database. Eighty-three sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.8 EPA CORRACTS

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

The subject property is not listed on this database. One site is listed on this database. This site is not located in the immediate vicinity of the subject property. Based on the distance and status, this site is not considered a recognized environmental condition to the subject property

4.1.9 Site Enforcement Systems (SETS)

When expanding Superfund money at a CERCLA site, EPA must conduct a search to identify parties that with potential financial responsibility for remediation of uncontrolled hazardous wastes sites. EPA regional Superfund Waste Management Staff issue a notice to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

The subject property is not listed on this database. Five sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.10 Enforcement Docket System (DO)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.11 Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental status and tracks enforcement from the initial stage of investigations through conclusion.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.12 Federal Enforcement Dockets

The US EPA, office of Enforcement, maintains a list of sites under enforcement by the US EPA.

No properties within a one mile radius, including the subject property, appear on this list.

4.1.13 Superfund Amendments and Reauthorization Act (SARA)

Title III of the Superfund Amendments and Reauthorization Act, Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification (SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories

listed under section 313. This data base is also known as Toxic Release Information System (TRIS).

The subject property is not listed on this database. Six sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.14 Nuclear Regulatory Commission Licenses (NC)

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated to protect the public health and safety, the common defense and security, and the environment by licensing, inspection and environmental impact assessment for all nuclear facilities and activities and for the import and export of special nuclear material.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.15 PCB Waste Handler Database (PCB)

The US EPA tracks generators, transporters, commercial stores and/or brokers and disposers of PCBs in accordance with the Toxic Substance Control Act.

The subject property is not listed on this database. One site is listed on this database. This site is not located in the immediate vicinity of the subject property. Based on the distance and status, this site is not considered a recognized environmental condition to the subject property

4.1.16 Permit Compliance System (PCS)

PCS is a database which contains data on NPDES permit holding facilities. PCS was developed by The US EPA to meet the information need of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.17 AIRS Facility System (AFS)

AFS contains emissions and compliance data on air pollution point sources tracked by USEPA and State and Local environmental agencies.

The subject property is not listed on this database. Eight sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.18 Section Seven Tracking System (SSTS)

SSTS evolved from the FIFRA and TSCA Enforcement System. SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

The subject property is not listed on this database. Three sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.19 FIFRA/TSCA Tracking System (FIFRA)

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

The subject property is not listed on this database. Four sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.1.20 Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities owned and operated by federal agencies.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.21 Chemicals in Commerce Information System (CICIS)

CICIS contains an inventory of chemicals manufactured in commerce or imported for Toxic Substance Control Act regulated commercial purposes. CICIS allow EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

The subject property is not listed on this database. One site is listed on this database. This site is not located in the immediate vicinity of the subject property. Based on the

distance and status, this site is not considered a recognized environmental condition to the subject property

4.1.22 EPA Facility Index System (FINDS)

The US EPA maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

The subject property is not listed on this database. One site is listed on this database. These sites is not located in the immediate vicinity of the subject property. Based on the distance and status, this site is not considered a recognized environmental condition to the subject property.

4.1.23 Hazardous Material Incident Report System (HMIRS)

The Hazardous Material Report Incident Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Materials Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

The subject property is not listed on this database.

4.2 California State Sources

4.2.1 State Response Sites

The Site Mitigation and Brownfield Reuse Database (SMBRD) identify certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.

The subject property is not listed on this database. Eight sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.2 Cal Sites - No Further Action

This section includes the sites on the Calsite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxics Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

The subject property is not listed on this database. Twenty sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.3. School Property Evaluation Program

This category of The Site Mitigation and Brownfield Reuse Program Database contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the Cal-Sites category depending on the level of threat to public health and safety or the environment they pose.

The subject property is not listed on this database. Three sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.4 Voluntary Clean Up Program

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC=s costs.

The subject property is not listed on this database. Eight sites are listed on this database. These sites is not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.5 Properties Needing Further Evaluation

This category of The Site Mitigation and Brownfields Reuse Program Database contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

The subject property is not listed on this database. Four sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.6 Leaking Underground Storage Tanks

The leaking underground storage tanks (LUST) list in the City of Los Angeles is maintained by the Regional Water Quality Control Board (RWQCB) City of Los Angeles Fire Department. The LUST list is a compilation of all investigations conducted by the RWQCB in response to reports of hazardous materials leaking from USTs.

The subject property is not listed on this database. Fifty-nine sites are listed on this database. Based on the distance and status, the above listed LUST sites are not considered a recognized environmental condition to the property.

4.2.7 Solid Waste Information System (SWIS)

This list is maintained by the California Integrated Waste Management Board. In 1977, this list was created to identify active and inactive sanitary landfills, transfer stations, and disposal facilities.

The subject property is not listed on this database. Seven sites are listed on this database. These sites is not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.8 Underground Storage Tank Registrations Database

The California State Water Regional Control Board, Office of Underground Storage Tanks maintains an inventory of registered underground storage tanks.

The subject property is not listed on this database. Seventy-six sites are listed on this database. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.9 Hazardous Waste and Substance Site List (CORTESE List)

The CORTESE List is compiled by the California State Office of Planning and Research and provides information concerning identified hazardous waste/substance sites within the State of California. The CORTESE List contains the following information:

- Records that have been compiled by the CAL-EPA DTSC. These are abandoned hazardous waste sites.
- Records that have been compiled by the Environmental Health Division of Cal EPA. These sites contain contaminated public drinking water wells that serve less than 200 connections (small Wells) and more than 200 connections (large wells).
- Sites included under the Hazardous Substance Cleanup Bond Act, pursuant to Section 25356 of the California Health and Safety Code.
- Records compiled by the State Water Resources Control Board (WRBC). These are the sites of reported UST leaks that have been investigated by the WRBC.
- Records compiled by the California Waste Management Board. These are solid waste disposal facilities from which there is a known migration of hazardous wastes.

No properties within a one mile radius, including the subject property, appear on this list.

4.2.10 Hazardous Waste Information System

The DTSC maintains a database keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

The subject property is listed on this database. In addition, two hundred and twenty-one additional sites are listed on this database. The subject property tenants, Consolidated Fibers and MV Transportation, are listed on this database. The database report indicated that Consolidated Fibers and MV Transportation generated waste oil and unspecified organic liquid mixtures at the site. It should be noted that potential for environmental concern is not necessarily present simply because a property is listed on this database. HWIS does not track violators and the presence of a facility on the HWIS database does not necessarily indicate that an environmental concern exists at that facility. The presence of these facilities on the HWIS database is not, in itself, considered to represent an environmental concern.

4.2.11 Toxic Release

The California Regional Water Quality Control Boards for local Department of Health Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Release, Spill, Leaks, Investigations and Cleanups, Non-Tank Release, Toxics List or similar, depending on the local agency.

The subject property is not listed on this database. Twenty-five sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the property.

4.2.12 Toxic Pits

The California Water Quality Control Board, Division of Loan Grants maintains an inventory of sites with toxic pits in the state.

No properties within a one mile radius, including the subject property, appear on this list.

4.2.13 Solid Waste Assessment Test

This program, provided for under the Calderon legislation, requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment.

The subject property is not listed on this database. Two sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.3 Local Sources

4.3.1 City of Los Angeles Department of Building and Safety

Records from the City of Los Angeles Department of Building and Safety (CLADBS) were reviewed for evidence indicating the developmental history of the subject property, and for the presence of documentation relative to underground storage tanks. Following is a summary of building records available at the CLADBD:

2001- Sacramento Street

6/9/1941	Building permit for New Building.
6/9/1941	Purpose of building is a Wash Rack and Service Station
8/31/1941	Certificate of Completion for Auto Service Station (Wash Rack Completion).
12/16/1949	Building Permit for New Building.
12/16/1949	Application to Erect New building. Purpose of building indicated as Grease Pit. Owner named is Standard oil.
5/28/1952	Building Permit for New Building
9/03/1952	Certificate of Occupancy, 1 Story, Type IIIA, 10x10 Restroom addition to existing 10 X 20 office. G-1 Occupancy.
2/25/1959	Present use is a Wash Rack, Size is 20 X 30, clarifier pit and wash tank.
9/10/1970	Building permit for new building.
9/30/1970	Application for sign permit. Exchange sign on existing column and footage (same area). The size of the sign is indicated as 5' X 36' X 25' feet high. Owner named is Standard Oil.
9/10/1972	Building permit.
8/22/1973	Grading permit.
9/19/1973	Grading Completion File.
9/25/1973	Engineers Certificate of Compliance for compacted earth fills. Description of Grading, Classification of the soil and tabulation of

- the test results. Owner named is Standard Oil.
- 10/7/1973 Approval granted for compacted fill as described in the compaction report dated 09/19/1973. Owner named is Standard Oil.
- 10/02/1973 Grading Completion File.
- 8/22/1975 Application for Grading Permit and for Grading Certificate. Purpose of grading was for the storage tank backfill. Owner named is Standard Oil. Permit #76629.
- 8/22/1975 Application filed to demolish/Handwreck. The present use of building is indicated as a service station. The plot plan provided indicated presence of tanks in the southeastern portion of the site. Owner named is Standard oil. Permit #76630.
- 8/22/1975 Application filed to demolish/Handwreck. Present use of the building is indicated as canopy (service station). Owner named is Standard Oil. Permit #76631.
- 8/22/1975 Application filed to demolish/Handwreck. Present use of the building is for restrooms. Owner named is Standard Oil. Permit #76632.
- 8/22/1975 Application filed to demolish/Handwreck. Present use of building is indicated as a Tire Shop. Owner named is Standard Oil. Permit #76633.
- 8/22/1975 Application to Add-Alter-Repair-Demolish and for Certificate of Occupancy. Present use of building indicated is a Storeroom. Demolish Handwreck. Owner named is Standard Oil. Permit #76634.

2005- Sacramento Street

- 7/01/1914 Building permit.
- 7/01/1914 Mechanical permit.
- 6/17/1925 Building permit and application to alter, repair and demolish. Single family dwelling. Owner indicated as Charles Lsntz.
- 6/29/1926 Application to alter, repair and demolish. General repairs, building moved, new concrete foundation and connect plumbing, gas and sewer line. Owner indicated as Charles Lsntz.

1024 Mateo Street

- 3/13/1905 Application to Build, 4 Room 1 Story residence.
- 3/13/1905 Building permit.
- 7/01/1914 Building permit.
- 7/01/1914 Mechanical permit and application for installation of plumbing, Sewer or cesspool, Gas fitting and old gas pipe line inspection.
- 12/23/1974 Affidavit for Lot tie.

2016 Bay Street

- 12/02/1949 Application to alter, repair, or demolish and for a Certificate of Occupancy.
- 12/4/1975 Certificate of Occupancy. 1 Story, Type V, 80'x150' warehouse building. 24 required parking spaces provided.
- 3/24/1975 Application to Add-Alter-Repair-Demolish and for Certificate of Occupancy. Present use of the building indicated as a Truck Scale. Owner named is Consolidated Fiber, Inc.
- 4/04/1975 Application for Grading Permit and for Grading Certificate. Owner named is Consolidated Fiber, Inc.
- 9/10/1980 Certificate of Occupancy.
- 8/12/1981 Certificate of Occupancy.
- 4/01/1982 Certificate of Occupancy.
- 6/16/1983 Certificate of Occupancy. Use of land for junk yard. Storage yard only.
- 2/02/1984 Certificate of Occupancy. Use of land for junk yard.
- 4/05/1985 Certificate of Occupancy. Use of land for junk yard. Storage only.
- 3/08/1994 Application filed for the demolition of loading dock. Owner is indicated Stacey Construction Inc.

12/18/2006 Application for building permit and Certificate of Occupancy. Install New 68' X 11'6" X 6" Concrete pad for L.P.G tank.

2/09/2012 Certificate of Occupancy. Use of land for junk yard.

Copies of the building department records are presented in Appendix C.

4.3.2 City of Los Angeles Fire Department

Records from the City of Los Angeles Department Fire Department (CLAFD) were requested for review for evidence indicating the presence of Underground Storage Tanks (USTs) and for the use of hazardous materials. The records were not available at the time this report was prepared. Upon availability of records, if any, the report will be updated as deemed necessary.

4.3.3 County of Los Angeles Department of Public Health

Records from the County of Los Angeles Department of Public Health were requested for review for the presence of Underground Storage Tanks (USTs) and for the use of hazardous materials. The records were not available at the time this report was prepared. Upon availability of records, if any, the report will be updated as deemed necessary.

4.3.4 County of Los Angeles Department of Public Works

Records from the County of Los Angeles Department of Public Works were requested for review for the presence of Underground Storage Tanks (USTs) and for the use of hazardous materials. The records were not available at the time this report was prepared. Upon availability of records, if any, the report will be updated as deemed necessary.

4.3.5 South Coast Air Quality Management District (SCAQMD)

A file review was conducted at the South Coast Air Quality Management District. No records were found for the subject property.

4.3.6 Department of Toxic Substances Control

Records from the Department of Toxic Substances Control (DTSC) were reviewed. No records for the hazardous materials and/or USTs were found for the subject property.

4.3.7 California Regional Quality Control Board- Los Angeles Region

Records from the California Regional Quality Control Board - Los Angeles Region were reviewed. No records for the hazardous materials and/or USTs were found for the subject property.

5.0 ENVIRONMENTAL SETTING

5.1 Geology and Hydrogeology

The geologic Map of California indicated that the geology of the area within the subject site consist of alluvial fill. The U.S. Department of Agriculture, Soil Conservation Service, Report and General Soil Map of Los Angeles County indicate that the soil in the area defined as Hanford association, 2 to 5 percent slopes. The Hanford soils are over 60 inches deep, are well drained, and have moderately rapid subsoil permeability. They have pale-brown coarse sandy loam surface layers about 8 inches thick underlain by light yellowish-brown coarse sandy loam and gravelly loamy coarse sand substratum.

Hydrologically, the site lies within the Los Angeles Forebay Area of the Central Groundwater Basin (CDWR, 1961). Depth to eth first groundwater is estimated approximately 120 feet belowground surface (CDWR, 1961).

6.0 HISTORICAL SITE USAGE

Based on the historical documents, the subject property has been occupied by the current industrial buildings since early 1970's. Prior to the current development, the subject property was occupied by single family dwelling and auto service station Wash Rack.

6.1 Aerial Photographs

Historical and current usage of the subject property and adjacent areas was investigated by reviewing aerial photographs provided by the BBL.

