INITIAL STUDY

HOULLYWOOD COMMUNITY PLAN AREA

Edinburgh Avenue SLS Project
Case Number: ENV-2016-1367-EIR

Project Location: 750-756 North Edinburgh Avenue, Los Angeles, California 90046
Council District: 5

Project Description: BLDG Edinburgh, LLC (the Applicant) proposes to redevelop an approximately 11,899 net-square-foot (0.27 acre) parcel located at 750-756 North Edinburgh Avenue (the Project Site or Site) with a vesting tentative tract map (Vesting Tentative Tract Map No. 74201) for the development of a small-lot subdivision consisting of eight, single-family residences. The Project Site is located within the Hollywood Community of the City of Los Angeles (City) and is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site is a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard.

The Project would remove the existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story, three-bedroom single-family residence, two covered parking spaces, and private patio/yard areas. The lots and residences would be arranged in a configuration similar to the existing apartment units (i.e., in two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue). Five units would be located on the north side of the central driveway and three units would be located on the south side of the central driveway. The Project’s 16 covered parking spaces would be accessed via the central driveway. The Applicant is requesting approval of Vesting Tentative Tract Map No. 74201 for small lot subdivisions, demolition permits, haul route approval, grading and associated building permits, and other entitlements and approvals, to permit development of the Project.

APPLICANT: BLDG Edinburgh, LLC
PREPARED BY: ESA PCR
ON BEHALF OF: The City of Los Angeles
Department of City Planning
Major Projects Section

January 2017
Initial Study and Checklist
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</table>
**CITY OF LOS ANGELES**  
**OFFICE OF THE CITY CLERK**  
**ROOM 360, CITY HALL**  
**LOS ANGELES, CALIFORNIA 90012**

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
INITIAL STUDY  
AND CHECKLIST

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<th>COUNCIL DISTRICT</th>
<th>DATE</th>
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**RESPONSIBLE AGENCIES**

City of Los Angeles Department of City Planning, South Coast Air Quality Management District, Los Angeles Building and Safety Department, Los Angeles Department of Public Works

**PROJECT TITLE/NO.**

Edinburgh Avenue SLS

**CASE NO.**

ENV-2016-1367-EIR

**PREVIOUS ACTIONS CASE NO.**

N/A

- [ ] DOES have significant changes from previous actions.
- [x] DOES NOT have significant changes from previous actions.

**PROJECT DESCRIPTION**

BLDG Edinburgh, LLC (the Applicant) proposes to redevelop an approximately 11,899 net-square-foot (0.27 acre) parcel located at 750-756 North Edinburgh Avenue (APN 5527-013-016) (the Project Site or Site) with a vesting tentative tract map (Vesting Tentative Tract Map No. 74201) for the development of a small-lot subdivision consisting of eight, single-family residences. The Project Site is located within the Hollywood Community of the City of Los Angeles (City) and is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site is a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard.

The Project would remove the existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story, three-bedroom single-family residence, two covered parking spaces, and private patio/yard areas. The lots and residences would be arranged in a configuration similar to the existing apartment units (i.e., in two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue). Five units would be located on the north side of the central driveway and three units would be located on the south side of the central driveway. The Project’s 16 covered parking spaces would be accessed via the central driveway. The Applicant is requesting approval of Vesting Tentative Tract Map No. 74201 for small lot subdivisions, demolition permits, haul route approval, grading and associated building permits, and other entitlements and approvals, to permit development of the Project.

**ENVIRONMENTAL SETTING**

The Project Site is located in the southwestern portion of the Hollywood Community Plan area. The Project Site is surrounded by a mix of single-family and multi-family residential uses. Melrose Avenue is located two blocks to the south and Fairfax Avenue is located three blocks to the east. Both avenues contain a variety of restaurant, retail, hotel, services, and mixed-use residential development.

**PROJECT LOCATION**

The Project Site is located at 750-756 North Edinburgh Avenue and is bounded by Waring Avenue to the north, a two-story apartment complex to the east, a one-story residential duplex to the south, and Edinburgh Avenue to the west.

**PLANNING DISTRICT**

Hollywood Community Plan

**STATUS:**

- [ ] PRELIMINARY
- [ ] PROPOSED
- [x] ADOPTED
### EXISTING ZONING

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<th>DOES CONFORM TO PLAN</th>
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### GENERAL PLAN LAND USE & ZONE(S)

<table>
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<th>MAX. DENSITY PLAN</th>
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### SURROUNDING LAND USES

<table>
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<th>NO DISTRICT PLAN</th>
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**DETERMINATION (To be completed by Lead Agency)**

On the basis of this initial evaluation:

- [ ] I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- [ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- [ ] I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- [ ] I find the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- [ ] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

   1) Earlier Analysis Used. Identify and state where they are available for review.

   2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   3) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

   1) The significance criteria or threshold, if any, used to evaluate each question; and

   2) The mitigation measure identified, if any, to reduce the impact to less than significance.
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics ☐ Agricultural and Forestry Resources ☐ Air Quality
☐ Biological Resources ☒ Cultural Resources ☐ Geology and Soils
☐ Greenhouse Gas Emissions ☐ Hazards and Hazardous Materials ☐ Hydrology and Water Quality
☐ Land Use/ Planning ☐ Mineral Resources ☐ Noise
☒ Population and Housing ☐ Public Services ☐ Recreation
☒ Transportation and Traffic ☐ Utilities and Service Systems ☒ Mandatory Findings of Significance

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

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<td>PROPOSENT NAME</td>
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</tr>
<tr>
<td>PROPOSENT ADDRESS</td>
</tr>
<tr>
<td>P.O. Box 385, Beverly Hills, CA 90213</td>
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<td>AGENCY REQUIRING CHECKLIST</td>
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<tr>
<td>PROPOSAL NAME (If Applicable)</td>
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<tr>
<td>Edinburgh Avenue SLS</td>
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</table>
I. AESTHETICS — Would the project:

a) Have a substantial adverse effect on a scenic vista? [ ] [ ] [x] [ ]

