

APPENDIX C
Environmental Site Assessments



A Report Prepared for:

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
AIRPORT METRO CONNECTOR
9225 AVIATION BOULEVARD
LOS ANGELES COUNTY APN 4128-001-008
LOS ANGELES, CALIFORNIA**

Project No. 2016-005

by

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LIST OF ABBREVIATIONS AND ACRONYMS

1,1-DCE	1,1-dichloroethene
AAI	All Appropriate Inquiry
ACM	asbestos-containing materials
AMC	Airport Metro Connector
APM	Automated People Mover
APN	assessor's parcel number
AST	aboveground storage tank
ASTM	ASTM International
AT&SF	Atchison Topeka and Santa Fe Railway
AUL	activity and use limitations
bgs	below ground surface
BNSF	Burlington Northern Santa Fe Railway
BTEX	benzene, toluene, ethylbenzene, and xylenes
CA FID	California State Water Resources Control Board Facility Index
CCR	California Code of Regulations
CDL	clandestine drug labs
CDMG	California Division of Mines and Geology (now California Geological Survey [CGS])
CEG	Certified Engineering Geologist
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CGS	California Geological Survey
CHMIRS	California Hazardous Materials Incident Report System
CIH	Certified Industrial Hygienist
Client	Metro
CORRACTS	Corrective Action Tracking System
CREC	controlled recognized environmental condition
CSM	Conceptual Site Model
DEED	Deed Restriction Listing



DOGGR	Division of Oil, Gas, and Geothermal Resources
DOQQ	Digital Orthophoto Quarter Quads
DTSC	California Department of Toxic Substance Control
DYA	Diaz•Yourman & Associates
DWR	California Department of Water Resources
EDR	Environmental Data Resources
EMI	Emissions Inventory Data
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response and Notification Systems
ESA	Environmental Site Assessment
FID	Facility Inventory Database
FINDS	Facility Index System
FUDS	Formerly Used Defense Sites
HAULERS	Registered Waste Tire Haulers
HAZNET	Hazardous Waste Information System
HIST	Historic
Hist Auto	Historic Gas Stations
Hist Cleaners	Historic Dry Cleaners
HIST UST	historic underground storage tanks
HMIRS	Hazardous Materials Information Resource System
HREC	historical recognized environmental condition
HSP	health and safety plan
HWP	Hazardous Waste Transporter Database
LACDPW	Los Angeles County Department of Public Works
LACFD	Los Angeles County Fire Department
LACPHI	Los Angeles County Public Health Investigations
LADBS	Los Angeles Department of Building and Safety
LADPW	Los Angeles Department of Public Works
LADWP	Los Angeles Department of Water and Power
LAFD	Los Angeles Fire Department
LAWA	Los Angeles World Airports
LAX	Los Angeles International Airport
LBP	lead-based paint
LDS	land disposal sites
LIENS	Environmental Liens Listing



LIENS 2	CERCLA Lien Information
LLP	landowner liability protections
LPA	Locally Preferred Alternative
LQG	Large Quantity Generator
LRT	Light Rail Transit
LUCIS	Land Use Control Information System
LUST	leaking underground storage tanks
MCS	military cleanup sites
Metro	Los Angeles County Metropolitan Transportation Authority
MGP	manufactured gas plant
MSL	mean sea level
MTBE	methyl tertiary butyl ether
NAIP	National Agriculture Imagery Program
NFRAP	No Further Remedial Action Planned
NonGen/NLR	Non Generators/No Longer Regulated
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
ODI	Open Dump Inventory
PCB	polychlorinated biphenyls
PCE	tetrachloroethylene
pCi/L	picocuries per liter
PE	Professional Engineer
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
ROW	right-of-way
RWQCB	California Regional Water Quality Control Board
SCG	Southern California Gas Company
SCH	School Property Evaluation Program
SLIC	Spills, Leaks, Investigations, and Cleanup
SMP	Soil Management Plan
SQG	Small Quantity Generator
SWEEPS	Statewide Environmental Evaluation and Planning System
SWF/LF	solid waste facilities and landfill
SWRCB	State Water Resources Control Board



SWRCY	solid waste recycling facility
SVE	soil vapor extraction
SVOC	semi-volatile organic compound
TCE	trichloroethene
TPH	Total Petroleum Hydrocarbon
TSDF	treatment, storage, or disposal facility
TWW	treated wood waste
USDA	United States Department of Agriculture
US ENG	U.S. Engineering Controls
USGS	U.S. Geological Survey
US INST	U.S. Institutional Controls
UST	underground storage tank
VCP	DTSC Voluntary Cleanup Program
VOC	volatile organic compounds
WDS	Waste Disposal System
WMUDS/SWAT	Waste Management Unit Database System



EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) for the proposed Airport Metro Connector (AMC; Project) located at 9225 and 9601 Aviation Boulevard (Los Angeles County Assessor's Parcel Number 4128-001-008) in Los Angeles, California (subject property). The Project site is shown on Figure 1. The subject property occupies an approximately 9.45-acre irregular-shaped parcel, as shown on the Site Plan, Figure 2. The following recognized environmental conditions (RECs) directly related to the subject property were identified:

- Soils at the subject property have been impacted by documented releases of volatile organic compounds (VOCs) and various other contaminants including petroleum hydrocarbons, semivolatile organic compounds (SVOCs), and California Code of Regulations (CCR) Title 22 metals from operations associated with the former Honeywell aerospace industrial facility. A Phase II environmental site investigation is recommended to test for these contaminants within the proposed parcel acquisition at locations of historical features related to hazardous substances and hazardous waste.
- Soils at the subject property adjacent to the Metro right-of-way (ROW) may contain hazardous substances from the use of weed control substances, including herbicides, pesticides, and arsenic, as well as petroleum hydrocarbons, VOCs, SVOCs, and CCR Title 22 metals from spills and leaks from trains transporting hazardous materials. A Phase II environmental site investigation is recommended to test for these contaminants within the proposed parcel acquisition.
- Groundwater at the subject property has been contaminated by VOCs from the former Honeywell facility and surrounding sites. Groundwater monitoring wells for investigation of the former Honeywell facility are located on the subject property, and laboratory analysis data indicates contamination levels attributed to the former Honeywell facility. Therefore, a Phase II groundwater investigation and installation of additional groundwater-monitoring wells at the subject property are not necessary. It is understood that the responsible party (Honeywell) continues to monitor the groundwater for VOC contaminants on an annual basis. Periodic review of the on-going remediation is recommended to ensure the on-site contamination has been properly assessed and remediated under the direction of the Regional Water Quality Control Board (RWQCB). Upon completion of all remedial activities at the subject property, it is recommended that a copy of the "No Further Actions" letter and "case closed" designation letter be obtained from the RWQCB regarding the identified on-site contamination.



- Due to the potential of encountering soil with elevated levels of VOCs during grading and construction activities, a Soil Management Plan (SMP) is recommended to be prepared and distributed to construction personnel. The SMP should establish protocols for identification, handling, sampling, storage, and disposal of any suspected soil with elevated levels of VOCs generated during construction activities. A Certified Industrial Hygienist should review this ESA and prepare/review the SMP.
- Based on the past documented unauthorized release of VOCs in the soil and groundwater, attributable to the former Honeywell facility and surrounding sites, a potential vapor intrusion condition may be present at the location of the proposed AMC buildings. A soil vapor gas survey of the subject property where enclosed structures are planned should be conducted for the purpose of establishing a baseline for potential indoor vapor concentrations.
- Underground storage tanks (USTs), clarifiers, sumps, and furnace pits were historically used on the subject property in connection with the former Honeywell facility. The USTs associated with the historical use of the subject property as an aerospace manufacturing facility and service station were installed and potentially abandoned in-place or removed during an era when USTs were not significantly regulated. According to Los Angeles Fire Department (LAFD) records, one UST in connection with Honeywell was removed on April 4, 1988. One UST in connection with the Honeywell facility was noted as abandoned in-place (AMEC, 2013). Three USTs in connection with the Signal Oil & Gas service station were removed in September 1978. There were also industrial underground clarifiers on the property. The disposition of some of the UST(s) and clarifiers is unknown. In the absence of records documenting the removal or abandonment of suspected UST(s) associated with the Honeywell and Signal Oil & Gas service station, it is recommended that a geophysical survey of the subject property be conducted for the purpose of confirming the presence or absence of UST(s) and other subgrade features of environmental concern including former hydraulic lifts and clarifiers. Additionally, a Phase II environmental site investigation is recommended to test soil at locations of historical features related to hazardous substances and hazardous waste.
- Although clarifiers and hydraulic lifts were not observed during the site reconnaissance, these subgrade features are suspected within the existing vehicle body shop and bus maintenance facility on the subject property. If clarifiers and hydraulic lifts are present on the subject property, it is recommended that a Phase II site investigation be conducted to identify if unauthorized releases have occurred on the subject property.



- The existing building structures on the subject property may contain asbestos-containing materials (ACM) and lead-based paint (LBP). An ACM and LBP survey should be performed for the existing building structures to evaluate the potential for encountering ACM and LBP during demolition.



1 INTRODUCTION

1.1 PURPOSE

This Phase I Environmental Site Assessment (ESA) was prepared for the proposed parcel acquisition located at 9225 Aviation Boulevard (Los Angeles County Assessor's Parcel Number [APN] 4128-001-008) in Los Angeles, California (subject property), for Los Angeles County Metropolitan Transportation Authority (Metro; the user), in association with the proposed Airport Metro Connector (Project). This subject property occupies an approximately 9.45-acre irregular-shaped parcel. The proposed parcel acquisition is intended to be used as part of the Project.

The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs), with regard to a "commercial real estate transaction" of a specific parcel of land in connection with the previous ownership and uses of the land as defined by ASTM E1527-13, 40 Code of Federal Regulations (CFR) Part 312, and with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. This ESA was conducted in accordance with the ASTM International (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) Rule was used as a basis of general procedures followed in preparation of this ESA. This report is intended to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (ASTM, 2013).

RECs are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- Due to any 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.

De minimis conditions are not recognized environmental conditions (ASTM, 2013).

A de minimis condition is defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement



action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are neither RECs nor CRECs (ASTM, 2013).

CREC is defined as 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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls; ASTM, 2013).

HREC is defined as 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls; ASTM, 2013).

1.2 PROJECT DESCRIPTION

The proposed project is being developed to connect Los Angeles International Airport (LAX) to Metro's regional rail system. The Airport Metro Connector (AMC; Project) transit station will provide a connection to a planned LAX Automated People Mover (APM) to be built and operated by Los Angeles World Airports (LAWA). The AMC transit station would also consolidate bus transit services in the LAX area and provide pedestrian and bicycle amenities. Given the high volume of daily vehicular trips to and from LAX and the absence of a convenient rail connection, the goal of the proposed project is to increase transit ridership and provide a reliable and convenient transit option to and from LAX.

The AMC transit station Project site is triangular shaped and is generally bounded by Arbor Vitae Street to the north, Aviation Boulevard to the east and south, and Metro railroad right-of-way (ROW) to the west. Nearby land uses are generally related to LAX, operated by the LAWA and include hotels, parking lots, commercial uses, and industrial uses.

The proposed project includes a new intermodal transit station located along the Crenshaw / LAX Light Rail Transit (LRT) Project. Specifically, the AMC Project elements include the following:



- Bike Hub
- Short term bike storage
- Metro hub
- Potential Retail
- Bus Plaza
- Bus Operators Facility
- Passenger Loading
- Light Rail Station
- Parking garage

The Crenshaw / LAX LRT Project is currently under construction.

1.3 SCOPE

The scope of services to accomplish this assessment consisted of:

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



2 SITE DESCRIPTION

2.1 SITE LOCATION AND LEGAL DESCRIPTION

The subject property consists of an approximately 9.49-acre irregular-shaped parcel (proposed parcel acquisition area) located at the addresses 9225 Aviation Boulevard (and historical addresses 9301, 9323, 9401, 9405, 9407, 9415, 9501, 9511, 9600, 9601, and 9623 Aviation Boulevard; and 9200, 9300, 9400, 9500, 9600, and 9700 Portal Avenue) in Los Angeles, California (Los Angeles County APN 4128-001-008); as shown on the Vicinity Map, Figure 1. The entire parcel will be acquired and used for the Project. The proposed parcel acquisition area is shown on Figure 2.

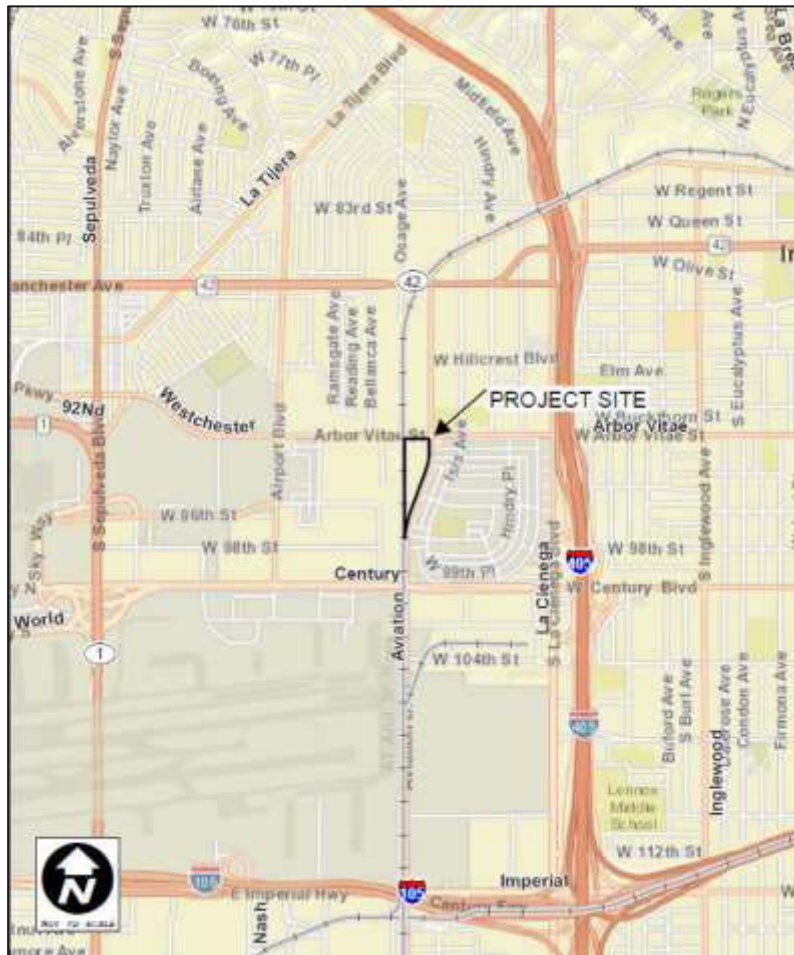
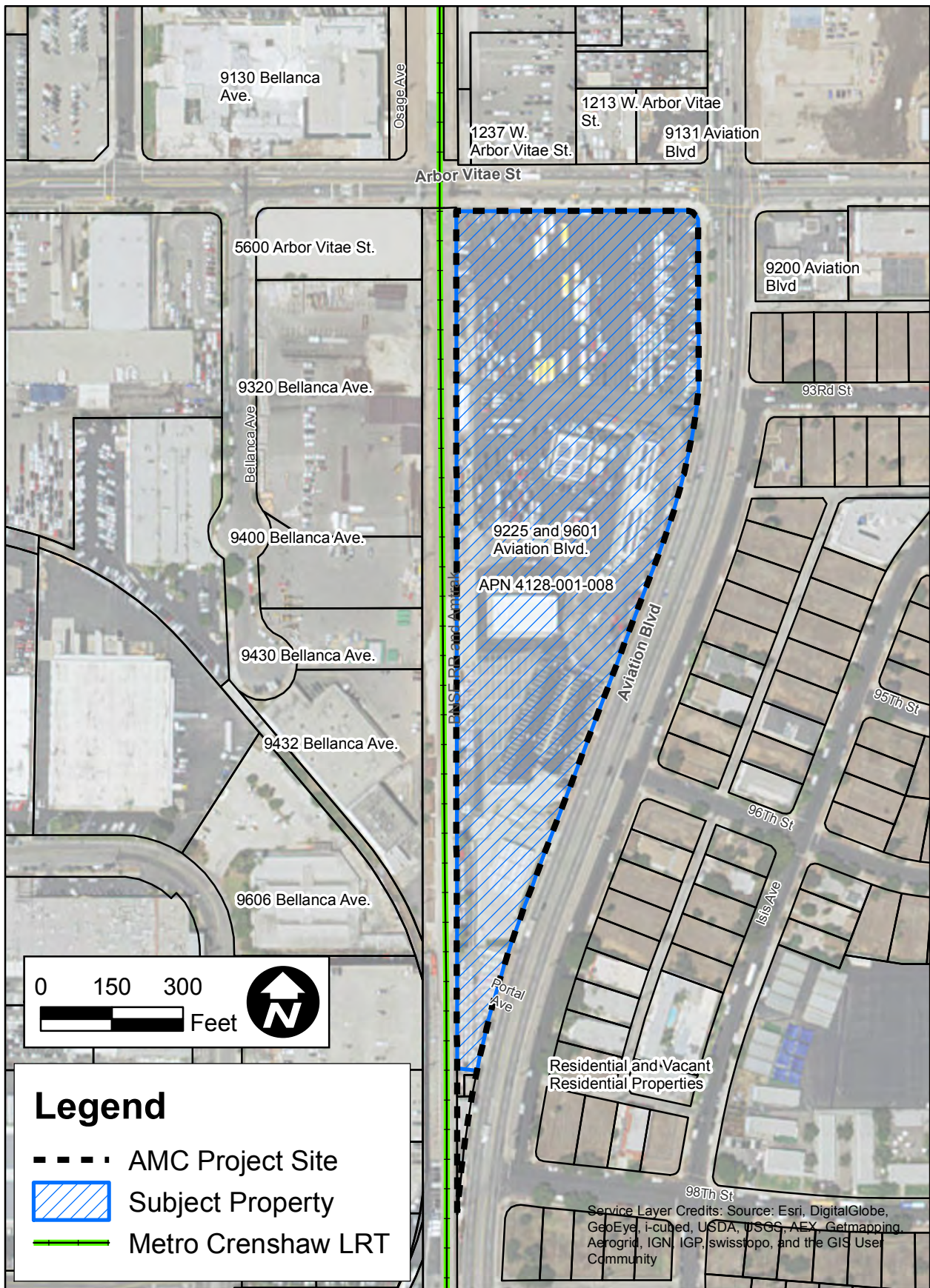


Figure 1 - VICINITY MAP





Reference: Subject Property limits provided by STV, Inc., 2016

Figure 2 - SITE PLAN



2.2 SUBJECT PROPERTY CURRENT USE

At the time of the site reconnaissance on January 25 and February 18, 2016, the subject property was occupied by a Hertz car rental facility at the northern portion of the subject property and a natural gas fueling station near the southern portion of the subject property. The Hertz car rental facility includes a bus maintenance building, automotive maintenance garage building, office building, car wash facility, and parking area.