The historical aerial photographs available from 1947 to Present were reviewed. Following is a description of aerial photographs.

Recent	A building structure appears in the northwestern portion of the property. The propane tank observed in the middle of the property during site reconnaissance is visible in the aerial photographs. Several large vehicles are present at the subject property. Surrounding areas are fully developed.
5/31/1994	A building structure appears in the northwestern portion of the property. The propane tank is visible in the middle of the property. Surrounding areas are fully developed.
5/26/1995	A building structure appears in the northwestern portion of the property. The propane tank is visible in the middle of the property. Surrounding areas are fully developed.
10/20/1980	A building structure appears in the northwestern portion of the property. The canopies are visible in the southwestern portion of the site. The canopies appear to be related to the service station previously operated at the site as noted in the building department records. Surrounding areas are fully developed.
10/31/1979	A building structure appears in the northwestern portion of the property. A structure also appears in the southern section of the property. Surrounding areas are developed.
3/17/1973	Aerial photo is not legible.
9/13/1968	Some structures appear on the subject property. Vehicles are visible at the site. Surrounding areas are fully developed.

Copies of the aerial photographs are presented in Appendix D.

6.2 Sanborn Fire Insurance Maps

These maps were prepared for fire insurance underwriting purposes, and describe the construction and relative fire-resistance of buildings, depict the locations of fire-prevention devices, gasoline storage tanks, water lines, cistern, and any potentially flammable materials in the site vicinity over time. A search of Sanborn fire insurance maps conducted by BBL indicated that no mapping was done for the subject area.

<u>Date</u>	<u>Description</u>
1900	Dwellings are present at the subject property.
July 1953	An office in the northwestern corner, gas and oil activity in the southwestern portion, a restaurant in the west-central portion and an office in the middle of the property are present. The office noted in the northwestern corner is associated with Transfer Cos. Truck Yard.
July 1958	Same as in July 1953.
July 1961	Gas and oil activities appear in the northwestern, middle and south-central portions of the property. Auto Laundry is present in the southeastern portion of the property.

Copies of eth sanborn maps are presented in Appendix E.

6.3 City Directories Records

City Directories have been published for many cities and towns across the United States since the 18th Century. Originally a list of town residents, the City Directory became a tool for locating individuals and businesses in a particular urban or suburban area. For each address within an area, City Directories list the name of each resident or, if a business operates from that address, the name and the type of business. This historic overview of occupants of a given property is a valuable tool for companies involved in assessing the historic prior use of any resident or commercial property.

BBL performed the City Directories search. The following is the result of City Directory Search:

2015

1024 MATEO ST	No Commercial Listings
1100 MATEO ST	SELECTED TEXTILES
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2036 SACRAMENTO ST	PLAYETHICS
2039 SACRAMENTO ST	MO SEWING INC
930 MATEO ST	CASITA INTERNATIONAL

931 MATEO ST PLUMA IMPORT INC

Source: Combo1

2014

1024 MATEO ST	No Commercial Listings
1100 MATEO ST	SELECTED TEXTILES
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2030 SACRAMENTO ST	ISY INC
2036 SACRAMENTO ST	PLAYETHICS
2038 SACRAMENTO ST	STONE NARA
2039 SACRAMENTO ST	MO SEWING INC
930 MATEO ST	CASITA INTERNATIONAL
931 MATEO ST	PLUMA IMPORT INC

Source: Combo1

2012

1024 MATEO ST	No Commercial Listings
1100 MATEO ST	SELECTED TEXTILES
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2030 SACRAMENTO ST	ISY INC
2038 SACRAMENTO ST	BLUE LINE CUTTING SVC
2039 SACRAMENTO ST	LITTLE SUN INC
930 MATEO ST	MO SEWING INC
931 MATEO ST	BX3USA INC
	CASITA INTERNATIONAL
	PLUMA IMPORT INC

Source: Combo1

2010

1024 MATEO ST	No Commercial Listings
1100 MATEO ST	SELECTED TEXTILES
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2030 SACRAMENTO ST	ISY INC
2036 SACRAMENTO ST	GIFTWAY INC
2038 SACRAMENTO ST	BLUE LINE CUTTING SVC
2039 SACRAMENTO ST	MO SEWING INC
930 MATEO ST	BX3USA INC
931 MATEO ST	CASITA INTERNATIONAL
	OPTIMA TRADING CO
	PLUMA IMPORT INC

Source: Combo1

2008

1024 MATEO ST	No Commercial Listings
1100 MATEO ST	SELECTED TEXTILES
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2022 SACRAMENTO ST	INTAGLIO
2030 SACRAMENTO ST	ISY INC
2038 SACRAMENTO ST	BLUE LINE CUTTING SVC
2039 SACRAMENTO ST	M O SEWING INC
930 MATEO ST	CASITA INTERNACIONAL
	KPP ZIPPER INC
	OPTIMA TRADING CO

931 MATEO ST PLUMA IMPORT INC

Source: Combo1

2006

1024 MATEO ST	No Commercial Listings
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2022 SACRAMENTO ST	INTAGLIO
2030 SACRAMENTO ST	ISY INC
2036 SACRAMENTO ST	TEX VISION
2038 SACRAMENTO ST	GIFTWAY
930 MATEO ST	BLUE LINE CUTTING SVC
931 MATEO ST	CASITA INTERNACIONAL
	KPP ZIPPER
	OPTIMA TRADING CO
	PLUMA IMPORT INC

Source: Combo1

2004

1024 MATEO ST	No Commercial Listings
1100 MATEO ST	T A GREENE CO
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2020 SACRAMENTO ST	MORTON SCRAP METAL
2022 SACRAMENTO ST	INTAGLIO
2036 SACRAMENTO ST	GIFTWAY
2038 SACRAMENTO ST	BLUE LINE CUTTING SVC
2039 SACRAMENTO ST	TEX VISION
931 MATEO ST	PLUMA IMPORT INC

Source: Combo1

2000

1024 MATEO ST	No Commercial Listings
1038 MATEO ST	C W PRODUCE
1100 MATEO ST	T A GREENE CO
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2030 SACRAMENTO ST	ASALING IMPORT & EXPORT INC
2036 SACRAMENTO ST	U & I KNIT
2038 SACRAMENTO ST	BLUE LINE CUTTING SVC
2039 SACRAMENTO ST	MODA PRODUCTION
930 MATEO ST	GOLDEN PLATING CORP
931 MATEO ST	KIDSSMILE IMPORT

Source: Combo1

1998

1024 MATEO ST	No Commercial Listings
1038 MATEO ST	C W PRODUCE
1100 MATEO ST	T A GREENE CO
1901 SACRAMENTO ST	GELTMAN INDUSTRIES
2001 SACRAMENTO ST	No Commercial Listings
2014 SACRAMENTO ST	FLORES PRODUCE
2022 SACRAMENTO ST	FULL CIRCLE SPORTSWEAR
2036 SACRAMENTO ST	BEVERLY EMBROIDERY INC
930 MATEO ST	GOLDEN PLATING CORP
931 MATEO ST	KIDSSMILE IMPORT

Source: Combo1

1994

1005 MATEO ST	SUMMIT PULP AND PAPER INC
1024 MATEO ST	No Commercial Listings
1100 MATEO ST	T A GREENE CO INC
1901 SACRAMENTO ST	GELTMAN
2001 SACRAMENTO ST	REZEX CORP
2014 SACRAMENTO ST	No Commercial Listings
2036 SACRAMENTO ST	FLORES PRODUCE
930 MATEO ST	MEDIA LITHOGRAPHICS INC
	GOLDEN PLATING CORP
Source:	Combo1

1990

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	No Commercial Listings

1985

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	No Commercial Listings
2016 BAY ST	CONSOLIDATED FIBRES-SETTSU INC

1980

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	No Commercial Listings
2016 BAY ST	CONSOLIDATED FIBRES-SETTSU INC

1976

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	No Commercial Listings
2016 BAY ST	No Listings

1971

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	FENTONS R TR
2016 BAY ST	No Listings

1961

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	FENTONS R TR
2016 BAY ST	No Listings

1956

1024 MATEO ST	No Commercial Listings
2001 SACRAMENTO ST	FENTONS R TR
2016 BAY ST	No Listings

A summary of city directories search is presented in Appendix F.

6.4 Historical Topographic Maps

EMA obtained historical topographic map from topozone.com.

Date: 1972

Description: No production wells or other significant surface features are as depicted as present on the USGS map.

6.5 Prior Assessment Reports

Although requested, no previously prepared environmental reports such as Phase I or II Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports prepared by other consultants were provided for EMA's review.

6.6 Zoning/Land Use Records

Records of the local government were reviewed to determine current and historical uses of the subject property permitted by the local government. According to the City Los Angeles Building Department, the subject property is zoned C-2 commercial.

6.7 Recorded Land Title Records

Review of a 50-year chain of title was not included in the scope of the assessment. A title report was requested from the Client, but was not received prior to issuance of this report. As a result, the information required for review of recorded land title records is considered not to be readily ascertainable.

6.8 Additional Historical Record Sources

Historical use of the Property was researched using standard historical sources. No other research was conducted or deemed necessary for this assessment

6.9 Historical Use Information on Adjoining Properties

A review of the historical records revealed that the surrounding areas were used for commercial and industrial purposes in the past.

6.10 Data Failure

The objective of historical research is to develop a history of the previous uses of the subject property and surrounding area, in order to help identify the likelihood release of hazardous substances as a result of past activities. The agreed scope of work requires the assessor to attempt to identify use of the Property at 5-year intervals from 1940 to the present, or, if the Property was already developed in 1940, to the first date of development, but recognizes that data failure frequently occurs, making this impossible. When data failure occurs, ASTM

E 1527-13 requires the assessor to document the data failure and assess the potential impact on the ability of the EP to identify recognized environmental conditions.

Information developed in the course of this assessment is adequate to satisfy the requirements of the scope of assessment. No related data failure has been identified.

7.0 SITE RECONNAISSANCE

On June 25, 2015, EMA personnel conducted an inspection of the site located at 2001-2005 Sacramento Street, 1024 Mateo Street, and 2016 Bay Street, Los Angeles, California, to assess the current on-site activities that may pose potential impact to the subsurface conditions of the subject site.

During the site visit, EMA personnel inspected the subject site regarding potential environmental concerns including the presence of the UST's or AST's, spray booths, pits, clarifiers, and/or sumps, quantities and types of hazardous/toxic materials and wastes stored, treated, used, generated, or disposed of as part of present or previous tenants business activities, unusual stains or odors, and knowledge of hazardous material spills on the subject site. The subject site was inspected for evidence of any staining and/or spills.

Environmental considerations associated with the site and the study area is discussed in the following sections.

7.1 Aboveground Storage Tanks

During the site reconnaissance, with the exception of a large propane tank, no other aboveground fuel storage tanks were observed on the subject property. No environmental concerns were noted in the vicinity of propane tank.

7.2 Underground Storage Tanks

During the site reconnaissance, manways, vent pipes, fill connections, concrete pads and saw cuts were not observed in the paved areas of the site.

7.3 Water and Wastewater

During the site reconnaissance, a drainage and a three compartment clarifier were observed in the southeastern section of the site. This area is utilized to wash vehicles. The wastewater generated from automotive washing operations is collected in the below ground clarifier and subsequently discharged into the city sewer via this clarifier.

7.4 Hazardous Materials/Wastes

During the site reconnaissance, significant quantities of hazardous materials/ hazardous wastes (i.e. brake fluids, motor oil, transmission oil, coolants, batteries, waste oil, waste anti-freeze, etc.) were observed in the automotive repair/service building and the storage shed. The hazardous materials/hazardous wastes were stored in 55-gallon and 250-gallon containers and placed in to secondary containments. Significant stains were observed in the vicinity of hazardous materials/hazardous waste storage containers. The hazardous wastes generated at the site are picked up by Safety Kleen for proper disposal.

7.5 Air Emissions

No air emission sources requiring permits were observed at the subject property during the site reconnaissance.

7.6 PCBs

In general, all PCB-designated transformers were required to be replaced with non-PCB-designated transformers when PCBs were designated as a carcinogen by the EPA in 1977. Transformers are currently classified as PCB-containing if their cooling oils contain greater than 50 milligrams per liter (ppm) total PCBs.

During the site reconnaissance, no pad-mounted electrical transformer were observed on the subject property.

7.7 Solid Waste

Solid waste on the subject property is collected in a 10-cubic yard dumpsters situated in the storage shed. The dumpsters were noted to contain miscellaneous cardboard at the time of the Property reconnaissance and no indication of potentially hazardous material disposal was noted during EMA's reconnaissance.

7.8 Asbestos Containing Materials (ACMs)

The potential for the presence of friable ACM was evaluated based on the age of the improvements, dates of renovation and other relevant information. Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials* (the Green Book) was used as a guide in identifying suspect materials and the definition of suspect ACM and presumed asbestos containing material is taken from 29 CFR Parts 1910, et al. Occupational Exposure to Asbestos; Final Rule. It should be noted that asbestos may still be utilized in some non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials, as these materials may still be manufactured and installed in the United States. The level of the preliminary evaluation performed was not designed to comply with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA), 40 Code of Federal Regulations (CFR) Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926.1101, or other local, state or federal regulations, but has been conducted per accepted industry practices to satisfy the scope of work of the rating agencies and/or lenders. A finding in this report of "ACM is not a significant concern" or "No significant asbestos was identified" should not be interpreted as "the building is asbestos free".

Based on the original date of construction (prior to 1981) construction materials may contain asbestos and 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) and surfacing material that are present in a building constructed prior to 1982 and have not been appropriately tested are presumed asbestos containing material (PACM). No asbestos sampling was conducted as part of this assignment.

7.9 Pesticides

No visual evidence of pesticides use on the property was observed during the site reconnaissance. A review of the historical aerial photographs did not reveal the presence of any agricultural activities and/or nursery at the subject site.

7.10 Radon

High radon readings are typically found and tested in areas of geologic activity, and in cold-weather climates where structures have inadequate ventilation and below grade construction. Radon levels of 4 picocuries per liter (pCi/L) or greater are considered significant readings.

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, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the 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. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

7.11 Wetland

There are no wetlands on the subject property or within the vicinity of the subject property. The review of aerial photographs, topographic maps and personal interviews with local agencies staff did not indicate the presence of wetlands site on the subject property, nor in the vicinity of the subject site.

