

A Report Prepared for:

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**PHASE I HAZARDOUS WASTE ENVIRONMENTAL SITE ASSESSMENT
ACQUISITION PARCEL 4205-03-2001, 3401 JEFFERSON BOULEVARD
EXPOSITION LRT
LOS ANGELES, CALIFORNIA**

Project Number 2003-048.14

by

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LIST OF ABBREVIATIONS

AC - Asphalt Concrete
ACM - Asbestos Containing Materials
ADL - Aerially Deposited Lead
APN - Assessor Parcel Number
AST - Above-Ground Storage Tank
ASTM - American Society for Testing and Materials
AWP - DTSC annual work plan
BEP - DTSC Bond Expenditure Plan
CA FID - California WQCB Facility Index
CE - Civil Engineer
CEG - Certified Engineering Geologist
CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System
CHMIRS - California Hazardous Materials Incident Reporting System
CORRACTS - Corrective Action Tracking System
DOGGR - Division of Oil, Gas, and Geothermal Resources
DYA - Diaz•Yourman & Associates
DTSC - Department of Toxic Substances Control
DWR - California Department of Water Resources
EDR - Environmental Database Resources
EPA - U.S. Environmental Protection Agency
ERNS - Emergency Response and Notification Systems
ESA - Environmental Site Assessment
HIST UST - historic underground storage tanks
I - Interstate freeway
Kg - Kilogram
LADB&S - City of Los Angeles Department of Building & Safety
LADWP - City of Los Angeles Department of Water & Power
LAPD - Los Angeles Police Department
LBP - Lead Based Paint
ISA - Initial Site Assessment
LRT - Light Rail Transit
LUST - Leaking Underground Storage Tanks
Metro - Los Angeles County Metropolitan Transit Authority

MGP - Manufacture Gas Plant
MSL - Mean Sea Level
NFRAP - No Further Remedial Action Planned
NPL - National Priority List
PCB - Poly Chlorinated Biphenyls
PID - Photo Ionization Detector
RCRA - Resource Conservations and Recovery Act
REC - Recognized Environmental Conditions
ROW - Right-of-Way
RWQCB - California Regional Water Quality Control Board
SLIC - Spills, Leaks, Investigation and Cleanup List
SWF/LF - Solid Waste And Landfill
TSD - Treat, Store, or Dispose
USC - University of Southern California
USGS - U.S. Geological Survey
UST - Underground Storage Tank
VCP - DTSC Voluntary Cleanup Program
WRCB - California Water Resources Control Board

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EXECUTIVE SUMMARY

PROJECT DESCRIPTION

This report presents the results of a Phase I hazardous waste environmental site assessment (ESA) of Assessor Parcel Number (APN) 4205-032-001, 3401 Jefferson Boulevard (Site), for the Los Angeles County Metropolitan Transportation Authority (Metro) Mid City/Exposition Light Rail Transit (LRT) project. The parcel is an irregular-shaped, 3.58-acre site currently occupied by a Public Storage commercial self-storage facility. DYA was unable to obtain access to the site in preparation of this report. The findings discussed below are based upon historical research, building permits, and environmental database review.

SUMMARY OF FINDINGS

Historically, from the 1920s until the mid-1940s, the Site was part of an unidentified facility extending onto the neighboring property to the south. Based on aerial photographs depicting similar use of neighboring sites to the north, east, and northeast, and general land use in the area during the 1920s and 1930s, it appears these sites could have been associated with oil field activities in the Baldwin Hills located approximately one-half mile south of the Site. The Site was developed with the existing largest building and office building in 1947 for use as a nut factory, then was apparently converted for use as a match factory in 1953. In 1976, the Site was improved with additional storage buildings for the current use as a self-storage facility. Additional portable storage containers were placed along the northern margin in 1985. The Site has been used as a commercial self-storage facility from 1976 until present.

Environmental database research for the Site combined with off-site observations did not identify any current on or off-site recognized environmental concerns. Based on the age of construction, asbestos containing materials (ACM) may be present in the buildings.

RECOMMENDATIONS

Based on the history of the Site, Phase II soil sampling is recommended to evaluate the Site for residual hazardous substances from the possible unidentified industrial or oil-field services use in the 1920s and 1930s as well as use as a match factory from the early 1950s until the mid-1970s. As a minimum, subsurface soil should be analyzed for petroleum hydrocarbons, metals and volatile organic compounds.

1.0 INTRODUCTION

1.1 PURPOSE

This report was prepared by Diaz•Yourman & Associates (DYA) for DMJM Harris to provide a Phase I hazardous waste environmental site assessment (ESA) of Acquisition Parcel APN 4205-032-001, 3401 Jefferson Boulevard (Site) for the proposed Los Angeles County Metropolitan Transportation Authority (Metro) Mid City/Exposition Light Rail Transit (LRT) Project (Project). DMJM Harris is contracted to Metro to provide these services for this project. DYA's services were authorized by DMJM Harris under Job No. 046105843, Contract No. E0016 on June 27, 2003 and additional written authorization for this task on June 21, 2005.

1.2 PROJECT LOCATION

The proposed Exposition LRT is an 8-mile long route from Flower Street in downtown Los Angeles to the vicinity of the intersections of Robertson Boulevard, Venice Boulevard and Washington Boulevard at the north end of Culver City, as illustrated on Figure 1. The Site is located on the southwestern corner of the intersection of Jefferson Boulevard and La Cienega Boulevard as indicated on Figure 1.

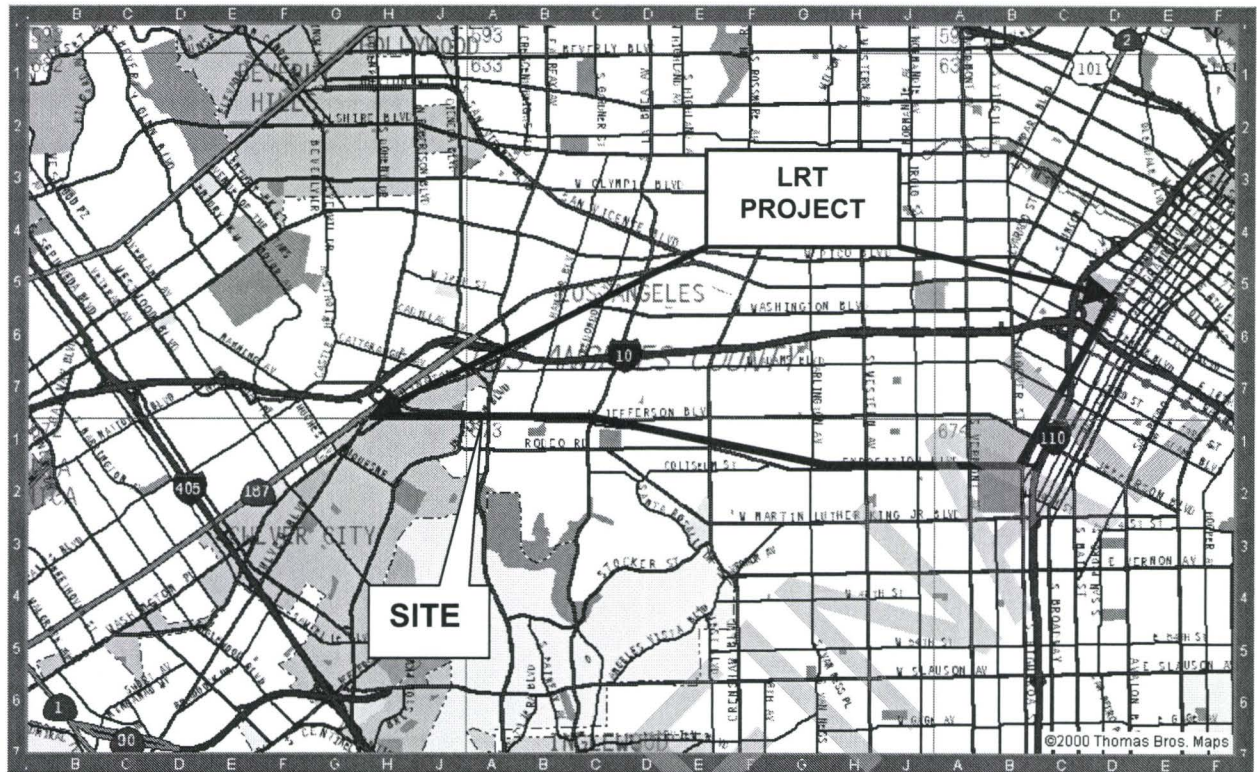


Figure 1 - VICINITY MAP

1.3 SCOPE OF WORK

This ESA was generally performed using the guidelines of The American Society for Testing and Materials (ASTM) Designation E 1527, "Standard Practice for Environmental Project site Assessments: Phase I Environmental Property Assessment Process." The purpose of the phase I environmental property assessment, according to ASTM is to identify "recognized environmental conditions." The scope of work to accomplish this generally consists of:

- Conducting a site reconnaissance;
- Conducting historical research related to use, storage, disposal or release of hazardous materials or petroleum hydrocarbons, from property records, public records, aerial photographs, and interviews;
- Reviewing environmental databases and regulatory agency information available to the public for the property and neighboring properties; and
- Preparing this report.¹

¹ Access to the Site was not provided, so on-site reconnaissance was not performed. The Site area was surveyed from public areas.

2.0 SITE DESCRIPTION

2.1 SITE

The Site consists of an irregular-shaped parcel approximately 3.58 acres in plan, according to Los Angeles County Assessor Parcel Map for the Site acquired from the Internet. A copy of the Parcel Map is included in Appendix A. The Site is currently occupied by a Public Storage self-storage facility. DYA was not provided access to the Site, but made peripheral observations and took photographs from the sidewalk on La Cienega and from the LRT right-of-way (ROW) adjacent to the north side of the Site. Based on these observations, review of aerial photographs, and review of building permits at the City of Los Angeles Department of Building and Safety (LADB&S), the Site is almost completely covered by storage buildings and pavement. There is one large building in the central area with a gross area of approximately 36,000 square feet and eight smaller buildings with gross areas ranging from approximately 2,000 to 12,000 square feet, for a total of nine buildings with approximately 80,000 square feet. The buildings are one-story masonry storage structures, according to permit records. The remaining area of the Property between the buildings appears to be paved with asphalt concrete (AC).

2.2 ADJACENT LAND USE

During DYA's site reconnaissance on June 30, 2005, property use adjacent to the site was observed as follows:

North: The Metro railroad ROW is adjacent to the north side of the Site. The railroad ROW is covered by hummocky fill with irrigated landscaping for grass and trees. Jefferson Boulevard is beyond the railroad ROW. A commercial strip of small businesses including a recycling yard, wood products shop, auto upholstery shop (5717, 5727, 5733 Jefferson Boulevard) and furniture store (3351 South La Cienega Boulevard) are north of Jefferson Boulevard.

East: La Cienega Boulevard is east of the Site. A vacant lot is across the street east of the site. The vacant lot has what appears to be a ground venting system located on the eastern end of the lot.

South: A See's Candy manufacturing and distribution facility (3423-3431 South La Cienega Boulevard) is adjacent to the south side of the Site.

West: An industrial park with mostly media and graphics tenants is adjacent to the west side of the Site at West Jefferson Boulevard.

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3.0 PHYSICAL SETTING

3.1 TOPOGRAPHY

The United States Geological Survey (USGS) Hollywood, California 7.5 Minute Topographic Quadrangle (1966, photo-revised 1981) and Beverly Hills, California 7.5 Minute Topographic Quadrangle (1995) are provided in Appendix B. According to these maps, the topography of the Site area is at an elevation of approximately 100 feet above mean sea level (MSL) on a low ridge crest, with ground surface sloping gently but noticeably to the north, south and west. Ballona Creek crosses beneath the western portion of the Project about 800 feet west of the Site. The Baldwin Hills lie approximately one-half mile south of the Site. There are no other significant topographic features in the Project area.

3.2 SURFACE WATER

Ballona Creek, a concrete-line flood control channel, flows from northeast to southwest near the western end of the Site. There are no other significant surface water features in the Site area. Drainage in the Site area is from surface flow on the pavement to storm drains in the adjacent streets.