2.3 ADJOINING PROPERTIES CURRENT USE

During the site reconnaissance on January 25 and February 18, 2016, property use adjoining the subject property was observed as follows:

North: Clean Energy Natural Gas Station (9131 Aviation Boulevard), automobile repair shop (1213 Arbor Vitae Street), and Alamo/National Car Rental overflow parking lot (1237 Arbor Vitae Street).

East: ARCO gas station (9200 Aviation Boulevard), residential and vacant lots between 93rd Street and 96th Street, and apartment complexes (9700 to 9712 Aviation Boulevard).

South: Southern California Gas Company (SCG) facility and A Fast Towing Service (9723 Aviation Boulevard).

West: Metro ROW (formerly BNSF ROW), Wally Park parking structure (9700 Bellanca Avenue), and Southwestern Maintenance Yard (currently under construction; 5700 Arbor Vitae Street and 9320 Bellanca Avenue).



3 PHYSICAL SETTING

3.1 TOPOGRAPHY

The general topography and physiographic features of the subject property are illustrated on the US Geological Service (USGS) 7.5-minute quadrangle for Venice, California, dated 2012.

The subject property was located in the Torrance Plain of the Los Angeles Coastal Plain. The topography in the subject property area was characteristic of Torrance Plain with a gentle alluvial slope. The elevation of the subject property was approximately 100 feet above mean sea level (MSL) and ground surface generally slopes gently down to the southeast-to-south. Undulating sand dune topography is depicted one mile to the north and the Los Angeles Coastal Plain extends to the south, east and west.

3.2 SURFACE WATER

Surface water drainage in the subject property vicinity was controlled by storm drains in the streets. There were no streams or flood control channels in the immediate area of the subject property. The nearest surface water body was the Pacific Ocean, approximately 4 miles west of the subject property.

3.3 GEOLOGY

The subject property lies within the Los Angeles Basin at the northern end of the Peninsular Ranges Geomorphic Province of California. The Los Angeles Basin is a broad structural syncline with a basement of older igneous and metamorphic rocks overlain by thick younger marine and terrestrial deposits (California Department of Water Resources [DWR], 1961; CDMG, 1998). Locally, the subject property lies within the northern margin of the Torrance Plain physiographic feature of the Los Angeles Coastal Plain. The Torrance Plain is a Quaternary alluvial plain that drains on a gentle slope southward from the El Segundo Sand Dunes and Baldwin Hills to the harbors in San Pedro Bay. The subject property overlies approximately 600 feet of Quaternary alluvial marine and terrestrial sediments which overlie Tertiary marine sedimentary rock of the Pico Formation (DWR, 1961). The active Charnock Fault trends northwest-southeast within ¼-mile east of the subject property.



3.4 GROUNDWATER

The subject property is within the West Coast Basin portion of the Los Angeles Coastal Plain groundwater basins. The West Coast Basin is bounded by the Pacific Ocean on the west, the Newport-Inglewood Fault Zone on the east, Ballona Creek to the north, and Palos Verdes Hills to the south. The West Coast Basin generally consists of approximately 500-to-1,000 feet of Quaternary sediments overlying non-water-bearing, Tertiary, marine sedimentary bedrock of the Pico Formation. Locally, the Quaternary sediments consist of sand dune and alluvial deposits from ground surface to about sea level, underlain by marine and terrestrial sedimentary deposits that include the Gage, Lynwood and Silverado aquifers from sea level to the depth of bedrock (DWR, 1961). The confined sandy aquifer zones are separated by fine-grained aquiclude layers.

Groundwater levels within the West Coast Basin are controlled by a seawater intrusion injection barrier alignment parallel to the coast and west of the subject property. The seawater injection barrier is owned and maintained by Los Angeles County Flood Control District. The northern end of the barrier terminates at the airport, but the groundwater injection mound extends north of the airport causing groundwater flow eastward on the east side of the barrier and westward on the west side. Under the influence of the seawater intrusion barrier to the west and groundwater pumping inland to the east, regional groundwater beneath the subject property is approximately at 0 to -20 feet MSL (100 to 120 feet below surface) and flows to the east-southeast (Water Replenishment District of Southern California).

Monitoring-well data measured during groundwater monitoring at the subject property from 2001 to 2015 indicated regional groundwater has been approximately 90 to 100 feet below ground surface (bgs) and groundwater flow to the east-southeast throughout the monitoring period. In addition, localized thin zones of perched groundwater have been found at a depth of approximately 60 feet bgs (AMEC, 2013).



4 USER-PROVIDED INFORMATION

4.1 PRELIMINARY TITLE REPORT/ENVIRONMENTAL LIEN REPORT

A Preliminary Title Report for the subject property was reviewed to identify possible deed restrictions, environmental liens, or activity and use limitations (AUL) that may exist in connection with the subject property. The Preliminary Title Report did not indicate deed restrictions, environmental liens, or AULs for the subject property. The preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land. Environmental Data Resources, Inc. (EDR) also provided an Environmental Lien Search Report (EDR, 2016f) for the subject property. The Environmental Lien Search Report did not indicate deed restrictions, environmental liens, or AULs for the subject property. Refer to Appendix A for a copy of the Preliminary Title Report and to Appendix B for the Environmental Lien Search Report.

4.2 PHASE I ESA USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections, the user must conduct the following inquiries required by 40 CFR 312.24, 312.28, 312.29, 312.30, and 312.31. Failure to conduct these inquiries could result in a determination that AAI is not complete. The user should provide the following information to the environmental professional (ASTM, 2013):

- Environmental liens that are filed or recorded against the property.
- Activity and use limitations that are in place on the property or that have been filed or recorded against the property.
- Specialized knowledge or experience of the person seeking to qualify for LLP.
- Relationship of the purchase price to the fair market value of the property if it were not contaminated.
- Commonly known or reasonably ascertainable information about the property.
- The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation.

On February 23, 2016, a completed Phase I ESA User Questionnaire was received, which reported that no known environmental liens or AULs have been filed against the subject property. They indicated that they did not have knowledge of the past or current spills, chemical



releases, or environmental cleanups at the subject property. However, they stated the property is immediately adjacent to an existing railroad ROW, and there is potential for chemicals from the railroad ROW impacting the subject property. The subject property was used as a gas and service station and two underground gas lines exist within the property. They indicated that gas, oil, and chemicals related to vehicle service maybe used on site. Additionally, any reduction of the purchase price or property value of the subject property is unknown. Refer to Appendix C for a copy of the completed Phase I ESA User Questionnaire.



5 SITE RECONNAISSANCE

5.1 VISUAL OBSERVATIONS

A visual site reconnaissance of the subject property was performed from public ROW areas on January 25 and February 18, 2016. At the time of the site reconnaissance, site-specific access to the subject property and into the interior of buildings located on the subject property was not provided. Photographs taken during the visit are presented in Appendix D. The weather was sunny with an approximate temperature of 76 degrees Fahrenheit.

During the site reconnaissance, the northern portion of the subject property was used as a Hertz rental car facility parking lot. The Hertz facility was occupied by a car wash facility, vehicle body shop, bus maintenance facility, and an office building. A natural gas fueling station was observed near the southern portion of the subject property. A shipping container was observed south of the natural gas fueling station. Access into the shipping container was not provided. The majority of the site is covered with asphalt, concrete, and buildings. Staining or discoloration of exposed surface soils was not observed. A summary of observations made during the site reconnaissance is presented in Table 1.

Table 1 - SUMMARY OF SITE RECONNAISSANCE OBSERVATIONS

OBSERVATIONS	OBSERVED	NOT OBSERVED
Current Use(s) of the Property (including existing structures)	X	
Indications of Past Use	X	
Hazardous Substances and Petroleum Products (including containers)		X
Above Ground Storage Tanks (ASTs)	X	
Underground Storage Tanks (USTs) or indications of USTs		X
Strong, pungent, or noxious odors		X
Pools or sumps containing liquids likely to be hazardous substances or petroleum products		X
Drums	X	
Unidentified Substance Containers	X	
Electrical, Hydraulic, and/or Other Equipment Containing polychlorinated biphenyls (PCBs)	X	
Heating/Cooling Equipment		X
Stains or Corrosion (on floors, walls, or ceilings)		X
Drains and Sumps		X
Pits, Ponds, or Lagoons		X
Stained Soil or Pavement		X
Stressed Vegetation		X
Waste and Wastewater Discharges (including storm water)		X
Wells (dry, irrigation, injection, abandoned, or other)	X	
Septic Systems		X



5.1.1 Hazardous Substances

Evidence of hazardous substances or petroleum products, such as fuel dispensers, groundwater monitoring wells, and a soil vapor extraction (SVE) system, were observed on the subject property during the site reconnaissance. Additionally, hydraulic lifts were observed in the automotive maintenance garage facility.

5.1.2 Aboveground and Underground Storage Tanks

ASTs were observed adjacent to the car wash facility on the subject property. USTs were not observed on the subject property. However, fuel dispensers were observed adjacent to the car wash facility.

5.1.3 Drums and Unidentified Substance Containers

Fifty-five-gallon drums and unidentified substance containers were observed on the subject property in the vicinity of the vehicle body shop and car wash facility.

5.1.4 PCB-containing Equipment

Potential PCB-containing equipment, such as a pad-mounted electrical transformer, was observed on the subject property.

5.1.5 Pipelines

No pipelines were observed crossing or adjacent to the subject property except for the SCG pipelines and associated facilities located south of the subject property.

5.1.6 Septic Systems

No septic systems were observed on the subject property.

5.2 POTABLE WATER SUPPLY/WATER QUALITY

The water purveyor for the subject property is the City of Los Angeles Department of Water and Power (LADWP). It is the responsibility of the LADWP to provide a water supply that meets all state and federal water quality requirements.



5.3 SEWAGE DISPOSAL SYSTEM

On February 24, 2015, the City of Los Angeles Department of Public Works (LADPW) was contacted regarding sewer service for the subject property. According to LADPW records, sewer service has been provided to the subject property vicinity since the 1950s. No records of sewer violations or septic systems are on file for the subject property.

5.4 NON-ASTM SCOPE CONSIDERATIONS

5.4.1 Asbestos-Containing Materials

During the site reconnaissance, building structures were observed on the subject property. The current buildings located on the subject property were constructed between 1994 and 2013. It is unknown whether the on-site buildings contain asbestos containing materials (ACM). An asbestos survey of the on-site buildings was not part of the scope of this assessment.

5.4.2 Lead-Based Paint

During the site reconnaissance, building structures were observed on the subject property. It is unknown whether the on-site buildings contain lead-based paint (LBP). A LBP survey of the on-site buildings was not part of the scope of this assessment.

5.4.3 Radon

The subject property is located within EPA Zone 2 based on EPA Map of Radon Zones in California, which has a predicted indoor radon screening level between 2 and 4 picocuries per liter (pCi/L) indicating moderate potential. However, a radon gas survey would be required to assess the radon gas levels on the subject property. A radon survey was not part of the scope of this assessment.



6 INTERVIEWS

The objective of interviews is to obtain information indicating RECs in connection with the property.

6.1 INTERVIEW WITH CURRENT OWNER

At the request of the Client, an interview with the subject property owner, Hertz, was not conducted as part of this Phase I ESA.

6.2 INTERVIEW WITH PAST OWNER

The former subject property owner was not identified at the time of the site reconnaissance. No contact information for the former subject property owner was provided.

6.3 INTERVIEW WITH KEY SITE MANAGER

At the request of the Client, an interview with the subject property key site manager was not conducted as part of this Phase I ESA.

6.4 INTERVIEW WITH OTHERS

The subject property is not an abandoned property as defined in ASTM 1527-13; thus, interviews with others (owners of neighboring or nearby properties) were not conducted.



7 REGULATORY AGENCY FILE AND RECORDS REVIEW

7.1 PUBLIC AGENCY FILE REVIEW

Local and state agencies were contacted to identify any current or previous records of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property and surrounding properties.

7.1.1 California Regional Water Quality Control Board

The online GeoTracker data and report resource for regulated environmental cases provided by the State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) on the Internet at geotracker.swrcb.ca.gov was reviewed. According to GeoTracker, records of active environmental cases were found for the subject property address 9225 Aviation Boulevard. Additionally, records of active environmental cases that may have impacted the subject property were found for properties in the vicinity of and adjoining the subject property. Data and site information was obtained for these cases as described in Section 9 of this report. Copies of pertinent RWQCB reports are presented in Appendix E.

Several site investigations and remediation-related activities have been conducted at the subject property. These investigations included a number of soil borings and the installation of soil vapor sampling points and groundwater monitoring wells at the subject property. The primary compounds of concern are tetrachloroethene (PCE) and trichloroethene (TCE) along with other VOCs including benzene, toluene, ethylbenzene, and xylenes (BTEX), which are present in soil, groundwater, and soil vapor at the subject property. Most of the documents dated from 2005 are available on GeoTracker, and the results of previous activities are included in the post-2005 reports.

7.1.2 California Department of Toxic Substance Control

The online EnviroStor investigation data and report resource for cleanup and hazardous waste permitted facilities provided by the California Department of Toxic Substance Control (DTSC) was reviewed. According to EnviroStor, no records of active environmental cases were found for the subject property. However, records of active environmental cases for properties in the vicinity of the subject property that may have impacted the subject property were found. Data and site information was obtained for these cases as described in Section 9 of this report.



7.1.3 Los Angeles County Department of Public Works

The Los Angeles County Department of Public Works (LACDPW) was contacted on January 24, 2016, regarding records of USTs, hazardous materials handling, and unauthorized releases of hazardous substances for the current and historic subject property addresses. According to LACDPW, no records regarding USTs or hazardous substances were on file for the subject property.

7.1.4 Los Angeles County Public Health Investigations

The Los Angeles County Public Health Investigations (LACPHI) was contacted on January 24, 2016, regarding records of USTs, hazardous substances handling, and unauthorized releases of hazardous substances for the current and historic subject property addresses. According to LACPHI, records regarding hazardous substances were on file for the subject property address 9225 Aviation Boulevard. The file was reviewed on February 24, 2016. According to documents beginning in 1984, the subject property was occupied by Garrett Air Research (which was subsequently acquired by Signal Oil & Gas and Honeywell). Periodic inspections by LACPHI Hazardous Materials Control Program indicate various chemicals were historically used on the subject property including degreasers, solvents, paints, metals, and waste oil. Various violations were recorded during inspections until Garrett Air Research relocated to Mexico in May of 1991. LACPHI records indicated that there was significant VOC contamination in soil and groundwater at the site, in addition to regional groundwater contamination. On December 15, 1994, the case was referred to RWQCB as the lead agency for the cleanup of the subject property. Copies of pertinent LACPHI records are presented in Appendix F.

7.1.5 City of Los Angeles Fire Department

The City of Los Angeles Fire Department (LAFD) was contacted on January 24, 2016, regarding records of USTs, hazardous substances handling, and unauthorized releases of hazardous substances for the current and historic subject property addresses. According to LAFD, records regarding hazardous substances and USTs were on file for the subject property. Relevant records are summarized below in Table 3, with date of issuance, record type, and a brief description if available. Copies of pertinent LAFD records are presented in Appendix G.



Table 2 - SUMMARY OF LAFD RECORDS

ADDRESS	RECORD TYPE/DESCRIPTION
9225 Aviation Boulevard	<ul style="list-style-type: none"> • LAFD Permit - Install 1 underground tank as per plans and specifications submitted to the Fire Prevention Bureau, dated April 14, 1965, for The Garrett Corporation - Air Research Industrial Div. • LAFD Permit - Install 1 Atmospheric Tank as per plans and specifications submitted to the Fire Prevention Bureau, dated December 11, 1972, for Garrett Air Research. • LAFD Permit – Abandon 1 atmospheric tank(s) as per plans and specifications submitted to the Fire Prevention Bureau & subject to the Field Inspector’s approval at the site, dated March 17, 1989, for Allied Signal Corp. DBA Garrett Thermal Systems. • Application for LAFD Permit - one 1,000 gallon diesel UST abandonment by removal, dated March 17, 1989, for Allied/Signal Corp. DBA Garrett Thermal Systems. • Hazardous Materials Inventory – Unleaded gasoline and used motor oil, dated October 18, 2011, for Hertz.
9601 Aviation Boulevard	<ul style="list-style-type: none"> • Hazardous Materials Inventory - Compressed gas and residue natural gas (mostly methane), dated January 6, 2015, for Clean Energy.
9623 Aviation Boulevard	<ul style="list-style-type: none"> • LAFD Permit - Install 3 atmospheric tanks as per plans and specifications submitted to the Fire Prevention Bureau, dated January 27, 1966, for Signal Oil & Gas Company. • LAFD Permit - Abandon 3 atmospheric tanks as per plans and specifications submitted to the Fire Prevention Bureau and subject to the field inspectors approval at the site, dated September 22, 1978, for Signal Oil & Gas Company. • Notification of Underground Tank Abandonment - one 12,000-gallon, one 10,000, and one 250 gallon UST, dated October 26, 1978.