7.12 Oil Wells

California Division of Oil and Gas (DOG) maps and records were researched for data regarding the presence of petroleum-producing properties and/or "wildcat" oil or gas wells in the site vicinity. No oil and gas wells were identified on the subject site.

7.13 Landfills

There are no landfills on the subject property or within the vicinity of the subject property. A review of historical aerial photographs, topographic maps, personal interviews with local agencies staff and government database report did not indicate the presence of landfills site on the subject property, nor in the vicinity of the subject site.

8.0 INTERVIEWS

8.1 Interviews with Owner

The owner was not available for an interview at the time of the site inspection.

8.2 Interviews with Site Manager

The Key Site Contact, Mr. Dean Mariani, was available for an interview at the time of the site inspection.

8.3 Interviews with Occupants

Property occupants were available for interview at the time of site inspection.

8.4 Interviews with Local Government Offices

City of Los Angeles Building and Safety Department

City of Los Angeles Fire Department

County of Los Angeles Department of Public Health

County of Los Angeles Department of Public Works

South Coast Air Quality Management District

California Regional Water Quality Control Board

9.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

9.1 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:

- EMA identified recognized environmental conditions in connection with the property during the course of this assessment. The recognized environmental conditions included drainage/belowground clarifier associated with auto washing operations at the site. In addition, significant stains were observed in the vicinity of hazardous materials/hazardous wastes storage areas at the site.

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:

- EMA 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:

- EMA identified historical recognized environmental conditions during the course of this assessment. The recognized environmental conditions included operation of a service station, Wash Rack with a clarifier, grease pit and a junk yard at the site in the past. The owner of the service station was indicated Standard Oil Company. A further review of records indicated that an application for grading permit for the storage tank backfill was filed on August 22, 1975. It is unknown whether the tank(s) were abandoned in-place by backfilling. It is unknown how many tanks were installed/removed and/or abandoned in-place associated with the former auto service station owned by Standard Oil Company at the site.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

EMA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 2001-2005 Sacramento Street; 1024 Mateo Street; 2015 Bay Street, Los Angeles, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property. Based on the conclusions, EMA recommends further investigation at the site. Further investigation should be conducted in the following potential areas of concern:

- Conduct a geophysical survey to determine presence and/or absence of underground storage tanks at the site.
- Conduct subsurface investigation (i.e. sampling and laboratory analyses, etc.) in the vicinity of former underground storage tanks, former and current clarifiers, grease pit, and hazardous materials/hazardous wastes storage areas, etc.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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

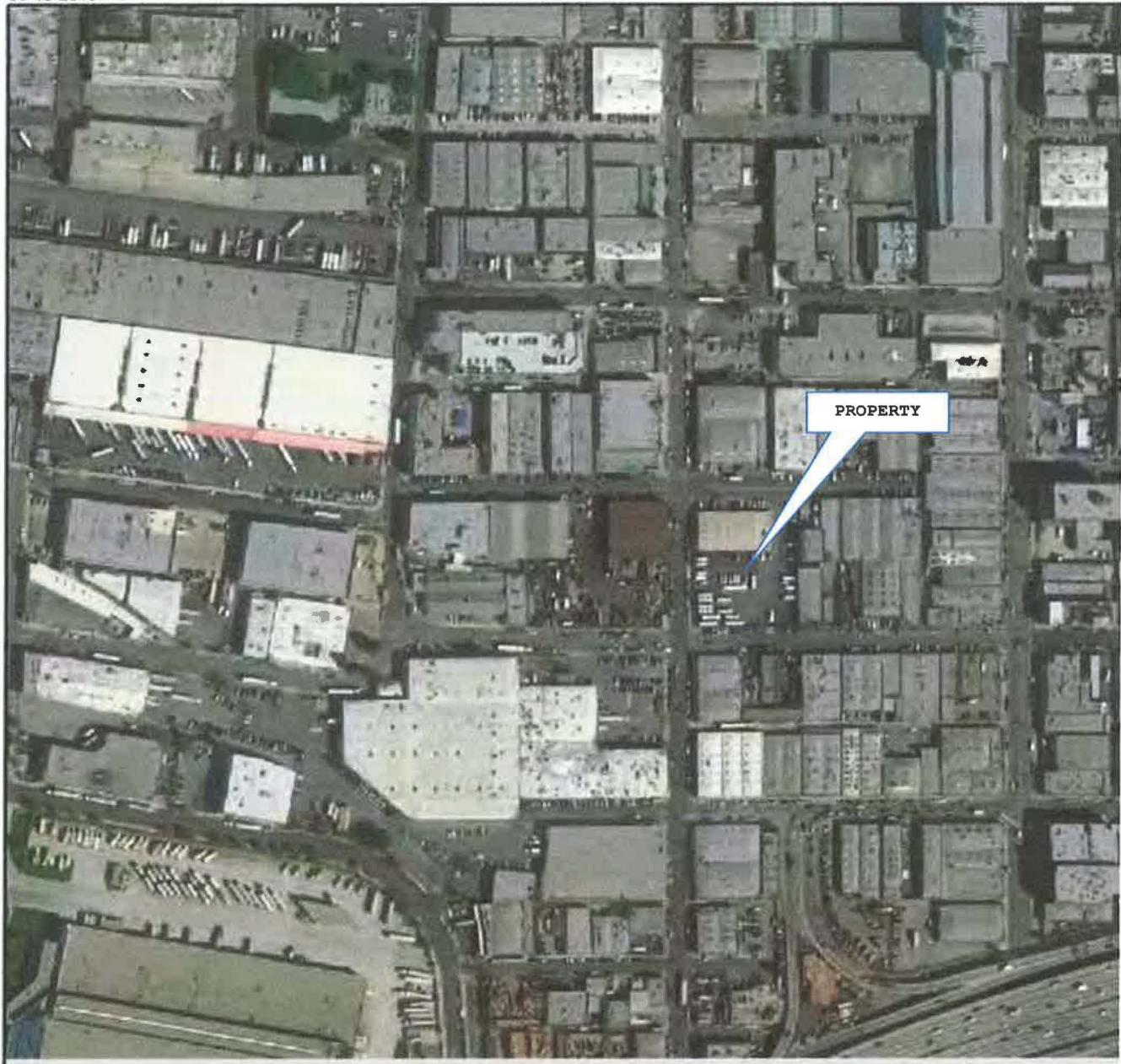


Khalid Mahmood
Project Director

FIGURES

06-18-2015

EEMA8998



Scale: 1 inch to 500 feet

UTM North is straight up

Longitude: -118° 13' 56"
Latitude: 34° 1' 52.4"
UTM Easting: 386242 meters
UTM Northing: 3766109 meters
UTM Zone: NAD 11

SITE LOCATION MAP



Environmental Managers & Auditors, Inc.
26500 Agoura Rd, Suite 102-374
Calabasas, CA 91302

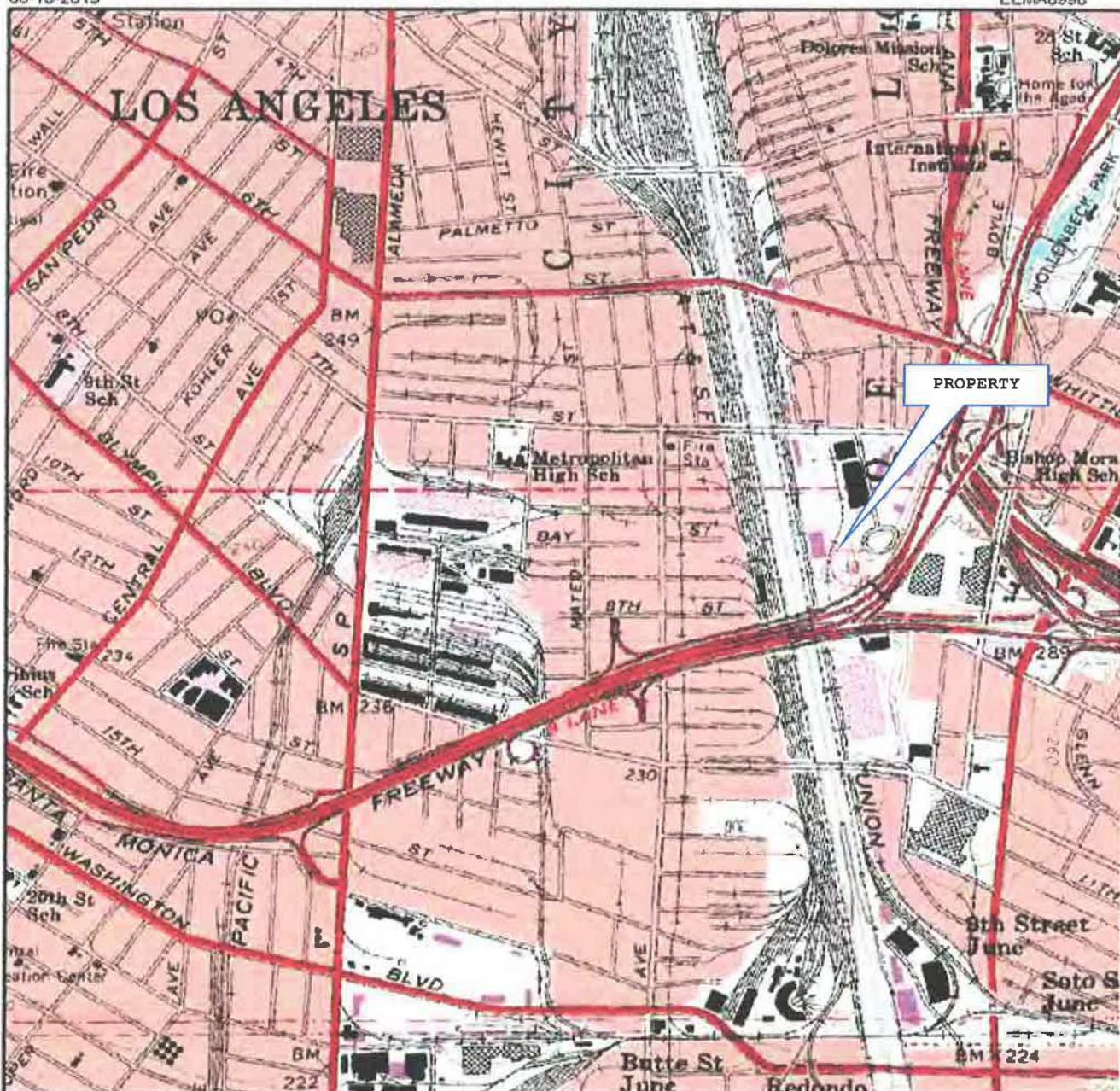
N↑

Site Name: 2001-2005 Sacramento Street ; 1024 Mateo Street; 2016 Bay Street, Los Angeles, CA

Project No.: 2015-486-01

06-18-2015

FFMA899R



Scale: 1.6 inches to 1/2 mile

LTM North is straight up

Longitude: -118° 13' 58"

Latitude 34° 11' 52.4"

UTM Easting: 388242 meters

UTM Easting: 500242 meters

UTM Northing: 3766102 meters

UTM Zone: NAD 11

SITE VICINITY MAP



Environmental Managers & Auditors, Inc.
26500 Agoura Rd, Suite 102-374
Calabasas, CA 91302