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway? [ ] [ ] [ ] [x]

c) Substantially degrade the existing visual character or quality of the site and its surroundings? [ ] [ ] [x] [ ]

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area? [ ] [ ] [x] [ ]

II. AGRICULTURAL AND FORESTRY RESOURCES —

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? [ ] [ ] [ ] [x]

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? [ ] [ ] [ ] [x]

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? [ ] [ ] [ ] [x]

d) Result in the loss of forest land or conversion of forest land to non-forest use? [ ] [ ] [ ] [x]

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? [ ] [ ] [ ] [x]
### ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

<table>
<thead>
<tr>
<th>Stage</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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### III. AIR QUALITY —

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

Would the project:

| a) Conflict with or obstruct implementation of the Air Quality Management Plan or Congestion Management Plan? | ☒ | ☐ | ☐ | ☐ |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | ☒ | ☐ | ☐ | ☐ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, PM_{10}, and PM_{2.5}) under an applicable federal or state ambient air quality standard? | ☒ | ☐ | ☐ | ☐ |
| d) Expose sensitive receptors to substantial pollutant concentrations? | ☒ | ☐ | ☐ | ☐ |
| e) Create objectionable odors affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

### IV. BIOLOGICAL RESOURCES — Would the project:

| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☒ | ☐ | ☐ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☒ | ☐ | ☐ | ☐ |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☒ | ☐ | ☐ | ☐ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☒ | ☐ | ☐ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☒ | ☐ | ☐ | ☐ |
ENVIRONMENTAL IMPACTS  

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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**V. CULTURAL RESOURCES — Would the project:**

| a) | Cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines §15064.5? | ☒ | ☐ | ☐ | ☐ |
| b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☒ | ☐ | ☐ |
| d) | Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☒ | ☐ | ☐ |
| e) | Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074? | ☐ | ☒ | ☐ | ☐ |

**VI. GEOLOGY AND SOILS — Would the project:**

<table>
<thead>
<tr>
<th>a)</th>
<th>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)</td>
<td>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</td>
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<tr>
<td>ii)</td>
<td>Strong seismic ground shaking?</td>
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<tr>
<td>iii)</td>
<td>Seismic-related ground failure, including liquefaction?</td>
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<tr>
<td>iv)</td>
<td>Landslides?</td>
</tr>
<tr>
<td>b)</td>
<td>Result in substantial soil erosion or the loss of topsoil?</td>
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<tr>
<td>c)</td>
<td>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</td>
</tr>
<tr>
<td>d)</td>
<td>Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
</tr>
<tr>
<td>e)</td>
<td>Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</td>
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</table>
## ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>

### VII. GREENHOUSE GAS EMISSIONS —

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? □ □ ☒ □

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? □ □ ☒ □

### VIII. HAZARDS AND HAZARDOUS MATERIALS —

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? □ □ ☒ □

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? □ □ ☒ □

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? □ □ ☒ □

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? □ □ ☒ ☒

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? □ □ ☒ ☒

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? □ □ ☒ ☒

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? □ □ ☒ ☒

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? □ □ ☒ ☒
<table>
<thead>
<tr>
<th>ENVIRONMENTAL IMPACTS</th>
<th>(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>IX. HYDROLOGY AND WATER QUALITY —</td>
<td>Would the project:</td>
</tr>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements?</td>
<td></td>
</tr>
<tr>
<td>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</td>
<td></td>
</tr>
<tr>
<td>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</td>
<td></td>
</tr>
<tr>
<td>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</td>
<td></td>
</tr>
<tr>
<td>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</td>
<td></td>
</tr>
<tr>
<td>f) Otherwise substantially degrade water quality?</td>
<td></td>
</tr>
<tr>
<td>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td></td>
</tr>
<tr>
<td>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td></td>
</tr>
<tr>
<td>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
<td></td>
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<tr>
<td>j) Inundation by seiche, tsunami, or mudflow?</td>
<td></td>
</tr>
<tr>
<td>X. LAND USE AND PLANNING —</td>
<td>Would the project:</td>
</tr>
<tr>
<td>a) Physically divide an established community?</td>
<td></td>
</tr>
<tr>
<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td></td>
</tr>
<tr>
<td>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
<td></td>
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</tbody>
</table>
### ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

<table>
<thead>
<tr>
<th>XI. MINERAL RESOURCES — Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>XII. NOISE — Would the project result in:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
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</tbody>
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<table>
<thead>
<tr>
<th>XIII. POPULATION AND HOUSING — Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>XIV. PUBLIC SERVICES</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
</tr>
<tr>
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<tr>
<td>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>a) Fire protection?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>b) Police protection?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>c) Schools?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>d) Parks?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>e) Other public facilities?</td>
<td>☐</td>
<td>☐</td>
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</tbody>
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<thead>
<tr>
<th>XV. RECREATION</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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</tr>
<tr>
<td>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
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<thead>
<tr>
<th>XVI. TRANSPORTATION/TRAFFIC</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would the project:</td>
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<tr>
<td>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</td>
<td>☒</td>
<td>☐</td>
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<tr>
<td>b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>ENVIRONMENTAL IMPACTS</td>
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<tr>
<td><strong>d)</strong> Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
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<tr>
<td><strong>e)</strong> Result in inadequate emergency access?</td>
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<tr>
<td><strong>f)</strong> Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
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**XVII. UTILITIES AND SERVICE SYSTEMS —**

Would the project:

| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? |  |  |  |  |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? |  |  |  |  |
| c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects? |  |  |  |  |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? |  |  |  |  |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? |  |  |  |  |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? |  |  |  |  |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? |  |  |  |  |

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |  |  |  |  |
### ENVIRONMENTAL IMPACTS

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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<tr>
<td>X</td>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

### DISCUSSION OF THE ENVIRONMENTAL EVALUATION

<table>
<thead>
<tr>
<th>PREPARED BY</th>
<th>TITLE</th>
<th>TELEPHONE #</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Margaret D. Shekell, AICP</td>
<td>Senior Planner II</td>
<td>(310) 451-4488</td>
<td>January 11, 2017</td>
</tr>
</tbody>
</table>
Attachment A
Project Description
ATTACHMENT A
Project Description

A. Introduction

BLDG Edinburgh, LLC (the Applicant) proposes to redevelop an approximately 11,899 net-square-foot (0.27 acre)\(^1\) parcel located at 750-756 North Edinburgh Avenue (APN 5527-013-016) (the Project Site or Site) with a vesting tentative tract map (Vesting Tentative Tract Map No. 74201) for the development of a small lot subdivision consisting of eight, single-family residences. The Project Site is located within the Hollywood Community of the City of Los Angeles (City) and is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site is a stand-alone, one-story garage building that is undersized to park modern vehicles;\(^2\) an internal access driveway; and a landscaped central courtyard.