7.1.6 City of Los Angeles Department of Building and Safety

The City of Los Angeles Department of Building and Safety (LADBS) was contacted on January 24, 2016, regarding records of USTs, hazardous substances handling, and unauthorized releases of hazardous substances for the current and historic subject property addresses. Additionally, EDR provided a Building Permit Report (2016c) for the subject property. Relevant building permits are summarized below in Table 3, with date of issuance, record type, and a brief description if available.



Table 3 - SUMMARY OF BUILDING DEPARTMENT RECORDS

ADDRESS	BUILDING RECORD TYPE/DESCRIPTION
9225 Aviation Boulevard	<ul style="list-style-type: none"> • Building Permit - New 300' x 125' Engr. Office, dated February 20, 1952, for John Stahl. • Certificate of Occupancy - One-story, Type IV, 60' x 120', Test facility (15 additional parking spaces required), G-1 occupancy, dated October 8, 1965, for Garrett Corp. (Research). • Certificate of Occupancy - One-story, Type IV, 25' x 120', warehouse addition to existing one story, 350' x 470' manufacturing building, 24 additional parking spaces required, G-1 occupancy, dated January 4, 1979, for Garrett Corp. • Demolition Permit - dated December 30, 1992. • Building Permit - Shoring with folded plates, excavate contaminated soil and backfill the excavation with clean imported fill, dated August 3, 1995. • Building Permit - New prefabricated modular building, dated June 18, 2001, for Hertz Realty Corp. • Demolition Permit - Dated September 27, 2001. • Certificate of Occupancy - 60' x 71' prefabricated modular building, dated December 24, 2005, for Hertz Realty Corp. • Building Permit - Proposed bus washing and maintenance building, 7211 sf, dated October 25, 2013, for Hertz Realty Corp. • Plumbing Permit - Complete plumbing for new bus vehicle maintenance and wash building including a car wash and clarifier, dated November 20, 2013. • Building Alteration Permit - Install (2) two heavy duty in-ground bus lifts for Hertz Rental Car, dated March 11, 2014. • Plumbing Permit - Supplemental for revision to previously approved plans for bus vehicle maintenance and wash building. Addition of (2) floor drains that will drain into the clarifier, dated May 30, 2014. • New Non-Building Permit - Proposed soil vapor extraction system (mechanical equipment) on concrete pad, 28'-4" x 43'-5" enclosed with block wall, wood fence and gate with 6'-0" high max, dated June 29, 2015, for Hertz Realty Corp.
9301 Aviation Boulevard	<ul style="list-style-type: none"> • Building Permit - New 261' x 151' Building, dated August 8, 1952, for Jack MacDonald. • Building Permit - New 261' x 151' Warehouse, dated October 7, 1952, for Jack MacDonald. • Certificate of Occupancy - One story, Type IIIB, 261' x 151', Warehouse, dated May 23, 1955, for Jack MacDonald.
9601 Aviation Boulevard	<ul style="list-style-type: none"> • Building Permit - Storage building and concession stand, dated May 19, 1966, for The Garrett Corporation. • Building Permit - Grandstand for Little League Field, dated April 21, 1967, for The Garrett Corporation Air Research Indust. Div. • Certificate of Occupancy - One-story, Type V, 10' x 25', storage building and concession stand, dated January 17, 1969, for The Garrett Corporation • Building Permit - Proposed 12' x 67' canopy and foundation for compressed natural gas vehicle system, dated December 21, 2011, for Hertz Realty Corp. • Building Permit - Proposed 58' x 90' canopy and foundation for compressed natural gas vehicle system, dated December 21, 2011, for Hertz Realty Corp. • Building Permit - Proposed equipment pad, dated December 21, 2011, for Hertz Realty Corp. • Grading Permit - Site preparation for construction of new canopies and pad, dated December 21, 2011, for Hertz Realty Corp. • Certificate of Occupancy - 58' x 90' canopy and foundation for compressed natural gas vehicle station, dated February 19, 2013, for Hertz Realty Corp.
9623 Aviation Boulevard	<ul style="list-style-type: none"> • Building Permit - Service station, dated October 4, 1965, for Signal Oil & Gas. • Certificate of Occupancy - One-story, Type IV, 18' x 37', service station, dated March 28, 1966, for Signal Oil & Gas. • Building Permit - Service station canopy, dated October 10, 1968, for Signal Oil & Gas. • Certificate of Occupancy - One-story, Type IV, 25' x 53', service station canopy, dated April 3, 1970, for Signal Oil & Gas. • Demolition Permit - Service station and canopy, dated September 27, 1978 for Ameroil USA.



According to LADBS and the EDR Building Permit Report (2016c), no other records of environmental significance such as USTs or septic systems were on file for the subject property. Copies of LADBS records and the EDR Building Permit Report (2016c) are provided in Appendix H.

7.1.7 Oil and Gas

According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Map of Oil and Gas, the nearest active oil well is located more than one mile northwest from the subject property. The nearest abandoned oil well is located more than one-half mile south of the subject property. There are no mapped oil or gas wells in the immediate vicinity of the subject property. No existing oil or gas wells or facilities were observed on the subject property or adjoining properties.

7.2 ENVIRONMENTAL DATABASE REVIEW

The purpose of the environmental database review is to obtain and review public records to identify activities at the subject property or vicinity properties that could indicate significant potential for RECs impacting the subject property. The database information was obtained for this report through EDR. The EDR Radius Map report (2016a) is presented in Appendix I. A summary of mapped sites in the EDR database report is presented in Table 4. The accuracy of the mapped site locations in the EDR database report is approximate. The actual locations of sites may differ from the mapped site location. The distance and location of sites that had the potential to environmentally impact the subject property were verified.



Table 4 - SUMMARY OF EDR RADIUS MAP

DATABASE	RECORDS TYPE	MAXIMUM SEARCH DISTANCE (miles)	SUBJECT PROPERTY	SEARCH RADIUS			
				<1/8 Mile	1/8 to 1/4 Mile	1/4 to 1/2 Mile	1/2 to 1 Mile
STANDARD ENVIRONMENTAL RECORDS							
Federal NPL Site List							
NPL	National Priority List	1	0	0	0	0	0
Proposed NPL	Proposed NPL Sites	1	0	0	0	0	0
NPL Liens	Federal Superfund Liens	TP	0	NR	NR	NR	NR
Federal Delisted NPL Site List							
Delisted NPL	National Priority List Deletions	1	0	0	0	0	0
Federal CERCLIS List							
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	0.5	0	0	0	0	NR
FEDERAL FACILITY	Federal Facility Site Information listing	0.5	0	0	0	1	NR
Federal CERCLIC NFRAP Site List							
CERC-NFRAP	CERCLIS No Further Remedial Action Planned	0.5	0	0	1	0	NR
Federal RCRA CORRACTS Facilities List							
CORRACTS	Corrective Action Report	1	0	0	0	0	3
Federal RCRA non-CORRACTS TSD Facilities List							
RCRA-TSDF	RCRA - Treatment, Storage and Disposal	0.5	0	0	0	0	NR
Federal RCRA Generators List							
RCRA-LQG	RCRA - Large Quantity Generator	0.25	1	0	0	NR	NR
RCRA-SQG	RCRA - Small Quantity Generator	0.25	0	0	4	NR	NR
RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generator	0.25	0	0	0	NR	NR
Federal Institutional Controls/Engineering Controls Registries							
US ENG CONTROLS	Engineering Controls Sites List	0.5	0	0	0	0	NR
US INST CONTROL	Sites with Institutional Controls	0.5	0	0	0	0	NR
LUCIS	Land Use Control Information System	0.5	0	0	0	0	NR
Federal ERNS List							
ERNS	Emergency Response Notification System	TP	0	NR	NR	NR	NR
State- and Tribal- Equivalent NPL							
CA RESPONSE	State Response Sites	1	0	0	0	0	2
State- and Tribal- Equivalent CERCLIS							
CA ENVIROSTOR	EnviroStor Database	1	0	0	2	1	12



Table 4 – SUMMARY OF EDR RADIUS MAP (cont.)

DATABASE	RECORDS TYPE	MAXIMUM SEARCH DISTANCE (miles)	SUBJECT PROPERTY	SEARCH RADIUS			
				<1/8 Mile	1/8 to 1/4 Mile	1/4 to 1/2 Mile	1/2 to 1 Mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists							
CA SWF/LF	Solid Waste Information System	0.5	0	0	0	0	NR
State and Tribal Leaking Storage Tank Lists							
CA LUST	GeoTracker's Leaking Underground Fuel Tank Report	0.5	0	1	7	14	NR
CA SLIC	Statewide Spills, Leaks, Investigations and Cleanup Cases	0.5	1	2	2	1	NR
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land	0.5	0	0	0	0	NR
State and Tribal Registered Storage Tanks List							
CA UST	Active UST Facilities	0.25	0	1	5	NR	NR
CA AST	Aboveground Petroleum Storage Tank Facilities	0.25	1	0	0	NR	NR
INDIAN UST	USTs on Indian Land	0.25	0	0	0	NR	NR
FEMA UST	UST Listing	0.25	0	0	0	NR	NR
State and Tribal Voluntary Cleanup Sites							
CA VCP	Voluntary Cleanup Program Properties	0.5	0	0	0	0	NR
INDIAN VCP	Voluntary Cleanup Priority Listing	0.5	0	0	0	0	NR
ADDITIONAL ENVIRONMENTAL RECORDS							
Local Brownfield Sites							
US BROWNFIELDS	Considered Brownfields Sites Listing	0.5	0	0	0	0	NR
Local Lists of Landfill/Solid Waste Disposal Sites							
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	0.5	0	0	0	0	NR
ODI	Open Dump Inventory	0.5	0	0	0	0	NR
CA SWRCY	Recycler Database	0.5	0	0	0	0	NR
CA HAULERS	Registered Waste Tire Haulers Listing	TP	0	NR	NR	NR	NR
INDIAN ODI	Report of Open Dumps on Indian Lands	0.5	0	0	0	0	NR
CA WMUDS/SWAT	Waste Management Unit Database	0.5	0	0	0	0	NR
Other Hazardous Waste/Contaminated Sites							
US CDL	Clandestine Drug Labs	TP	0	NR	NR	NR	NR
CA HIST Cal-Sites	Calsites Database	1	0	0	0	0	1
CA SCH	School Property Evaluation Program	0.25	0	0	0	NR	NR
CA Toxic Pits	Toxic Pits Cleanup Act Sites	1	0	0	0	0	0



Table 4 – SUMMARY OF EDR RADIUS MAP (cont.)

DATABASE	RECORDS TYPE	MAXIMUM SEARCH DISTANCE (miles)	SUBJECT PROPERTY	SEARCH RADIUS			
				<1/8 Mile	1/8 to 1/4 Mile	1/4 to 1/2 Mile	1/2 to 1 Mile
CA AOCNCERN	San Gabriel Valley Areas of Concern	1	0	0	0	0	0
CA CDL	Clandestine Drug Labs	TP	0	NR	NR	NR	NR
US HIST CDL	National Clandestine Laboratory Register	TP	0	NR	NR	NR	NR
Historical Lists of Registered Storage Tanks							
CA FID UST	Facility Inventory Database	0.25	1	5	10	NR	NR
CA HIST UST	Hazardous Substance Storage Container Database	0.25	2	1	12	NR	NR
CA SWEEPS UST	Statewide Environmental Evaluation and Planning System UST Listing	0.25	1	5	11	NR	NR
Local Land Records							
LIENS 2	CERCLA Lien Information	TP	0	NR	NR	NR	NR
CA LIENS	Environmental Liens Listing	TP	0	NR	NR	NR	NR
CA DEED	Deed Restriction Listing	0.5	0	0	0	0	NR
Records of Emergency Response Reports							
HMIRS	Hazardous Materials Information Reporting System	TP	NR	NR	NR	NR	NR
CA CHMIRS	California Hazardous Material Incident Report System	TP	NR	NR	NR	NR	NR
CA LDS	Land Disposal Sites Listing	TP	NR	NR	NR	NR	NR
CA MCS	Military Cleanup Sites Listing	TP	NR	NR	NR	NR	NR
CA SPILLS 90	SPILLS90 data from FirstSearch	TP	NR	NR	NR	NR	NR
Other Ascertainable Records							
RCRA NonGen/NLR	RCRA - Non Generators/No Longer Regulated	0.25	0	0	1	NR	NR
FUDS	Formerly Used Defense Sites	1	0	0	0	0	1
FINDS	Facility Index System/Facility Registry System	TP	1	NR	NR	NR	NR
CA EMI	Emissions Inventory Data	TP	1	NR	NR	NR	NR
CA HAZNET	Facility and Manifest Data	TP	3	NR	NR	NR	NR
CA HIST CORTESE	Hazardous Waste & Substance Site List	0.5	0	1	4	8	NR
CA HWP	EnviroStor Permitted Facilities Listing	1	0	0	0	0	4
CA NPDES	National Pollutant Discharge Elimination System Permits Listing	TP	1	NR	NR	NR	NR
LA Co. Site Mitigation	Site Mitigation List	TP	1	NR	NR	NR	NR



Table 4 – SUMMARY OF EDR RADIUS MAP (cont.)

DATABASE	RECORDS TYPE	MAXIMUM SEARCH DISTANCE (miles)	SUBJECT PROPERTY	SEARCH RADIUS			
				<1/8 Mile	1/8 to 1/4 Mile	1/4 to 1/2 Mile	1/2 to 1 Mile
EDR HIGH RISK HISTORICAL RECORDS							
EDR Exclusive Records							
EDR MGP	EDR Manufactured Gas Plants	1	0	0	0	0	0
EDR US Hist Auto	EDR Historic Auto	0.125	0	2	NR	NR	NR
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	0.125	0	0	NR	NR	NR
Notes:							
<ul style="list-style-type: none"> • TP = Target Property • NR = Not Researched 							

In some cases, location information supplied by the database provider was insufficient to allow map-coded facility locations. These facilities are listed under the unmappable (orphan) section within the EDR report. Four orphan sites were listed in the EDR database report. A review of the unmappable facilities indicated that one of these facilities is adjacent to the west of the subject property. The site is listed as BNSF and located within the railroad ROW 550 feet south of Arbor Vitae Street. This site consisted of soil contamination with petroleum hydrocarbons. The impacted soils were excavated and removed of offsite. No significant VOC, semi-VOCs, or metal contamination were found, except low residual total petroleum hydrocarbon (TPH) was left in the soil. The source of the contamination was suspected to be from illegal disposal of motor oil from the adjacent car rental activities. On July 31, 2001, the Los Angeles County Fire Department (LACFD) issued a closure letter to BNSF (ATC, 2012). Therefore, the site has low potential for environmentally impacting the subject property. The remaining orphan sites are considered to have a low potential for environmentally impacting the subject property.



8 HISTORICAL USE

The objective of consulting historical sources is to develop a history of previous uses of the subject property and surrounding area to assist in identifying the likelihood of past uses having led to RECs in connection with the subject property (ASTM, 2013).

8.1 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs obtained from EDR (2016d) were reviewed for the subject property and adjoining property land use history. The dates and sources of the photos reviewed are shown in Table 5. A summary of the review of the aerial photographs is presented below. Copies of the aerial photographs are provided in Appendix J.

Table 5 - AERIAL PHOTOS

FLIGHT YEAR	SOURCE
1923	USGS
1928	USGS
1938	USGS
1952	USGS
1963	USGS
1970	EDR Proprietary Brewster Pacific
1977	EDR Proprietary Brewster Pacific
1983	EDR Proprietary Brewster Pacific
1989	USGS
1994	USGS/Digital Orthophoto Quarter Quads (DOQQ)
2002	USGS
2005	USDA/National Agriculture Imagery Program (NAIP)
2009	United States Department of Agriculture (USDA)/NAIP
2010	USDA/NAIP
2012	USDA/NAIP
Notes:	
1. Scale for photos was 1 inch = 500 feet.	

1923: The subject property appeared to be used for agricultural purposes for the cultivation of row crops. An unpaved driveway adjoined the subject property to the north, beyond which was agricultural land. Agricultural land adjoined the subject property to the east and south. The Metro (formerly BNSF) railroad adjoined the subject property to the west, beyond which was agricultural land. Aviation Boulevard was



observed northeast of the subject property and terminated at Arbor Vitae Street. Rural, single-family residences were observed in the vicinity north of the subject property.

- 1928:** The land use on the subject property and adjoining properties remained undeveloped and unchanged from the 1923 aerial photograph, except for the development of a single-family residence on the adjoining property to the north. Increased residential development was observed north of the subject property.
- 1938:** The land use on the subject property and adjoining properties remained unchanged from the 1928 aerial photograph.
- 1952:** The subject property was observed to be occupied by two industrial buildings and a paved parking lot on the northern portion and a vacant field remained on the southern portion of the subject property. The development of industrial buildings was observed on the adjoining property to the north, with industrial facilities beyond. Residential, commercial, and industrial developments were observed south of the subject property. The development of a commercial building was observed on the adjoining property west of the northwestern corner of the subject property, with residential and industrial developments beyond. Aviation Boulevard was extended south of Arbor Vitae Street adjoining the subject property to the east, with a residential development beyond.
- 1963:** The land use on the subject property remained unchanged from the 1952 aerial photograph except for a building addition observed on the northernmost building on the subject property. Increased industrial and commercial development was observed to the north, northeast of the subject property. The development of what appeared to be a gasoline service station was observed adjoining the subject property to the north at the northwest corner of the intersection Aviation Boulevard and Arbor Vitae Street, with industrial developments beyond. The development of what appeared to be a gasoline service station was observed adjoining the northeastern corner of the subject property to the east at the southeast corner of Aviation Boulevard and Arbor Vitae Street, with residential development to the east. The development of commercial and industrial facilities was observed on adjoining properties west of the subject property, with industrial developments beyond. The



land use within the subject property vicinity appeared to be fully developed by residential, commercial, and industrial developments.