**Site Name: 2001-2005 Sacramento
Street ; 1024 Mateo Street; 2016 Bay
Street, Los Angeles, CA**

Project No.: 2015-486-01

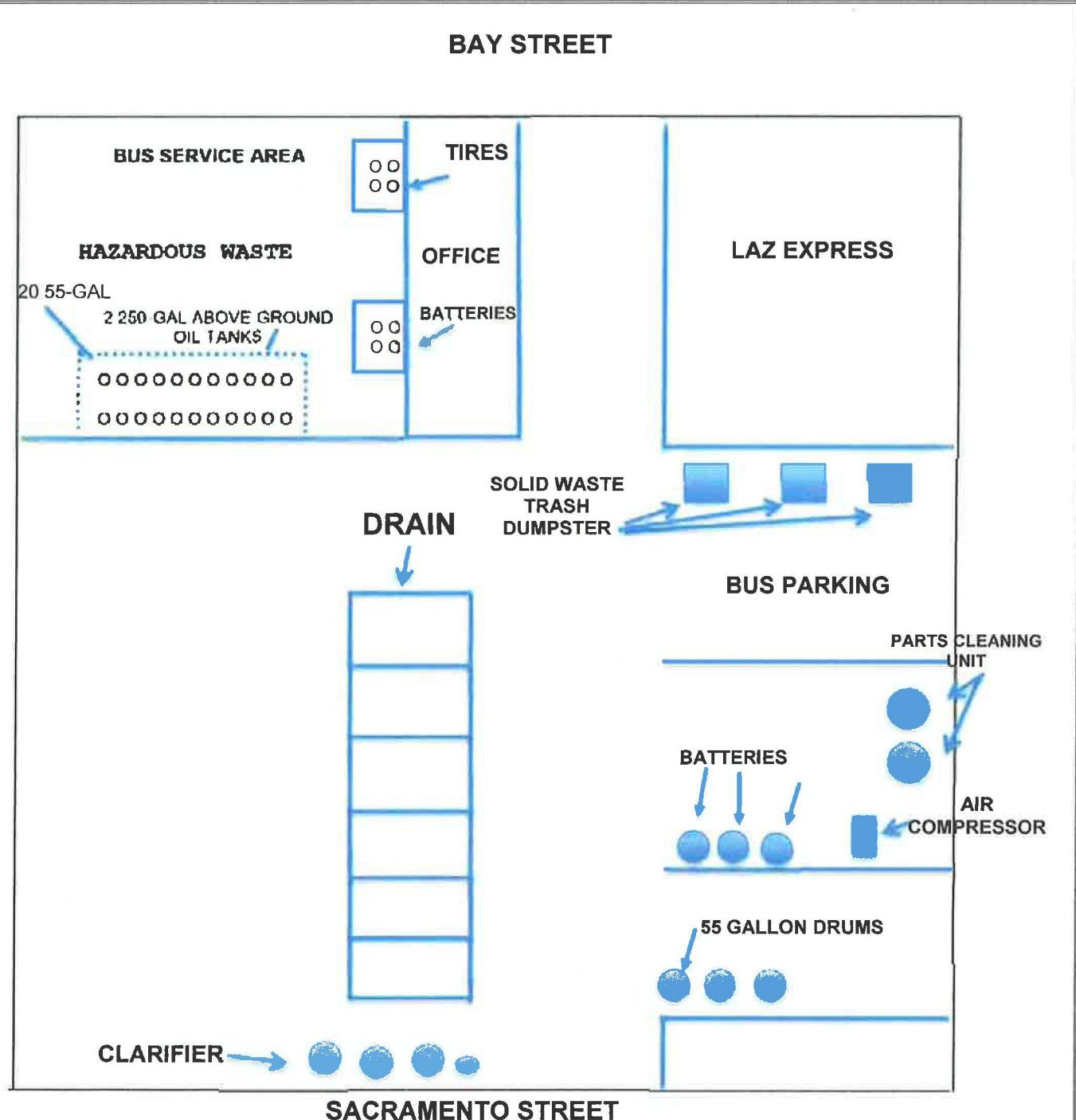


FIGURE 3. SITE LAYOUT MAP

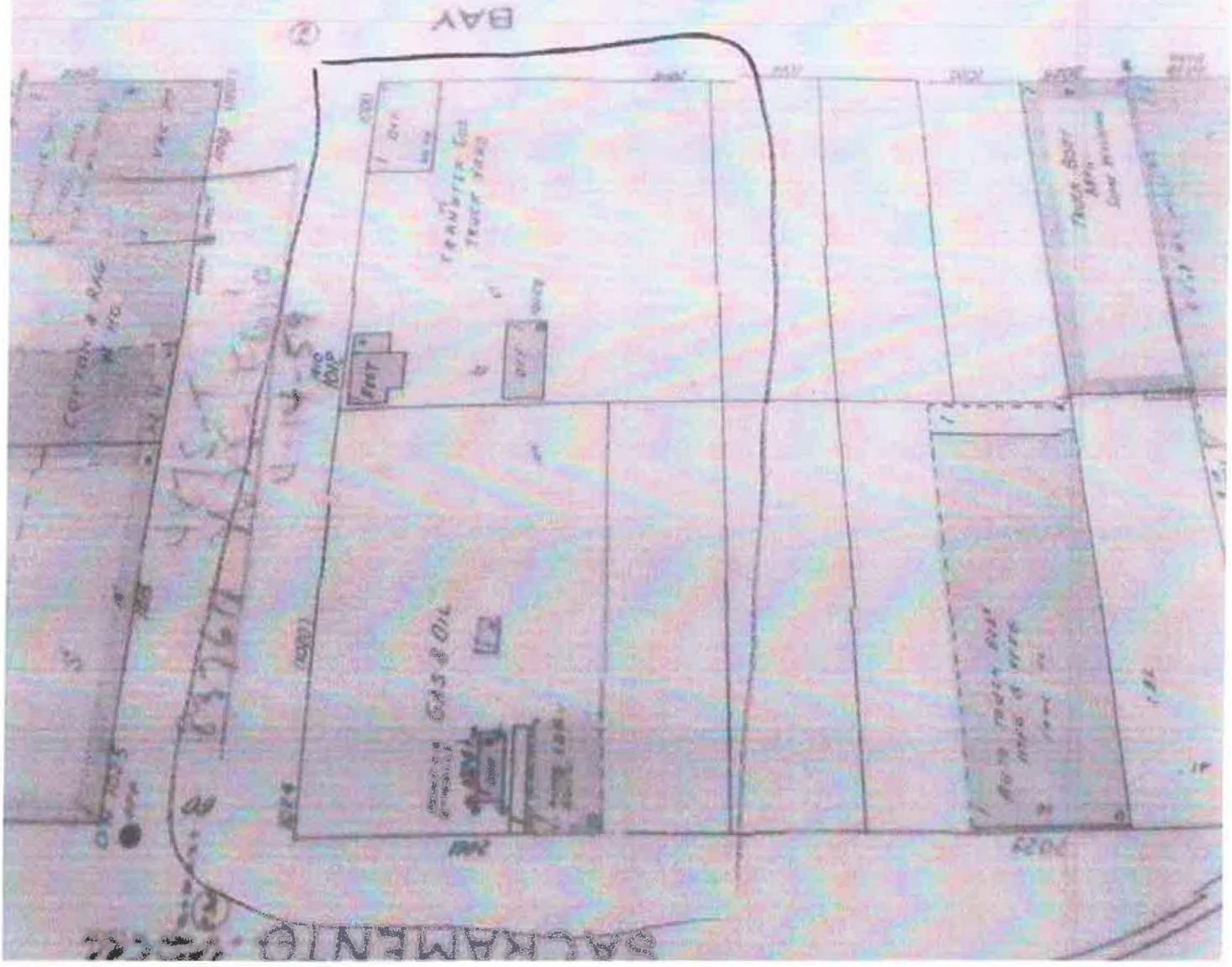
DRAWING NOT TO SCALE



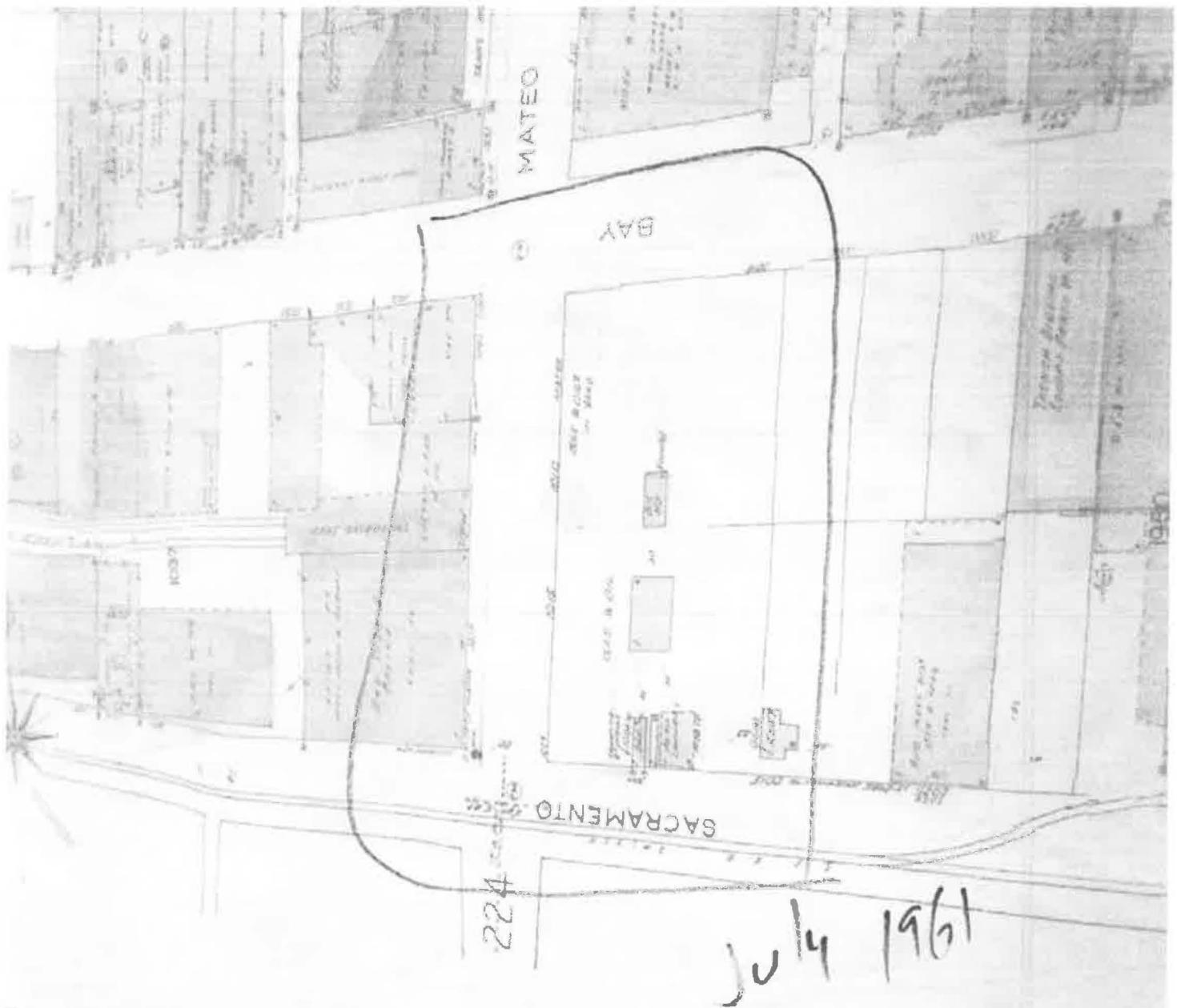
Environmental Managers & Auditors, Inc.
26500 Agoura Rd, Suite 102-374
Calabasas, CA 91302

Site Name: 2001-2005 Sacramento St, 1024
Mateo St and 2016 Bay St.
Los Angeles CA. 91402

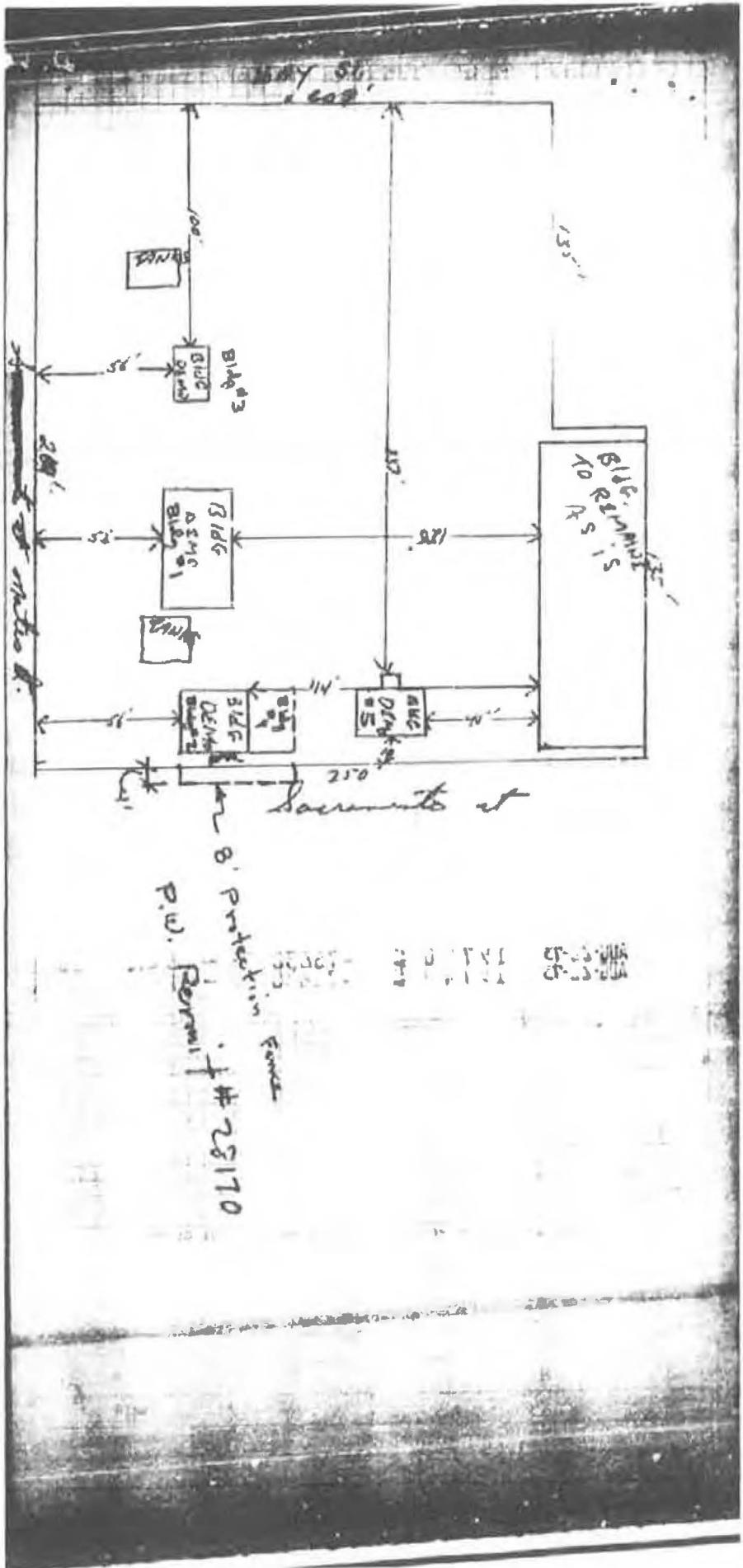
Project No.: 2015-786-01

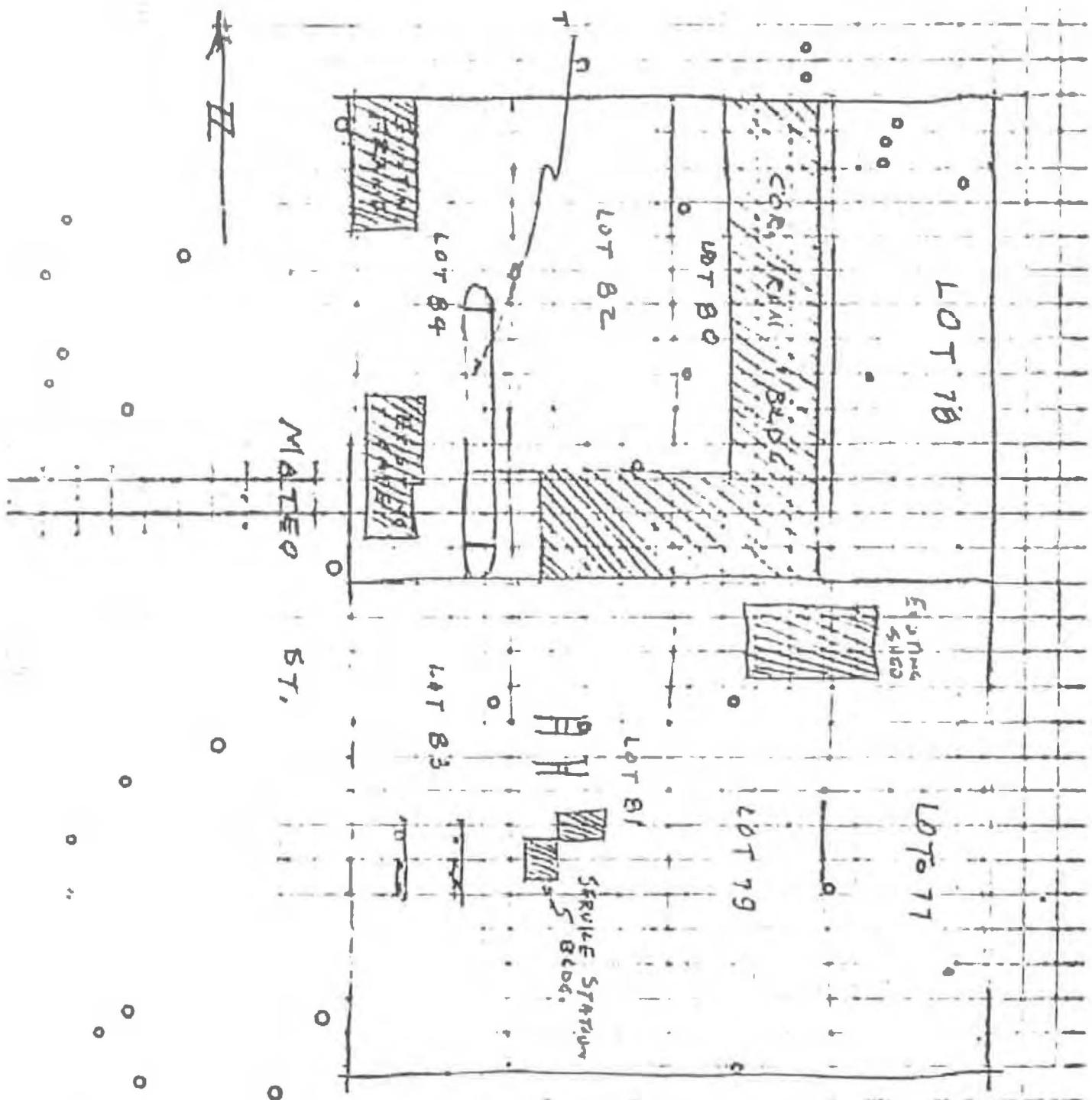


SALKAMENIE



224





near Rock City Hill
Not all dimensions shown. See Engr.