The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas, as further described in Section E, below. The lots and residences would be arranged in a configuration similar to the existing apartment units (i.e., in two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue). Five units would be located on the north side of the central driveway and three units would be located on the south side of the central driveway. The Project’s 16 covered parking spaces would be accessed via the central driveway.

B. Project Location and Surrounding Uses

As shown on Figure A-1, Regional and Vicinity Map, the Project Site is located on the southeast corner of the intersection of Edinburgh and Waring Avenues, two blocks north of Melrose Avenue in the Hollywood Community of the City. The Project vicinity is highly urbanized and built-out. The Project Site is bounded by Waring Avenue to the north, a one-story residential duplex to the south, a two-story apartment complex to the east, and Edinburgh Avenue to the west. A two-story apartment building is located across Waring Avenue from the Project Site, and, a one- and two-story triplex is located across Edinburgh Avenue from the Project Site. Two-story apartment/condominium buildings of varying age and architectural style are the prominent land use in the Project vicinity. A 57-unit, four-story apartment building is located approximately 350 feet north of the Project Site on Edinburgh Avenue, between Waring and Willoughby Avenues.

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\(^1\) Includes proposed 5-foot-wide roadway dedication along Waring Avenue as outlined in the Mobility Plan 2035; if the roadway dedication is not required the net area would total 12,560 square feet (0.29 acre).

\(^2\) The existing one-story garage accommodates two cars, though the spaces are non-compliant with the size requirements of LAMC 12.21.
Edinburgh Avenue SLS
Figure A-1
Regional and Vicinity Map


Project Boundary

PROJECT SITE

Edinburgh Avenue SLS
Figure A-1
Regional and Vicinity Map

ESA PCR
A two-story apartment building over one level of parking is located just south of Waring Avenue and across Edinburgh Avenue. Melrose Avenue is located two blocks south of the Project Site and Fairfax Avenue is located three blocks to the east.

Both avenues are active street corridors that contain a variety of one- and two-story restaurants, retail stores, boutique hotels, services, and mixed-use residential development. Two recent development projects are located along Waring Avenue at Fairfax: (1) a 93-unit, four-story mixed-use residential development at 801 North Fairfax Avenue (2009) and (2) a 15-unit, four-story mixed-use condominium at 751 North Fairfax Avenue (2010). Also located along Melrose Avenue to the southeast of the Project Site are the Fairfax Senior Center and Fairfax Senior High School. Laurel Span Elementary School is located two blocks north of the Project Site along Willoughby Avenue. Figure A-2, Project Site and Surrounding Land Uses, illustrates the surrounding uses.

The Project Site is well served by a network of regional transportation facilities. Various public transit stops operated by the Los Angeles County Metropolitan Transportation Authority (Metro) are located in close proximity to the Project Site. The Project Site is located within a nexus of intersections frequented by various bus lines, including: (1) along Melrose/Fairfax Avenues, located less than 750 feet from the Project Site, Line 217/218, Rapid Line 780 and the DASH Fairfax; (2) along Crescent Heights Boulevard/Melrose Avenue, located less than 900 feet from the Project Site, Line 10 and Line 18; (3) along Santa Monica Boulevard/Fairfax Avenue, less than one-half mile from the Project Site, a number of lines including Rapid Bus Line 704. The nearest Metro Red Line station is the Hollywood Boulevard/Vine Street Station, located approximately 1.9 miles northeast of the Project Site. The Hollywood Freeway (State Route 101) is approximately 2.5 miles northeast of the Project Site; the Santa Monica Freeway (Interstate 10) is approximately 3.5 miles to the south; the Harbor Freeway (State Route 110) is approximately six miles to the southeast; the Golden State Freeway (Interstate 5) is approximately seven miles to the east; the Ventura Freeway (State Route 134) is approximately 4.6 miles to the north; and the San Diego Freeway (Interstate 405) is approximately five miles to the west.

C. Site Background and Existing Conditions

The Project is currently improved with a Spanish Colonial Revival style bungalow court constructed in 1923 by builder Jesse C. Blinn. The bungalow court is comprised of four, one-story buildings arranged in a quad formation around a central courtyard. The four buildings are wood-frame structures with raised concrete foundations; their exteriors are sheathed with stucco and topped with a flat roof bounded by Spanish-style stepped parapets with clay tile coping. Each of the four buildings is approximately 13 feet in height and contains two, one-bedroom apartment units sharing a common wall, for a total of eight apartments. Each unit has a combined living room and dining room, a kitchen, a separate bedroom and a bathroom. Fenestration consists of mostly original wood frame casement and double-hung sash windows. The existing apartments provide roughly 4,256 square feet of residential floor area. A shared, central courtyard runs through the middle of the property in an east-west direction. The existing bungalow court provides roughly 5,500 square feet of outdoor area, a portion of which is landscaped.
Figure A-2
Project Site and Surrounding Land Uses

Pedestrian access to the central courtyard is provided by a sidewalk from Edinburgh Avenue and passing under a stucco arched gateway. Individual concrete pathways lead from the central sidewalk to stoops at each of the six units that face the courtyard; the western two units face Edinburgh Avenue. Each apartment unit includes a front stoop entryway and rear entryway, all accessible from the central courtyard, Edinburgh Avenue, or Waring Avenue.