- 1970:** The land use on the subject property remained unchanged from the 1963 aerial photograph except for another building addition on the northernmost building on the subject property and the development of a paved parking lot at the central portion of the subject property. The development of what appeared to be gas service station canopies was observed near the southern portion of the subject property. The development of a commercial building was observed adjoining the central portion of the subject property to the west. The land uses of the remaining adjoining properties remained unchanged from the 1963 aerial photograph.
- 1977:** The land use on the subject property and adjoining properties remained unchanged from the 1970 aerial photograph except for the south expansion of the parking lot at the central portion of the subject property.
- 1983:** The land use on the subject property remained unchanged from the 1977 aerial photograph except for a building addition on the southernmost building and the demolition of the gas service station canopies near the southern portion of the subject property. The adjoining properties remained unchanged from the 1977 aerial photograph.
- 1989:** The land use on the subject property remained unchanged from the 1983 aerial photograph. The adjoining properties remained unchanged from the 1983 aerial photograph except for the demolition of commercial industrial buildings and development of a parking structure on the adjoining property adjacent to the southern portion of the subject property to the west.
- 1994:** The subject property appeared to be redeveloped by demolition of former industrial facilities and development of the vehicle body shop and paved parking lot observed during the site reconnaissance. The adjoining property located north of the northwestern corner of the subject property appeared to be redeveloped with a paved parking lot. The development of a paved parking lot was observed on the property located at the northeastern corner of Aviation Boulevard and Arbor Vitae Street. The land uses of the remaining adjoining properties remained unchanged from the 1989 aerial photograph.



- 2002:** The land use on the subject property remained unchanged from the 1994 aerial photograph, except for the development of the office building located west of the vehicle body shop observed during the site reconnaissance. Most of the adjoining properties to the north were observed to have structures demolished and replaced with additional paved parking. Two of the structures adjoining along the west were observed to be demolished and replaced with a parking lot. The land uses of the remaining adjoining properties remained unchanged from the 1994 aerial photograph.
- 2005:** The land use on the subject property and adjoining properties remained unchanged from the 2002 aerial photograph.
- 2009:** The land use on the subject property and adjoining properties remained unchanged from the 2005 aerial photograph except for the demolition of some of the residential developments adjoining the subject property to the east. The demolition of buildings and development of a paved parking lot adjoining the northern portion of the subject property to the west was observed.
- 2010:** The land use on the subject property and adjoining properties remained unchanged from the 2009 aerial photograph.
- 2012:** The land use on the subject property and adjoining properties remained unchanged from the 2010 aerial photograph except for construction of the natural gas fueling station located near the southern portion of the subject property which was observed during the site reconnaissance.

8.2 HISTORICAL TOPOGRAPHIC MAPS

The USGS topographic maps listed in Table 6 were used to assess the land use and topographic history of the subject property and adjoining properties.



Table 6 - HISTORICAL TOPOGRAPHIC MAPS

QUADRANGLE	MAP YEARS	SCALE
Redondo	1896	1:62,500
Venice	1924, 1950, 1964, 1972, 1981, 2012	1:24,000
Inglewood	1924, 1930, 1948, 1950, 1964, 1972, 1981, 2012	1:24,000

The historical topographic maps reviewed for this ESA were obtained from EDR (2016b). Copies of the representative historical topographic maps are provided in Appendix K. A summary of the land use and topographic history presented in the historical topographic maps for the subject property is presented below.

- 1896:** The overall topography of the subject property vicinity gradually sloped down in a southeastern direction. Limited information can be obtained with regard to land use at the subject property and adjoining properties because of the map scale. No structures were depicted on the subject property or adjoining properties. Scattered buildings were observed east of the adjoining properties. The Metro (formerly BNSF) adjoins the subject property to the west.
- 1924:** The general topography and land use of the subject property and surrounding areas generally remained unchanged from the 1896 topographic map except Arbor Vitae Street was depicted adjoining the subject property to the north. Aviation Boulevard was depicted northeast of the subject property and terminated at Arbor Vitae Street. Increased development was depicted east of the subject property. Limited information can be obtained with regard to land use at the subject property and adjoining properties because of the map scale.
- 1930:** The general topography and land use of the subject property and surrounding areas generally remained unchanged from the 1924 topographic map except for the development of a building adjoining the northeastern portion of the subject property to the north.
- 1948:** The general topography and land use of the subject property and surrounding areas generally remained unchanged from the 1930 topographic map. Increased development was depicted north of the subject property vicinity. The Los Angeles Airport (currently LAX) is depicted southwest of the intersection of Aviation Boulevard and Century Boulevard.



- 1950:** The general topography and land use of the subject property and surrounding areas generally remained unchanged from the 1948 topographic map except for the development of buildings on the adjoining property to the north with industrial developments beyond. No structures were depicted on the subject property. A residential development was depicted adjoining the subject property to the east. Buildings were depicted adjoining the southern portion of the subject property to the west. Increased development was depicted in the subject property vicinity.
- 1964:** A large building was depicted on the northern portion of the subject property. Aviation Boulevard was depicted extending south of Arbor Vitae Street adjoining the subject property to the east. Two buildings were depicted on the northern and southern portion of the two adjoining properties to the west and northwest of the subject property, respectively. The remaining adjoining properties remained unchanged from the 1950 topographic map.
- 1972:** The topography and land use at the subject property and adjoining properties remained unchanged from the 1964 topographic map.
- 1981:** The topography and land use at the subject property and adjoining properties remained unchanged from the 1972 topographic map.
- 2012:** The general topography of the subject property and surrounding areas generally remained unchanged. Limited information can be obtained from the land use at the subject property and adjoining properties from the topographic map.

8.3 HISTORICAL CITY DIRECTORIES

EDR was contracted to provide available historical City Directories for the subject property. The subject property address 9225 Aviation Boulevard was listed in the EDR provided City Directory Report (EDR, 2016e). A summary of the City Directory Abstract Report is presented in Table 7. A copy of the City Directory Abstract Report is presented in Appendix L.

8.4 HISTORICAL SANBORN MAPS

EDR was contracted to provide Sanborn Historical Sanborn Fire Insurance Maps to evaluate the historical land use on and adjacent to the subject property. According to EDR, there are no



Historical Sanborn Fire Insurance Maps available for the subject property. The certified Sanborn Map report is presented in Appendix M.

Table 7 - SUMMARY OF CITY DIRECTORIES

PROPERTY	ADDRESS	OWNER LISTING	YEAR(S)
Subject Property	9225 Aviation Boulevard	LAX Neverlost	2013
		N/A	2001
		Garrett Corporation, Arbor Vitae Plant, AI Research Industrial Division	1954 - 1991
	9601 Aviation Boulevard	Not Listed ¹	Not Listed ¹
	9623 Aviation Boulevard	Not Listed ¹	Not Listed ¹
Adjoining North	9131 Aviation Boulevard	Harry's Airport Garage	1970 - 2013
		Gillig Bros SRV	1965
	1213 W. Arbor Vitae Street	Los Angeles Rugby Club Hawkeye Enterprises	1986 - 1990
		Ludwig Hermann Inc. Fright	1981
		Foods Internationale Caterers	1962 - 1971
		Airline Catering	1960
	1237 W. Arbor Vitae Street	Plastifix Company	1967 - 1971
		General Metalcraft Inc.	1962
		Stor All Corporation Metal Cabinets	1960
Huck MFG Corporation		1957	
Adjoining East	9200 Aviation Boulevard	Harrys Airport ARCO	2001 - 2013
		Rice Truck Rentals Inc.	1980
		LA Trucking MR Trucking Rons Gulf Service	1975
		Rons Gulf Service	1970
		Wilshire Oil Company	1957 - 1965
Adjoining South	9725 Aviation Boulevard	Flat Rate Rent-A-Car	1986
		Nickel a Mile Rent-A-Car Jet Rent-A-Car	1980
		D & D Airport Service	1975
		Clark Don Realty	1960 - 1965
	9723 Aviation Boulevard	Not Listed ¹	Not Listed ¹
Adjoining West	5600 Arbor Vitae Street	Koppers Company Inc.	1964
	9320 Bellanca Avenue	Not Listed ¹	Not Listed ¹
	9400 Bellanca Avenue	Not Listed ¹	Not Listed ¹
	9430 Bellanca Avenue	Not Listed ¹	Not Listed ¹
	9432 Bellanca Avenue	Not Listed ¹	Not Listed ¹
	9606 Bellanca Avenue	Not Listed ¹	Not Listed ¹
	9700 Bellanca Avenue	Not Listed ¹	Not Listed ¹
Note: 1. Known addresses not listed in City Directories.			



8.5 PREVIOUS REPORTS

Previous environmental reports pertaining to the Project were provided. Additionally, readily available reports were reviewed for the subject property and adjoining properties from sources listed in Section 7. A listing of these documents is included in Section 13.

Copies of a previous environmental report for earlier stages in the planning of adjacent projects were provided. The subject property address, 9225 Aviation Boulevard, was listed in these reports (2011a and 2011b) and Leighton's Phase I reports (2008 and 2012) as a moderate to high priority environmental concern site with releases of petroleum, fuels, oils, and VOCs to soil and groundwater. Leighton recommended supplemental Phase I ESA Activities, Phase II ESAs, UST removal and abandonment, railroad tie removal, groundwater monitoring well abandonment, contaminated groundwater handling, hazardous building materials surveys, soil mitigation plan and health and safety plan, and construction observations.

In addition, ATC Associates, Inc. performed a Phase I ESA for properties adjoining the subject property to the west including 5600 Arbor Vitae Street, 9320 through 9430 Bellanca Avenue, and 9432 Bellanca Avenue. These three properties were found to have former USTs, LUSTs, and possible remaining USTs that are known to have impacted the subject property or have the potential to impact the subject property as discussed below in Section 9.1.

Copies of the previous reports are presented in Appendix N.

8.6 HISTORICAL SUMMARY

Based on review of historical aerial photographs, the subject property was historically used for agricultural purposes for the cultivation of row crops from at least 1923 to approximately 1950. Two industrial buildings located on the northern portion of the subject property were constructed circa 1952, while the southern portion of the subject property remained vacant. Expansions to the two buildings located on the subject property, including development of paved parking lots, continued from 1963 to 1989. The southern portion of the subject property was occupied by a service station with USTs from 1965 to 1978. According to LACPHI, LAFD, LADBS, and RWQCB records, the subject property was occupied by The Garrett Corporation (subsequently acquired by Honeywell), an aerospace manufacturing facility for turbochargers and heat exchangers used for aircraft and other vehicles, and by Signal Oil & Gas. According RWQCB records, the northern portion of the subject property was occupied by buildings used for



manufacturing operations and included features such as solvent degreasers, clarifiers, and USTs. The southern portion was used for employee parking. The buildings at the subject property were demolished circa 1994 and the land was sold to Hertz in 1996. From 1996 to 2012, the subject property appeared to be occupied by car rental overflow parking, vehicle maintenance buildings, and natural gas station observed during the site reconnaissance located near the eastern border of the subject property. Land usage in the vicinity of the subject property generally consisted of gradually increasing residential, commercial, and industrial developments since the 1950s. Based on the historical use of the subject property as an aerospace manufacturing facility and a service station that utilized USTs, and the current use of the subject property as a car rental facility with vehicle maintenance on site, RECs in connection with the former and current uses of subject property are identified.



9 DISCUSSIONS OF FINDINGS

9.1 SITES OF CONCERN

Sites shown on Figure 3 and listed in Table 8 with potential environmental risk or reported releases of hazardous substances or petroleum products were reported within a ¼-mile radius of the subject property. Sites that appear to have the potential to impact the subject property are emboldened.

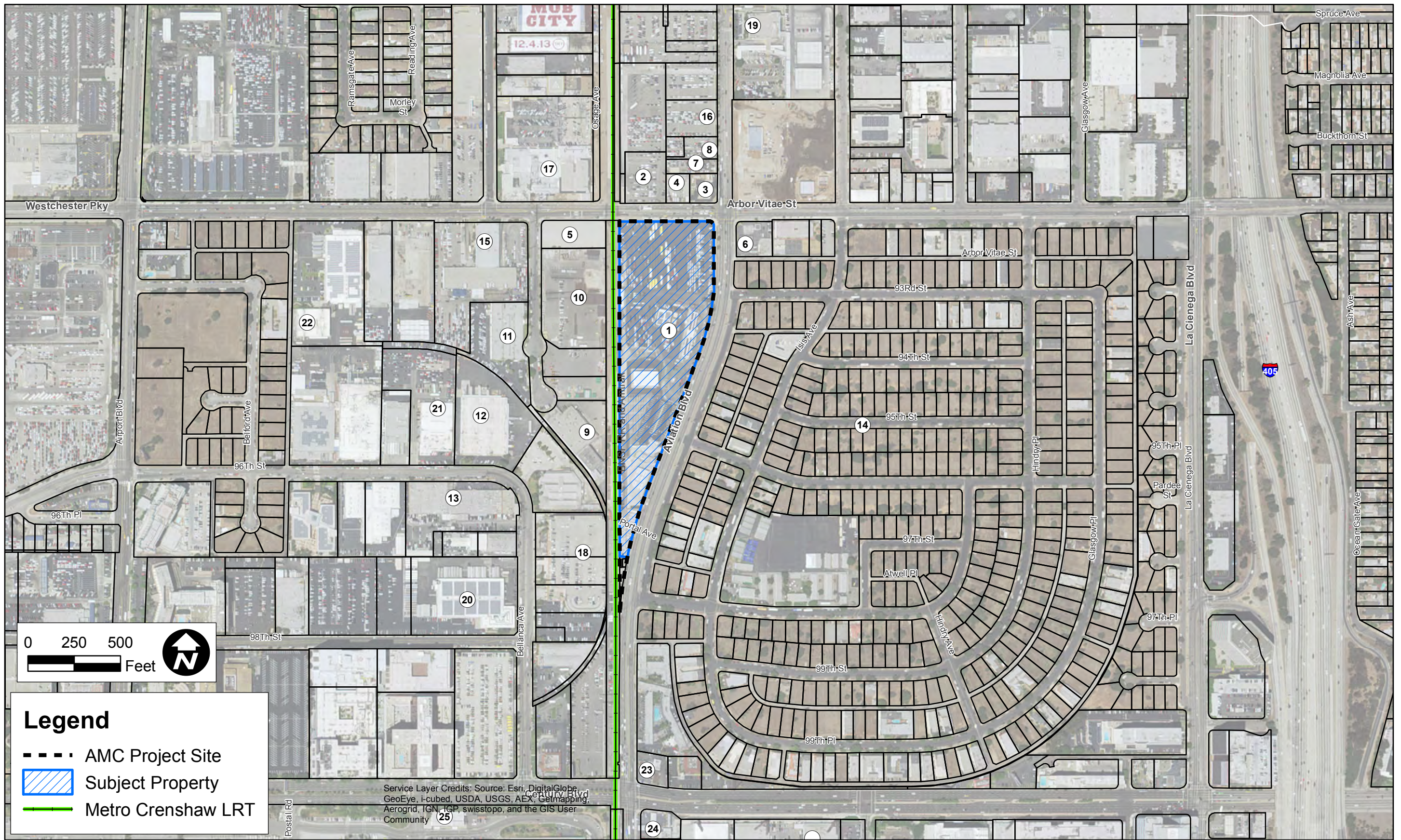
9.2 SUBJECT PROPERTY

The subject property address of 9225 Aviation Boulevard was listed in the database report (EDR, 2016a) on the CA SLIC and LA County Site Mitigation. The following description of the environmental soil and groundwater history has been excerpted and modified from the referenced recent documents in Section 7.1.1. Previous investigations included the installation of a number of soil borings, soil vapor sampling points, and groundwater monitoring wells at the subject property. The primary compounds of concern are VOCs (including PCE, TCE, and BTEX) which are present in soil, groundwater, and soil vapor at the subject property. The suspected primary on-site sources of VOCs in soil, groundwater, and soil vapor are from previous features such as tanks, degreasers, drum storage areas, and clarifiers, in the northern portion of the subject property (AMEC, 2013).

A SVE system was operated from 2005 through 2007 in the northwestern area of the subject property and an estimated 4,000 pounds of VOCs were extracted (MACTEC, 2009). A RAP was prepared for the subject property to reduce VOCs in soil. In 2014, the RWQCB issued a notice of intent to implement interim SVE in accordance with the Soil RAP (MACTEC, 2009).

A Soil and Soil Vapor Investigation was performed for the Hertz bus maintenance building (AMEC, 2013). A Conceptual Site Model (CSM) cross section was prepared that depicts generalized geology, hydrogeology, and concentrations of VOCs detected in soil and groundwater at the subject property. The CSM cross section and the description of potential exposure pathways were prepared to support the soil vapor investigation for the bus maintenance building and was not intended to apply to the entire subject property.