Appendix B
Geophysical Surveying Report



August 12th, 2015

Project Number 15288

David Johannes
Certified Environmental Consultants, Inc.
1206 Harris Avenue
Camarillo, CA 93010
(805) 388-8970

Subject: Geophysical Investigation at 2016 Bay Street, Los Angeles, California

Dear Mr. Johannes:

A geophysical survey was conducted on July 24th and 29th, 2015 at the above mentioned property. The purpose of the geophysical survey was to screen an approximate 180 by 150 ft area for underground storage tanks (USTs). Surface metallic objects that interfered with the geophysical investigation included fences, an above-ground storage tank, reinforced concrete, reinforced concrete mesh, parked vehicles, busses and other surface structures.

METHODOLOGY

The geophysical instruments used during this investigation included a Geometrics G-858 magnetometer (G-858), a Geonics EM-61Mk2A high frequency metal detector (EM-61), a Geonics EM-31 conductivity meter (EM-31) and a GSSI SIR-20 ground penetrating radar (GPR) with 400-MHz antenna.

Details on these geophysical methods can be found in the attached technical note titled "Geophysical Techniques for Shallow Environmental Investigations."

FIELD PROCEDURES

Before conducting the geophysical survey, a 10- by 10-foot grid was marked on the ground within the survey area using surveyor paint. The survey area consisted of an asphalt lot with areas of reinforced concrete and reinforced concrete mesh. The grid was bound by a chain link fence to the south and west and buildings to the north and east. Obvious surface cultural features that could potentially affect the geophysical data (i.e. reinforced concrete, etc.) were identified in the field and plotted onto a scaled, hand-drawn site map. A site map showing the location of the geophysical survey area and surficial features is attached as Figure 1.

Measurements of the earth's total magnetic field intensity and vertical gradient were made with the G-858 at 0.2-second intervals as the operator walked along parallel approximately south to north (S-N) survey lines nominally spaced 5 feet apart. A marker was inserted in the data at 10 ft intervals. The 0.2-second sampling interval resulted in an average station spacing of about 0.5 feet. The magnetic data were stored in the internal memory of the magnetometer along with time of measurement. Magnetic data were downloaded to a laptop computer at the end of the magnetic survey.

EM-61 measurements were made at 2.5 foot intervals along approximately south to north (S-N) survey lines spaced 5 feet apart using the 10-foot grid points for spatial control. The EM-61 data were stored in a digital data logger along with line and station number. EM-31 measurements were made at 5 foot intervals along approximately south to north (S-N) survey lines spaced 5 feet apart using the 10-foot grid points for spatial control. The EM-31 data were stored in a digital data logger along with line and station number. EM-61 and EM-31 data were downloaded to a laptop computer upon completion of the survey.

GPR data were acquired semi-continuously (12 scans per foot), as a cart mounted 400 MHz antenna was pushed along survey lines spaced approximately 5 ft apart along south to north (S-N) and west to east (W-E) survey lines. The GPR antenna was attached to a survey cart with an integrated survey wheel for spatial control. GPR data were viewed in real time on the SIR-20's monitor and saved to the instrument's hard disk. All field copies of GPR data are retained in the project files.

DATA PROCESSING

EM & Magnetic Data

Color-enhanced contour maps of the magnetic, EM-61 and EM-31 data were generated using the Oasis montaj® geophysical mapping system. Prior to contour map generation, a number of preprocessing steps were completed and included:

- Backup of all original field data files.
- Correcting of all data acquisition errors (typically only deleting the first portion of a reacquired line, renaming lines incorrectly labeled, deleting additional readings outside the grid, etc.).
- Reformatting field data files to free format XYZ files containing line number, station, time (if applicable) and field measurements.

- Applying small adjustments to EM-61 and/or EM-31 station locations to compensate for data being recorded while the operator was walking.
- Merging of multiple data files into a single file and sorting, if necessary.

The output of the data preprocessing was a data file containing line and station number and the geophysical measurements. These data files were imported into the Oasis montaj® mapping system and the following data processing steps applied:

- Reformatting of data files to Oasis montaj® format.
- Generating final map scale.
- Gridding data using a 1- to 2.5-foot cell size.
- Masking grid in areas where data were not acquired (i.e. around site perimeter).
- Applying a Hanning filter to smooth the data, if necessary.
- Generating color zone file describing color for different data ranges.
- Contouring the data.
- Generating map surrounds (title block, legend, scale, color bar, north arrow, etc.).
- Annotating anomalies.
- Merging various plot files and plotting final map.

GPR Data

GPR data were processed using the program GPR-Slice v7 by Geophysical Archaeometry Laboratory, Inc. After the data were downloaded from the GPR unit, raw data were imported into GPR-Slice. Processing included the following steps:

- Create info file(s) that contain(s) spatial information for each traverse.
- Editing info file(s) to account for collection in reverse direction or varying geometry.
- Merging multiple info files into a primary info file, as necessary.
- Convert data into program compatible 16 bit format.
- Batch gain and remove data wobble.
- Create navigational notations for slicing using artificial or field markers.
- Apply filters such as Hilbert or boxcar, as necessary.
- Apply deconvolution and migration, as necessary.
- Slice/resample data using multiple time slices of chosen time thickness and overlap.
- Output time data into XYZ coordinates for gridding and presentation.

Color-enhanced contour maps of the GPR time slices were generated in the GPR-Slice program and output in jpeg format for review.

Additionally, to further characterize anomalies interpreted in the GPR time slice data, selected radargrams were converted to bmp format for review.

RESULTS

Color-enhanced contour maps of the magnetic vertical gradient response, the EM-61Mk2A differential response and EM-31 conductivity response are presented as Figures

2, 3 and 4, respectively. Color-enhanced contour maps of the magnetic total field response, EM-61 Channel 3 response and the EM-31 in-phase response were also generated. However, these maps are not presented as they did not reveal additional information and were, therefore, considered redundant.

The coordinates shown in the contour maps (Figures 2, 3 and 4) reference the relative geophysical coordinate system shown in Figure 1. The color bar indicates the amplitude of the measured quantity with magenta and cyan indicating high and low amplitudes, respectively. Light orange, yellow and light green indicate average "background" values of the measured quantity.

A depth slice of the 3D GPR data at a depth of about 2 to 3 ft is presented as Figure 5 and selected GPR radargrams were output and are presented in Figure 6. Additional radargrams were generated, but are not presented as they did not reveal additional information and were, therefore, considered redundant. The distances shown on the radargrams reference the relative geophysical coordinate system.

Due to the presence of reinforced concrete over the majority of the site, the geophysical instruments that were of most use at this site were the magnetometer and the GPR. Especially in the case of the EM-61 and the EM-31 data, the reinforced concrete may mask the responses of any targets beneath the reinforcement. Even for the magnetometer and the GPR, the size of the target and the spacing of the reinforcement also have effects on the instruments' ability to see beneath the reinforced areas. Interpretation of anomalies is limited to sources that are large enough to be imaged through the reinforcement, or, in the case of GPR, in between the gaps in the rebar.

Several anomalies caused by surface metallic objects are evident on the contour maps of the magnetic and EM data. These anomalies are labeled "SM" on the respective contour maps. These surface metallic objects correspond to buildings, posts, vehicles and other surface structures.

One small anomaly exists in the EM-61 and EM-31 data and is labeled B on Figures 3 and 4. This anomaly has a much smaller geophysical signature than expected for a UST. The source of the anomaly is likely a small buried metallic object or debris, as it does not appear in the Magnetometer data (Figure 2).

One linear anomaly appears in the EM-31 data and is labeled P on Figure 4. The source of this anomaly is likely a buried pipe, pipe segment or other linear object.

There is one anomaly located outside the area of reinforced concrete, imaged in all data sets, labeled as A-1 in Figures 2 through 6. Anomaly A-1 has a similar response to the reinforced concrete areas in the EM-61 and EM-31 data (Figures 3 and 4). The magnetic vertical gradient response of anomaly A-1 (Figure 2), however, is more prominent than the areas of reinforced concrete, indicating the source of the anomaly is likely larger or contains more metal. However, the magnetic response is not indicative of a typical, cylindrical metallic UST.

In the 3D GPR data, anomaly A-1 appears from approximately 42 to 62 North and 10 to 50 East (Figure 5). This depth slice, at a depth of approximately 2-3 feet below ground surface, illustrates that the maximum reflectivity of anomaly A-1 occurs beneath most of the reinforced concrete areas visible in the EM data. Some reinforced concrete mesh is still visible in the GPR data and is labeled RC and several small buried objects are labeled as B on Figure 5.

Selected radargrams presented in Figure 6 indicate the source of anomaly A-1 is a reinforced concrete area with several 2-3 foot gaps in the reinforcement. These gaps in the reinforcement occur where there are corresponding gaps in the EM anomalies (Figures 3 and 4). The presentation of this anomaly is not typical of a steel UST. This anomaly may be related to other infrastructure from the former service station or former pump islands. Several other features, likely caused by small buried pieces of debris, rubble or pipes are labeled as B/P on Figure 6.

There are no other anomalies within the geophysical data that exhibit the typical response for a UST. However, it cannot be fully discounted that a UST may be present in the areas of surface metallic objects that could not be surveyed. Although the surface reinforced concrete pads mask EM-61 and EM-31 data, the magnetic data appears to indicate the large metallic objects, such as USTs, are not present beneath the concrete.

The geophysical survey was designed to locate all buried metallic utilities and metallic objects the size of a 500-gallon tank or larger. It is our opinion that the geophysical survey was appropriately designed to locate all such objects less than about 8 feet deep; except in portions of the survey area where data was affected by subsurface utilities or surface structures, such as metallic debris, reinforced concrete mesh and other large surface metallic objects.

If you have any questions concerning this investigation, please call us at 951-549-1234.

Sincerely,



Emily Feldman
Senior Staff Geophysicist
GEOVision Geophysical Services

Attachments:

Figure 1 - Site Map with Geophysical Interpretation

Figure 2 - Color Contour Map of the Magnetic Vertical Gradient Response

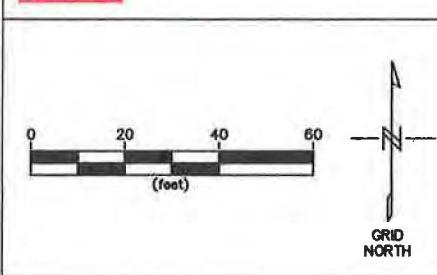
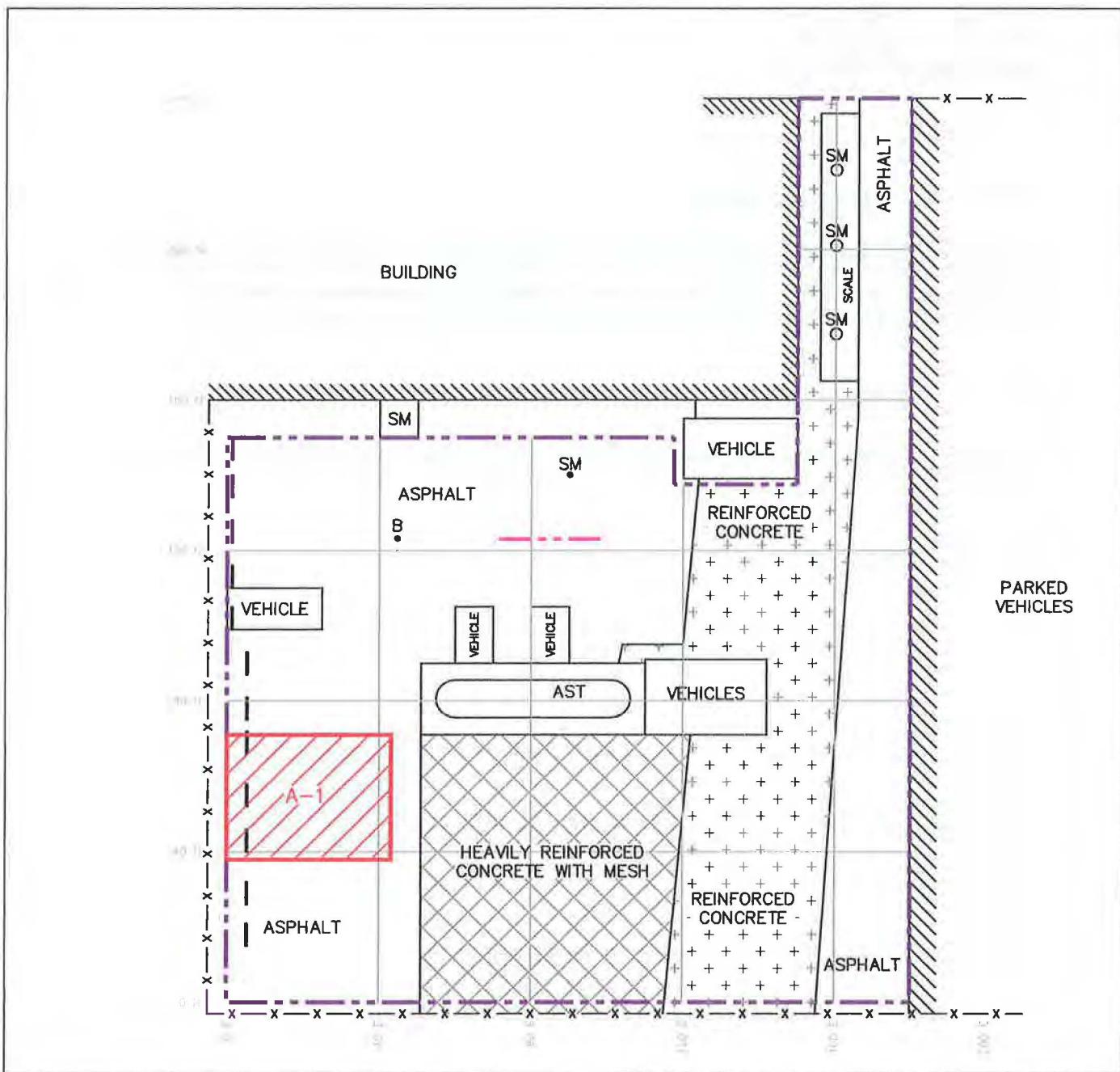
Figure 3 - Color Contour Map of the EM-61Mk2A Differential Response