The property’s central axis and courtyard terminates at a north-south internal driveway accessed via Waring Avenue and a 1,200-square-foot, one-story garage building that extends along the Project Site’s eastern boundary. Although the garage structure was designed with function in mind by incorporating angled driveways, the garage building is nonetheless undersized for modern vehicles and none of the garage bays are in use. As a result, on-site parking is limited to a tandem space on the internal driveway that provides parking for two vehicles and is accessed from Waring Avenue. Otherwise, parking is provided on the surrounding streets. The bungalow court’s refuse and recycling bins are stored at the driveway’s terminus with Waring Avenue. A concrete wall extends along the eastern boundary from the garage structure to the southeast corner of the Project Site. A separate concrete masonry wall continues from the southeast corner and terminates at the southerly neighbor’s garage structure located just at the property line. West of that neighboring garage structure, a chain-link fence is located along the southern boundary of the Project Site. The existing sidewalks along Edinburgh and Waring Avenues are in poor condition.

Existing landscaping on the Project Site includes landscaped setbacks (lawn areas) along Edinburgh and Waring Avenues; and hedges, shrubs, and other low-lying landscaping at the base of the existing buildings. Eight ornamental trees are located throughout the Project Site; no protected trees are located on the Project Site. A wood fence with climbing vines encloses the yard of the southwest apartment unit, forming a private yard that fronts Edinburgh Avenue. Narrow parkways are located between the roadway and sidewalk along Edinburgh and Waring Avenues. The parkways are planted with grass and feature mature street trees. Specifically, three palm trees are along Waring Avenue and another three palm trees are located along Edinburgh Avenue. A Tree Report completed by Approved Tree Care in December 2014 and included in Appendix A, revealed that these palm trees are in a condition of poor health.

As the buildings on the Project Site are not occupied, the property is currently secured by a construction fence and the buildings’ windows and doors are boarded.

The Applicant purchased the property in November 2014. During a records review prior to the purchase, the Applicant noted numerous code enforcement actions dating back to the 1980s that had been issued by the City for unpermitted work and poor conditions. All units were vacated by end of August 2015.

In November 2015, the Planning Department’s Cultural Heritage Commission prepared a City of Los Angeles Historic-Cultural Monument (LAHCM) Application (Application) requesting that the City declare that property an LAHCM because it represents a distinguishing example of a

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3 The one-story garage accommodates two cars, though the spaces are non-compliant with the size requirements of LAMC 12.21.
Hollywood bungalow court multi-family housing type and also reflects the rapid development of
Hollywood and its surrounding area in the 1920s. The Application noted alterations to the
original structures, but concluded that the overall site plan is unchanged and the property
continues to reflect the Hollywood bungalow court building type. The noted alterations include
the infill of what was likely a crescent-shaped opening in the arch of the connecting wing wall;
removal of an original archway at the east end of the bungalow courtyard following the 1994
Northridge earthquake; modifications to hardscapes of the central courtyard; the replacement of
several original windows, at least one with a horizontally sliding metal-frame window; the
replacement of at least one window casing; the removal of numerous original decorative features;
and cosmetic changes to the kitchens and bathrooms, among other alterations. The City Council
concurred with the findings of the Application on March 2, 2016 and designated the property as
City LAHCM #1105. Accordingly, the property and on-site improvements are considered a
historic resource for the purposes of analysis under the California Environmental Quality Act
(CEQA). The Applicant has challenged the LAHCM designation via a writ of mandate in the
Superior Court, which was pending as of the date of this Initial Study.

The buildings at the Project Site are in substandard condition, in disrepair and show visual signs
of structural deficiencies including cracks in the perimeter walls, cracks in the footings supporting
the walls, sloping and uneven floors, cracks and substantial settlement in the soil below the
structures. In September 2015, asbestos remediation occurred in the kitchen at 756 Edinburgh
Avenue and the building roofs were partially remediated.4 An October 22, 2015 termite report
concluded that the Property shows evidence of severe termite damage, termite infestations,
fungus and dry-rot due to historic water leaks. Multiple expert reports indicate that the buildings
at the Property may not be able to withstand the work required for rehabilitation and are at risk of
collapse. These reports are included in Appendix B, Existing Property Conditions, of this Initial
Study.

D. Planning and Zoning

The Project Site is located within the Hollywood Community Plan Area. The Project Site has a
General Plan land use designation of Low Medium II Residential and is zoned RD1.5-1XL
(Restricted Density Multiple Dwelling Zone, 1XL Height District). The RD1.5-1XL zone permits
single- and multi-family residential uses with a maximum floor-to-area ratio (FAR) of 3.0:1 FAR
and a 30 foot height limitation. The RD1.5 zone also establishes a maximum density of one
residential unit per 1,500 square feet of site area. The Project Site is located within a Transit
Priority Area in the City of Los Angeles.5 It is not located within a Specific Plan or
Redevelopment Plan Project Area.

4 David Camarillo, Vice-President, Focus Environmental Consulting, LLC, letter dated September 29, 2015 and
included in Appendix F-4, Additional Correspondence, of this Initial Study.
5 As defined in the City of Los Angeles, Department of City Planning, Zoning Information File ZI No. 2452, a
Transit Priority Area is an area within one-half mile of a major transit stop that is either existing or planned. A
major transit stop includes the intersection of two or more major bus routes with a frequency of service interval of
15 minutes or less during the morning and afternoon peak commute periods. As previously described numerous
bus routes are located along Melrose/Fairfax Avenues, Crescent Heights Boulevard/Melrose Avenue, and Santa
Monica Boulevard/Fairfax Avenue, all less than one-half mile from the Project Site.
An update to the Hollywood Community Plan is being prepared to address changes in land use intensity and density and to correct land use designation and zoning inconsistencies. The Hollywood Community Plan Update (HCPU) was originally approved on June 19, 2012. Due to a Los Angeles Superior Court decision on the Environmental Impact Report prepared for the HCPU, the City Council took action on April 2, 2014 to rescind the 2012 Hollywood Community Plan Update. As a result of this action, the City has reverted to the 1988 Hollywood Community Plan and the zoning regulations that existed immediately prior to June 19, 2012 (the date of the adoption of the HCPU and ordinance). A new EIR is being prepared for the HCPU. The HCPU is substantially similar to the previously approved HCPU, but includes updates to address new demographic data, the Alquist-Priolo earthquake fault zone, and the Mobility 2035 Plan. A Notice of Preparation for the HCPU EIR was released on April 29, 2016 and the public review period ended on May 31, 2016. The Draft EIR is anticipated to be released in early 2017 with final consideration before City Council expected by late 2017. A Draft of the Hollywood Community Plan Update and related materials is available on the City’s website (http://cityplanning.lacity.org/). No change is proposed for the Low Medium II Residential land use designation or related development standards applicable to the Project Site under the currently proposed HCPU. The Small Lot Design Guidelines (described below and in Attachment B, Explanation of Checklist Determination, Checklist Question 1.c) would support consistency with Land Use goals and policies and Urban Design Guidelines presented in the HCPU.