Reference: Subject Property limits provided by STV, Inc., 2016

Figure 3 - SITES OF CONCERN



Table 8 - SITES OF CONCERN

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
1	Honeywell International, Inc. (former)	9225 Aviation Boulevard	On the subject property, southwest corner of Arbor Vitae Street and Aviation Boulevard.	NPDES, HAZNET, HIST UST, FINDS, RCRA-LQG, SWEEPS UST, FID UST, SLIC, EMI, LA County Site Mitigation	The RCRA-LQG, CA HIST UST, CA FID UST, CA SWEEPS UST, EMI, NPDES and FINDS, listings pertain to operations associated with the former Honeywell (formerly Garrett Corporation) aerospace industrial facility and other former industrial tenants. The database listing of concern is the SLIC database and related LA County Site Mitigation database listing pertaining to subsurface contamination investigation, monitoring and remedial action in relation to the former Honeywell facility. This site is considered a REC to the subject property and potential impacts from the other databases are being addressed by the SLIC activities and discussed in Section 9.2.
	Hertz (current)			AST, HAZNET	These listings pertain to fuel ASTs and manifested disposal of regulated wastes from the Hertz maintenance operations. These listings do not present a REC to the subject property.
2	Princeland Property	1237 Arbor Vitae Street	Approximately 200 feet north of subject property. North of Arbor Vitae Street and approximately 350 feet west of Aviation Boulevard.	SLIC, LOS ANGELES CO. HMS	<p>Princeland Property was formerly used for degreasing operations, plastic extrusion and furniture distribution between the 1940s and the early 1990s. The industrial buildings were demolished in 1993 and Princeland Property has been used for rental car parking. The previous chemical use, storage and/or disposal practices at this site during former manufacturing, degreasing and spray painting operations have contaminated the underlying soil and groundwater. A SVE system has been operational at this site to address chlorinated solvent contamination. The VOCs present in groundwater beneath this site, at concentrations above their respective Maximum Contaminant Levels (MCLs) established by the California Department of Health Services, have degraded the beneficial uses of the California States groundwater resources.</p> <p>The subject property has been impacted from sources to the north (AMEC Foster Wheeler, 2015a). Additionally, this site was listed in the joint groundwater monitoring program as a potential source for groundwater contamination and is adjacent to the subject property (DTSC, 2016) Therefore, this site is considered a REC for the subject property.</p>
3	Harry's Airport Garage	9131 Aviation Boulevard	Approximately 100 feet north of subject property. Northwest corner of Arbor Vitae Street and Aviation Boulevard.	LUST, SWEEPS UST, FID UST, HIST CORTESE, UST	Former fuel USTs were replaced in 1999 and leaking was discovered. Soil and groundwater investigations found most of the soil impacted by petroleum hydrocarbons at a depth of 15 to 70 feet bgs and groundwater was at a depth of approximately 90 feet bgs. Groundwater monitoring from 2006 through 2012 indicated groundwater was not significantly impacted. Remedial cleanup using SVE was performed from 2008 through 2012. The case was closed by RWQCB in 2012 following remedial confirmation investigation. Based on the reported data and regulatory closure, this site does not appear to have had a significant impact on the subject property and is not considered a REC to the subject property.



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
4	Alamo-National Car Rental (current)/Airport General Auto Repair	1213 Arbor Vitae Street	Approximately 150 feet north of subject property. North of Arbor Vitae Street and approximately 200 feet west of Aviation Boulevard.	EDR Hist Auto	The site is listed on the EDR Exclusive Historical Auto database as a former auto body shop. The address is not listed on any other databases indicating hazardous waste generation or hazardous substances release, therefore this site is not considered a REC to the subject property.
5	King Delivery Inc./BNSF HR-LA-C-GEI-HB	5600 Arbor Vitae Street	Approximately 100 feet west of subject property. South of Arbor Vitae Street and approximately 550 feet west of Aviation Boulevard.	LUST, ENF, HIST CORTESE, LA County Site Mitigation, SWEEPS UST, FID UST, HIST UST, EDR Hist Auto	<p>The site was used as a freight distribution and warehouse facility. During operation, King Delivery used one 10,000-gallon gasoline UST and one 2,000-gallon diesel fuel UST. During removal of the USTs in 1987, analytical results for confirmation soil samples indicated a release of gasoline. Subsequent investigations have indicated that the extent of petroleum hydrocarbon-impacted soil is limited to the area of the former USTs and that there is a low likelihood of a human health risk due to possible vapor intrusion.</p> <p>However, monitoring reports on Geotracker indicate petroleum-hydrocarbon impacted groundwater, has migrated onto the subject property. The King Delivery petroleum hydrocarbon plume is comingling with the VOC plume beneath the subject property (AMEC Foster Wheeler, 2015a). Therefore, this site is considered a REC for the subject property.</p>
6	Airport ARCO/Ron's Auto	9200 Aviation Boulevard	Approximately 150 feet east of subject property. Southeast corner of Arbor Vitae Street and Aviation Boulevard	HIST UST, UST, SWEEPS UST, FID UST	Ron's Auto and Airport ARCO, was listed in on the historical UST, CA SWEEPS UST, CA FID UST databases. The Airport ARCO site was reported to have operated four USTs for diesel, regular unleaded gasoline, and waste oil. Based on various influencing factors including depth to groundwater, downgradient location, and absence of the site on any government databases of known and reported releases of hazardous materials to the subsurface, this site is not considered a REC to the subject property.



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
7	Aviation Inglewood, LLC (Bodycote Hinderliter/Collins Estate)	9007 to 9121 Aviation Boulevard	Approximately 300 feet north of subject property. West of Aviation Boulevard and approximately 200 feet north of Arbor Vitae Street.	SLIC, LUST, ENF, HIST CORTESE	<p>According to Geotracker records, the site was used as a metal treating facility on a portion of the property, located at 9117-9121 Aviation Boulevard from approximately 1954 until 1970. The site was also utilized for auto service & repair, truck delivery and air cargo services, a lumber yard, warehousing and for light manufacturing. In 1995, site structures were demolished and the entire property was leased to Alamo for storage and rental of their auto fleet. The site historically utilized five waste oil USTs which were removed in 1995. The site was reported to have had unauthorized releases of petroleum hydrocarbons and VOCs in May 1993 and May 1996 which impacted soil and groundwater underneath the site. The impacted soil was excavated and site closure for the former USTs was granted by the RWQCB on February 15, 2011, but cleanup orders for groundwater contamination underneath the site remain in effect.</p> <p>The subject property has been impacted from sources to the north (AMEC Foster Wheeler, 2015a). Therefore, this site is considered a REC for the subject property.</p>
8	Collins Trust Property	9117 to 9121 Aviation Boulevard	Approximately 400 feet north of subject property. West of Aviation Boulevard and approximately 200 feet north of Arbor Vitae Street.	LUST, HIST CORTESE	See Aviation Inglewood discussion above.
9	Flying Tiger Line Inc.	9432 Bellanca Avenue	Approximately 100 feet west of subject property. East of Bellanca Avenue and approximately 1,000 feet south of Arbor Vitae Street.	SWEEPS UST, FID UST	<p>The site was listed on UST databases. The site is not listed on Geotracker and has no pertinent information in the database listing. Based on review of LAFD UST records, the report stated there was one 6,000-gallon fuel USTs removed from the northeastern corner of the Flying Tiger Line site in 1989 under permit including leak detection soil sampling and no significant leaking was indicated (ATC, 2012). However, LAFD records indicated there was a former 6,000-gallon fuel UST on the southern side of the Flying Tiger Line site for which there is no record of removal. ATC recommended further investigation for the USTs.</p> <p>Pending further investigation for the former USTs, the Flying Tiger Line site is considered a REC for the subject property.</p>



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
10	Allan Jonas/Blanca Air Freight Ltd. Partner	9320/9326 Bellanca Avenue	Approximately 200 feet west of subject property. East of Bellanca Avenue and approximately 350 feet south of Arbor Vitae Street.	SWEEPS UST, FID UST	<p>The site was listed on the former UST databases (CA SWEEPS UST and CA FID UST). There is no pertinent information in the database listing and these sites are not listed on Geotracker. These two properties are considered to be one parcel. Based on review of LAFD UST records, there were two 14,000-gallon fuel USTs and one 1,000-gallon UST formerly located on the eastern side of this site removed in 1988 under LAFD closure permit, including leak detection soil sampling (ATC, 2012). No significant leaking was indicated during the closure procedures. However, LAFD records indicated a former 14,000-gallon UST on the northern portion of the site was removed in 1971 without leak detection soil sampling. ATC recommended further investigation for the USTs.</p> <p>Pending further investigation for the former USTs, this site is considered a REC for the subject property.</p>
11	Western Federal Credit Union	9323 Bellanca Avenue	Approximately 600 feet west of subject property. West of Bellanca Avenue and approximately 500 feet south of Arbor Vitae Street.	UST, SWEEPS UST, FID UST	<p>The site was listed on active UST databases. However, based on various influencing factors including the absence of the adjoining site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.</p>
12	China Airline Cargo (Current)/ Airborne Freight Corporation	5651 96 th Street	Approximately 600 feet west of subject property. Northwest corner of 96 th Street and Bellanca Avenue.	HIST UST, SWEEPS UST, FID UST, WDS	<p>The site historically utilized three USTs, two 8,000-gallon tanks of unleaded fuel, and one 10,000-gallon tank of unleaded fuel. However, based on various influencing factors including the absence of the adjoining site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.</p>
13	Siemens Healthcare Diagnostics	5700 96 th Street	Approximately 900 feet west of subject property. South of 96 th Street and approximately 300 feet west of Bellanca Avenue.	SWEEPS UST, FID UST, RCRA NonGen/NLR	<p>The site was listed on active UST databases. However, based on various influencing factors including the absence of the adjoining site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.</p>



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
14	Douglas Aircraft Co.	Not listed	Approximately 1,000 feet east of subject property. Listed on EnviroStor website as south of 95 th Street and approximately 450 feet east of Isis Avenue.	ENVIROSTOR	The site was listed on the ENVIROSTOR database as an inactive military site. However, based on review of historic aerials, the site has historically been used for residential purposes since at least 1952. Based on the site use history, the site is not considered a REC to the subject property.
15	Dollar Rent-a-Car	5630 Arbor Vitae Street	Approximately 700 feet west of subject property. South of the intersection of Arbor Vitae Street and Bellanca Avenue.	UST, SWEEPS UST, RCRA-SQG, FINDS, FID UST	The site historically utilized USTs of unknown content. However, based on various influencing factors including the absence of the adjoining site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.
16	Freight Forwarders (formerly)	9107 Aviation Boulevard	Approximately 550 feet north of subject property. West of Aviation Boulevard and approximately 400 feet north of Arbor Vitae Street.	LUST, SLIC, LOS ANGELES CO. HMS	The site was reported to have had an unauthorized release of gasoline in November 1999 which impacted groundwater underneath the site. According to SWRCB, the impacted groundwater was remediated under regulatory supervision of the RWQCB and a “case-closed” designation was assigned to the site on January 22, 2004. Based upon various influencing factors including the current regulatory status (“case-closed”), the site is not considered a REC to the subject property.
17	Merle Norman Cosmetics	9130 Bellanca Avenue	Approximately 400 feet northwest of subject property. Northwest corner of Arbor Vitae Street and Bellanca Avenue.	HIST UST, SWEEPS UST, FID UST, EMI, WDS, LUST, HIST CORTESE, NPDES	The site was reported to have had an unauthorized release of gasoline in May 1990 which impacted groundwater underneath the site. According to SWRCB, the impacted groundwater was remediated under regulatory supervision of the RWQCB and a “case-closed” designation was assigned to the site on March 24, 1997. Based upon various influencing factors including the current regulatory status (“case-closed”), the site is not considered a REC to the subject property.



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
18	Wally Park Parking Structure (current) /Ampco Park/Arrowsmith Industries Inc.	9700 Bellanca Avenue	Approximately 150 feet west of subject property. East of Bellanca Avenue and approximately 200 feet south of 96 th Street.	UST, SWEEPS UST, FID UST, RCRA-SQG, FINDS	The site historically utilized two 10,000 USTs of unknown content. However, based on various influencing factors including redevelopment of the site circa 1989 and the absence of the adjoining site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.
19	Alamo Rent-a-Car/California Avi-tron	9020 Aviation Boulevard	Approximately 1,000 feet north of subject property. East of Aviation Boulevard and approximately 800 feet north of Arbor Vitae Street.	ENVIROSTOR, LUST, UST, SWEEPS UST, LA County Site Mitigation, CERCLIS-NFRAP	The site was reported to have had an unauthorized release of diesel and gasoline in November 2004 which impacted soil underneath the site. According to SWRCB, the impacted soil was remediated under regulatory supervision of the County of Los Angeles and a "case-closed" designation was assigned to the site on November 13, 2008. Based upon various influencing factors including the cross-gradient location of the LUST site from the subject property and the current regulatory status ("case-closed"), the site is not considered a REC to the subject property.
20	Emery Air Freight/Air Freight Transportati on Co.	5705 98 th Street	Approximately 800 feet southwest of subject property. Northwest corner of 98 th Street and Bellanca Avenue	SWEEPS UST, FID UST, HIST UST	The site historically utilized three USTs, one 10,000-gallon diesel UST, one 10,000-gallon gasoline UST, and one 550-gallon waste oil UST. However, based on various influencing factors including the depth to groundwater, cross-gradient location of the UST site to the subject property, and the absence of the site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.
21	Grand Rent-a-Car DBA Avis RAC	5721 96 th Street	Approximately 1,000 feet west of subject property. North of 96 th Street and approximately 300 feet west of Bellanca Avenue.	RCRA-SQG, FINDS, FID UST, HIST UST, HAZNET, SWEEPS UST	The site historically utilized two USTs, one 12,000-gallon gasoline UST and one 550-gallon waste oil UST, and one 550-gallon waste oil UST. However, based on various influencing factors including the depth to groundwater, and the absence of the site on any government databases of known and reported unauthorized releases of hazardous materials to the subsurface, the site is not considered a REC to the subject property.



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
22	Neutrogena Facility	5800 Arbor Vitae Street	Approximately 1,600 feet west of subject property. Approximately 100 feet south of Arbor Vitae Street and approximately 900 feet west of Bellanca Avenue.	LUST, HIST CORTESE	<p>The site was reported to have had an unauthorized release of diesel in April 1993 which impacted groundwater underneath the site. According to SWRCB, the impacted groundwater was remediated under regulatory supervision of the RWQCB and a “case-closed” designation was assigned to the site on January 14, 1997.</p> <p>Based upon various influencing factors including the current regulatory status (“case-closed”), the site is not considered a REC to the subject property.</p>
23	Texaco	5551 Century Boulevard	Approximately 1,100 feet south of subject property. Northeast corner of Century Boulevard and Aviation Boulevard.	HIST CORTESE, RCRA-SQG, LUST, CA HIST UST	<p>The site was reported to have had an unauthorized release of waste oil in July 1998 which impacted soil underneath the site. According to SWRCB, the impacted soil was remediated under regulatory supervision of the City of Los Angeles and a “case-closed” designation was assigned to the site on September 20, 1996.</p> <p>Based upon various influencing factors including distance from the subject property, media affected (soil), and the current regulatory status (“case-closed”), the site is not considered a REC to the subject property.</p>
24	76 Products Station #3272	5552 Century Boulevard	Approximately 1,400 feet south of subject property. Northeast corner of Century Boulevard and Aviation Boulevard.	HIST CORTESE, LUST	<p>The site was reported to have had an unauthorized release of gasoline, diesel, and VOCs in June 1994 which impacted soil underneath the site. According to SWRCB, the impacted soil was remediated under regulatory supervision of the RWQCB and a “case-closed” designation was assigned to the site on November 12, 2009.</p> <p>Based upon various influencing factors including distance from the subject property, media affected (soil), and the current regulatory status (“case-closed”), the site is not considered a REC to the subject property.</p>
25	LAFD - Fire Station 95	10010 International Road	Approximately 1,700 feet southwest of subject property. Southeast corner of Century Boulevard and International Road.	LUST	<p>The site was reported to have had an unauthorized release of gasoline in July 1992 which impacted soil underneath the site. According to SWRCB, the impacted soil was remediated under regulatory supervision of the SWRCB and a “case-closed” designation was assigned to the site on December 17, 2013.</p> <p>Based upon various influencing factors including distance from the subject property, media affected (soil), and the current regulatory status (“case-closed”), the site is not considered a REC to the subject property.</p>



Table 8 – SITES OF CONCERN (cont.)

MAP ID	SITE NAME	ADDRESS	LOCATION	DATABASE	DISCUSSION
26	Thrifty Car Rental	5440 Century Boulevard	Approximately 1,700 feet southeast of subject property. South of Century Boulevard and approximately 800 feet east of Aviation Boulevard.	LUST, HIST CORTESE	<p>The site was reported to have had an unauthorized release of gasoline and VOCs in May 1993 which impacted soil and groundwater underneath the site. According to SWRCB, the impacted soil and groundwater was remediated under regulatory supervision of the RWQCB and the RWQCB issued a "Pre-Closure" notification on December 17, 2015.</p> <p>Based upon various influencing factors including distance from the subject property, the site is not considered a REC to the subject property.</p>



A groundwater assessment was performed on the subject property (AMEC Foster Wheeler, 2015a). The objective was to assess groundwater migrating onto and off the subject property and to assess vertical distribution along the eastern boundary of the subject property. Based on the groundwater assessment, the following was concluded:

- 1,1-dichloroethene (1,1-DCE) and 1,4-dioxane detected on and east of the subject property are migrating from other sites to the west.
- The TCE and PCE detections in the southern portion of the subject property may be coming from other sites to the west.
- The TCE and PCE detections east of the subject property appear to be migrating from sources to the northwest; the 1,1-DCE detected appears to be migrating from sources to the west.
- The MTBE detected west of the subject property is migrating from up-gradient sites to the west. TCE and PCE were detected at concentrations higher than those historically detected in the nearest well on the subject property; therefore, it appears that TCE and PCE impact may originate from north of the subject property.

Currently, the RWQCB and DTSC are requiring coordination with responsible parties for other contaminated sites in the area to create a joint groundwater monitoring program (DTSC, 2016). The request included the subject property along with five other contaminated sites in the surrounding area. Further investigation and remedial action for the subject property will depend upon future RWQCB actions. The current status of remedial action requirements has been requested from the RWQCB caseworker. According to the RWQCB caseworker, some type of groundwater cleanup may be required in the future. Based on the historic use of the subject property, VOCs in the soil, soil vapor, and groundwater at the subject property are considered RECs.