3.3 GEOLOGY AND GROUNDWATER

The Site is located within the Los Angeles Coastal Plain, a sedimentary basin filled with marine and non-marine Tertiary and Quaternary sediments. According to Department of Water Resources Bulletin (DWR, 1961) No. 104, the Site area is mapped as Quaternary alluvial sediments, characterized as unconsolidated silt, sand, clay and gravel. Underlying sediments consist of generalized layers of sandy alluvial groundwater aquifers and fine-grained aquicludes to a depth of several hundred feet. According to the groundwater elevation contours, Fall 2001, published on the Internet by the Water Replenishment District of Southern California, regional groundwater in the area is approximately 150 to 200 feet below the ground surface with a southerly gradient towards a large groundwater pumping depression south of the Site area. Groundwater was not encountered within 80-foot deep borings drilled by DYA along the Exposition LRT ROW for the proposed La Cienega Boulevard overcrossing (DYA, 2003).

3.4 OIL AND GAS

The Inglewood Oil Field is mapped within the Baldwin Hills south of the western portion of the Site. According to California Division of Oil Gas and Geothermal Resources, District 1, Oil Field Map 118, there are no wells mapped on or adjacent to the Site.

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4.0 HISTORICAL

4.1 INTERVIEWS AND AGENCY CONTACTS

No personal contacts were made for historical research for this report. Access to the site, personnel, and historical records were not provided for the site, DMJM instructed DYA to proceed without access. A survey of the site should be performed during the Phase II investigation.

4.2 PREVIOUS REPORTS

No previous reports were provided to DYA for the Site.

DYA obtained and reviewed California Department of Toxic Substances Control (DTSC) file information for subsurface investigation of the former La Cienega Industrial Park, a spills, leaks, investigation and clean ups (SLIC) database site is located approximately 500 feet northwest of the Site. The SLIC site does not appear to have the potential to impact the subject Site. Groundwater was not encountered within 70 feet of ground surface at the SLIC site.

4.3 AERIAL PHOTOGRAPHS

Historic aerial photographs digitized to a scale of 1-inch = 1,000-feet for the years 1928, 1938, 1947, 1952, 1960, 1971, 1982, 1994, and 2002 obtained from Geo-Search, Inc. were reviewed for the Site and surrounding area land use history. A summary of the review of the aerial photographs is presented below. Copies of representative aerial photographs are provided in Appendix C.

1928: The 1928 photo depicts the Site with unpaved, graded grounds associated with an unidentified building and material stockpiles on the adjacent land to the south. The development appears to be some form of industrial facility, agricultural facility or, possibly, oil field operation (considering contemporaneous oil field activity nearby to the south on La Cienega Boulevard in Baldwin Hills). There may be a pond (or tree) on the land to the south next to the largest structure. The railroad ROW is located north of the Site and there appears to be a railroad spur leading to the facility, but Jefferson Boulevard has not been constructed. The area further north across the railroad and the

area across La Cienega to the east appear to have unidentified facilities similar to the facility at the Site. Otherwise, the surrounding area is vacant grassland.

1938: There is a long, narrow north-south feature (possibly sheds or trailers) on the north central area of the Site. The Site appears to be associated with the features on the land to the south observed in the 1928 photo, including a building and the pond or tree on the adjacent land to the south. The grounds appear to have grown over with grass. The surrounding area appears similar to the 1928 photo (vacant grassland) except the facility to the north across the railroad appears to be vacant grassland instead of a graded facility. The facility to the east across La Cienega Boulevard remains similar to the 1928 photo.

1947: The Site appears to be under construction with the existing large industrial building in the central area and the existing smaller building on the eastern end of the Site. The western end of the Site is vacant land. A portion of the existing See's Candy facility appears to have been recently constructed on the land to the south. The land across Jefferson Boulevard to the north is mostly vacant as is the lot across La Cienega to the east. The area to the west has been developed with the existing industrial building.

1952: The Site appears similar to conditions described in the 1947 photo, except there is a dark rectangular area in the center of the vacant western end of the Site that may be a lawn or, possibly, a pond. The adjacent area to the south has been fully developed with the existing See's Candy facility except there is a parking lot on the western end of the facility. The adjacent area to the west appears to have been also more developed with the existing industrial building. The street frontage on the north side of Jefferson Boulevard to the north has been developed with the existing commercial buildings. The area to the east across La Cienega is mostly vacant land, with a small structure on the south side and a larger building on the eastern side.

1960: The Site appears similar to conditions described in the 1947 and 1952 photos. The western portion remains undeveloped but appears to be paved and has a small structure and material stocks. The neighboring areas to the north and south appear unchanged from the 1952 photo, with See's Candy to the south and commercial buildings to the north across Jefferson Boulevard. The area to the west has been fully

developed with the existing industrial park. A large industrial facility has been developed across La Cienega to the east.

1971: Conditions on the Site and surrounding properties appear unchanged from the 1960 photo.

1982: The existing four long narrow storage buildings have been added to the west side of the Site and one storage building has been constructed along the southern side. Two additional small existing buildings were also added in the eastern side of the Site. The See's Candy facility to the south has replaced the parking lot on the western end with the existing building. Otherwise, the surrounding areas appear unchanged from the 1971 photo.

1994: Conditions on the Site and surrounding properties appear unchanged from the 1982 photo.

2002: Conditions on the Site and surrounding properties appear unchanged from the 1994 photo except the facility to the east across La Cienega appears to have been razed with construction activity in progress.

4.4 CITY DIRECTORIES

Available historic reverse city directories were researched for the Site and adjacent addresses at Sherman Gardens and Library, Corona Del Mar, California. Addresses for the Site area were searched in Los Angeles, Los Angeles Mid-Cities, and Culver City directories. The Site and neighboring properties were not included in these references with one exception. The 1957 Los Angeles directory included 3410 South La Cienega Boulevard, across the street east of the Site, listed as "Ampro, Projectors, Tape Recorders and Movie Supplies"

4.5 HISTORIC SANBORN MAPS

Historic Sanborn Fire Insurance Maps were researched for DYA by EDR/Sanborn. No Sanborn maps were found for the Site area.

4.6 BUILDING PERMITS

Building permit records and certificates of occupancy were researched by DYA for 3401 South La Cienega Boulevard at LADB&S. Copies of the permits listed are presented in Appendix A. The LADB&S permit database for the address indicates permitting activities mostly within the mid-1970s to mid-1980s. There were also certificates of occupancy for 1947 to 1955. There were no records identified older than 1945. Some 1947 to 1948 certificates of occupancy indicate the Site was developed by three-stage construction (100 feet x 120 feet each) of the existing large central masonry building and the front office building as a one-story "nut factory" food products facility. Certificates of occupancy from 1953 to 1955 indicate the facility was permitted for construction of a parking lot and modifications to the existing 300 - foot x 120 - foot building for occupancy by a "match factory", including a small storage vault to house "flammable, friction hazardous solids". The next permit activity consists of a group of approximately 10 permits related to construction of the existing storage facilities using the existing large central building and front office building along with construction of the additional six buildings now on the Site. Permit activities in the mid-1980s consist of establishment of a series of shipping containers along the northern margin of the Site.

4.7 HISTORICAL SUMMARY

The existing railroad ROW along Jefferson Boulevard has been at the current location since before 1900, preceding most other development in the Site area (DYA, 2005). Based on aerial photographs, from the 1920s until the mid-1940s, the Site was part of an unidentified facility extending onto the neighboring property currently to the south. Based on similar use of neighboring areas to the north, east, and northwest, and general land use in the area during the 1920s and 1930s, it appears these sites could have been associated with oil field activities in the Baldwin Hills located one-half mile south of the Site area. It appears these facilities were located adjacent to the railroad for transportation purposes.

The central to eastern portion of the Site was developed with the existing main large building and office building in 1947 for use as a nut factory. The Site was converted for use as a match factory in 1953, including construction of a parking lot on the western portion. In 1976, the Site was converted for current use as a self-storage facility, including construction of new storage buildings on parking lot the western end and along the southern margin and eastern end.

Additional storage containers were placed along the northern margin in 1985. The Site use remained a commercial self-storage service until the present.

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5.0 ENVIRONMENTAL DATA BASE REVIEW

The purpose of the environmental database review was to obtain and review public records to identify activities at the Site or surrounding properties that could indicate significant potential for recognized environmental conditions impacting the Site. The database information was obtained for this report by DYA through Environmental Data Resources, Inc (EDR). The Site Distribution Summary Table, Site Inventory Table and Site Location maps from the EDR report are presented in Appendix D. Due to the large volume of supporting data, the detailed description of the database information for the sites identified is reproduced from the EDR report on a compact disc (Adobe reader format) in Appendix D.

5.1 SUBJECT PROJECT SITE

The Site was listed on the State Haznet database (hazardous waste manifest form submittal) for one-time disposal of 0.17 tons of laboratory waste chemicals.

5.2 FEDERAL NPL, CERCLIS & NFRAP SITES

The National Priority List (NPL) is the US Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list contains sites that are either proposed to, or on, the NPL and sites that are in the screening and assessment phase for possible inclusion on the NPL. No further remedial action planned (NFRAP) sites included under the CERCLIS listing may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

No NPL or CERCLIS sites were listed on the database within the search radius.

Two CERCLIS-NFRAP sites are listed within the one-quarter mile search radius. Both sites are located north of the Site, 300 feet and one-quarter mile. Due to the distance and "no further action" nature of these sites, no further investigation is necessary.

5.3 FEDERAL RCRA GENERATOR, CORRACTS & TSD FACILITIES

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Act (RCRA). Facilities that treat, store, or dispose (TSD) hazardous waste are listed in the RCRA TSD database. Facilities that generate at least 1,000 kilogram (kg)/month (2,200 pounds/month) of non-acutely hazardous waste, or 1 kg/month (2 pounds/month) of acutely hazardous waste, are tracked in the RCRA-LgGen database, while those that generate less than 1,000 kg/month (2,200 pounds/month) of non-acutely hazardous waste are tracked in the RCRA-SmGen database. RCRA facilities that have had a release of hazardous waste or constituents to the environment, for which the government is requiring corrective action, are tracked in the Corrective Action Tracking System (CORRACTS) database, while generators that are known to have violated RCRA regulations are tracked in the RCRA violations and enforcement (RCRA-Violator) database. These violations can be the result of paperwork problems and are not necessarily related to releases of hazardous material.

No RCRA TSD, or CORRACTS facilities were identified within the search radius.

Eleven RCRA SmGen facilities were identified within the search radius. None of these sites are located adjacent to the subject Site. Based on the site survey and database information, none of these sites appear to require further investigation in relation to the subject Site due to the RCRA listing.

5.4 FEDERAL ERNS AND STATE CHMIRS INCIDENTS

The Emergency Response and Notification System (ERNS) is a national database containing records of releases of oil and hazardous substances reported to the EPA, US Coast Guard, the National Response Center, and the Department of Transportation since 1986. The State Office of Environmental Protection, Office of Hazardous Materials produces the California Hazardous Materials Incident Reporting System (CHMIRS) database of reported hazardous material incidents from accidental spills or releases. Generally, reporting a spill incident results in cleanup by responsible parties and/or agencies.

No ERNS incidents or CHMIRS incidents were reported within the search radius.

5.5 STATE AWP, BEP, CAL-SITES and CORTESE DATABASES

The DTSC produces the Annual Work Plan (AWP) list of known hazardous substances sites targeted for cleanup, Bond Expenditure Plan (BEP) list of 1989 Hazardous Substances Cleanup Bond sites with funding appropriated, and the Cal-Sites list of sites with potential and confirmed hazardous substance releases. The DTSC also provides a list of voluntary cleanup program (VCP) sites of low threat level properties with either confirmed or unconfirmed releases where the project proponents have requested that DTSC oversee investigation and/or cleanup activities. The ASTM database search guidelines also include the State CORTESE database of hazardous substances release sites compiled from various other state agencies prepared by the State Office of Environmental Protection, Office of Hazardous Materials.

No AWP, BEP or Cal-Sites sites were identified by the database search within 400 m (1/4 mile) of the Site.

Eleven CORTESE sites were listed within the search radius. Of these, nine are listed due to leaking underground storage tanks (LUST) cases discussed below. The remaining two are located over one-quarter mile southwest (downgradient, downstream near Ballona Creek) and are, therefore, not a concern to the Site due to the distance and gradient relationship.