The Project Site would be subdivided into eight lots under Vesting Tentative Tract Map No. 74201 as a Small Lot Subdivision. LAMC Section 17.15, establishes procedures for filing and processing a vesting tentative map. The approval or conditional approval of a vesting tentative map confers certain rights to proceed with development in substantial compliance with the ordinances, policies, and standards in effect on the date the application is deemed complete, including any conditions of approval imposed by the Advisory Agency. On May 20, 2016 the application for a vesting tentative map was deemed complete by the City Planning Department. As stated in LAMC Section 17.07 the approval or conditional approval of a vesting tentative map shall expire within 36 months and may be extended for a period not exceeding a total of 72 months.

Small lot subdivisions are intended by the City to be an alternative to condominiums; each property is owned fee-simple and titled as single-family homes. Los Angeles Municipal Code (LAMC) Section 12.22.C.27 (Small Lot Subdivision) establishes a minimum lot width of 16 feet and a minimum lot area of 600 feet for small lot subdivisions in the RD1.5 zone. Proposed structures may occupy up to 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of each lot area. Small lot subdivisions are also subject to the Department of City Planning’s January 2014 Advisory Agency Policy on the Small Lot Ordinance (Ordinance No. 176,354), which establishes the Small Lot Design Guidelines and requires a site to be physically suitable for the proposed development. The Small Lot Design Guidelines also require that small lot residences be structurally independent, with no shared foundations or common walls, among other requirements.
E. Description of Proposed Project

1. Proposed Development

As shown in Figure A-3, Vesting Tentative Tract Map No. 74201, the Project is requesting a vesting tract map to subdivide the Project Site into eight small lot parcels pursuant to LAMC Section 12.22.C.27. The lots would be arranged in two parallel rows separated by an east-west central driveway. Five lots would be located on the north side of the driveway and three lots would be located on the south side. Each lot would be developed with a three-story, single-family residence and covered parking for two vehicles. In total, the Project would provide 14,088 square feet of residential floor area for a resulting Sitewide FAR of 1.18:1. As summarized in Table A-1, Proposed Project Summary, the FAR for the individual lots would range between 0.8 and 1.7. As also presented in Table A-1 the lot coverage per individual lot would range between 34 percent and 69 percent. Therefore, no additional common open space is required. Table A-1 also provides additional information regarding lot area, floor area, parking, and private open space.

Each residence would be constructed on-grade and configured with three bedrooms and three full and one half bathrooms. Each residence would include private patio/landscaped areas, and the central driveway would be composed of appropriate hardscape materials so as to function as a woonerf or living street. The Project would provide patios and balconies that would function as private open space ranging in size per lot as shown in Table A-1. The Site Plan is illustrated in Figure A-4, Site Plan. As shown on Figure A-4, the Project also proposes a 5-foot-wide street dedication along the northern property boundary on the south side of Waring Avenue to allow for the potential future widening of this street as suggested under the street standard guidelines established by the Mobility Plan 2035 for a Local Street. Each of these Project features are described further below.

The residences are designed to share common proportions, yet reflect unique design characteristics. Three unique floor plans are proposed, each with a similar interior floor area (1,748–1,788 square feet). The ground floor of all residences would consist of the covered parking spaces, an entrance foyer, one bedroom, and a bathroom. Each second floor would consist of the living area, dining area, kitchen, pantry and a half bathroom. Each third floor would consist of two bedrooms, two bathrooms, a laundry room, and an outdoor patio. Balconies would be provided on the second floor of the residences on Lots 1 through 5.

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6 As outlined in the Mobility Plan 2035 the street standard for a Local Street is 60 feet. Waring Avenue is currently improved to 50 feet, therefore a five-foot street dedication along the northern property boundary is requested by the City of Los Angeles, Bureau of Engineering.
Edinburgh Avenue SLS