Figure 4 - Color Contour Map of the EM-31 Conductivity Response

Figure 5 - Selected 3D GPR Depth Slice from 2-3 ft

Figure 6 - Selected Radargrams from GPR Data

Technical Note – Geophysical Techniques for Shallow Environmental Investigations



Project No. 15288
Date Aug 12, 2015
Developed by E FELDMAN
Drawn by T RODRIGUEZ
Approved by D CARPENTER
File #:\15200\15299\15288\15288-1.dwg

FIGURE - 1
SITE MAP WITH GEOPHYSICAL INTERPRETATION

SITE LOCATED AT
2016 BAY STREET
LOS ANGELES, CALIFORNIA

PREPARED FOR
CERTIFIED ENVIRONMENTAL CONSULTANTS, INC.



LEGEND

- SM Surfacial Metallic Object
- RC Reinforced Concrete or Mesh
- A-1 Anomaly As Discussed In Report

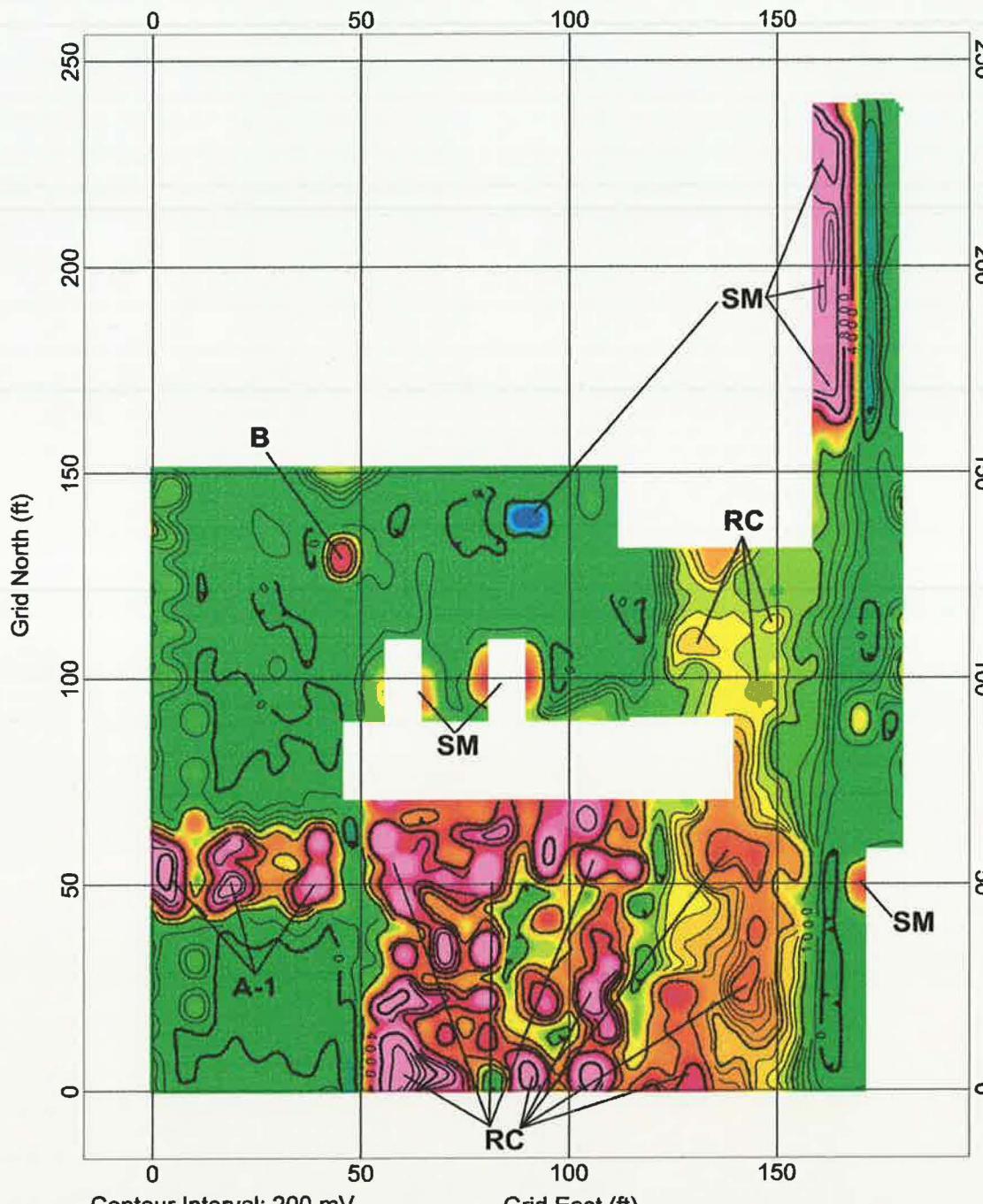


Figure 2

Magnetic Vertical Gradient Response

2016 Bay Street
Los Angeles, California

Prepared for Certified Environmental Consultants, Inc.

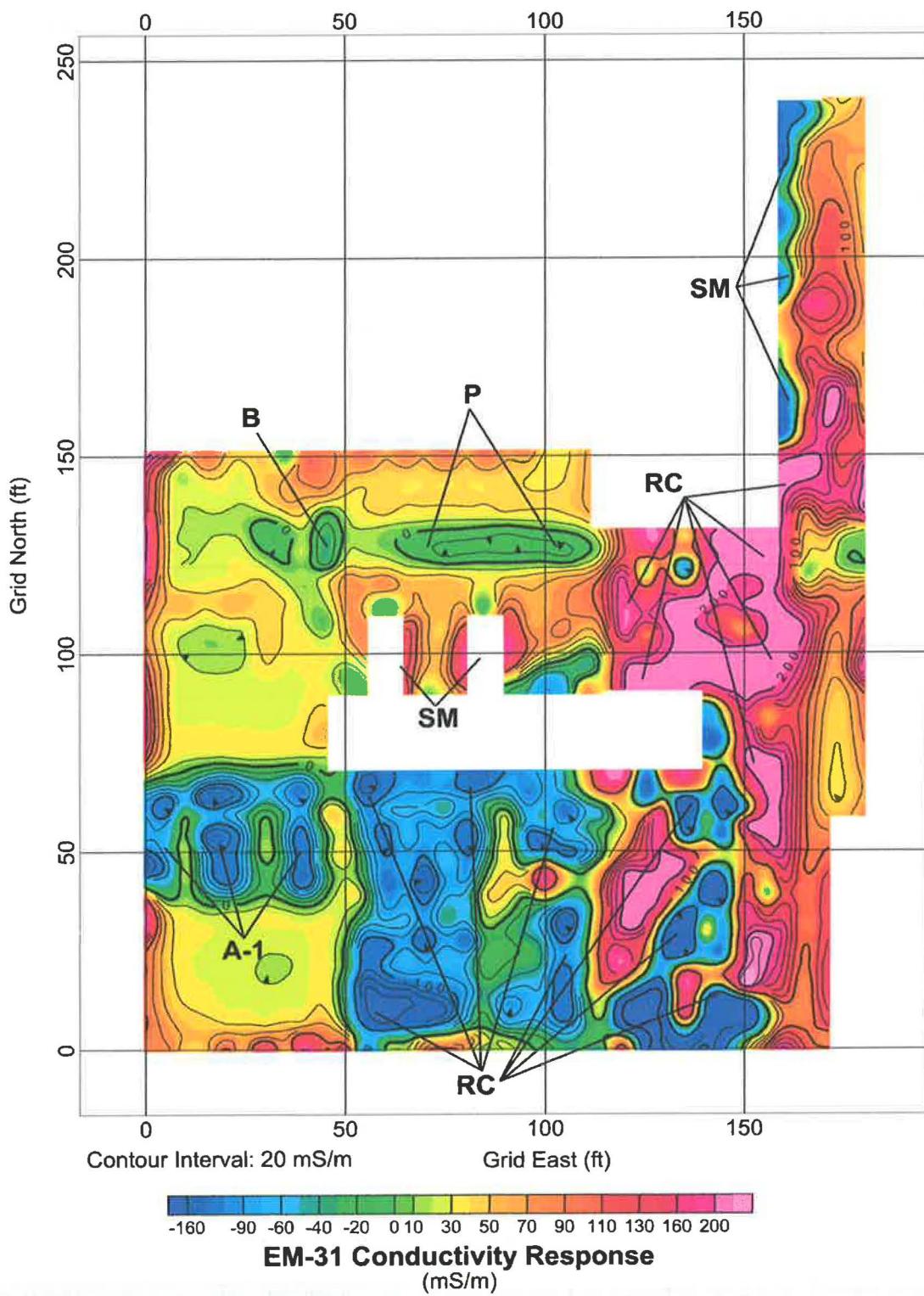


LEGEND

- SM** Surficial Metallic Object
- RC** Reinforced Concrete or Mesh
- A-1** Anomaly As Discussed In Report
- B** Small Buried Metallic Object or Debris



Figure 3
EM-61 Mk2A Differential Response
 2016 Bay Street
 Los Angeles, California
Prepared for Certified Environmental Consultants, Inc.

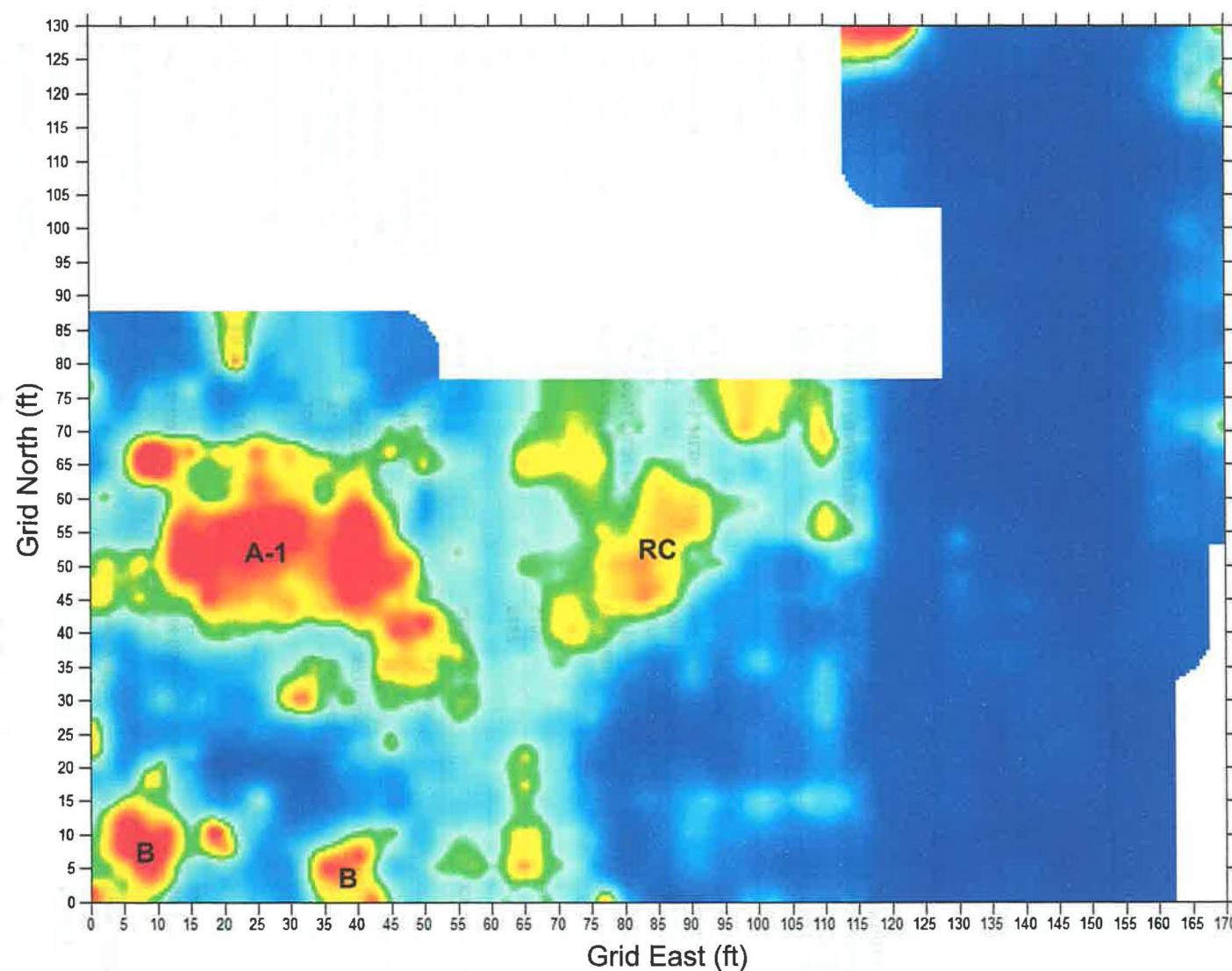


LEGEND

- SM** Surficial Metallic Object
- RC** Reinforced Concrete or Mesh
- A-1** Anomaly As Discussed In Report
- B** Small Buried Metallic Object or Debris
- P** Subsurface Utility or Linear Object



Figure 4	
EM-31 Conductivity Response	
	2016 Bay Street Los Angeles, California
Prepared for Certified Environmental Consultants, Inc.	