5.6 STATE UST & LUST SITES

The state underground storage tanks (UST) database is an inventory of regulated Underground Storage Tanks provided by California Water Resources Control Board (WRCB). The leaking underground LUST database is a listing of confirmed or suspected releases from regulated USTs that have been reported to the WRCB. The WRCB California Facility Index Database (CA FID) contains active and inactive registered UST locations and the historic UST (HIST UST) contains a list of former registered USTs that have been removed from active use.

The database search found records of 2 UST sites, 13 CA FID UST sites and 5 Historic UST sites within the search radius. Current or former registered UST sites that have not reported a release are generally not considered a significant environmental concern unless they are on or immediately adjacent to the Site. Historic UST or CA FID UST sites may have formerly had USTs that were removed prior to current contamination investigation requirements implemented in California since 1984. Based on the site survey by DYA on June 30, 2005, current or former

registered USTs found to be adjacent to the Site consist of a Historic UST and Ca FID UST at See's Candy, 3423 South La Cienega Boulevard, a facility adjacent to the south side of the subject Site. The USTs were reportedly installed in 1978 but the removal date is not indicated. Based on the installation date and because the USTs are not listed on the LUST database, no further investigation is considered necessary.

Fourteen LUST sites were listed within the search radius of 1/2 mile. The nearest LUST case is at the address of 3475 La Cienega Boulevard, over 600 feet south (cross-gradient) of the subject Site, and is listed as "soil only, case closed". Therefore the potential to impact the subject Site is considered low.

The next nearest LUST site is given as a Shell station located 700 feet north (cross-gradient) from the subject Site. The status of this case is given as "groundwater affected, preliminary assessment underway". No further investigation is considered necessary for this case due to the distance and gradient relationship.

The remaining 12 LUST sites are over one-quarter mile away, therefore, no further investigation is considered necessary due to the distance.

5.7 STATE SWF/LF AND TOXIC PITS SITES

The Solid Waste and Landfill (SWF/LF) database is a collection of known regulated and unregulated landfill, transfer or incinerator facilities. The Toxic Pits database is a list of sites identified by the WRCB as pond cleanup sites.

No Toxic Pits or SWF/LF sites were identified within the search radius.

One solid waste facility was identified as an inactive Los Angeles Sanitation District transfer facility located over one-quarter mile southwest of the Site, therefore, that site is not judged an environmental concern.

5.8 SUPPLEMENTAL LISTS: SLIC, DRY CLEANERS, COAL GAS, BROWNFIELDS-VCP

The California RWQCB, Region 9, provides a database of sites recommended for site mitigation listed on the state SLIC. Three SLIC addresses were identified in the database within the one half mile search distance. The nearest site is on the western end of the industrial park adjacent to the west end of the Site, over 200 feet from the Site. The other two sites are further to the west beyond Ballona Creek. No further investigation was performed for these sites due to the distances.

A list of dry cleaners was compiled from EPA ID Numbers and Standard Industrial Codes. No dry cleaners were identified within the search radius.

The existence and location of manufactured gas plants (MGP) or "Coal Gas" is provided by the EDR database search. No former Coal Gas sites were identified within the search radius.

A brownfields listing of low-level threat properties with either confirmed or unconfirmed releases subjected to DTSC VCP was included in the EDR one-quarter mile search. One VCP site was identified as La Cienega Industrial Park, 3339-3361 La Cienega Place, located north of Jefferson Boulevard between La Cienega Place and Ballona Creek, approximately 500 feet northwest of the Site. DYA obtained and reviewed file information from DTSC regarding results of investigations at the VCP site. Contamination was within shallow soils (less than 20 feet) and was satisfactorily cleaned up. The site does not appear to have the potential to impact the subject Site. Groundwater was not encountered within 70 feet of ground surface at the SLIC site.

6.0 PROJECT SITE RECONNAISSANCE

6.1 VISUAL OBSERVATIONS

Access was not provided to DYA for on site reconnaissance. However, Mr. Halbert performed a visual reconnaissance of the Site area from the streets and sidewalks on June 30, 2005. The weather was clear to hazy with temperatures in the 80s. Photographs taken during the visit are presented in Appendix E.

6.2 UNDERGROUND AND ABOVE-GROUND STORAGE TANKS

No USTs or above-ground storage tanks (ASTs) were observed adjacent to the Site. However, DYA did not observe the grounds of the industrial facilities south and west of the Site.

6.3 HAZARDOUS MATERIALS

Access was not provided to observe for presence of hazardous materials. Self-storage facilities commonly do not store or dispose hazardous materials and prohibit customers from storing hazardous materials. However, DYA has no specific knowledge regarding the Site's storage practices.

6.4 PCB-CONTAINING EQUIPMENT

Overhead electrical transformers that may contain poly chlorinated biphenyls (PCBs) were observed on power poles on the street on the east end of the Site. The overhead transformers are owned and maintained by City of Los Angeles Department of Water & Power (LADWP) and are not considered an environmental concern for the Site.

6.5 PRELIMINARY ASBESTOS EVALUATION

Asbestos evaluation was not a part of this assessment. Based on the original development of some of the Site buildings in 1946 and 1953 and further development in 1976, asbestos containing building materials (ACM) may be present on the site. An ACM survey is recommended and suspect ACM materials should be tested before demolition and disposal of building materials.

6.6 AERIALY DEPOSITED LEAD

Soils adjacent to paved areas within the Project corridor may contain aerielly deposited lead (ADL) from vehicle exhaust. ADL testing is not considered necessary at the Site.

6.7 LEAD-BASED PAINT EVALUATION

Lead-based paint (LBP) evaluation was not a part of this assessment. Based on the original development of some of the Site buildings in 1946 and 1953 and further development in 1976, LBP may be present on the site.

7.0 LIMITATIONS

This report is an instrument of service of DYA and includes limited research, a review of specified and reasonable ascertainable listings, and a site reconnaissance to identify recognized environmental conditions (REC) in general accordance with the ASTM Standard E1527 procedures. However, this ESA may reflect additional or reduced services or service enhancements requested or authorized by the Client.

REC are defined under ASTM standard as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property.” These standards and this report do not address other environmental conditions such as geologic or geotechnical hazards. DYA’s ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area, and DYA observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions.

This study and report has been prepared on behalf of and for the exclusive use of The Client solely for its use and reliance in the environmental assessment of this Project site. The Client is the only party to which DYA has explained the risks involved and which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from The Client’s point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. DYA’s findings and opinions related in this report may not be relied upon by any party except The Client. With the consent of The Client and DYA, DYA may be available to contract with other parties to develop findings and opinions related specifically to such other parties’ unique risk management concerns related to the Project site.

8.0 QUALIFICATIONS OF PREPARER

This assessment performed by Gary Gilbert, P.E., under the supervision of Gary J. Halbert, CEG, with over twenty years of experience managing environmental assessments and mitigation. Mr. Gilbert's and Mr. Halbert's resumes are presented in Appendix F.

DRAFT FINAL

9.0 REFERENCES

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Oil Field Map 118.

California Geological Survey, 1998a, Open-File Report 98-14, Seismic Hazard Evaluation of the Beverly Hills 7.5-minute Quadrangle, Los Angeles County, California.

Department of Water Resources, Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles County, 1961

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DMJM+Harris, 2003a, fax of pages 3.16-1 to 3.16-9 of Metro Mid City Westside Transit Draft EIS-EIR, April 6, 2001.

Environmental Data Resources, Inc, 2005, The EDR Radius Map Report, Self Storage 3401 South La Cienega Blvd., Los Angeles, CA 90016, June 23, 2005.

Geo-Search, Inc., 2005, website at geo-search.net

Los Angeles County Assessor, 2005, website at

U.S. Geological Survey, 1981, Hollywood, California 7.5 Minute Topographic Quadrangle, 1966, photo-revised 1981

U.S. Geological Survey, 1995, Beverly Hills, California 7.5 Minute Topographic Quadrangle, 1995.

Water Replenishment District of Southern California, Groundwater Elevation Contour Map Fall 2001, website at wrdd.org

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APPENDIX A
PARCEL MAP

Records for this property are kept at the West District Office

Property Information

Assessor's Id. Number	4205-032-001
Site Address	3401 S LA CIENEGA BLVD LOS ANGELES CA 90016
Property Type	Commercial / Industrial
Region / Cluster	25 / 25890
Tax Rate Area (TRA)	00067

[Click Here to View Assessor's Map](#)

Recent Sale Information

Latest Sale Date
Indicated Sale Price

[Search For Recent Sales](#)

2004 Roll Values

Recording Date	12/22/1976
Land	\$848,646
Improvements	\$1,536,278
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0

[Click Here for 2004 Annual Taxes](#)

Legal Description

SUB OF THE SOUTHERN POR OF THE RANCHO RINCON DE LOS BUEYES LOT COM AT INTER SECTION OF W LINE OF LA CIENEGA BLVD PER CSB700 WITH N LINE OF LOT 12 TH S ON SD ... SEE MAPBOOK FOR MISSING PORTION ... TO BEG PART OF LOT 12

Building Description(s)

Improvement 1

Square Footage	38,223
Year Built / Effective Year Built	1946 / 1946
Bedrooms / Bathrooms	0 / 0
Units	0

Improvement 2

Square Footage	40,570
Year Built / Effective Year Built	1977 / 1977
Bedrooms / Bathrooms	0 / 0
Units	0

[Click Here for Another Search](#)

View Enlarged Map

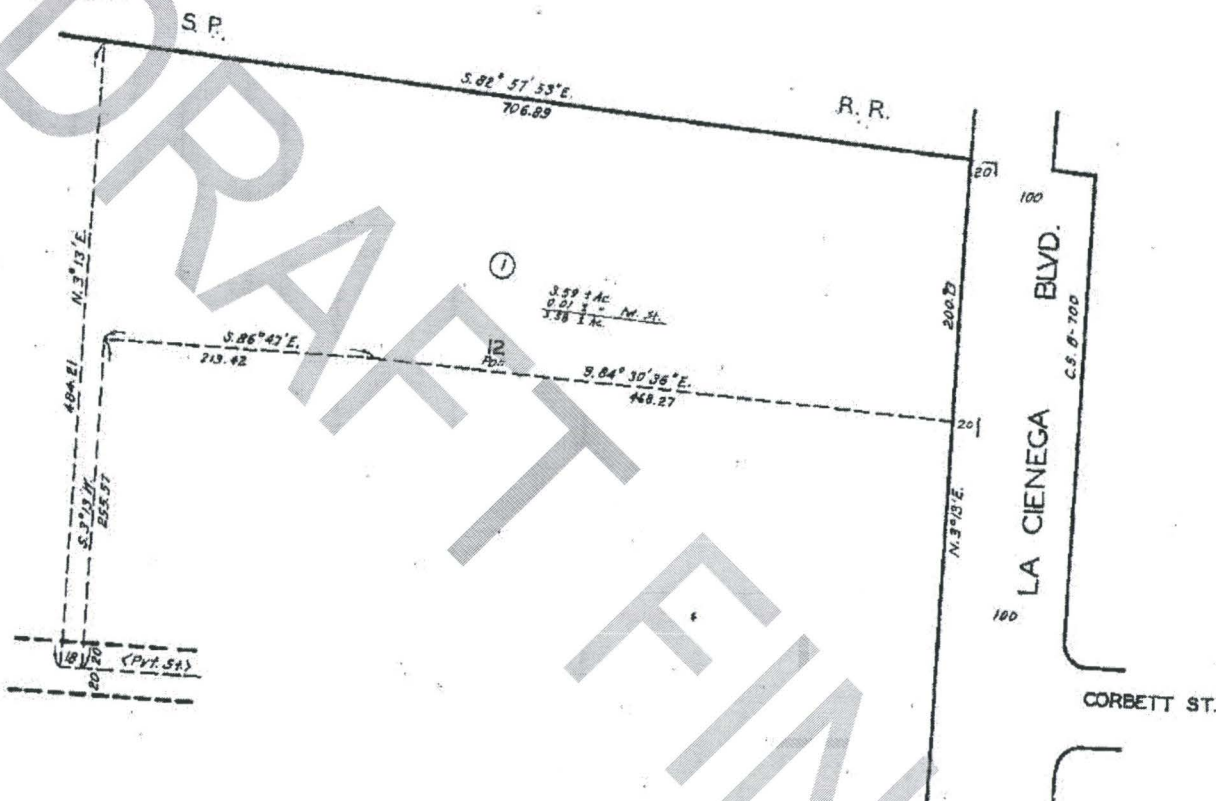
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3-9-05 REVISED
200204110-450001-25