Figure A-3
Vesting Tentative Tract Map No. 74201

SOURCE: QES, Inc., 2016
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### TABLE A-1
PROPOSED PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Single-Family Residences</th>
<th>Lot Area</th>
<th>Proposed Floor Area</th>
<th>Building Area</th>
<th>Lot Coverage a</th>
<th>FAR b</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northern Residences (5 Units)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 1</td>
<td>1,783 sq. ft.</td>
<td>1,788 sq. ft.</td>
<td>698 sq. ft.</td>
<td>39%</td>
<td>1</td>
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<tr>
<td>Lot 2</td>
<td>1,047 sq. ft.</td>
<td>1,756 sq. ft.</td>
<td>726 sq. ft.</td>
<td>69%</td>
<td>1.7</td>
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<tr>
<td>Lot 3</td>
<td>1,047 sq. ft.</td>
<td>1,756 sq. ft.</td>
<td>716 sq. ft.</td>
<td>68%</td>
<td>1.7</td>
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<tr>
<td>Lot 4</td>
<td>1,047 sq. ft.</td>
<td>1,756 sq. ft.</td>
<td>725 sq. ft.</td>
<td>69%</td>
<td>1.7</td>
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<tr>
<td>Lot 5</td>
<td>1,550 sq. ft.</td>
<td>1,788 sq. ft.</td>
<td>698 sq. ft.</td>
<td>45%</td>
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<tr>
<td><strong>Southern Residences (3 Lots)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 6</td>
<td>2,083 sq. ft.</td>
<td>1,748 sq. ft.</td>
<td>718 sq. ft.</td>
<td>34%</td>
<td>0.8</td>
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<tr>
<td>Lot 7</td>
<td>1,474 sq. ft.</td>
<td>1,748 sq. ft.</td>
<td>728 sq. ft.</td>
<td>49%</td>
<td>1.2</td>
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<tr>
<td>Lot 8</td>
<td>1,869 sq. ft.</td>
<td>1,748 sq. ft.</td>
<td>728 sq. ft.</td>
<td>39%</td>
<td>0.9</td>
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<td><strong>Total</strong></td>
<td>14,088 sq. ft.</td>
<td>5,737 sq. ft.</td>
<td>5,737 sq. ft.</td>
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<td><strong>Site Area (Net after Dedication)</strong></td>
<td>11,899 sq. ft. (0.27 ac)</td>
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<tr>
<td><strong>Proposed Sitewide FAR</strong></td>
<td>1.18:1</td>
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<tr>
<td><strong>Total Allowable FAR</strong></td>
<td>3:1</td>
<td></td>
<td></td>
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<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Northern Residences (5 units)</strong></td>
<td>2 spaces per unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>10 spaces (garage)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Southern Residences (3 Lots)</strong></td>
<td>2 spaces per unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>6 spaces (carport)</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Total Parking Spaces</strong></td>
<td>16 spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Parking Required</strong></td>
<td>16 spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Private Open Space a</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northern Residences</strong></td>
<td></td>
</tr>
<tr>
<td>Lot 1</td>
<td>792 sq. ft.</td>
</tr>
<tr>
<td>Lot 2</td>
<td>256 sq. ft.</td>
</tr>
<tr>
<td>Lot 3</td>
<td>263 sq. ft.</td>
</tr>
<tr>
<td>Lot 4</td>
<td>217 sq. ft.</td>
</tr>
<tr>
<td>Lot 5</td>
<td>600 sq. ft.</td>
</tr>
<tr>
<td><strong>Southern Residences</strong></td>
<td></td>
</tr>
<tr>
<td>Lot 6</td>
<td>924 sq. ft.</td>
</tr>
<tr>
<td>Lot 7</td>
<td>468 sq. ft.</td>
</tr>
<tr>
<td>Lot 8</td>
<td>621 sq. ft.</td>
</tr>
<tr>
<td><strong>Total Private Open Space</strong></td>
<td>4,141 sq. ft.</td>
</tr>
<tr>
<td><strong>Total Landscaped Area</strong></td>
<td>1,590 sq. ft.</td>
</tr>
<tr>
<td><strong>Total Paved Area</strong></td>
<td>4,572 sq. ft.</td>
</tr>
<tr>
<td><strong>Total Building Area</strong></td>
<td>5,737 sq. ft.</td>
</tr>
</tbody>
</table>

* The individual lot coverage is the Building Area divided by the Lot Area.
* The Floor Area Ratio (FAR) is the Floor Area divided by the Lot Area.
* Gravel areas of 338 sq. ft. are included in the Paved Area calculation and not in the Landscaped Area.

2. Project Design and Architecture

The Project’s design concept is intended as a contemporary take on courtyard housing. Design elements have been incorporated to maintain the Project’s compatibility with the surrounding residential neighborhood and immediately adjacent single- and multi-family residences. Building elevations of the Project as viewed from North Edinburgh Avenue and Waring Avenue are illustrated in **Figure A-5, Perspective 1: Conceptual Building Design – From Edinburgh Avenue** and **Figure A-6, Perspective 2: Conceptual Building Design – From the Intersection of Waring and Edinburgh Avenues**.
Perspective 1: Conceptual Building Design - From Edinburgh Avenue

SOURCE: Modative, 2015

Figure A-5
Figure A-6
Perspective 2: Conceptual Building Design - From the Intersection of Waring and Edinburgh Avenues

SOURCE: Modative, 2015
The three-story residences would be consistent with the maximum height of 30 feet above grade. The Project’s height and conceptual architectural design are depicted in Figure A-7, North and South Elevations, and Figure A-8, East and West Elevations. As discussed in the paragraphs below, the Project has been designed in accordance with the Small Lot Design Guidelines that are applicable to the Project under the Small Lot Subdivision Ordinance.

**Small Lot Design Guidelines**

The Small Lot Design Guidelines, dated January 2014, address the design challenges and spatial complexities of small lot development such as massing, height, circulation, and transitional areas from adjacent properties. The Small Lot Design Guidelines outline recommendations for site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access. All small lot subdivisions filed after February 1, 2014 must comply with or meet the intent of Small Lot Design Guidelines. The Project has been designed in accordance with the Small Lot Design Guidelines as described below and further detailed in Attachment B, Explanation of Checklist, Checklist Question I.c.

- The *Building-to-Street Proportion* guideline establishes a building height at least one-quarter of the width of open street space, and defines the proper proportion of the public right of way for shade trees and low growing vegetation. At 30 feet above grade, the Project’s maximum building height meets the minimum height requirement under this guideline.

- Per the *Height and Massing* guideline and to respond to the scale of the adjacent one-story duplex to the south, the first two stories of the southern residences would be setback 5 feet from the property line. The third floor would step back an additional five feet, for a setback of 10 feet.

- In order to deemphasize the car and enhance the central driveway per the *Parking and Driveway* guideline, the three southern residences provide open carports and are improved with hardscape and landscape treatments.

- In accordance with the *Site Layout* guideline, the Project layout, as shown in Figure A-9, Landscape Plan, has been designed to maximize green space and minimize driveway space, providing distinguishable pedestrian paths, orienting homes to front public streets and the central driveway and pedestrian pathway, and providing common areas with pedestrian paths and individual entries.