9.3 REMAINING PROPERTY LISTINGS

The remaining properties listed in the EDR-provided database report and not discussed were determined not likely to environmentally impact the subject property based upon the type of database, distance, gradient (cross or downgradient), and/or regulatory status.



10 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the proposed Airport Metro Connector parcel acquisition located at 9225 Aviation Boulevard (Los Angeles County APN 4128-001-008) in Los Angeles, California, the property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment revealed no evidence of RECs in connection with the subject property with the exception of those listed in Section 10.1. No HRECs, CRECs, and de minimis conditions have been identified for the subject property.

10.1 CONCLUSIONS

The following RECs have been identified for the subject property:

- Soils at the subject property have been impacted by documented releases of VOCs and various other contaminants including petroleum hydrocarbons, semivolatile organic compounds (SVOCs), and CCR Title 22 metals from former operations associated with the former Honeywell aerospace industrial facility.
- Soils at the subject property adjacent to the Metro ROW may contain hazardous substances from the use of weed control, including herbicides, pesticides, and arsenic, as well as petroleum hydrocarbons, VOCs, SVOCs, and CCR Title 22 metals from spills and leaks from trains transporting hazardous materials.
- Groundwater at the subject property has been contaminated by VOCs from the former Honeywell facility.
- USTs, clarifiers, sumps, and furnace pits were historically used on the subject property in connection with the former Honeywell facility. The USTs associated with the historical use of the subject property as an aerospace manufacturing facility and gas service station were installed and potentially abandoned in-place or removed during an era when USTs were not significantly regulated. According to LAFD records, one UST connected with the former Honeywell facility was removed on April 4, 1988. One UST in connection with the former Honeywell facility was noted as abandoned in-place (AMEC, 2013). Three USTs in connection with the Signal Oil & Gas service station were removed in September 1978. The disposition of some of the UST(s) is unknown.



- Although clarifiers and hydraulic lifts were not observed during the site reconnaissance, these subgrade features are suspected within the vehicle body shop and bus maintenance facility on the subject property.
- The existing building structures on the subject property may contain ACM and LBP.
- Adjoining sites to the north and west have documented releases of VOC from chlorinated solvents and fuel hydrocarbons that have impacted groundwater in adjoining areas extending beneath the northwestern to northeastern portions of the subject property.
- Former fuel USTs on adjoining sites to the west of the central-to-southern portions of the subject property have been identified as having USTs that have not been subjected to adequate leak detection documentation (ATC, 2012). These USTs may have impacted the subject property.

10.2 RECOMMENDATIONS

The following additional investigations are recommended to confirm the presence or absence of contaminants at the subject property:

- A Phase II environmental site investigation is recommended to test soil for VOCs and various other contaminants including petroleum hydrocarbons, SVOCs, and CCR Title 22 metals within the proposed parcel acquisition at locations of historical features related to hazardous substances and hazardous waste.
- A Phase II environmental site investigation is recommended to test soil for herbicides, pesticides, and arsenic, in addition to petroleum hydrocarbons, VOCs, SVOCs, and metals, within the proposed parcel acquisition located adjacent to the Metro ROW.
- Groundwater monitoring wells for investigation of the former Honeywell facility are located on the subject property, and laboratory analysis data indicates contamination levels attributed to Honeywell. Therefore, a Phase II groundwater investigation and installation of additional groundwater-monitoring wells at the subject property are not necessary. It is understood that the responsible party (Honeywell) continues to monitor the groundwater for VOC contaminants on an annual basis. Periodic review of the on-going remediation to ensure the on-site contamination has been properly assessed and remediated under the direction of the RWQCB. Upon completion of all remedial activities at the subject property, it is recommended that a copy of the “No Further



Actions” letter and “case closed” designation letter be obtained from the RWQCB regarding the identified on-site contamination.

- Due to the potential of encountering soil with elevated levels of VOCs during grading and construction activities, a Soil Management Plan (SMP) is recommended to be prepared and distributed to construction personnel. The SMP should establish protocols for Identification, handling, sampling, storage, and disposal of any suspected soil with elevated levels of VOCs generated during construction activities. A Certified Industrial Hygienist (CIH) should review this report and prepare/review the SMP.
- Based on the past documented unauthorized release of VOCs attributable to the former Honeywell facility and surrounding sites, which impacted soil and groundwater beneath the subject property, a potential vapor intrusion condition may exist within the location of the proposed building AMC buildings. A soil vapor gas survey of the subject property where enclosed structures are planned should be conducted for the purpose of establishing baseline for potential indoor vapor concentrations.
- In the absence of records documenting the removal or abandonment of some of the suspected UST(s) associated with the Honeywell and Signal Oil & Gas service station, A geophysical survey of the subject property is recommended to be conducted for the purpose of confirming the presence or absence of UST(s) and other subgrade features of environmental concern including former hydraulic lifts and clarifiers.
- If clarifiers and hydraulic lifts are present on the subject property, a Phase II environmental site investigation is recommended to be conducted to identify whether there have been any unauthorized releases.
- An ACM and LBP survey should be performed for the existing building structures to evaluate the potential for encountering ACM and LBP during demolition.

10.3 DATA GAPS

A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). Data failure is a failure to achieve the historical objectives even after reviewing standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap (ASTM, 2013). The following data gaps were identified:



- Some of the intervals between documented sources exceeded 5 years.
- Failure to interview current/previous owner and/or key site manager.

Taken into consideration with the available information obtained during the course of preparing this report, in conjunction with professional experience and judgment, no evidence exists to suggest that these data gaps might alter the conclusions of this assessment.

10.4 DEVIATIONS

No deviations from ASTM E1527-13 were noted during this Phase I ESA.



11 LIMITATIONS

This Phase I ESA 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 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 DYA and the Client, 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.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost. The ESA is not expected to be an exhaustive assessment, and does not guarantee the identification of all potential environmental risk.

The scope of work performed during this assessment was intended to meet the needs of the Client. According to ASTM E1527-13 Section 4.6, the ESA is presumed valid if completed within less than 180 days of an acquisition or the date of the intended transaction requiring the ESA.

Unless specifically identified in the scope of work, the ESA excluded non-scope considerations listed in ASTM E1527-13 including, but not limited to, asbestos-containing building materials, biological agents, endangered species, health and safety, indoor air quality, industrial hygiene, mold, or wetlands.

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; DYA observed a degree of care and skill generally exercised by those of the profession under similar circumstances and conditions.



12 QUALIFICATIONS OF PREPARER

This assessment was performed by Charles Chen, PE under the supervision of Gary J. Halbert, certified engineering geologist (CEG), who has over 30 years of experience managing environmental assessments and mitigation. Mr. Chen's and Mr. Halbert's resumes are presented in Appendix O.

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 AAls in conformance with the standards and practices set forth in 40 CFR Part 312.



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**APPENDIX A -
PRELIMINARY TITLE REPORT**



Schedule "A"

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

[The Hertz Corporation](#), a Delaware Corporation, Successor by Merger to Hertz Realty Corporation, a Delaware Corporation

The land referred to in this report is situated in the County of Los Angeles, State of California, and is described as follows:

[Lots 1 and 2](#) of Tract No. 16047, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in book 440 pages 24, 25 and 26 of Maps, in the office of the County Recorder of said County.

Except that portion of Lot 2, lying Southerly of the Southerly line of the 10 foot easement granted to the City of Los Angeles for public utilities purposes by said Tract 16047.

Assessor's Parcel Numbers(s): 4128-001-008

Schedule "B"

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

- 1 General and Special taxes for the fiscal year 2014-2015, including any assessments collected with taxes. A lien not yet payable.

First installment due and payable November 1, 2014, delinquent if not paid by 12/10/14
Second installment due and payable February 1, 2015, delinquent if not paid by 4/10/15
- 2 The following taxes have all been paid and are reported for proration purposes only. General and Special taxes for the fiscal year 2013-2014.

Total amount	\$239,817.72
1st installment	\$118,873.41
2nd installment	\$120,944.31
Code area	00302
Parcel No.	4128-001-008
Exemption	\$0.00
- 3 Supplemental taxes including special assessments and/or personal property taxes if any, for the fiscal year 2012-2013.

1st installment:	\$535.20 paid
2nd installment:	\$535.20 paid
Parcel no.	4128-001-008
- 4 The Lien of future supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq of the revenue and taxation code of the state of California
- 5 An easement for drainage, sanitary sewer and utilities and incidental purposes thereto as dedicated and delineated on the tract map recorded [in Book 440 Page 24 of Maps](#).
- 6 The effect of an instrument affecting Lot 1 dated March 8, 1948, wherein it is agreed between Los Angeles Investment Company and Liberty Building Company, that surface waters from such portions of the Westerly quarter 32 in Township 2 South, Range 14 West of the San Bernardino Meridian, according to the official plat of the surface of said land on file in the Bureau of Land Management, County of Los Angeles situated in Los Angeles County, as first party may convey to second party; may flow in its natural course or courses on or over all parts and portions of the South half of said Southwest quarter of said Section 32, Township 2 South, Range 14 West of the San Bernardino Meridian according to the official plat of the survey of said land on file in the Bureau of Land Management, lying Southerly of the portions conveyed to said Liberty Building Company and which are at this date owned by said Los Angeles Investment Company and said land Los Angeles Investment Company waives all claims for claims for damage therefrom, recorded [March 15, 1948 in book 26699 page 327](#), of Official Records
- 7 An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded:	In Book 39052 , Page 409 , of Official Records
For:	Pipelines and incidental purposes
Affects:	The location is set forth therein
- 8 An irrevocable offer to dedicate real property for public street, recorded 10/31/1978, as Instrument No. [1978-1212235](#), of Official Records.

Said offer was accepted by resolution recorded July 10, 1979 as Instrument No. [1979-754321](#), of Official Records.
- 9 An irrevocable offer to dedicate real property for public street, recorded 3/25/1993, as Instrument No. [1993-561079](#) of Official Records.

And re-recorded 1/24/1996, as Instrument No. [1996-132458](#), Official Records.

Said offer was accepted by resolution recorded December 17, 1993 as Instrument No. [1993-2465990](#), of Official Records.

- 10 Covenants, conditions and restrictions in an instrument recorded [8/26/1993 as Instrument No. 1993-1670766, Official Records](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent said covenant (a) is exempt under chapter 42, section 3604 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons.

"NOTE: section 12955 of the government code provide the following: if this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12955 of the government code. Lawful restriction under state and federal law on the age of occupants in senior housing for older persons shall not be construed as restriction based on familial status."

- 11 An irrevocable offer to dedicate real property for public street, recorded 12/6/2001, as Instrument No. [2001-2330616](#) of Official Records.

- 12 A Deed of Trust to secure the indebtedness of
Amount: **\$Not Shown**
Trustor: **The Hertz Corporation, a Delaware Corporation (as successor by merger to Hertz Realty Corporation, a Delaware Corporation)**
Trustee: First American Title Insurance Company
Beneficiary: Deutsche Bank AG New York Branch
Dated: 3/11/2011
Recorded: **3/15/2011** as [Instrument No. 2011-391213](#), Official Records.

Said matter affects the herein described land and other land.

- 13 A Deed of Trust to secure the indebtedness of
Amount: **\$Not Shown**
Trustor: **The Hertz Corporation, a Delaware Corporation (as successor by merger to Hertz Realty Corporation, a Delaware Corporation)**
Trustee: First American Title Insurance Company
Beneficiary: Deutsche Bank AG New York Branch
Dated: 3/11/2011
Recorded: **3/15/2011** as [Instrument No. 2011-391214](#), Official Records.

Said matter affects the herein described land and other land.

- 14 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: Not Shown.
Executed by: The Hertz Corporation.
Recorded: 6/13/2011, as Instrument No. [2011-805243](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 15 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: Not Shown.
Executed by: The Hertz Corporation.
Recorded: 7/15/2011, as Instrument No. [2011-953071](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 16 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 8/19/2013.
Executed by: Hertz-Aaron Medina.
Recorded: 8/20/2013, as Instrument No. [2013-1223991](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 17 A covenant and agreement wherein the owners of said land covenant and agree, among other things, that said lands shall be held as one parcel, and that no portion shall be sold separately.
Recorded: [10/1/2013 as Instrument No. 2013-1420915](#), Official Records.

- 18 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 11/26/2013.
Executed by: City of Los Angeles.
Recorded: 12/5/2013, as Instrument No. [2013-1720929](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 19 An Instrument upon the terms and conditions therein
Entitled: Waiver of Damages and Indemnification Agreement and Right of Ingress and Egress-Covenant to Run with the Land
Executed by: Hertz Realty Corporation
Recorded: 12/5/2013 as Instrument no [2013-1720930](#), Official Record

- 20 A claim of mechanic's lien
Amount: \$222,110.00
Claimant: Omega Paving Inc.
Recorded: 7/28/2014, as Instrument No. [2014-779444](#), Official Records.

- 21 A claim of mechanic's lien
Amount: \$151,185.70
Claimant: Kelterite Corporation
Recorded: 7/30/2014, as Instrument No. [2014-792379](#), Official Records.

- 22 Rights of parties in possession of said land by reason of unrecorded leases, if any. Please forward said leases for our examination.

- 23 Before issuing its policy of title insurance, this company will require evidence, satisfactory to the company, that The Hertz Corporation, a Delaware Corporation, successor by merger to Hertz Realty Corporation, a Delaware Corporation:

- (a) Is validly formed on the date when documents in this transaction are to be signed; and
(b) Is in good standing and authorized to do business in the state or country where the corporation was formed.

End of Schedule B

“NOTES AND REQUIREMENTS SECTION”**Note No. 1**

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the provisions of the law as therein contained.

NOTE NO. 2 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.

If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

- A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.
- B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.
- C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

Note No. 3

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow. If funds are to be deposited with **Orange Coast Title Company** by wire transfer, they should be wired to the following bank/account:

Wiring Instructions for This Office:

**Citizens Business Bank
301 Vanderbilt Way
San Bernardino, CA 92408
245 122675
ABA 122234149
Account name: Orange Coast Title Builder Services
Reference Title Order No. 140-1597392-32
and Manny Villalobos, Title Officer**

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

Exhibit "A"

Lots 1 and 2 of Tract No. 16047, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in book 440 pages 24, 25 and 26 of Maps, in the office of the County Recorder of said County.

Except that portion of Lot 2, lying Southerly of the Southerly line of the 10 foot easement granted to the City of Los Angeles for public utilities purposes by said Tract 16047.

CLTA Preliminary Report Form – Exhibit B (06-03-11)

CLTA STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a. building, b. zoning, c. land use d. improvements on the Land, e. land division; and f. environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks: a. that are created, allowed, or agreed to by You, whether or not they recorded in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
5. Failure to pay value for Your Title.
6. Lack of a right: a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1 % of Policy Amount shown in Schedule A or \$ 2,500 (whichever is less)	\$ 10,000
Covered Risk 18:	1 % of Policy Amount shown in Schedule A or \$ 5,000 (whichever is less)	\$ 25,000
Covered Risk 19:	1 % of Policy Amount shown in Schedule A or \$ 5,000 (whichever is less)	\$ 25,000
Covered Risk 21:	1 % of Policy Amount shown in Schedule A or \$ 2,500 (whichever is less)	\$ 5,000

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b):

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (IV) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of the land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(d), 14, and 16. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(b), 14, and 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 26); or (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth in lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Orange Coast Title Company

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Opting Out

We may also share the information we collect about you within our family of companies (our “Affiliated Companies”). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies (“Service Providers”). However, we will not share this information with our Affiliated Companies or our Service Providers if you choose to opt out, in writing. To opt out, please use the form entitled “Request Not to Share Nonpublic Personal Information”, which is attached hereto. This form provides instructions on how to request us not to share information with third parties.

Please be aware that Orange Coast Title Company and its Affiliated Companies maintain high standards to safeguard nonpublic, personal information, and do not rent or sell such information. Please note, however, that unless you opt out in writing, our Affiliated Companies and Service Providers will have access to the information in our files.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective.

REQUEST NOT TO SHARE NONPUBLIC PERSONAL INFORMATION

Please read the following information carefully.

Orange Coast Title Company may share nonpublic, personal information we collect about you within our family of companies (our "Affiliated Companies"). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies ("Service Providers"). By sharing this information, we can better understand your service needs. We can then send you notification of new products and services offered by Orange Coast Title Company, its Affiliated Companies or its Service Providers that you may not otherwise know about.

However, you may prohibit the sharing of non-public personal information within our Affiliated Companies, or with any third parties at any time. If you would like to limit disclosures of non-public, personal information about you as described herein, please check the appropriate box or boxes to indicate your privacy choices, and return this form to us at the address below.

- _____ Please do not share personal information about me with non-affiliated third parties.
- _____ Please do not share personal information about me with any of your Affiliated Companies except as necessary to effect, administer, process, service or enforce a transaction requested or authorized by me.
- _____ Please do not contact me with offers of products or services by mail.
- _____ Please do not contact me with offers of products or services by e-mail.
- _____ Please do not contact me with offers of products or services by telephone.