4205 32
SCALE 1" = 80

2003



SUBDIVISION OF THE SOUTHERN
PORTION OF THE RANCHO
RINCON DE LOS BUEYES
M.R. 53-25

CODE
57

FOR PREV. ASSM'Y, SEE: 127-15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



**City of Los Angeles
Department of City Planning**

06/21/2005

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3401 S LA CIENEGA BLVD

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-821
ORD-165481-SA4490
PMV-2966
AFF-58293
AFF-56043
AFF-55742
CFG-1500
PRIOR-07/29/1962

Address/Legal Information

PIN Number:
Area (Calculated):
Thomas Brothers Grid:

Assessor Parcel Number:
Tract:

120B173 307
153,719.6 (sq ft)
PAGE 633 - GRID A7
PAGE 673 - GRID A1
4205032001
SUBDIVISION OF THE
SOUTHERN PORTION OF THE
RANCHO RINCON DE LOS
BUEYES
M R 53-25
None
PT LT 12
17

Map Reference:
Block:
Lot:
Arb (Lot Cut Reference):

Jurisdictional Information

Community Plan Area:

Area Planning Commission:
Neighborhood Council:
Council District:
Census Tract #:
LADBS District Offices:

West Adams - Baldwin Hills -
Leimert
South Los Angeles
West Adams
CD 10 - Martin Ludlow
2201.00
Los Angeles Metro

Planning and Zoning Information

Special Notes:
Zoning:
Zoning Information (ZI):

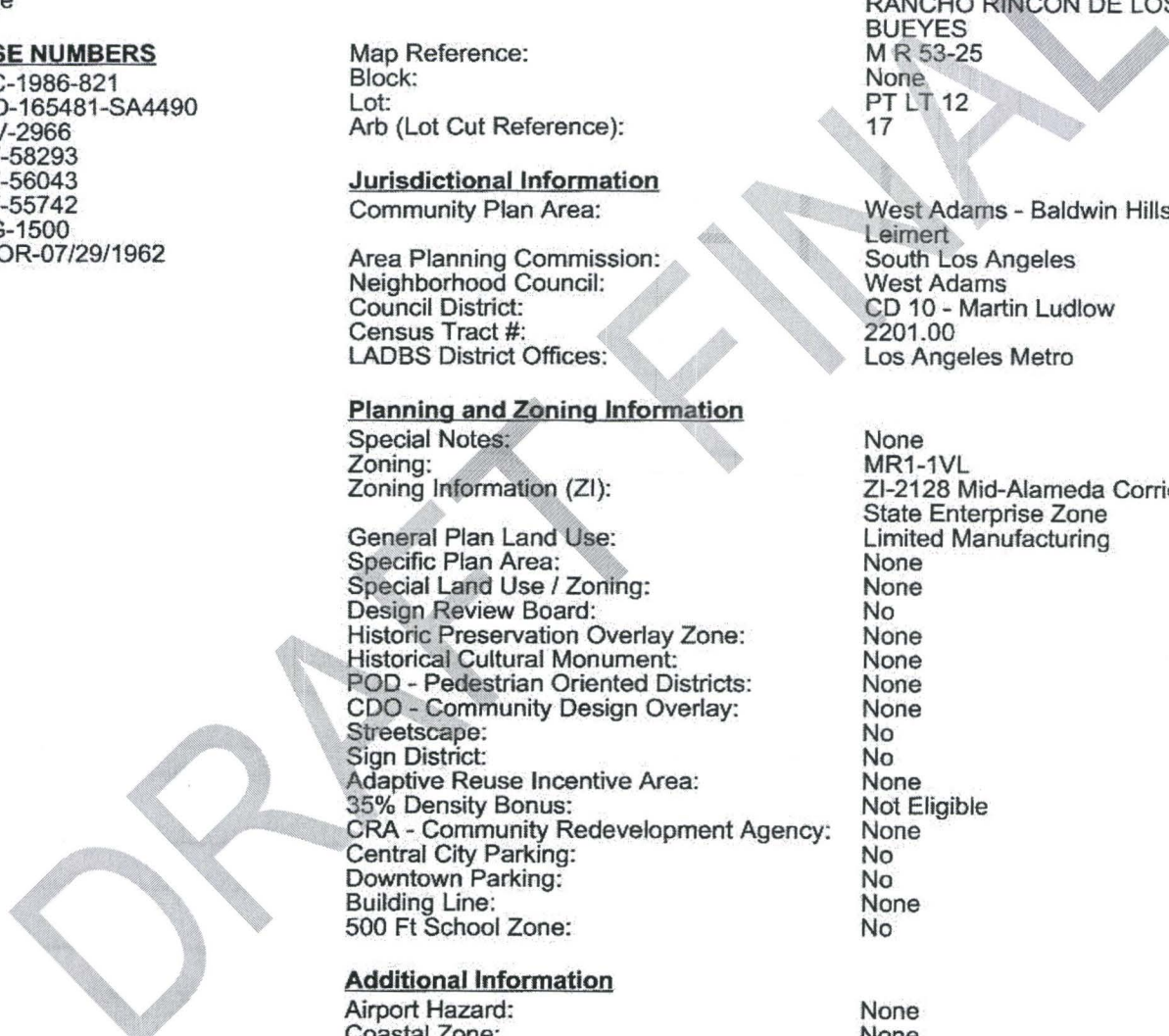
General Plan Land Use:
Specific Plan Area:
Special Land Use / Zoning:
Design Review Board:
Historic Preservation Overlay Zone:
Historical Cultural Monument:
POD - Pedestrian Oriented Districts:
CDO - Community Design Overlay:
Streetscape:
Sign District:
Adaptive Reuse Incentive Area:
35% Density Bonus:
CRA - Community Redevelopment Agency:
Central City Parking:
Downtown Parking:
Building Line:
500 Ft School Zone:

None
MR1-1VL
ZI-2128 Mid-Alameda Corridor
State Enterprise Zone
Limited Manufacturing
None
None
No
None
None
None
None
None
None
No
No
None
Not Eligible
None
No
No
None
No

Additional Information

Airport Hazard:
Coastal Zone:
Farmland:
Fire Buffer Zone:
Mountain Fire District:
Proposed VHFHSZ:
Fire District No. 1:
Fire District No. 2:
Flood Zone:
Hazardous Waste / Border Zone Properties:
Methane Hazard Site:
High Wind Velocity Areas:

None
None
Area not Mapped
No
No
No
No
No
Yes
None
No
None
No



Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.48656 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	Mid-Alameda Corridor State Enterprise Zone
Targeted Neighborhood Initiative:	None

Assessor Information

Assessor Parcel Number:	4205032001
Parcel Area (Approximate):	156,380.4 (sq ft)
Use Code:	3100 - Light Manufacturing(Machine Shops/ Printing)
Building Class:	C5
Assessed Land Val.:	\$865,618
Assessed Improvement Val.:	\$1,567,003
Year Built:	1946
	1977
Last Owner Change:	12/22/76
Last Sale Amount:	\$694,006
Number of Units:	0
Number of Bedrooms:	0
Number of Bathrooms:	0
Building Square Footage:	38,223.0 (sq ft)
Tax Rate Area:	67
Deed Reference No.:	3-939

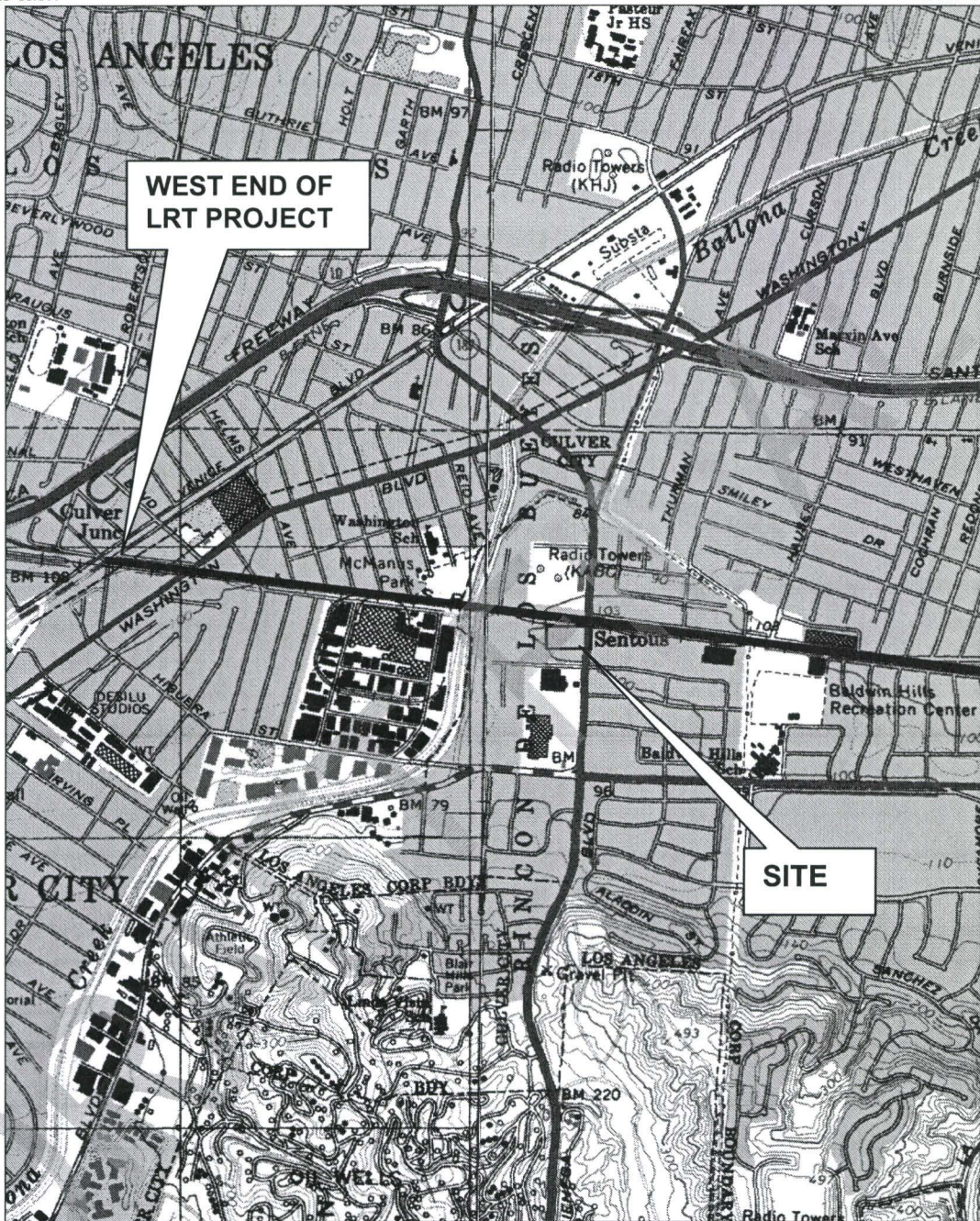
DRAFT

DRAFT/FINAL

**APPENDIX B
TOPOGRAPHIC MAPS**

W 118° 23' 36.011"
N 34° 2' 43.174"

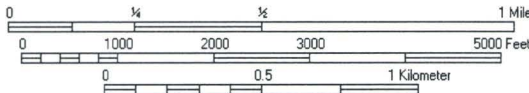
W 118° 21' 24.234"
N 34° 2' 44.648"



N 34° 0' 27.355"
W 118° 23' 33.792"

N 34° 0' 28.827"
W 118° 21' 22.073"

1927 North American Datum; 1,000-meter UTM grid zone 11
Generated by BigTopo (www.bigtopo.com)
Map compiled from USGS Quads: Beverly Hills, CA Hollywood, CA



Hollywood, CA Quadrangle

DIAZ YOURMAN & ASSOCIATES
1616 E. SEVENTEENTH ST.
SANTA ANA, CA 92705
PROJECT NO. 220-05

TOPOGRAPHIC MAP
MTA Exposition LRT, 3401 S. La Cienega
USGS Hollywood CA 7.5 Quad., 1966, revised 1981
and Beverly Hills, CA Quad 1995