LEGEND

- A-1** Anomaly as Discussed in Report
- RC** Reinforced Concrete/Concrete Mesh
- B/P** Small Buried Object/Debris or Pipe/Pipe Segment

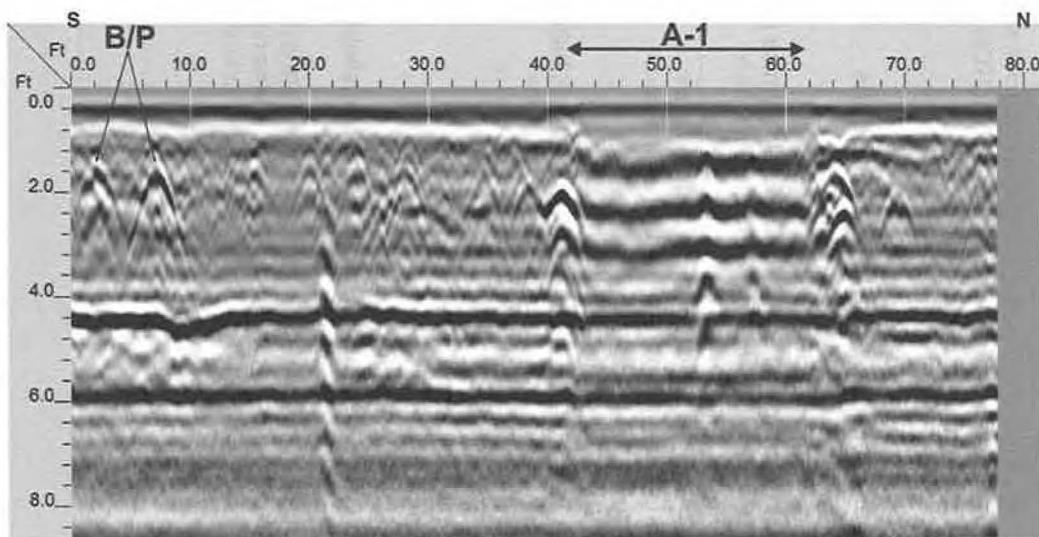


Project No.: 15288
Date: AUGUST 5, 2015
Drawn By: E. FELDMAN
Approved By: A. MARTIN
File P1, Project #15288 CEC UST LAReportFigure5.dwg

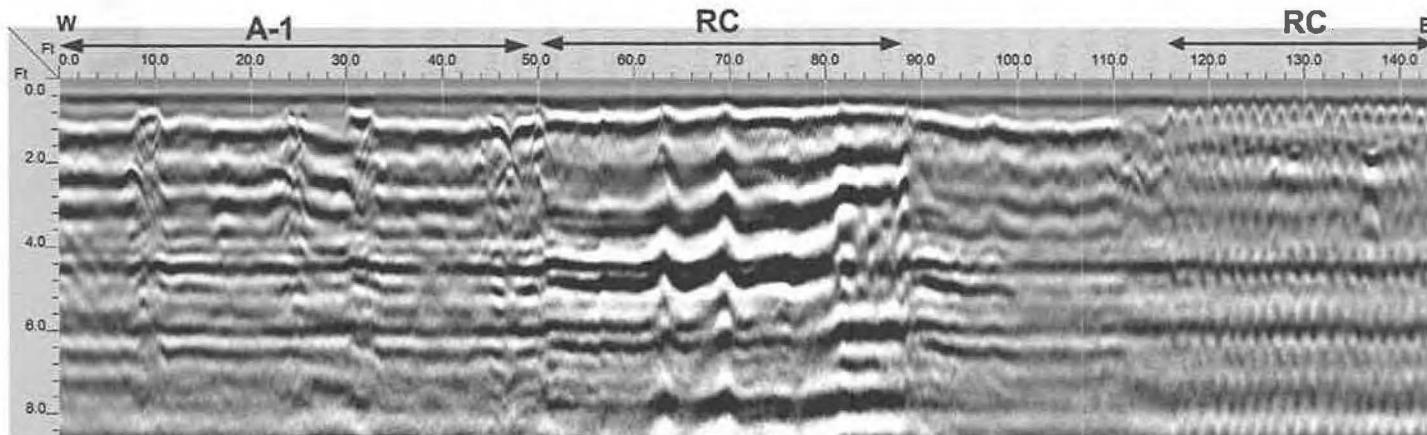
FIGURE 5
SELECTED 3D GPR DEPTH SLICE (~2 - 3 FT)

2016 BAY STREET
LOS ANGELES, CALIFORNIA

PREPARED FOR
CERTIFIED ENVIRONMENTAL CONSULTANTS, INC.



GPR Scan Along the Y-axis at 30 ft Grid East



GPR Scan along the X-axis at 45 ft Grid North

LEGEND

- A-1** Anomaly as Discussed in Report
- RC** Reinforced Concrete/Concrete Mesh
- B/P** Small Buried Object/Debris or Pipe/Pipe Segment



Project No.: 15288
Date: AUGUST 4, 2015
Drawn By: E. FELDMAN
Approved By: A. MARTIN
File P1, Project File#2015115288 CEC USE LA/ReportFigure6.dwg

FIGURE 6
SELECTED RADARGRAMS

2016 BAY STREET
LOS ANGELES, CALIFORNIA

PREPARED FOR
CERTIFIED ENVIRONMENTAL CONSULTANTS, INC.

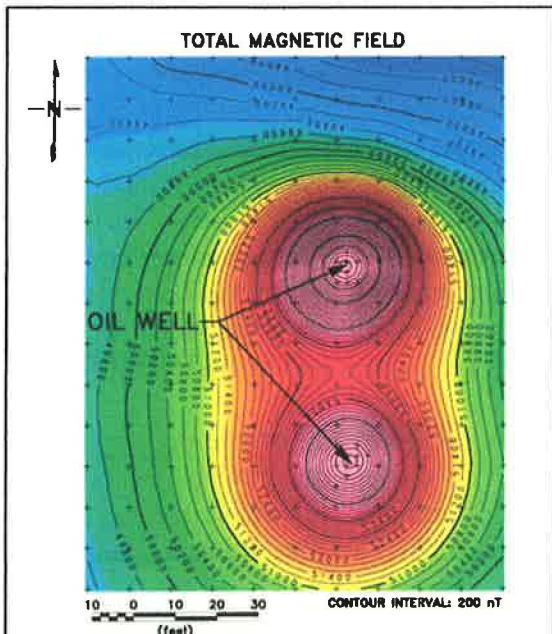
GEOPHYSICAL TECHNIQUES FOR SHALLOW ENVIRONMENTAL INVESTIGATIONS



MAGNETIC METHOD

The magnetic method generally involves the measurement of the earth's magnetic field intensity or vertical gradient of the earth's magnetic field. Anomalies in the earth's magnetic field are caused by induced or remanent magnetism. Induced magnetic anomalies are the result of secondary magnetization induced in a ferrous body by the earth's magnetic field. The shape and amplitude of an induced magnetic anomaly is a function of the orientation, geometry, size, depth, and magnetic susceptibility of the body as well as the intensity and inclination of the earth's magnetic field in the survey area. The magnetic method is an effective way to search for small metallic objects, such as buried ordnance and drums, because magnetic anomalies have spatial dimensions much larger than those of the objects themselves. Typically, a single buried drum can be detected to a depth of about 10 feet. Larger metallic objects can often be located to greater depths. Induced magnetic anomalies over buried objects such as drums, pipes, tanks, and buried metallic debris generally exhibit an asymmetrical, south up/north down signature (positive response south of the object and negative response to the north).

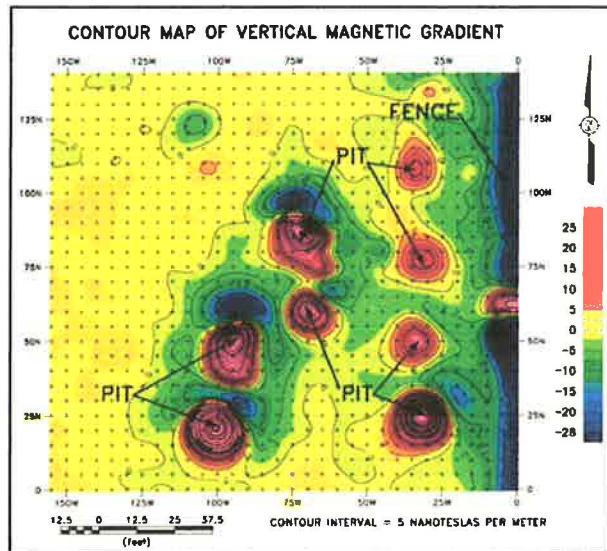
Magnetic data is typically acquired along a grid with results being presented as color-enhanced contour maps generated by the Geosoft™ Mapping System or OASIS montaj. The approximate location and depth of magnetic objects can be calculated using the Geosoft™ UXO System.



Magnetic Survey to Locate Abandoned Oil Wells



Geometrics G858 Cesium Magnetic Gradiometer



Magnetic Survey to Locate Pits Containing Buried Metallic Containers

Magnetic surveys are typically conducted to:

- Locate abandoned steel well casings
- Locate buried tanks and pipes
- Locate pits and trenches containing buried metallic debris
- Detect buried unexploded ordnance (UXO)
- Map old waste sites and landfill boundaries
- Clear drilling locations
- Map basement faults and geology
- Investigate archaeological sites

ELECTROMAGNETIC METHODS

Electromagnetic (EM) methods typically applied to shallow environmental investigations include frequency domain EM methods, such as EM induction and EM utility location methods, time domain electromagnetic (TDEM) metal detection methods, and ground penetrating radar (GPR) methods.

EM Induction Method

EM induction surveys are often conducted using the Geonics EM-31 terrain conductivity meter (EM-31). The EM-31 consists of a transmitter coil mounted at one end and a receiver coil mounted at the other end of a 3.7-meter long plastic boom. Electrical conductivity and in-phase component field strength are measured and stored along with line and station numbers in a digital data logger. In-phase component measurements generally only respond to buried metallic objects; whereas conductivity measurements also respond to conductivity variations caused by changes in soil type, moisture or salinity and the presence of nonmetallic bulk wastes. The EM-31 must pass over or immediately adjacent to a buried metallic object to detect it. Typical EM-31 anomalies over small, buried metallic objects consist of a negative response centered over the object and a lower amplitude positive response to the sides of the object. When the instrument boom is oriented parallel to long,

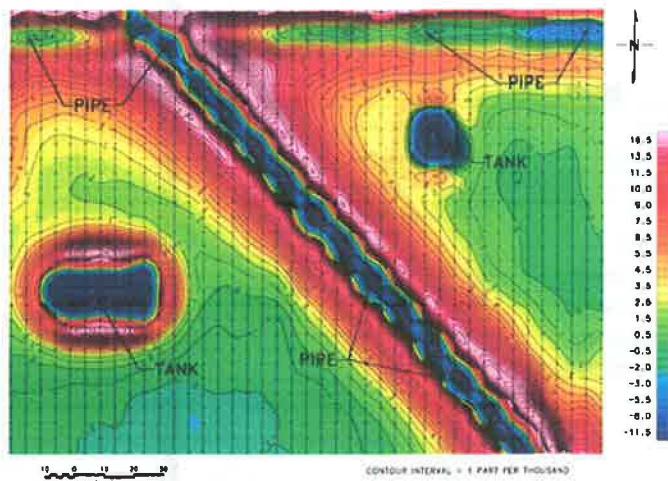
linear conductors such as pipelines a strong positive response is observed. The EM-31 can explore to depths of about 6 meters, but is most sensitive to materials about 1 meter below ground surface. Single buried drums can typically be detected to depths of about 5 feet.

EM-31 surveys are typically conducted to:

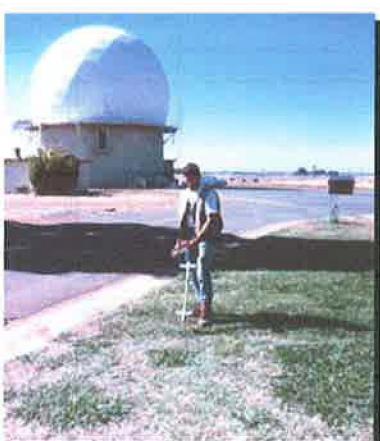
- Locate buried tanks and pipes
- Locate pits and trenches containing metallic and/or nonmetallic debris
- Delineate landfill boundaries
- Delineate oil production sumps and mud pits
- Map conductive soil and groundwater contamination
- Map soil salinity in agricultural areas
- Characterize shallow subsurface hydrogeology
 - Map buried channel deposits
 - Locate sand and gravel deposits
 - Locate conductive fault and fracture zones



Geonics EM-31 Terrain Conductivity Meter



Geonics EM-31 Survey to Locate Underground Storage Tanks



EM Utility Location Methods

EM utility locators, such as the Metrotech 810, Metrotech 9890 and Radiodetection RD400, are designed to accurately trace metallic pipes and utility cables and clear drilling/excavation locations. These utility locators consist of a separate transmitter and a receiver. The transmitter emits a radio frequency EM field that induces secondary fields in nearby metallic pipes and cables. The receiver detects these fields and is used to accurately locate and trace the pipes, often to distances over 200 feet from the transmitter. Many of the utility locators have a passive 60Hz mode to locate live electrical lines. Modern utility locators are also capable of providing rough depth estimates of the pipes.

◀ Metrotech EM Utility Locator

TDEM Metal Detection Methods

A Geonics EM-61 (EM-61) is a high sensitivity, time-domain, digital metal detector which is often used to detect both ferrous and non-ferrous metallic objects. It is designed specifically to locate buried metallic objects such as drums, tanks, pipes, UXO, and metallic debris and to be relatively insensitive to above ground structures such as fences, buildings, and vehicles.

The EM-61 consists of two square, 1-meter coils, one mounted over the other and arranged on a hand-towed cart. The bottom coil acts as both a transmitter and receiver while the top coil is a receiver only. While transmitting the bottom coil generates a pulsed primary magnetic field, which induces eddy currents into nearby metallic objects. When the transmitter is in its off cycle both coils measure the decay of these eddy currents in millivolts (mV) with the results being stored in a digital data logger along with position information. The decay of the eddy currents is proportional to the size and depth of the metallic target. A symmetrical positive anomaly is recorded over metallic objects with the peak centered over the object.