- In accordance with the *Entry* guideline, the five northern residences fronting Waring Avenue would include private street level entryways and walkways, ground-level front patios, second- and third-floor balconies, and perimeter landscaping.

- Following the *Landscape Orientation* guideline, the landscape design provides for integration between landscape and the buildings, and allows for plants to serve as screens dividing public and private spaces. The lot utilization for the proposed Project is 46 percent building, 36 percent hardscape and 13 percent landscape (including 5-foot dedication).

- Proposed landscaping is designed to be water sensitive per the *Landscape Sustainability* guideline; biofiltration systems are provided to minimize run-off and soil erosion.
1 - North Elevation

2 - South Elevation

SOURCE: Modative, 2015

Figure A-7
North and South Elevations
- The proposed residences have been designed to maintain a relationship with the street in keeping with the Relationship to Street guideline by matching the existing prevailing setbacks on both streets, and by providing space for entry, landing, and transitional landscape. Per the Small Lot Guidelines, no front yard setbacks are required within an approved small lot subdivision. However, a five-foot setback is required from any property adjacent to the perimeter of the small lot tract map.
  - The Project Site is bounded at the east and the south by adjacent properties, and the proposed Project would meet the setback guidelines at these boundaries (an eight-to-nine-foot setback at the east and five-foot setback at the south). The Relationship to Street guideline provides direction for the northern and western setbacks, encouraging proposed projects to provide continuity along the street edge.
  - Along Waring Avenue at the north, where under the Mobility Plan 2035 a five-foot dedication would be required, the proposed northern residences would be situated to balance the prevailing setback, and to accommodate the proposed dedication. The immediately abutting apartment building to the east respects an approximately three-foot setback from the sidewalk (prior to the potential five-foot dedication). Apartment buildings and homes on blocks to the west and on the northern side of Waring Avenue and Edinburgh Avenue currently are setback less than five feet from the sidewalk and therefore, improvements to the Local Street standard could not be provided. Specifically, these setbacks are approximately 8 inches for the apartment building at the northwestern corner, approximately 2 feet 10 inches for the apartment building at the northeastern corner, and approximately 4 feet 6 inches for the triplex at the southwestern corner at its narrowest point. The proposed northern residences would provide a zero-foot setback from the sidewalk after the five-foot dedication to provide for the continuity along the street edge. The entry and landing into the residences would be recessed and transitional landscaping would be planted, as shown in Figure A-6, to provide for the appropriate relationship to the street and sidewalk. The Waring Avenue façade would also feature large, openable sliding glass doors on the second floor to provide views outward to the street.
  - Along Edinburgh Avenue, the two westernmost residences would be designed to be similar to the setback of the existing bungalow court, and to relate to the typical building width along the street. Apartment buildings along Edinburgh Avenue maintain a similar setback. Specifically, these two residences would be setback 15 feet from the western property line, with a second-floor balcony extending approximately 3 feet outward from the façade at the residence at Lot 1. As shown in Figure A-5 and Figure A-6, the setback along Edinburgh Avenue would feature landscaping and ground-floor patios. The patios would be enclosed by a 42-inch-tall wood fence, with gate access to the private yard areas, matching a similar layout at the triplex immediately to the west across Edinburgh Avenue. The central driveway would be framed by these patios, landscaping, and new street trees.
- Adhering to the Privacy guideline, the residences have been designed with an emphasis on respecting privacy. Balconies are internalized to the Project Site, protecting the privacy of neighbors on and off the Project Site. The residences are oriented to have minimal views onto neighboring properties, and views are further obstructed by perimeter landscaping as shown in Figure A-10, Perspective 3: Conceptual Building Design – From the Southeast Property Line.
Figure A-10
Perspective 3: Conceptual Building Design – From the Southeast Property Line
The perimeter landscape incorporates Temple Bamboo which will further screen the buildings and which has the potential to grow as high as 15 to 20 feet. The residences along Waring and Edinburgh Avenues look out onto the street rather than onto neighboring properties. To further support compatibility with adjacent residences and provide privacy for Project residents, a six-foot decorative Site wall would be provided along the eastern and southern Site boundary.

As described in more detail in Subsection 4, Landscaping and Open Space, below, bamboo would be strategically planted just inside the decorative Site wall to further screen views onto adjacent residences. In addition, the Project’s heating, ventilation, and air conditioning (HVAC) units would either be mini-split systems or conventional system mounted on the roof and screened from view. Refuse and recycling bins would be consolidated into a dedicated area at the southeast portion of the Project Site. This area would be fully enclosed by the decorative site wall, a six-foot wood fence, and decorative swinging gate.

The central driveway provides common vehicular and bicycle access for all residences per the Parking & Driveway guideline. Vehicles are oriented to the interior of the Project Site, and the emphasis is not on the car, but rather on the multi-functional nature of the spaces.

The Project proposes the use of durable, quality material and proportions to break up the façade and enhance the relationship to surrounding buildings in keeping with the Building Façade and Building Materials guidelines, and provides architectural interest though the use of architectural detailing. As shown in Figure A-5 through Figure A-8, the Project design incorporates modulated building elements and setbacks to create visual interest and architectural articulation.

Per the Building Façade guideline, although the buildings are modern in design, the facades respect traditional proportions and the clear definition of base, middle, and top. In this manner, the design incorporates elements to provide a smaller-scale, more intimate design along the Project’s northern and western façade that is compatible with the existing residential land uses along Waring and Edinburgh Avenues. Each residence would incorporate different configurations of building materials, accent colors, and varying placements of windows, overhangs, and balconies to create differentiated yet cohesive facades for each unit. Building materials proposed include siding, and smooth and patterned stucco of distinct yet compatible color schemes. The two residences along Edinburgh Avenue would also feature differing configurations of building materials, accent colors, and windows. As shown in Figure A-5, the southern residences would provide third-floor balconies that partially extend over the central driveway to reduce visual massing from Edinburgh Avenue, provide visual access to the central driveway and interior site area, and to minimize views onto adjacent residential uses.