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APPENDIX C
HISTORIC AERIAL PHOTOGRAPHS



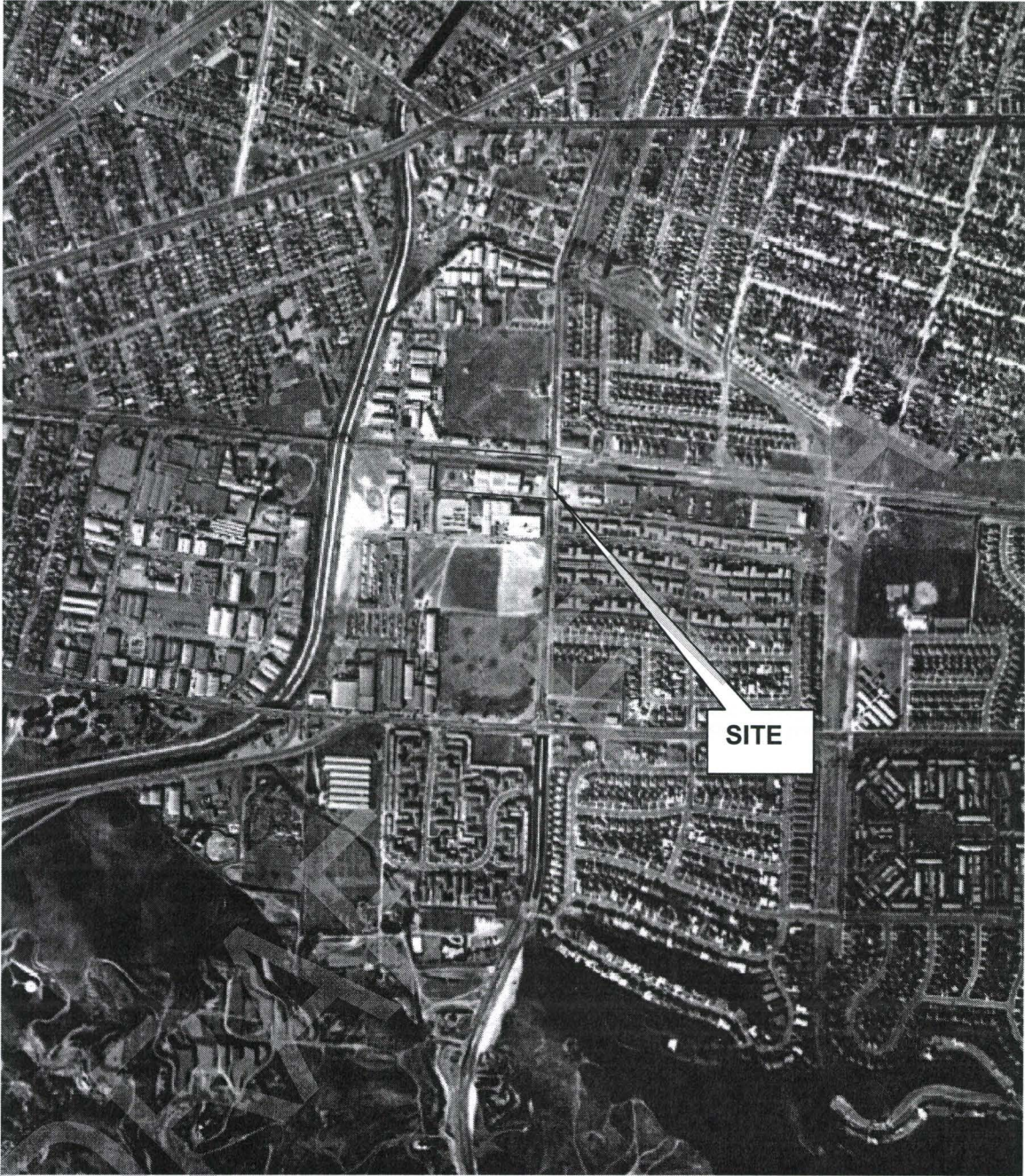
DIAZ YOURMAN ASSOCIATES Scale: 1" = 1000'
Exposition LRT Acquisition Parcel 4205-03-2001, 3401 Jefferson Boulevard
Reference: Geo-Search, Inc., Fairchild Collection

1928



DIAZ YOURMAN ASSOCIATES Scale: 1" = 1000'
Exposition LRT Acquisition Parcel 4205-03-2001, 3401 Jefferson Boulevard
Reference: Geo-Search, Inc., USDA Collection

1938



DIAZ YOURMAN ASSOCIATES Scale: 1" = 1000'
Exposition LRT Acquisition Parcel 4205-03-2001, 3401 Jefferson Boulevard
Reference: Geo-Search, Inc., USDA Collection

1952



DIAZ YOURMAN ASSOCIATES Scale: 1" = 1000'
Exposition LRT Acquisition Parcel 4205-03-2001, 3401 Jefferson Boulevard
Reference: Geo-Search, Inc., Teledyne Collection

1971



DIAZ YOURMAN ASSOCIATES Scale: 1" = 1000'
Exposition LRT Acquisition Parcel 4205-03-2001, 3401 Jefferson Boulevard
Reference: Geo-Search, Inc., Aerial Map Industries Collection

1982

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APPENDIX D
EDR ENVIRONMENTAL DATABASE REPORT



EDR™ Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Self Storage
3401 South La Cienega Blvd.
Los Angeles, CA 90016**

Inquiry Number: 01452358.1r

June 23, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	80
EPA Waste Codes	EPA-1
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

3401 SOUTH LA CIENEGA BLVD.
LOS ANGELES, CA 90016

COORDINATES

Latitude (North): 34.026300 - 34° 1' 34.7"
Longitude (West): 118.372200 - 118° 22' 19.9"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 373311.9
UTM Y (Meters): 3765726.5
Elevation: 104 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 34118-A3 HOLLYWOOD, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

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

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
PUBLIC STORAGE 3401 S LA CIENEGA BLVD LOS ANGELES, CA 90016	HAZNET	N/A

DATABASES WITH NO MAPPED SITES

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

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS..... Corrective Action Report

EXECUTIVE SUMMARY

RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

AWP.....	Annual Workplan Sites
Cal-Sites.....	Calsites Database
CHMIRS.....	California Hazardous Material Incident Report System
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CA BOND EXP. PLAN.....	Bond Expenditure Plan
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
UMTRA.....	Uranium Mill Tailings Sites
US ENG CONTROLS.....	Engineering Controls Sites List
ODI.....	Open Dump Inventory
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
INDIAN RESERV.....	Indian Reservations
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	Aboveground Petroleum Storage Tank Facilities
CLEANERS.....	Cleaner Facilities
CA WDS.....	Waste Discharge System
DEED.....	Deed Restriction Listing
NFE.....	Properties Needing Further Evaluation
SCH.....	School Property Evaluation Program
WIP.....	Well Investigation Program Case List
EMI.....	Emissions Inventory Data
REF.....	Unconfirmed Properties Referred to Another Agency
NFA.....	No Further Action Determination
LOS ANGELES CO. HMS.....	HMS: Street Number List
LA Co. Site Mitigation.....	Site Mitigation List
AOCONCERN.....	San Gabriel Valley Areas of Concern

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

EXECUTIVE SUMMARY

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
US INST CONTROL..... Sites with Institutional Controls

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

FEDERAL ASTM STANDARD

CERCLIS-NFRAP: As of February 1995. CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 03/22/2005 has revealed that there are 2 CERC-NFRAP sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
STATES BATTERIES INC	5735 W JEFFERSON BLVD	0 - 1/8 WNW	10	10
GATECO	3107 LA CIENEGA BLVD	1/8 - 1/4N	I33	42

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that

EXECUTIVE SUMMARY

move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 05/20/2005 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DONAHUE PRINTING CO, INC	5716 W JEFFERSON BLVD	1/8 - 1/4E	23	27
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SPRAYLAT CORPORATION	3465 S LA CIENEGA BLVD	0 - 1/8 S	D12	11
SPARKLETTS DRINKING WATER CORP	3475 S LA CIENEGA BLVD	0 - 1/8 S	D14	15
SHELL SERVICE STATION	3300 S LA CIENEGA BLVD	1/8 - 1/4N	C19	22
TECTRON INC	3361 LA CIENEGA PL.	1/8 - 1/4WNW	F25	33
FEDCO NUMBER 2	3535 S LA CIENEGA BLVD	1/8 - 1/4S	26	33
BIG BUG PICTURES INC	3334 LA CIENEGA PL	1/8 - 1/4NW	G28	37
DON ALDERSON & ASSOCIATES	3327 LA CIENEGA PL	1/8 - 1/4NW	G29	38
PACIFIC DESIGNS & MFG	3111-1/2 S LA CIENEGA B	1/8 - 1/4N	I32	40
PACIFIC BELL	3840 WATSEKA	1/8 - 1/4SSE	34	42
PARK LANE CLEANERS	3574 S LA CIENEGA BLVD	1/8 - 1/4S	H36	43

STATE ASTM STANDARD

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

A review of the Cortese list, as provided by EDR, has revealed that there are 12 Cortese sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHELL	3300 LA CIENEGA BLVD S	1/8 - 1/4N	C16	16
SHELL #204-4540-5705	3300 LA CIENEGA BLVD S	1/8 - 1/4N	C18	20
FREDRICK SMITH	8520 NATIONAL BLVD W	1/4 - 1/2W	41	48
SOUTHLAND LOCATION #25330	5791 RODEO RD	1/4 - 1/2S	42	50
ARCO #5180	5851 RODEO RD	1/4 - 1/2SSW	43	53
HERCULES	N OF PINOLE	1/4 - 1/2W	44	55
VACANT LOT	5866 BLACKWELDER ST	1/4 - 1/2NNW	46	57
UCSB BLDG. 489, TANK 23	5915 RODEO	1/4 - 1/2SW	47	59
GEORGE SCHLATTER PROD.	8476 STELLER DR	1/4 - 1/2WSW	50	65
E V ROBERTS & ASSOCIATES	8500 STELLAR	1/4 - 1/2WSW	K53	73
KEN'S AUTOMOTIVE	5787 ADAMS BLVD W	1/4 - 1/2NNE	54	74
NATIONAL DYE HOUSE	5812 WASHINGTON BLVD W	1/4 - 1/2N	55	76

NOTIFY 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there is 1 Notify 65 site

EXECUTIVE SUMMARY

within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>Not reported</i>	3975 LANDMARK ST	1/2 - 1 W	58	79

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WESTERN DISTRICT SATELLITE YAR	6000 WEST JEFFERSON BLV	1/4 - 1/2 SW	48	61

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

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HERCULES	N OF PINOLE	1/4 - 1/2 W	44	55

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

A review of the LUST list, as provided by EDR, and dated 05/12/2005 has revealed that there are 15 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MCKESSON WATER PRODUCTS	3475 LA CIENEGA BLVD S	0 - 1/8 S	D13	13
SHELL	3300 LA CIENEGA BLVD S	1/8 - 1/4 N	C16	16
SHELL #204-4540-5705	3300 LA CIENEGA BLVD S	1/8 - 1/4 N	C18	20
PROFESSIONAL PACKERS AND FORWA	5930 JEFFERSON BLVD. W.	1/8 - 1/4 WSW	J38	44
FREDRICK SMITH	8520 NATIONAL BLVD W	1/4 - 1/2 W	41	48
SOUTHLAND LOCATION #25330	5791 RODEO RD	1/4 - 1/2 S	42	50
ARCO #5180	5851 RODEO RD	1/4 - 1/2 SSW	43	53
INTERSTATE SANDBLAST	5927 BLACKWELDER STREET	1/4 - 1/2 NNW	45	56
VACANT LOT	5866 BLACKWELDER ST	1/4 - 1/2 NNW	46	57
ALEXANDER MACHINERY CO INC	5840 ADAMS BLVD	1/4 - 1/2 N	49	62
GEORGE SCHLATTER PROD.	8476 STELLER DR	1/4 - 1/2 WSW	50	65
ARCO #0194	5884 WASHINGTON BLVD	1/4 - 1/2 NNW	51	67
<i>Not reported</i>	8500 STELLER DR	1/4 - 1/2 WSW	K52	69
KEN'S AUTOMOTIVE	5787 ADAMS BLVD W	1/4 - 1/2 NNE	54	74
NATIONAL DYE HOUSE	5812 WASHINGTON BLVD W	1/4 - 1/2 N	55	76