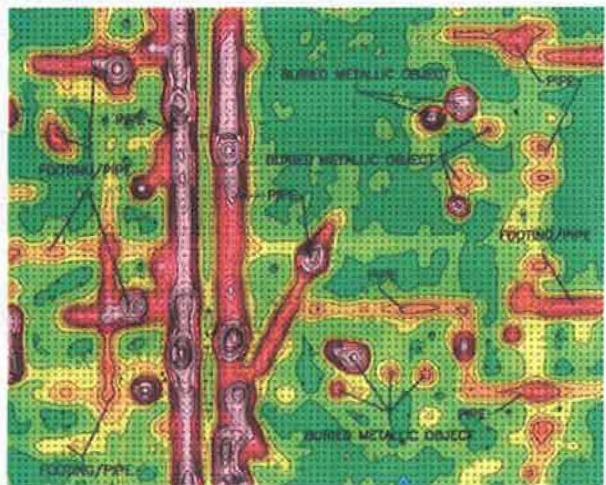
The signal from the top coil is amplified in such a way that both coils record effectively the same response for a metallic object on the surface and the top coil records a larger response for buried metallic objects. The response of near surface objects can, therefore, be suppressed by subtracting the lower coil response from the upper coil response (differential response).

In practice, the usable depth of investigation of the EM-61 depends on the size and shape of the object and the amount of above ground interference encountered at the site. A single buried drum can often be detected at a depth of about 10 feet.

Geonics EM-61 Survey to Map Subsurface Infrastructure



Geonics EM-61 Digital Metal Detector



GPR Methods

Ground-penetrating radar (GPR) is a high-frequency electromagnetic method commonly applied to a number of engineering and environmental problems.



GSSI SIR-10A GPR Unit

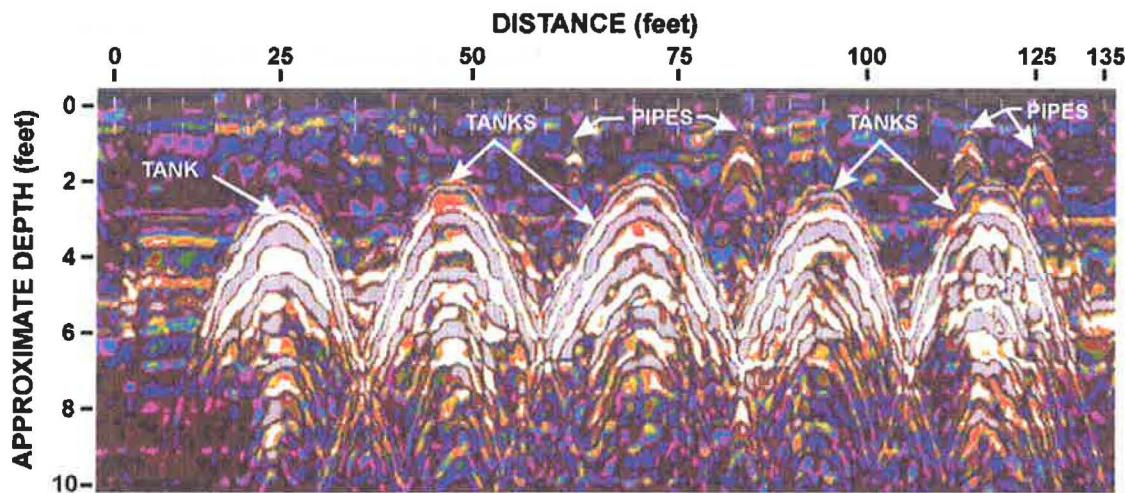
A GPR system radiates short pulses of high-frequency EM energy into the ground from a transmitting antenna. This EM wave propagates into the ground at a velocity that is primarily a function of the relative dielectric permittivity of subsurface materials. When this wave encounters the interface of two materials having different dielectric properties, a portion of the energy is reflected back to the surface, where it is detected by a receiver antenna and transmitted to a control unit for processing and display.

Depth penetration is a function of antenna frequency and the electrical conductivity of the soils in the survey area. Lower frequency antennas achieve greater depth penetration than higher frequency antennas, but have poorer spatial resolution. Conductive soils, such as clays, attenuate the radar waves much more rapidly than resistive dry sand and rock. In many environments in California, depth penetration of 500 and 300 MHz antennas is limited to 3 to 5 feet. Depth penetration may be greater if shallow soils consist of clean sands and less if shallow soils consist of clay.

GPR surveys are typically conducted to:

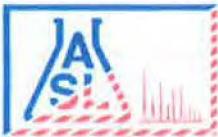
- Locate and delineate underground storage tanks (metallic and non-metallic)
- Locate metallic and nonmetallic pipes and utility cables
- Map rebar in concrete structures
- Map landfill boundaries
- Delineate pits and trenches containing metallic and nonmetallic debris
- Delineate leach fields and industrial cribs
- Delineate previously excavated and backfilled areas
- Map shallow groundwater tables
- Map shallow soil stratigraphy
- Map shallow bedrock topography
- Map shallow subsurface voids and cavities
- Characterize archaeological sites

Geophysical Survey Systems Inc. (GSSI) SIR-2 or SIR-10 GPR systems with antennas in the frequency range of 50 to 1,000 MHz are often used during GPR investigations. Mala Geoscience and Sensors and Software, Ltd also manufacture GPR systems. GPR data is processed using a variety of software including the RADAN™ or GRADIX software packages by GSSI and Interpex Ltd., respectively.



GPR Survey to Locate Underground Storage Tanks

Appendix C
Soil-Sample Analytical Report



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

Certified Enviro. Consultants, Inc.
1206 Harris Ave
Camarillo, CA 93010-

Telephone (805) 388-8970
Attn David Johannes

Number of Pages 3

Date Received 08/07/2015

Date Reported 08/11/2015

Job Number	Ordered	Client
65436	08/07/2015	CEC

Project ID: 15-1775

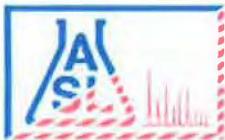
Project Name: MATEO

Enclosed are the results of analyses on 1 sample analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Certified Enviro. Consultants, Inc.

1206 Harris Ave

Camarillo, CA 93010-

Telephone: (805)388-8970

Attn: David Johannes

Page: 2

Project ID: 15-1775

Project Name: MATEO

ASL Job Number	Submitted	Client
65436	08/07/2015	CEC

Method: 6010B/7471A, CCR Title 22 Metals (TTLC)

QC Batch No: 073115-1

Our Lab I.D.		336085				
Client Sample I.D.		Comp SV (6-1&7-1)				
Date Sampled		07/31/2015				
Date Prepared		08/07/2015				
Preparation Method						
Date Analyzed		08/10/2015				
Matrix		Soil				
Units		mg/Kg				
Dilution Factor		1				
Analytes	PQL	Results				
AA Metals						
Mercury	0.0500	0.0763				
ICP Metals						
Antimony	0.500	ND				
Arsenic	0.250	1.68				
Barium	0.500	112				
Beryllium	0.500	ND				
Cadmium	0.500	1.08				
Chromium	0.500	37.4				
Cobalt	0.500	8.22				
Copper	0.500	23.8				
Lead	0.250	60.8				
Molybdenum	0.500	1.93				
Nickel	0.500	29.4				
Selenium	0.500	ND				
Silver	0.500	ND				
Thallium	0.500	ND				
Vanadium	0.500	33.4				
Zinc	0.500	116				

QUALITY CONTROL REPORT

QC Batch No: 073115-1

Analytes	LCS % REC	LCS/LCSD % Limit							
AA Metals									
Mercury	106	80-120							
ICP Metals									
Antimony	100	80-120							

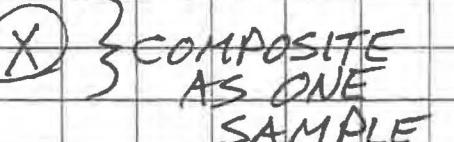
CEC

Certified Environmental Consultants, Inc.
1206 Harris Avenue
Camarillo, CA 93010
Telephone: 805-388-8970
E-Mail: cecdj@aol.com

Chain of Custody

Page 1 of 1

ASL JOB # 65436

Project Number: 15-1775	Project Name: MATEO							Turn-around time: 24-hour RUSH X 48-Hour RUSH NOTIFICATION		
Project Manager: DAVID JOHANNES							Analyses Requested			
Client Name: US TRUST							TITLE 22 METALS			
Lab. I.D. # (Lab. use only)	Sample Description (As it should appear on analytical report)	Date Sampled	Time Sampled	Sample Matrix	Containers (# and type)				Remarks/ Special Instructions	
336085	SV-6-1	7/31/15	10:50	SOIL	(1) TUBE				*SAVE TUBE FOR PICKUP	
	SV-7-1		↓ 11:30	↓	↓					
Relinquished by: (Sampler's Signature) <i>David Johannes</i>		Date 8-7-15	Time 1030	Relinquished by		Date	Time	Sample Delivery Conditions:		Sample Disposal:
Received by: <i>Alex</i>		Date 8-7-15	Time 1030	Received by:		Date	Time	Samples chilled? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Custody seals? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No All sample containers intact? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Client will pick up <input type="checkbox"/> Return to client
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the above-specified analyses.				Relinquished by:		Date	Time			<input type="checkbox"/> Lab disposal
Laboratory Notes:										

Appendix D
Soil-Vapor Sampling Analytical Report



August 3, 2015

Mr. David Johannes
Certified Environmental Consultants
547-A Constitution Ave.
Camarillo, CA 93012

Dear Mr. Johannes:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Certified Environmental Consultants on July 31, 2015. The study was performed at 2016 Bay St., Los Angeles, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in Hamilton gas-tight syringes by puncturing tubing which connects the sampling probe and the vacuum pump. New tubing was used at each sampling point to prevent cross contamination. Samples were immediately injected into the gas chromatograph after collection.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Flame Ionization Detector (FID) and an Electron Capture Detector (ECD). Restec wide bore capillary columns using hydrogen as the carrier gases were used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's PC based chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five point calibration would have been performed. Method reporting limits were calculated to be 0.01-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check and end of run calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas

A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas, found in common shaving cream. No Isobutane was found in any of the samples collected.

Scope of Work

To achieve the objective of this investigation a total of 9 vapor samples were collected from 8 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site were predominately silty-sand from ground surface to 5.0 feet below ground surface. These soil conditions offered sampling flows at 0" water vacuum. Depth to groundwater was unknown at the time of the investigation.

Results

During this vapor investigation all nine samples contained levels of Tetrachloroethene (PCE). PCE levels ranged from 3.69 ug/L at SV-1 to 22.42 ug/L at SV-3. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager



SOIL VAPOR RESULTS

Site Name: 2016 Bay St., Los Angeles, CA
Analyst: J. Rice **Collector:** J. Rice
Method: Modified EPA 8021B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detectors: FID and ECD

Date: 7/31/15
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SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor (ECD/FID)

COMPOUND	REP. LIMIT
Dichlorodifluoromethane	1.00
Chloroethane	1.00
Trichlorofluoromethane	1.00
Freon 113	1.00
Methylene Chloride	1.00
1,1-Dichloroethane	1.00
Chloroform	1.00
1,1,1-Trichloroethane	1.00
Carbon Tetrachloride	0.02
1,2-Dichloroethane	0.04
Trichloroethene (TCE)	0.10
1,1,2-Trichloroethane	1.00
Tetrachloroethene (PCE)	0.10
1,1,1,2-Tetrachloroethane	1.00
1,1,2,2-Tetrachloroethane	1.00
Vinyl Chloride	0.01
Acetone	1.00
1,1-Dichloroethene	1.00
trans-1,2-Dichloroethene	1.00
2-Butanone (MEK)	1.00
cis-1,2-Dichloroethene	1.00
Cyclohexane	1.00
Benzene	0.03
4-Methyl-2-Pentanone	1.00
Toluene	1.00
Chlorobenzene	1.00
Ethylbenzene	0.40
m/p-Xylene	1.00
o-Xylene	1.00
Isobutane (Tracer Gas)	1.00

Note: ND = Below Listed Reporting Limit



SOIL VAPOR RESULTS

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Page: 2 of 2

SAMPLE ID							
Sampling Depth (Ft.)							
Purge Volume (ml)	5.0	5.0					
Vacuum (in. of Water)	1,500	1,500					
Injection Volume (ul)	0	0					
Dilution Factor (ECD/FID)	500/2500	500/2500					
	1/1	1/1					

COMPOUND	REP. LIMIT	SV-7 Dup	SV-8					
		CONC (ug/L)	CONC (ug/L)					
Dichlorodifluoromethane	1.00	ND	ND					
Chloroethane	1.00	ND	ND					
Trichlorodifluoromethane	1.00	ND	ND					
Freon 113	1.00	ND	ND					
Methylene Chloride	1.00	ND	ND					
1,1-Dichloroethane	1.00	ND	ND					
Chloroform	1.00	ND	ND					
1,1,1-Trichloroethane	1.00	ND	ND					
Carbon Tetrachloride	0.02	ND	ND					
1,2-Dichloroethane	0.04	ND	ND					
Trichloroethylene (TCE)	0.10	ND	ND					
1,1,2-Trichloroethane	1.00	ND	ND					
Tetrachloroethylene (PCE)	0.10	11.72	9.74					
1,1,1,2-Tetrachloroethane	1.00	ND	ND					
1,1,2,2-Tetrachloroethane	1.00	ND	ND					
Vinyl Chloride	0.01	ND	ND					
Acetone	1.00	ND	ND					
1,1-Dichloroethene	1.00	ND	ND					
trans-1,2-Dichloroethene	1.00	ND	ND					
2-Butanone (MEK)	1.00	ND	ND					
cis-1,2-Dichloroethene	1.00	ND	ND					
Cyclohexane	1.00	ND	ND					
Benzene	0.03	ND	ND					
4-Methyl-2-Pentanone	1.00	ND	ND					
Toluene	1.00	ND	ND					
Chlorobenzene	1.00	ND	ND					
Ethylbenzene	0.40	ND	ND					
m/p-Xylene	1.00	ND	ND					
o-Xylene	1.00	ND	ND					
Isobutane (Tracer Gas)	1.00	ND	ND					

Note: ND = Below Listed Reporting Limit