Name

Company Name

Address

Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

E-mail address

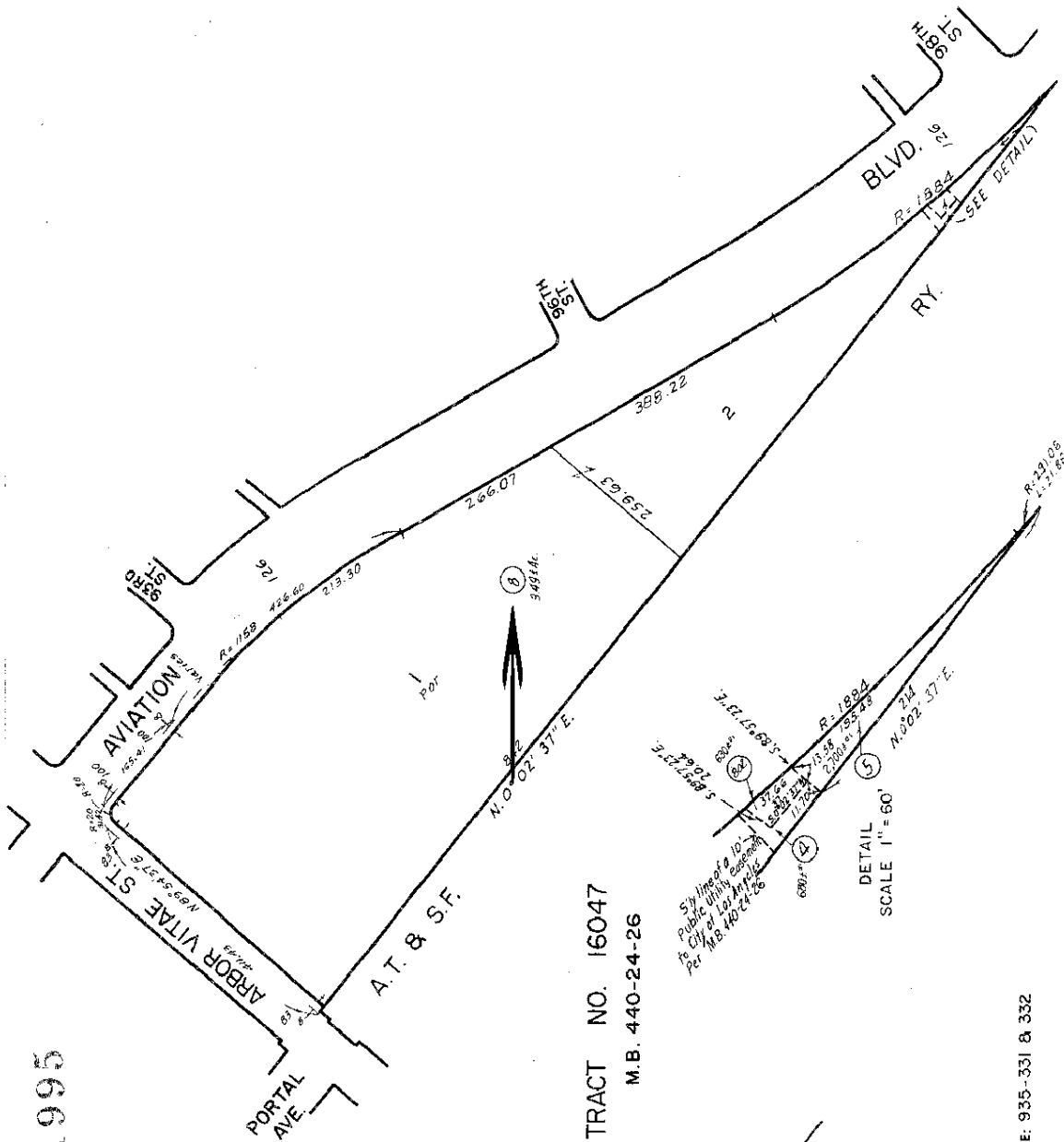
E-mail address

Orange Coast Title Company
3536 Concourse Drive, Suite 120
Ontario, CA 91764
909-987-5433

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

REVISED
6/21/1608
690214
7/10/08/0303
7/9/08/5001
94012/0901/001-25
350410

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



4128 | 1
SCALE 1" = 150'

TRACT NO. 16047
M.B. 440-24-26

DETAIL
SCALE 1" = 60'

CODE
302

FOR PREV. ASSMT. SEE: 935-331 & 332

**APPENDIX B -
ENVIRONMENTAL LIEN SEARCH REPORT**



Airport Metro Connector

9225 Aviation Boulevard
Los Angeles, CA 90045

Inquiry Number: 4519366.7S
January 29, 2016

The EDR Environmental LienSearch™



6 Armstrong Road,
Fourth Floor
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

AIRPORT METRO CONNECTOR
9225 AVIATION BOULEVARD
LOS ANGELES, CA 90045

RESEARCH SOURCE

Source 1: Los Angeles Assessor
Los Angeles County, California

Source 2: Los Angeles Recorder
Los Angeles County, California

PROPERTY INFORMATION

Deed 1:

Type of Deed: Grant Deed

Title is vested in: Century Aviation Partnership, a California limited partnership

Title received from: Rosalie K. Stahl, Trustee, Barry Brown, Trustee, Steve Edelstein, Trustee of the Stahl Trust dated
12/06/1966

Deed Dated: 09/28/1988

Deed Recorded: 10/07/1988

Instrument: 88-1619418

Deed 2:

Type of Deed: Grant Deed

Title is vested in: Century Aviation Partnership, a California limited partnership

Title received from: Rosalie K. Stahl, Trustee, Barry Brown, Trustee, Steve Edelstein, Trustee of the Stahl Trust dated
12/06/1966

Deed Dated: 09/28/1988

Deed Recorded: 10/07/1988

Instrument: 88-1619419

Deed 3:

Type of Deed: Grant Deed

Title is vested in: Century Aviation Partnership, a California limited partnership

Title received from: Rosalie K. Stahl, Trustee, Barry Brown, Trustee, Steve Edelstein, Trustee of the Stahl Trust dated
12/06/1966

Deed Dated: 09/28/1988

Deed Recorded: 10/07/1988

Instrument: 88-1619420

EDR Environmental LienSearch™ Report

Deed 4:

Type of Deed: Correction Quitclaim Deed
Title is vested in: Century Aviation Partnership, a California general partnership
Title received from: Century Aviation Partnership, a California limited partnership
Deed Dated: 02/22/1995
Deed Recorded: 02/24/1995
Instrument: 95-300396

Deed 5:

Type of Deed: Grant Deed
Title is vested in: Century Aviation Partnership LLC, a California limited liability company
Title received from: Century Aviation Partnership, a California general partnership
Deed Dated: 03/03/2010
Deed Recorded: 04/09/2010
Instrument: 20100487702

Legal Description: All that certain piece or parcel of land being a portion of Lot 2 of Tract 16047, as per map recorded in Book 440, Pages 24 to 26 inclusive of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Century Aviation Partnership LLC, a California limited liability company

Property Identifiers: 4128-001-004

Deed 6:

Type of Deed: Grant Deed
Title is vested in: Century Aviation Partnership, a California limited partnership
Title received from: Rosalie K. Stahl, Trustee, Barry Brown, Trustee, Steve Edelstein, Trustee of the Stahl Trust dated 12/06/1966
Deed Dated: 09/28/1988
Deed Recorded: 10/07/1988
Instrument: 88-1619418

Deed 7:

Type of Deed: Grant Deed
Title is vested in: Century Aviation Partnership, a California limited partnership
Title received from: Rosalie K. Stahl, Trustee, Barry Brown, Trustee, Steve Edelstein, Trustee of the Stahl Trust dated 12/06/1966
Deed Dated: 09/28/1988
Deed Recorded: 10/07/1988
Instrument: 88-1619419

EDR Environmental LienSearch™ Report

Deed 8:

Type of Deed: Grant Deed

Title is vested in: Century Aviation Partnership, a California limited partnership

Title received from: Rosalie K. Stahl, Trustee, Barry Brown, Trustee, Steve Edelstein, Trustee of the Stahl Trust dated 12/06/1966

Deed Dated: 09/28/1988

Deed Recorded: 10/07/1988

Instrument: 88-1619420

Deed 9:

Type of Deed: Correction Quitclaim Deed

Title is vested in: Century Aviation Partnership, a California general partnership

Title received from: Century Aviation Partnership, a California limited partnership

Deed Dated: 02/22/1995

Deed Recorded: 02/24/1995

Instrument: 95-300396

Deed 10:

Type of Deed: Grant Deed

Title is vested in: Century Aviation Partnership LLC, a California limited liability company

Title received from: Century Aviation Partnership, a California general partnership

Deed Dated: 03/03/2010

Deed Recorded: 04/09/2010

Instrument: 20100487702

Legal Description: All that certain piece or parcel of land being a portion of Lot 2 of Tract 16047, as per map recorded in Book 440, Pages 24 to 26 inclusive of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Century Aviation Partnership LLC, a California limited liability company

Property Identifiers: 4128-001-005

Deed 11:

Type of Deed: Grant Deed

Title is vested in: Hertz Realty Corporation, a Delaware corporation

Title received from: AlliedSignal, Inc., a Delaware corporation, successor by merger to the Garrett Corporation, a corporation, pursuant to merger agreement recorded 03/24/1989 as Instrument No. 89-457549

Deed Dated: 01/05/1996

Deed Recorded: 01/31/1996

Instrument: 96-176723

EDR Environmental LienSearch™ Report

Deed 12:

Type of Deed: Certificate of Ownership and Merger
Title is vested in: The Hertz Corporation
Title received from: Hertz Realty Corporation, a Delaware corporation
Deed Dated: 12/23/1996
Deed Recorded: 12/29/2005
Instrument: 05-3212610

Legal Description: All that certain piece or parcel of land being portions of Lots 1 and 2 of Tract 16047, as per map recorded in Book 440, Pages 24 to 26 inclusive of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: The Hertz Corporation

Property Identifiers: 4128-001-008

Deed 13:

According to the Los Angeles County Assessor, the current owner of the subject property is Southern California Gas. Records were searched at the Los Angeles County Recorder's Office back to 1980. No conveyance was found of record for the subject property. Based on our research, it appears that Southern California Gas acquired title to the property prior to 1980.

Legal Description: All that certain piece or parcel of land being a portion of Lot 2 of Tract 16047, as per map recorded in Book 440, Pages 24 to 26 inclusive of Maps, situate and lying in the County of Los Angeles, State of California.

Legal Current Owner: Southern California Gas

Property Identifiers: 4128-001-802

EDR Environmental LienSearch™ Report

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

EDR Environmental LienSearch™ Report

DEED EXHIBIT

88 1619418

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THE BOSS AND UNLESS OTHERWISE SHOWN BELOW MAIL TAX STATEMENT TO:

Name: The Oakstone Company
Street Address: 5777 W. Century Blvd., #230
City & State: Los Angeles, CA 90045
Attn: Izzy Eichenstein

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 7 1988 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO

Name: Same as above
Street Address:
City & State:

FEE \$27 G
A.F.N.F. 2

TITLE ORDER NO. 8827702-16 SCROW NO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 44.00

- computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 unincorporated area, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROSALIE K. STAHL, TRUSTEE, BARRY BROWN, TRUSTEE, STEVE EDELSTEIN, TRUSTEE OF THE STAHL TRUST DATED 12-6-66

hereby GRANT(s) to

PARTNERSHIP

CENTURY AVIATION / , A CALIFORNIA LIMITED PARTNERSHIP

the following described real property in the County of LOS ANGELES, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Dated September 28, 1988

STATE OF CALIFORNIA New York
COUNTY OF New York

SS.

Rosalie K. Stahl, Trustee
Barry Brown, Trustee
Steve Edelstein, Trustee

On this 28 day of September, in the year 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared Rosalie K. Stahl

personally known to me
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that he (she or they) executed it.

Rosalie K. Stahl, Trustee

Signature Kathleen Roberti

KATHLEEN ROBERTI
Notary Public, State of New York
No. 30 477238
Qualified in Nassau County
Commission Expires April 30, 1990

NOTARY PUBLIC IN AND FOR SAID STATE

(This area for official record seal)

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: 2

Lot 2 of Tract No. 16047, in the city of Los Angeles, as per map recorded in Book 440 Pages 24 to 26 inclusive of Maps, records of said county.

EXCEPT therefrom: that portion lying Northerly of the Southerly line of the 10-foot easement granted to the city of Los Angeles;

AND FURTHER EXCEPT therefrom:

A parcel of land lying in the city of Los Angeles, being that portion of the Southwest quarter of Section 32, Township 2 South, Range 14 West, San Bernardino Base and Meridian, in Rancho Sausal Redondo, as said rancho is shown on map recorded in Book 1 Pages 507 and 508, of Patents, in the office of the county of Los Angeles, lying within the following described boundaries:

Beginning at the point of intersection of the Westerly line of Aviation Boulevard, with the Easterly line of The Atchinson, Topeka and Santa Fe Railway Company's right of way, 60 feet in width, as said point of intersection is shown on map of Tract No. 16047, recorded in Book 440 Pages 24 to 26 inclusive of Maps, in the office of the county recorder of said county; thence North $0^{\circ} 02' 37''$ East, along the Easterly line of said railway company's 60 foot right of way, 214.00 feet; thence South $89^{\circ} 57' 23''$ East, 11.70 feet to the true point of beginning; thence continuing South $89^{\circ} 57' 23''$ East, 13.50 feet to the Westerly line of said Aviation Boulevard, said point being in a curve in the Westerly line of said Aviation Boulevard, concave Easterly, having a radius of 1000.00 feet and a radial line through said point bearing North $79^{\circ} 45' 21''$ West; thence Northerly along said curve, 37.66 feet; thence North $89^{\circ} 57' 23''$ West, 20.64 feet; thence South $0^{\circ} 02' 37''$ West, 37.00 feet to the true point of beginning.

88 1619418

RECORDING REQUESTED BY

88 1619419

AND WHEN RECEIVED MAIL THIS DEED AND UNLESS OTHERWISE SHOWN BELOW MAIL THIS INSTRUMENT TO:

Name
Street Address
City & State
The Oakstone Company
5777 W. Century Blvd., #230
Los Angeles, CA 90045
Attn: Izzy Eichenstein

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 7 1988 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO

Name
Street Address
City & State
same as above

FEE \$27 G
A.N.F. 2

TITLE ORDER NO. 880710216 ESCROW NO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 44.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROSALIE K. STAHL, TRUSTEE, BARRY BROWN, TRUSTEE, STEVE EDELSTEIN, TRUSTEE OF THE STAHL TRUST DATED 12-6-66

hereby GRANT(s) to

PARTNERSHIP

CENTURY AVIATION / , A CALIFORNIA LIMITED PARTNERSHIP

the following described real property in the County of LOS ANGELES

State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

4128-1-5

44

Dated September 28, 1988
Commonwealth of Massachusetts
STATE OF CALIFORNIA
COUNTY OF Suffolk

} SS.

Rosalie K. Stahl, Trustee
Barry Brown, Trustee
Barry Brown, Trustee
Steve Edelstein, Trustee

On this 30th day of September, in the year 1988
before me, the undersigned, a Notary Public in and for said State, personally
appeared BARRY BROWN

- personally known to me
- proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that he (she or they) executed it.

Signature Evelyn R. Burkhardt

NOTARY PUBLIC IN AND FOR SAID STATE

(This area for official notarial seal)

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: 2

Lot 2 of Tract No. 16047, in the city of Los Angeles, as per map recorded in Book 440 Pages 24 to 26 inclusive of Maps, records of said county.

EXCEPT therefrom: that portion lying Northerly of the Southerly line of the 10-foot easement granted to the city of Los Angeles;

AND FURTHER EXCEPT therefrom:

A parcel of land lying in the city of Los Angeles, being that portion of the Southwest quarter of Section 32, Township 2 South, Range 14 West, San Bernardino Base and Meridian, in Rancho Sausal Redondo, as said rancho is shown on map recorded in Book 1 Pages 507 and 508, of Patents, in the office of the county of Los Angeles, lying within the following described boundaries:

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88 1619419

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

RECORDING REQUESTED BY

88 1619420

SEE INSTRUMENT FOR THE DUES AND UNLESS OTHERWISE SHOWN

Name: The Oakstone Company
Street Address: 5777 W. Century Blvd., #230
City & State: Los Angeles, CA 90045
Attn: Issy Eichenstein

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
OCT 7 1988 AT 8 A.M.
Recorder's Office

MAIL TAX STATEMENTS TO

Name: same as above
Street Address:
City & State:

FEE \$27 G
A.F.N.F. 2

TITLE ORDER NO. 8827703 16

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

4128-1-5

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 44.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROSALIE K. STAHL, TRUSTEE, BARRY BROWN, TRUSTEE, STEVE EDELSTEIN, TRUSTEE OF THE STAHL TRUST DATED 12-6-66

hereby GRANT(s) to

PARTNERSHIP

CENTURY AVIATION / , A CALIFORNIA LIMITED PARTNERSHIP

the following described real property in the County of LOS ANGELES

, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Dated September 28, 1988

STATE OF CALIFORNIA } ss.
COUNTY OF New York

On this 28 day of September, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Stahl, Brown, Edelstein

- personally known to me
- proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that he (she or they) executed it.

KATHLEEN ROBERTI
Notary Public, State of New York
No. 30-4757236
Qualified in Nassau County
Commission Expires April 30, 1990

Rosalie K. Stahl, Trustee
Barry Brown, Trustee
Steve Edelstein, Trustee

[Signature] TRUSTEE

Signature

[Signature]

NOTARY PUBLIC IN AND FOR SAID STATE

(This area for official record use)

EXHIBIT "A"

2

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 2 of Tract No. 16047, in the city of Los Angeles, as per map recorded in Book 440 Pages 24 to 26 inclusive of Maps, records of said county.