EXECUTIVE SUMMARY

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 04/12/2005 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PORT/REAL ESTATE	49 TOWNSEND ST	1/8 - 1/4N	C20	24
FREDERICK N SMITH TRUSTEE	3555 S LA CIENEGA BLVD	1/8 - 1/4S	H31	40

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 02/07/2005 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LA CIENEGA INDUSTRIAL PARK	3339-3361 LA CIENEGA PL	1/8 - 1/4NW	G27	35

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

A review of the CA FID UST list, as provided by EDR, has revealed that there are 13 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DRIVER-EDDY CONSTRUCTION CO	5801 W JEFFERSON BLVD	0 - 1/8 N	A5	7

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SEES CANDY SHOPS INC	3423 S LA CIENEGA BLVD	0 - 1/8 S	B6	7
CHEVRON OIL CO	3370 S LA CIENEGA BLVD	0 - 1/8 NNE	8	9
SEES CANDY SHOPS INCORPORATED	3431 S LA CIENEGA BLVD	0 - 1/8 S	B9	9
REX NEWCOMBE	3321 S LA CIENEGA BLVD	0 - 1/8 N	C11	10
SPARKLETTS DRINKING WATER CORP	3475 S LA CIENEGA BLVD	0 - 1/8 S	D14	15
SHELL #204-4540-5705	3300 LA CIENEGA BLVD S	1/8 - 1/4N	C18	20
ROBERT SCHULTZ	3249 S LA CIENEGA BLVD	1/8 - 1/4N	E21	27
WASHINGTON CATER INC	3237 S LA CIENEGA BLVD	1/8 - 1/4N	E22	27
TECTRON INC	3361 LA CIENEGA PL.	1/8 - 1/4WNW	F25	33
FREDERICK N SMITH TRUSTEE	3555 S LA CIENEGA BLVD	1/8 - 1/4S	H30	39
AIR NAIL CO	3103 S LA CIENEGA BLVD	1/8 - 1/4N	I35	43
COLLATORS, INCORPORATED	3101 S LA CIENEGA BLVD	1/8 - 1/4N	I37	43

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DRIVER-EDDY CONSTRUCTION COMPA	5801 W JEFFERSON BLVD	0 - 1/8 N	A4	7
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SEE'S CANDIES INC.	3423 S LA CIENEGA BLVD	0 - 1/8 S	B7	8
CULVER CITY SPARKLETTS WATER	3475 S LA CIENEGA BLVD	0 - 1/8 S	D15	16
SAVINGS OIL	3300 S LA CIENEGA BLVD	1/8 - 1/4N	C17	18
TECTRON, INC.	3361 LA CIENEGA PL	1/8 - 1/4WNW	F24	32

STATE OR LOCAL ASTM SUPPLEMENTAL

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

A review of the CA SLIC list, as provided by EDR, has revealed that there are 6 CA SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
OLYMPIC PLASTICS	5800 WEST JEFFERSON BLV	0 - 1/8 NNE	A2	6
OLYMPIC PLASTICS (FORMER)	5800 JEFFERSON	0 - 1/8 NNE	A3	6
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DEAN-ALCO INDUSTRIES	5930 JEFFERSON	1/8 - 1/4 WSW	J39	46
BALZER TRUST/SYBIL BALZER TRUS	5930 WEST JEFFERSON BLV	1/8 - 1/4 WSW	J40	47
WERNER SCHARFF	8490 WARNER DRIVE	1/4 - 1/2 WSW	L56	78
WERNER SCHARFF	8490 WARNER	1/4 - 1/2 WSW	L57	79

BROWNFIELDS DATABASES

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 02/07/2005 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LA CIENEGA INDUSTRIAL PARK	3339-3361 LA CIENEGA PL	1/8 - 1/4NW	G27	35

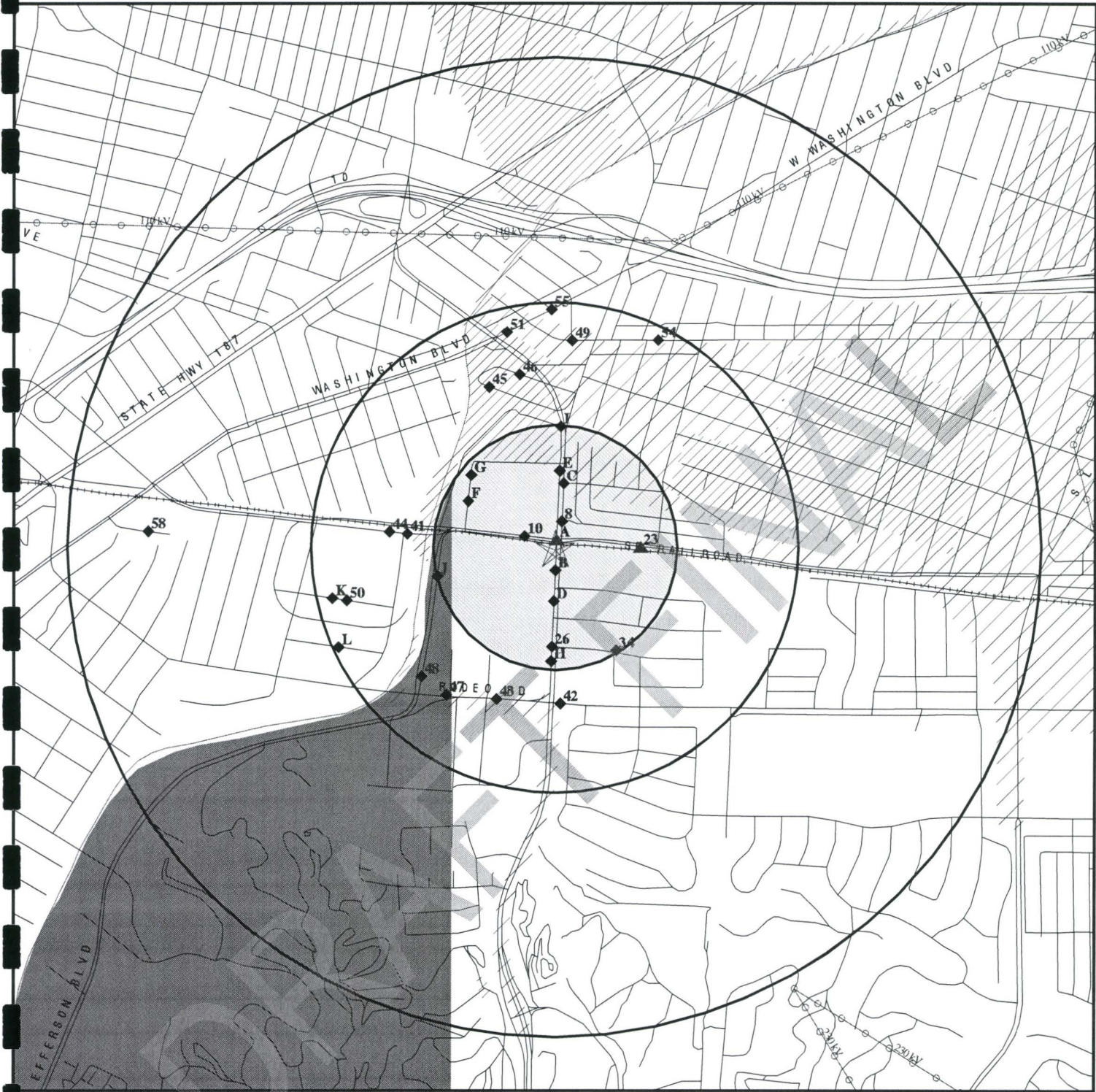
EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
CULVER CITY TIRE STATION	LUST, Cortese, LOS
THOUSAND OAKS COUNTY 1962	ANGELES CO. HMS, HIST UST
TECTRON, INC.	SWF/LF
DONN AND MURPHY AREA STORAGE AREA UCLA	HIST UST
INGLEWOOD OIL FIELD (FORMER)	ERNS
INGLEWOOD OIL FIELD (FORMER)	CA SLIC
CULVER CITY FAIRFAX/ADAM CLEANUP	CA SLIC
CULVER CITY FAIRFAX/ADAM CLEANUP	CA SLIC
EXTRA SPACE DEVELOPMENT LLC	CA SLIC
CULVER CITY DOG PARK	REF

DRAFT FINAL

OVERVIEW MAP - 01452358.1r - Diaz-Yourman & Associates

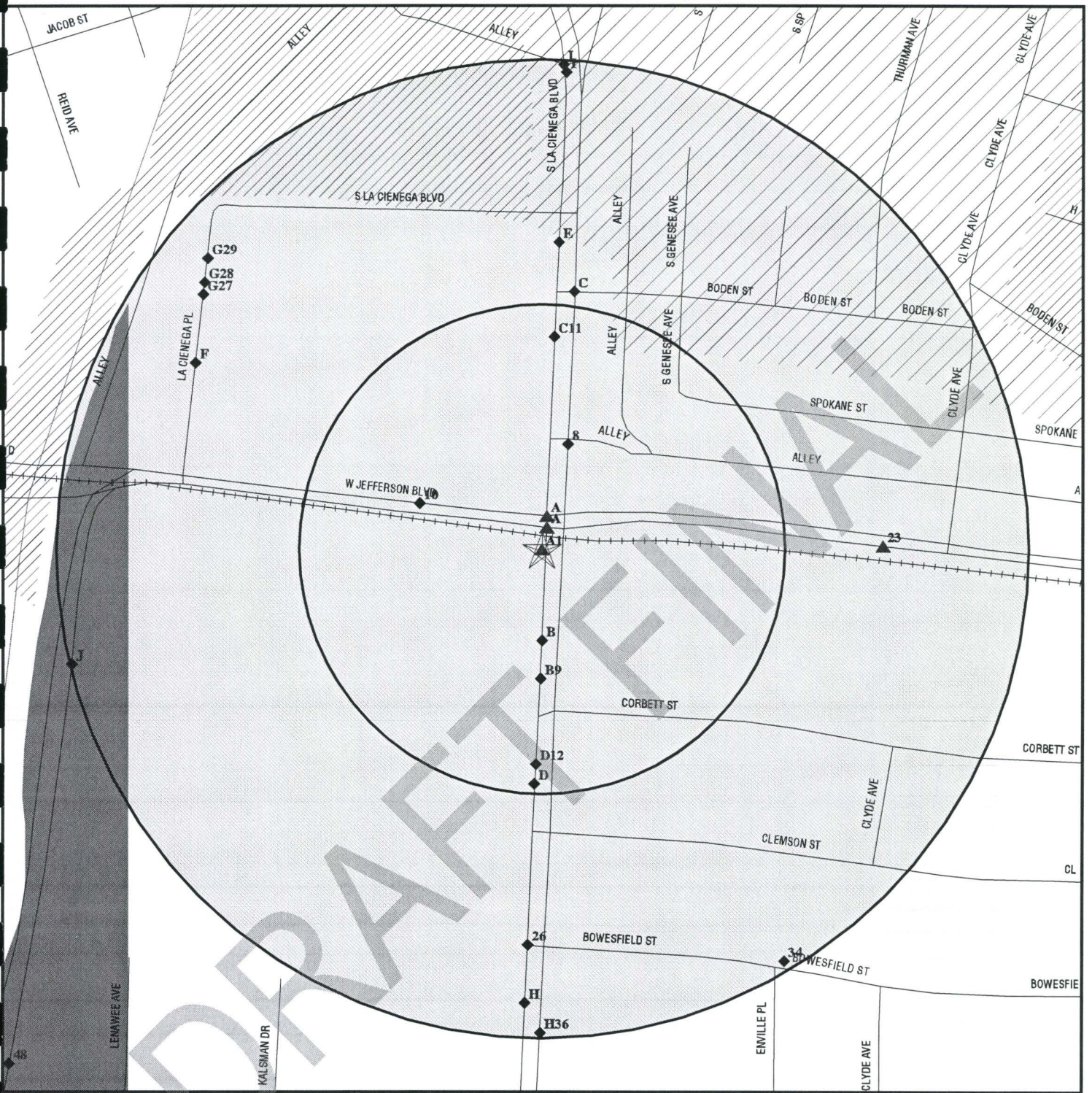


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▩ Landfill Sites
- ▧ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Federal Wetlands
- ▣ Areas of Concern

TARGET PROPERTY: Self Storage
ADDRESS: 3401 South La Cienega Blvd.
CITY/STATE/ZIP: Los Angeles CA 90016
LAT/LONG: 34.0263 / 118.3722

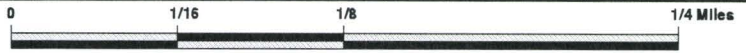
CUSTOMER: Diaz-Yourman & Associates
CONTACT: Gary Halbert
INQUIRY #: 01452358.1r
DATE: June 23, 2005 7:54 pm

DETAIL MAP - 01452358.1r - Diaz-Yourman & Associates



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ▨ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Federal Wetlands
- ▨ Areas of Concern



TARGET PROPERTY: Self Storage ADDRESS: 3401 South La Cienega Blvd. CITY/STATE/ZIP: Los Angeles CA 90016 LAT/LONG: 34.0263 / 118.3722	CUSTOMER: Diaz-Yourman & Associates CONTACT: Gary Halbert INQUIRY #: 01452358.1r DATE: June 23, 2005 7:54 pm
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"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Gary Halbert
Diaz-Yourman &
1616 E. Seventeenth Street
Santa Ana, CA 92705

Order Date: 6/23/2005 **Completion Date:** 6/24/2005

Inquiry #: 1452358.2s

P.O. #: 2003-048.14

Site Name: Self Storage

Address: 3401 South La Cienega Blvd.

City/State: Los Angeles, CA 90016

Cross Streets:

Customer Project: 2003-048.14

4014325TIM 949-493-4757

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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APPENDIX E
RECONNAISSANCE PHOTOGRAPHS

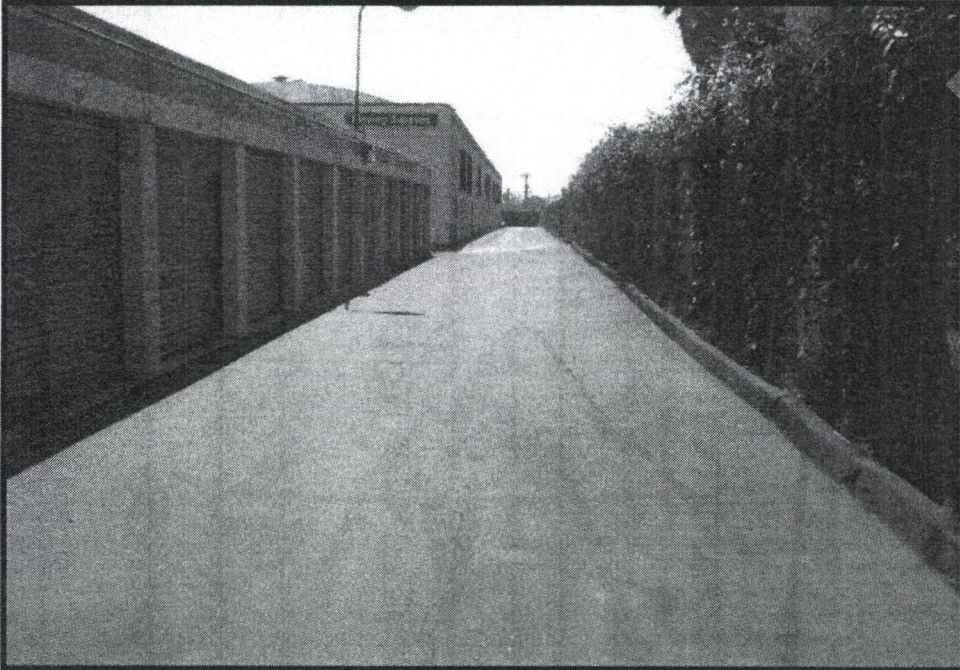
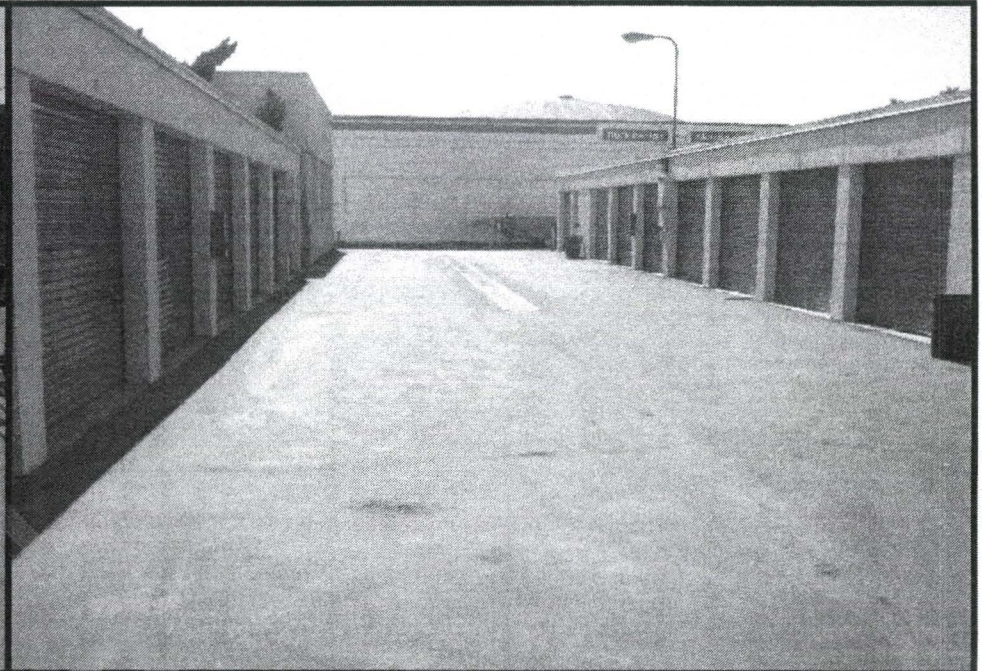
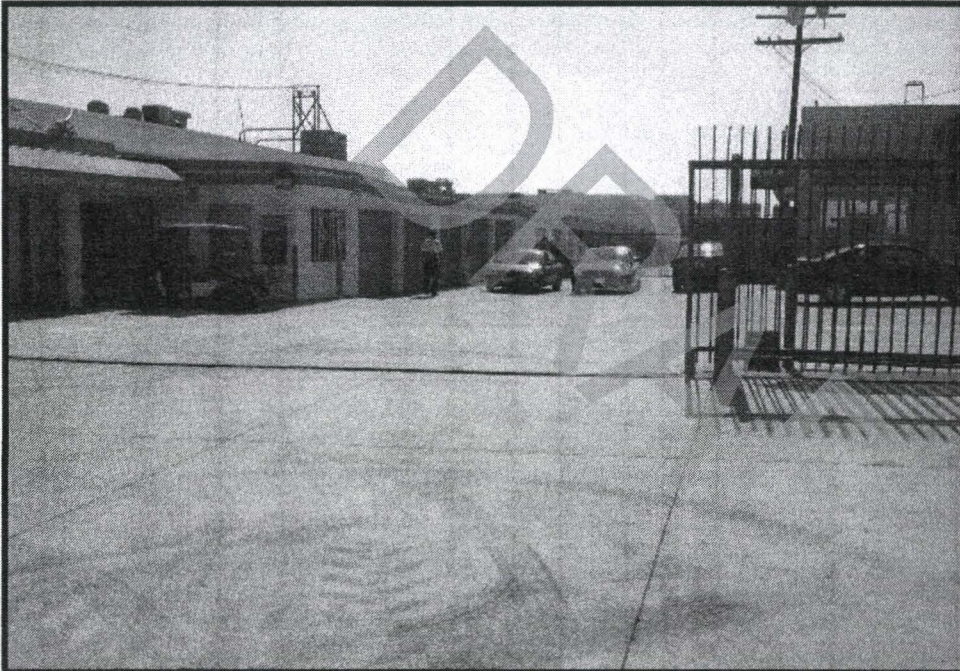


Photo 1:
View west of driveway entrance to Site from La Cienega Boulevard.

Photo 2:
View west from fence on La Cienega Boulevard of central area of Site.

Photo 3:
View west from fence on La Cienega Boulevard of northern boundary of Site at northeastern corner of Site.

MTA Mid City/Exposition Boulevard Light Rail Transit Project
Acquisition Parcel 4205-03-2001
3401 La Cienega Blvd
Los Angeles, CA

DYA Project No. 2003-048.14

Photos dated 6-30-05

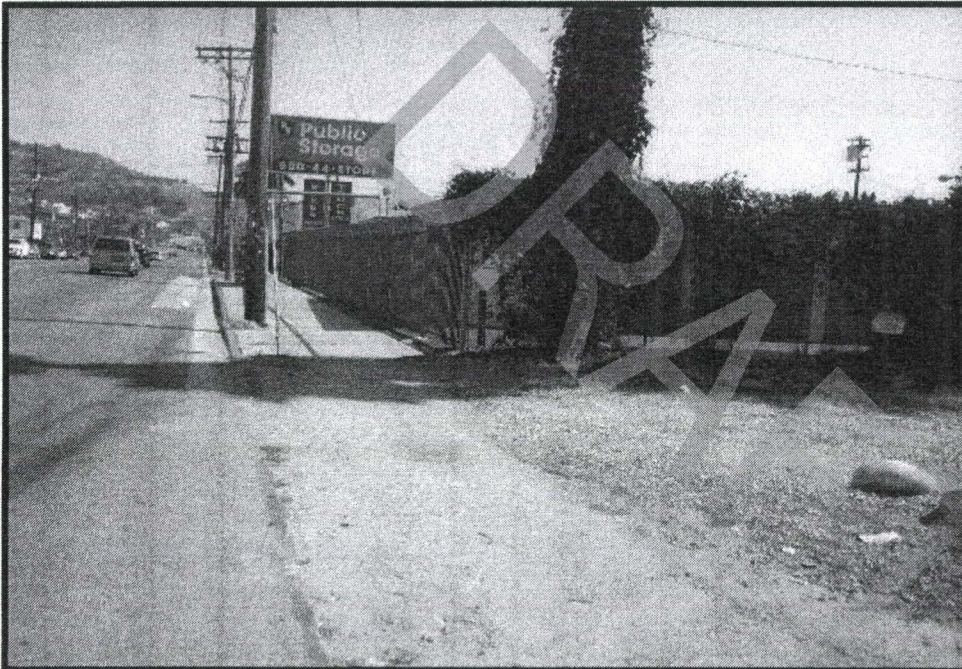


Photo 4:
View south on La Cienega Boulevard from Jefferson Boulevard, showing east side of Site.

Photo 5:
View west of MTA railroad ROW with north boundary of Site on the left and Jefferson Boulevard on the right.

Photo 6:
View south of western boundary of Site through fence at northwestern corner of Site.