EXCEPT therefrom: that portion lying Northerly of the Southerly line of the 10-foot easement granted to the city of Los Angeles;

AND FURTHER EXCEPT therefrom:

A parcel of land lying in the city of Los Angeles, being that portion of the Southwest quarter of Section 32, Township 2 South, Range 14 West, San Bernardino Base and Meridian, in Rancho Sausal Redondo, as said rancho is shown on map recorded in Book 1 Pages 507 and 508, of Patents, in the office of the county of Los Angeles, lying within the following described boundaries:

Beginning at the point of intersection of the Westerly line of Aviation Boulevard, with the Easterly line of The Atchinson, Topeka and Santa Fe Railway Company's right of way, 60 feet in width, as said point of intersection is shown on map of Tract No. 16047, recorded in Book 440 Pages 24 to 26 inclusive of Maps, in the office of the county recorder of said county; thence North $0^{\circ} 02' 37''$ East, along the Easterly line of said railway company's 60 foot right of way, 214.00 feet; thence South $89^{\circ} 57' 23''$ East, 11.70 feet to the true point of beginning; thence continuing South $89^{\circ} 57' 23''$ East, 13.98 feet to the Westerly line of said Aviation Boulevard, said point being in a curve in the Westerly line of said Aviation Boulevard, concave Easterly, having a radius of 1804.00 feet and a radial line through said point bearing North $79^{\circ} 45' 21''$ West; thence Northerly along said curve, 37.66 feet; thence North $89^{\circ} 57' 23''$ West, 20.64 feet; thence South $0^{\circ} 02' 37''$ West, 37.00 feet to the true point of beginning.

88 1619420

8127722-21

95 300396

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES
RECORDING REQUESTED BY AND WHEN
RECORDED, MAIL TO:
Greenberg, Glusker, et al.
1900 Avenue of Stars, Suite 2000
Los Angeles, California 90067
Attn: Stephen Claman, Esq.

95-300396

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
FEB 24 1995 AT 8 A.M.

MAIL TAX STATEMENTS TO:
Century Aviation Partnership
10313 West Pico Boulevard
Los Angeles, California 90064-2607

ASSESSOR'S PARCEL NUMBER: 4128-001-004; 4128-001-005

FEE \$13 E
3

CORRECTION QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES: Documentary transfer tax is NONE.
See Note #1 below.

FOR NO MONETARY CONSIDERATION, CENTURY AVIATION PARTNERSHIP, a
California limited partnership,

HEREBY REMISES, RELEASES AND QUITCLAIMS TO: CENTURY AVIATION
PARTNERSHIP, a California general partnership, the following described real property in
the County of Los Angeles, State of California:

See legal description attached hereto as Exhibit "A" and incorporated herein by
this reference (commonly known as 9723-25 South Aviation Boulevard, Los Angeles,
California 90045).

NOTE #1: This conveyance confirms title to the grantee who continues to hold the same
interest acquired on October 7, 1988, Instruments 88-1619418, 88-1619419 and 88-1619420
wherein \$132.00 Documentary Transfer Tax was paid, R&T 11911.

J

NOTE #2: This conveyance corrects the manner in which title to the property was vested in
that it was always the intention that Century Aviation Partnership would be a general
partnership and not a limited partnership.

CENTURY AVIATION PARTNERSHIP, a
California limited partnership

Dated: 2/22/95

By: [Signature]
Allan K. Jonas, general partner

By: [Signature]
Harvey R. Kibel, general partner

The notarial acknowledgements for the above signatures appear on a separate sheet
which is attached to this QUITCLAIM DEED and incorporated into it by reference.

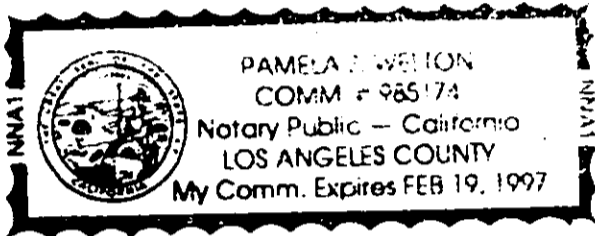
NOTARIAL ACKNOWLEDGEMENTS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

)
) ss.
)

On February 22, before me, PAMELA S. WELTON,
Notary Public, personally appeared Allan K. Jonas, personally known to me OR
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument.

WITNESS my hand and official seal.



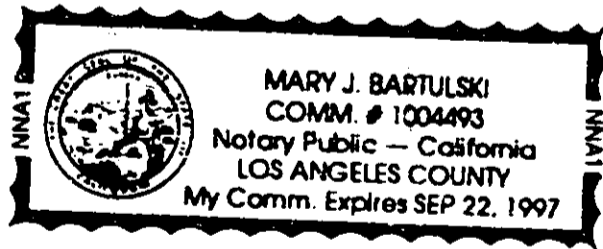
Pamela S. Welton
Notary Public

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

)
) ss.
)

On 8 February 1995 before me, Mary J. Bartulski
Notary Public, personally appeared Harvey R. Kibel, personally known to me OR
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument.

WITNESS my hand and official seal.



Mary J. Bartulski
Notary Public

95 300396

Lot 2 of Tract No. 16047, in the city of Los Angeles, as per map recorded in Book 440 Pages 24 to 26 inclusive of Maps, records of said county.

EXCEPT therefrom that portion lying Northerly of the Southerly line of the 10-foot easement granted to the city of Los Angeles;

AND FURTHER EXCEPT therefrom:

A parcel of land lying in the city of Los Angeles, being that portion of the Southwest quarter of Section 32, Township 2 South, Range 14 West, San Bernardino Base and Meridian, in Rancho Sausal Redondo, as said rancho is shown on map recorded in Book 1 Pages 507 and 508, of Patents, in the office of the county of Los Angeles, lying within the following described boundaries:

Beginning at the point of intersection of the Westerly line of Aviation Boulevard, with the Easterly line of The Atchinson, Topeka and Santa Fe Railway Company's right of way, 60 feet in width, as said point of intersection is shown on map of Tract No. 16047, recorded in Book 440 Pages 24 to 26 inclusive of Maps, in the office of the county recorder of said county; thence North $0^{\circ} 02' 37''$ East, along the Easterly line of said railway company's 60 foot right of way, 214.00 feet; thence South $89^{\circ} 57' 23''$ East, 11.70 feet to the true point of beginning; thence continuing South $89^{\circ} 57' 23''$ East, 13.98 feet to the Westerly line of said Aviation Boulevard, said point being in a curve in the Westerly line of said Aviation Boulevard, concave Easterly, having a radius of 1884.00 feet and a radial line through said point bearing North $79^{\circ} 45' 21''$ West; thence Northerly along said curve, 37.66 feet; thence North $89^{\circ} 57' 23''$ West, 20.64 feet; thence South $0^{\circ} 02' 37''$ West, 37.00 feet to the true point of beginning.

EXHIBIT 95 300396

This page is part of your document - DO NOT DISCARD



20100487702



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/09/10 AT 11:34AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201004090010051

00002193755



002626188

SEQ:
02

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



v

**RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:**
Greenberg Glusker et al. LLP
1900 Avenue of the Stars, #2100
Los Angeles, CA 90067
ATTN: Stephen Claman, Esq.

MAIL TAX STATEMENTS TO:
Century Aviation Partnership LLC
10313 W. Pico Boulevard
Los Angeles, CA 90064

GRANT DEED

THE UNDERSIGNED GRANTOR declares: Documentary transfer tax is NONE. See Note #1 below.

FOR NO MONETARY CONSIDERATION, CENTURY AVIATION PARTNERSHIP, a California general partnership,

HEREBY GRANTS TO: CENTURY AVIATION PARTNERSHIP LLC, a California limited liability company, the following described real property in the **County of Los Angeles, State of California:**

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

(Commonly known as 9725 South Aviation Boulevard, Los Angeles, CA 90045.)

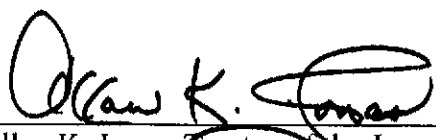
APN: 4128-001-004 and 4128-001-005

NOTE #1: The grantor and grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R&T 11925(d).

NOTE #2: This conveyance results in a change in the method of holding title to the real property transferred without changing the proportional interests of the co-owners in the real property, R&T 62(a)(1) and 64.

Dated: March 3, 2010

CENTURY AVIATION PARTNERSHIP, a California general partnership

By: 
Allan K. Jonas, Trustee of the Jonas Family Trust, dated July 18, 1997, General Partner

3

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

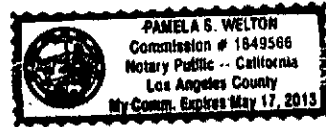
On March 3, 2010, before me, PAMELA S. WELTON, Notary Public,
(here insert name and title of the officer)

personally appeared ALLAN K. JONAS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same
in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Pamela S. Welton* (Seal)



4

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lot 2 of Tract 16047, in the City of Los Angeles, as per map recorded in Book 440 Pages 24 to 26 inclusive of Maps, records of said County.

EXCEPT therefrom that portion lying Northerly of the Southerly line of the 10-foot easement granted to the City of Los Angeles;

AND FURTHER EXCEPT therefrom:

A parcel of land lying in the City of Los Angeles, being that portion of the Southwest quarter of Section 32, Township 2 South, Range 14 West, San Bernardino Base and Meridian, in Rancho Sausal Redondo, as said Rancho is shown on map recorded in Book 1 Pages 507 and 508 of Patents, in the Office of the County of Los Angeles, lying within the following described boundaries:

Beginning at the point of intersection of the Westerly line of Aviation Boulevard, with the Easterly line of The Atchison, Topeka and Santa Fe Railroad Company's right of way, 60 feet in width, as said point of intersection is shown on map of Tract No. 16047, recorded in Book 440 Pages 24 to 26 inclusive of Maps, in the Office of the County Recorder of said county; thence North 0° 02' 37" East, along the Easterly line of said railway company's 60 foot right of way, 214.00 feet; thence south 89° 57' 23" East, 11.70 feet to the true point of beginning; thence continuing South 89° 57' 23" East, 13.58 feet to the Westerly line of said Aviation Boulevard, said point being in a curve in the Westerly line of said Aviation Boulevard, concave Easterly, having a radius of 1884.00 feet and a radial line through said point bearing North 79° 45' 21" West; thence Northerly along said curve, 37.66 feet; thence North 89° 57' 23" West , 20.64 feet; thence South 0° 02' 37" West, 37.00 feet to the true point of beginning.

Commonly known as 9725 South Aviation Boulevard, Los Angeles, CA 90045.

APN: 4128-001-004 and 4128-001-005

FACULA

96 176723

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

HERTZ REALTY CORPORATION
ATTN: SUSAN J. HOROWITZ, ESQ.
225 BRAE BOULEVARD
PARK RIDGE, NJ 07656
MAIL TAX STATEMENTS TO:
HERTZ REALTY CORPORATION
ATTN: TAX DEPARTMENT
225 BRAE BOULEVARD
PARK RIDGE, NJ 07656

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10:01 AM JAN 31 1996

4128-1-8

(Above Space For Recorder's Use Only)

GRANT DEED

FEE \$13 E
3

The undersigned grantor declares:

TRANSFER TAX
RECORD

Documentary Transfer Tax is NOT A PUBLIC, computed on the full value of the property conveyed in the City of Los Angeles, Los Angeles County, California.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AlliedSignal, Inc., a Delaware corporation successor by merger to the Garrett Corporation, a corporation, pursuant to merger agreement recorded March 24, 1989 as Instrument No. 89-457549 in the Official Records of Los Angeles County ("Grantor"), hereby GRANTS to Hertz Realty Corporation, a Delaware corporation, that certain real property (the "Property") located in the City of Los Angeles, County of Los Angeles, State of California, more particularly described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes and assessments.
2. All other title matters of record and all matters which an accurate survey of the Property would disclose.

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of the 5th day of JANUARY, 1996.

AlliedSignal, Inc.

By: [Signature]

Title: JAMES A. SLADACK
DIRECTOR - REAL ESTATE

9525445-8

ACKNOWLEDGMENT

STATE OF New Jersey)
) ss.
COUNTY OF Morris)

On January 5, 1996, before me, Elissa Constance Benes, Notary Public, personally appeared James A. Sladack. personally known to me - OR - ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Elissa Constance Benes
Notary Public In and For
Said County and State

ELISSA CONSTANCE BENES
A Notary Public of New Jersey
My Commission Expires July 11, 2000

96 176723

EXHIBIT "A"

All that certain lot, piece or parcel of land located in the County of Los Angeles, State of California, more particularly described as follows:

LOTS 1 AND 2 OF TRACT NO. 16047, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 440 PAGES 24, 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 2, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 10 FOOT EASEMENT GRANTED TO THE CITY OF LOS ANGELES FOR PUBLIC UTILITIES PURPOSES BY SAID TRACT 16047.

96 176723

RECORDED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES
LOS ANGELES OFFICE
WHEN RECORDED MAIL TO

12/29/05

05 3212610

Latham & Watkins LLP
885 Third Avenue, Ste 1000
New York, NY 10022-4802
Attn Aaron S Adler, Esq

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Certificate of Ownership and Merger

APN: 4128-001-008

TITLE ORDER NO NCS-192985-LA2

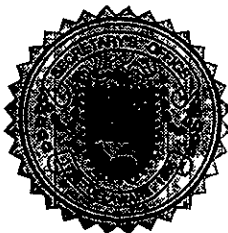
Delaware

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF OWNERSHIP, WHICH MERGES:

"HERTZ REALTY CORPORATION", A DELAWARE CORPORATION,
WITH AND INTO "THE HERTZ CORPORATION" UNDER THE NAME OF "THE HERTZ CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-FOURTH DAY OF DECEMBER, A.D. 1996, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF OWNERSHIP IS THE THIRTY-FIRST DAY OF DECEMBER, A.D. 1996



0656209 8100M

051013484

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4365610

DATE. 12-13-05

05 3212610

12/29/05

CERTIFICATE OF OWNERSHIP AND MERGER

MERGING

HERTZ REALTY CORPORATION

· INTO

THE HERTZ CORPORATION

* * * * *

THE HERTZ CORPORATION, a corporation organized and existing under the laws of the State of Delaware,

DOES HEREBY CERTIFY:

FIRST: That this corporation was incorporated on the 19th day of April, 1967, pursuant to the General Corporation Law of the State of Delaware

SECOND: That this corporation owns all of the outstanding shares of the stock of **HERTZ REALTY CORPORATION**, a corporation incorporated on the 7th day of January, 1960, pursuant to the General Corporation Law of the State of Delaware

THIRD. That this corporation, by the following resolutions of its Board of Directors, duly adopted by the unanimous written consent of its members, filed with the minutes of the Board, on the 20th day of December, 1996, determined to and did merge into itself said **HERTZ REALTY CORPORATION**

RESOLVED, that **THE HERTZ CORPORATION** merge, and it hereby does merge into itself said **HERTZ REALTY CORPORATION** and assumes all its obligations, and

FURTHER RESOLVED, that the merger shall become effective on December 31, 1996, and

FURTHER RESOLVED, that the proper officer of this corporation be and he is hereby directed to make and execute a Certificate of Ownership and Merger setting forth a copy of the resolutions to merge said **HERTZ REALTY CORPORATION**, and assume its liabilities and obligations, and the date of adoption thereof, and to cause the same to be filed with the Secretary of State and to do all acts and things whatsoever, whether within or without the State of Delaware, which may be in anywise necessary or proper to effect said merger

FOURTH: Anything herein or elsewhere to the contrary notwithstanding, this merger may be amended or terminated and abandoned by the Board of Directors of **THE HERTZ CORPORATION** at any time prior to the date of filing the merger with the Secretary of State

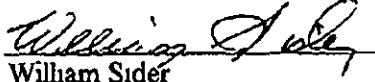
05 3212610

12/29/05 .

- 2 -

IN WITNESS WHEREOF, said **THE HERTZ CORPORATION** has caused this Certificate to be signed by **WILLIAM SIDER**, its Executive Vice President and Chief Financial Officer, this 23rd day of December, 1996

THE HERTZ CORPORATION



By 
William Sider
Executive Vice President/
Chief Financial Officer

05 3212610

**APPENDIX C -
PHASE I ESA USER QUESTIONNAIRE**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PRE-SURVEY USER QUESTIONNAIRE AND DISCLOSURE STATEMENT
ASTM 1527-13 GUIDELINES
USER QUESTIONNAIRE**

SITE NAME: Hertz Realty Corp
DATE: 02/23/2016
COMPLETED BY: Chris Buscarino, P.E.
Print Name

Signature

TITLE Supervising Engineer
COMPANY WSP/Parsons Brinckerhoff

SITE INFORMATION

ADDRESS: 9225 Aviation Boulevard
No. & Street or Location
Los Angeles, CA, 90045
City, State, Zip
ASSESSOR PARCEL No. 4128-001-008
LEGAL DESCRIPTION Title Report Attached
(attached or transmitted?)
SITE AREA 411,618 SF
STRUCTURES Sanitary Sewer, Drainage, Electric and Gas lines
BUILDING AREA(S) 10,920 SF
(attached or transmitted?)
SITE USE Service Station and Gas Station
(Rent Roll / Occupant List Attached?)

ASTM-REQUIRED INQUIRIES

Do you have knowledge of any environmental liens recorded against the property?

YES ____ NO

Do you have knowledge of environmentally related Activity and Use Limitations (AUL) of the Property, such as engineering controls, land use restrictions, or institutional controls?

YES ____ NO

Do you have any specialized knowledge that would be material in identifying recognized environmental conditions (REC) in connection with the Property (e.g. spills, chemical releases, or environmental cleanups) that have taken place at the property?

YES ____ NO

However, this property is immediately adjacent to an existing railroad right-of-way, which means there is potential of chemicals from that right of way contaminating this property.

Do you have special knowledge or experience related to the property of nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjacent property so that you have specialized knowledge of the chemicals and processes used by this type of business.

YES ____ NO

Are you aware of a reduction in the property value or purchase price due to environmental issues?

YES ____ NO

To your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

YES NO ____

Since it is used as a gas and service station there is a potential for contamination from gas and oil. Also since there are underground gas lines within this property, there is a potential for contaminated soil.

Do you know the specific chemicals currently or previously used on site?

YES NO ____

Gas, oil and maybe other chemicals (radiator fluid, brake fluid, etc...), since it is a service station for the Hertz rental cars.