MTA Mid City/Exposition Boulevard Light Rail Transit Project
Acquisition Parcel 4205-03-2001
3401 La Cienega Blvd
Los Angeles, CA

DYA Project No. 2003-048.14

Photos dated 6-30-05

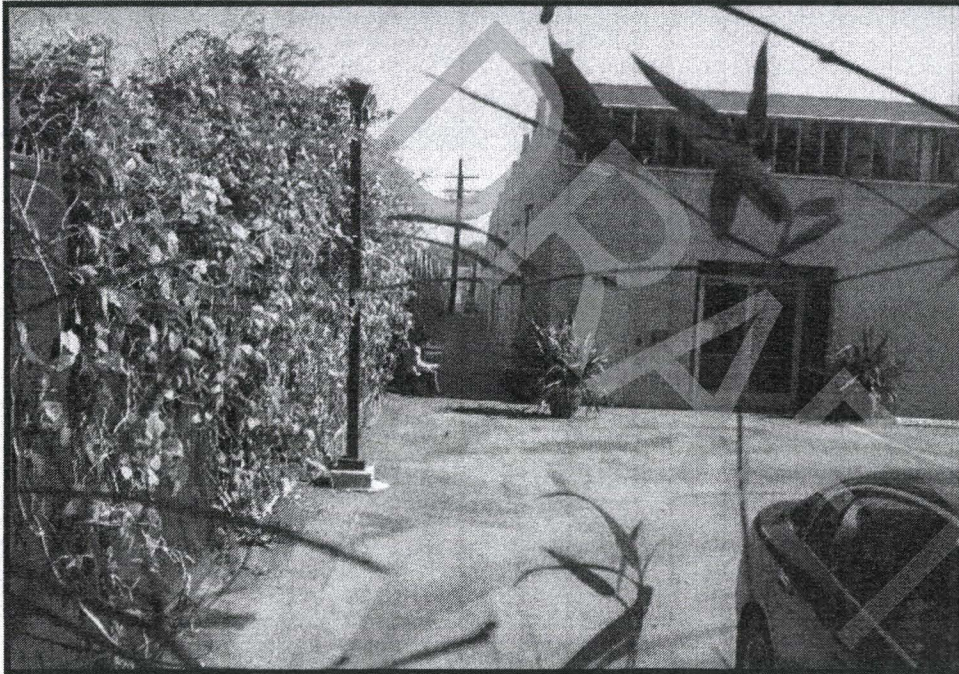


Photo 7:

View south of neighboring media industrial property adjacent to western side of Site from northwestern corner of Site.

Photo 8:

View east of La Cienega Boulevard and neighboring vacant lot across the street to the east of Site.

MTA Mid City/Exposition Boulevard
Light Rail Transit Project
Acquisition Parcel 4205-03-2001
3401 La Cienega Blvd
Los Angeles, CA

DYA Project No. 2003-048.14

Photos dated 6-30-05

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APPENDIX F
RESUME OF PREPARER

GARY J. HALBERT
Certified Engineering Geologist

Mr. Halbert has over 20 years of experience performing environmental, hydrogeologic, and geotechnical investigations in California, Nevada and Arizona. He has managed soil and groundwater environmental assessments and remediation for landfills, underground tanks, industrial facilities, refineries, power plants, and property transfers involving petroleum products, solvents, metals, and pesticides. He has performed engineering geology investigations and field inspection for construction of major civil works, including landfills, high-rise buildings, waste-water treatment facilities, dams, tunnels, airports, hospitals, roads, fault studies and landslide repairs.

EDUCATION

1979/B.S., Geology, Southeast Missouri State University, Cape Girardeau, Missouri
1984/Graduate Course Work for M.S. (36 Units) for Engineering Geology and Hydrogeology, California State University at Los Angeles
1975/Associate, Civil Engineering Technology, Mineral Area College, Park Hill, Mo.

REGISTRATION/CERTIFICATION

1995/Certified Hydrogeologist, California, No. 239
1986/Certified Engineering Geologist, California, No. 1318
1986 /Registered Geologist, California, No. 4189
1988/Registered Environmental Assessor, California, No.871

REPRESENTATIVE PROJECTS

UNOCAL Center, Downtown Los Angeles - Project manager and primary environmental consultant to UNOCAL Land and Development Group from 1988-1992 during high profile negotiations for sale of five-block parcel to a major developer. Services included supervision of historical research; underground storage tank assessment/remediation; negotiation meetings with legal and technical representatives of the purchasers and neighboring contaminated sites; and general consultation and recommendations for environmental, engineering geology and groundwater issues. The property sale was concluded under terms very satisfying to UNOCAL, including contractual resolution of environmental considerations that could have delayed sale of the property.

City of Santa Monica, Bergamot Industrial Block Redevelopment - Project manager for soil and groundwater assessment for the City of Santa Monica at an active industrial facility leased from Southern Pacific Railroad that was being considered for community redevelopment by the City. Site investigation work had to be performed in limited access conditions while avoiding interference with ongoing tenant operations. Although low concentrations of contaminants were identified, the site was successfully developed into a cultural center without significant environmental mitigation based on an interpretation of minimal risk.

City of Indio, Monroe Street Overpass - Provided technical consultation to legal counsel to the City of Indio for litigation involving leaky underground storage tanks at a former service station and a petroleum pipeline on a railroad right of way. Ownership of the service station properties was assumed by the city through eminent domain for construction of a street overpass. The city obtained a decision requiring former occupants and their suppliers to assume financial responsibility for UST soil-and-groundwater remediation/monitoring as required by the local regulatory agency.

Fremont Indemnity Block, Los Angeles, California - Performed site investigation and remediation for the former property owner of a two block area on the 1200 block of Eighth Street in Los Angeles. The property was sold to the Community Redevelopment Agency for low income housing. Services consisted of historical research, a geophysical survey for unidentified USTs, soil and groundwater assessments for petroleum hydrocarbons, and removal of a UST. The UST was found to be nearly twenty feet deep, originally installed at the sub-basement foundation of the existing twelve story building. Shoring was required to remove the UST and most of the associated soil contamination. Closure of the UST case was obtained from the water board after one year of groundwater monitoring; the property transfer agreement was completed to the satisfaction of both parties.

Resolution Trust Corporation, Los Angeles, California - Project manager for a Phase II site assessment at a closed Savings and Loan branch located at the intersection of Beverly and La Brea Avenues in Los Angeles, California. The property had been a street-corner service station prior to conversion to a Savings and Loan. Services included historical research, a soil vapor survey, soil sampling, and groundwater analysis on the site and in the surrounding streets and alley. Conclusions and recommendations resulted in saving an estimated \$500,000 to RTC by convincing the regulatory agency the on-site contamination was negligible and remediation was impractical due to known soil and groundwater contamination from existing or former service stations on the other three upgradient corners of the street intersection.

Eastern Transportation Corridor, Orange County, California - Senior hazardous waste management consultant for construction management team providing oversight of Design/Build contractor during construction of a 15-mile toll road. Oversight activities included implementation of EIR/EIS mitigation measures and Best Management Practices; asbestos abatement during demolition of structures and pipelines, remediation of petroleum contaminated soil, operation of temporary fueling/maintenance facilities and assessment of lead-impacted soils adjacent to existing pavements.

Alameda Corridor Transportation Authority, Los Angeles, California - Senior hazardous waste consultant for hazardous waste assessment and remediation at various industrial sites in South Central Los Angeles assumed by ACTA for construction of a major international rail and trucking transportation facility. Prepared site investigation reports with remediation recommendations for sites with solvents, metals and petroleum hydrocarbon contamination.

El Segundo Team Track - A property adjacent to the subject site served as a manufacturing facility for metal products since the 1940's. The site contained a slag pile in a natural pond. The site was designated as a State Superfund Site due to heavy metals in the soil. Based on a risk assessment, the slag pond was closed in place with an impermeable cap. An environmental assessment was performed for SPTCo on their property to evaluate the impact for a legal settlement.

MGP Risk Assessment, Santa Barbara, California - As part of a real estate transaction, managed an environmental assessment on railroad property that was found to be adjacent to a turn-of-the-century Manufactured Gas Plant (MGP) with polynuclear aromatic hydrocarbons (PAH) in the soil. The assessment included historical research and review of public agency files for the MGP site and other site in the area. A risk assessment prepared for the MGP site was evaluated and used as a baseline criteria for the subject property. A soil investigation was performed on the subject property to evaluate health and environmental risk criteria for the site.

Long Beach California Bulk Terminal, Long Beach, California - Managed assessment for impacts to soil and groundwater to address complaints from nearby residents and consider litigation for damages at this railroad parcel that had been leased as a bulk transfer station for petroleum distillate products. The environmental history of the site and surrounding area was researched and data from previous investigations was compiled and presented with recommendations for further action to legal counsel.

City of Industry Intermodal Facility - Senior consultant for groundwater assessment at this former Southern Pacific site located in a VOC-contaminated aquifer Superfund area north of Downtown LA. Soils were contaminated by underground storage tanks and maintenance activities.

Taylor Yard, Los Angeles, California - Hydrogeologic consultant for environmental assessment and remediation for petroleum hydrocarbons and solvents by regulatory agencies at this large SPTCo rail site used for a variety of purposes since the turn of the century. Soils were contaminated by petroleum hydrocarbons, solvents and metals. Groundwater beneath this site is immediately downgradient from VOC-contaminated aquifer Superfund site.

DRAFT

GARY GILBERT
Professional Engineer

Mr. Gilbert has over 8 years of experience performing environmental and geotechnical investigations in California. He has managed soil and groundwater environmental site assessments for public works projects involving petroleum products and heavy metals. His experience includes site reconnaissance, data searches, field subsurface investigations to obtain samples for testing and analysis of laboratory test results.

EDUCATION

1996/B.S., Civil Engineering, California State University Long Beach, Long Beach, California.
2002/M.S., Civil Engineering, California State University Long Beach, Long Beach, California.

REGISTRATION/CERTIFICATION

2002/Registered Civil Engineer, California, No. 62781

REPRESENTATIVE PROJECTS

State Route 210, Pasadena, Arcadia, And Glendora – Project manager for aerially deposited lead (ADL) soil assessment for Caltrans along State Route (SR) 210. The project consisted of evaluating the site for ADL for the proposed noise barriers (sound walls) located within the California Department of Transportation (Caltrans) right-of-way along approximately 4 miles of freeway. The test results were evaluated using U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substances (DTSC) guidelines.

State Route 14, Los Angeles County – Project manager for a hazardous waste initial site assessment (ISA) of a 30-mile long portion of SR-14 from Sand Canyon Road to Avenue P. The project consisted of conducting a site reconnaissance, a review of historical data related to hazardous materials, review of aerial photographs, a review of environmental databases, and recommendations for additional environmental investigations.

Interstate 5, Los Angeles County – Project manager for a hazardous waste initial site assessment (ISA) of a 10-mile long portion of Interstate 5 (I-5) from SR-14 to SR-126. The project consisted of conducting a site reconnaissance, a review of historical data related to hazardous materials, review of aerial photographs, a review of environmental databases, and recommendations for additional environmental investigations.

State Route 111/Best Road, Brawley – Project manager for soil and groundwater initial site assessment for the City of Brawley for the improvement of a water transmission line on SR 111/Best Road. Prepared a hazardous waste initial site assessment report with recommendations for a Phase II environmental investigation.

Mid City/Exposition Boulevard Light Rail Transit Project, Los Angeles County – Project manager for a preliminary site assessment for over 6 miles of light rail tracks, including elevated structures. Performed a site reconnaissance, reviewed existing environmental documents for the right-of-way, and provided recommendations for environmental site investigation.

State Route 55/Newport Boulevard, Costa Mesa – Performed file review of leaking underground storage tanks (LUST) for a hazardous waste initial site assessment for a road widening project. Provided recommendations handling of petroleum hydrocarbon contaminated soils during construction of the project.

Pier T, Port of Long Beach – Performed site investigation for a former naval facility that was converted to a container terminal. The investigation consisted of collecting soil samples for the assessment of petroleum hydrocarbons.

Gerald Desmond Bridge, Long Beach – Performed file review of environmental documents for the hazardous waste initial site assessment for a bridge replacement. Provided a summary of findings in a report.

Cabrillo Marina Development, Port of Los Angeles – Performed site investigation for a commercial development on land previously occupied by a naval fuel storage facility. The investigation consisted of collecting soil samples for the assessment of petroleum hydrocarbons.

Hollyhills Storm Drain, Los Angeles County – Performed site investigation for over one mile of storm drain. Soil and groundwater samples were collected to test for petroleum hydrocarbons and the air was tested at the site for volatile organics using a photo ionization detector.

Balboa Village Improvement Plans, Newport Beach – Prepared report and performed site investigation for pavement rehabilitation and storm drain improvements. The project included the collection of groundwater samples from borings to estimate levels of NPDES chemical constituents that would be encountered during construction dewatering.

Alameda Corridor Trench, Compton – Performed site investigation for an approximate 1.5 mile below grade railroad corridor. The investigation consisted of collecting soil samples for the assessment of petroleum hydrocarbons.

DISTRIBUTION

1 copy: Mr. Don Sepulveda
DMJM Harris - Mid-City LRT Project Office
707 Wilshire Boulevard
Suite 3300
Los Angeles, CA 90017

QUALITY CONTROL REVIEWER

Allen M. Yourman Jr., P.E., G.E.
Principal

GH/GKG:lad

DRAFT FINAL