As discussed in Subsection 7, Sustainability Features, below, the Project has been designed in compliance with the Building Sustainability guideline by being compliant with the Los Angeles Green Building Ordinance.

**Proposed Small Lot Code Amendment and Policy Update**

The City is processing a proposed Small Lot Code Amendment and Policy Update which includes a Small Lot Code Amendment, Small Lot Design Standards, and Small Lot Map Standards which are intended to ensure that small lot subdivisions are more compatible with the existing neighborhood context and to clarify the small lot subdivision review process. The proposed Code Amendment, Design Standards, and Map Standards would limit the buildable area of the lot,
require greater setbacks, guest parking and access, building entry orientation, pedestrian access, and landscaping. The draft Code Amendment was approved by the City Planning Commission in August 2016 and is targeted for consideration by City Council in late 2016/early 2017. A working draft of the Design Standards is available online for test implementation. Although a Vesting Tentative Tract Map for the Project has been filed and therefore the Project would retain its vested rights to develop under the regulations in place from the date the Project application was deemed complete on May 20, 2016, a consistency analysis with the proposed Small Lot Code Amendment and Policy Update is provided for informational purposes in Appendix C, Project Consistency with Proposed Small Lot Code Amendment and Policy Update. As presented therein, the Project would be substantially consistent with the proposed Small Lot Map Standards, Small Lot Design Standards, and Small Lot Code Amendment. In conformance with the proposed Small Lot Map Standards, the Project would provide a common access driveway and a common access walkway which would both exceed the minimum width requirements. However, the common access walkway would only be partially consistent with the provision to provide a walkway that is open to the sky, as some portions of the walkway would be under the residential building overhangs. Although the Project would not be consistent with newly proposed vehicle guest parking requirements, the Project would provide additional on-site parking compared to previous conditions and consistent with current LAMC requirements. In conformance with the proposed Small Lot Design Standards a distinct building entry would be oriented towards the street or pedestrian pathway, the building façade would be articulated and would include varied rooflines, and roof decks would be oriented towards the public right-of-way or internal to the Site. The Project would provide pedestrian connectivity and access to the Site and provide landscaping, decorative fencing, and uncovered patios. In conformance with the proposed Small Lot Code Amendment, the Project would meet or exceed lot width, access, and lot area coverage, and front yard setback requirements. The Project would be partially consistent with side yard and rear yard setback requirements of five feet and 10 feet, respectively. Although a five-foot side yard setback is provided, this is a potential roadway dedication for the widening of Waring Avenue. Along the rear yard the setback varies between 8 feet and 9 feet, 6 inches, which is slightly less than the proposed rear yard setback of 10 feet.

3. Parking and Access

Each residence would provide covered parking for one standard vehicle and one compact vehicle, for a total of 16 covered parking spaces and consistent with LAMC Section 12.21.A.4(a) parking requirements. The 16 parking spaces represent an increase of 14 parking spaces over existing conditions. The covered parking spaces would be provided within the ground floor of each residence and would open to the central driveway located interior to the Project Site. The northern residences would provide garages that open to the rear (south) of each residence, while the southern residences would provide carports that open to the front (north) of each residence. The Project would include pedestrian pathways through the Project Site and each unit would provide individual front entryways. Pedestrian access to the front entryways of the five northern residences would be from a sidewalk along Waring Avenue. Pedestrian access to the three southern residences would be from a pedestrian pathway adjacent to the central driveway.

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central driveway would range between 18- and 24-feet in width at the ground level to accommodate vehicle back-ups within the driveway.

4. Landscaping and Open Space

Adhering to the Landscape guideline of the Design Guidelines for the Small Lot Subdivision Ordinance, the Project would implement a landscaping plan and provide open space areas for Project residents. Figure A-9 illustrates the landscaping plan for the Project. As depicted on Figure A-9, the Project Site would include 1,590 square feet of landscaped area. The landscape design provides for integration between landscape and the buildings, and allows for plants to serve as screens dividing public and private spaces in response to the Landscape Orientation guideline as shown in Figure A-10. The landscaped areas would consist of the landscaped setbacks along Waring and Edinburgh Avenues consisting of ground-cover, low-lying shrubs, and ornamental trees. Proposed trees are oriented to the pedestrian scale, rather than tall palm trees. The Project would replace the six existing street trees along Waring and Edinburgh Avenues with nine street trees; five street trees would be planted along Waring Avenue and four would be planted along Edinburgh Avenue as shown in Figure A-5 and Figure A-6. The street trees would be set within a landscaped parkway located between the roadway and sidewalk that features drought-tolerant low-lying plants. Bamboo, which has the potential to grow as tall as 15 to 20 feet, and five additional trees would be located along the Project’s eastern boundary to screen the Project Site from the two-story apartment buildings.

Of these, four trees would be located at the eastern terminus of the central driveway, while the fifth tree would be located at the southeast corner of the Project Site. Bamboo would also be planted along the southern Site perimeter to screen the Project from the single-story duplex to the south. The landscaped setbacks and patios would frame the entrance to the central driveway area along Edinburgh Avenue. Landscaping treatments would comply with the Landscape Sustainability guideline of the Design Guidelines and City of Los Angeles Urban Forestry Division of the Department of Public Works, Bureau of Street Services requirements, would be comprised of native and drought-tolerant vegetation, and would utilize water efficient irrigation systems. In addition, prior to the issuance of any permit, during plan check review, the Applicant would be required to submit a plot plan demonstrating a minimum 1:1 replacement ratio of existing significant, non-protected trees. Further, approval a Tree Removal Permit and Tree Planting Permit by the Board of Public Works per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services, would be required prior to issuance of a Certificate of Occupancy. All other landscaping components would comply with all LAMC requirements.

Per the Outdoor Space guideline of the Design Guidelines for the Small Lot Subdivision Ordinance, the Project has been designed to provide multiple types of outdoor space throughout the Project Site, including street-facing outdoor spaces and stoops, private rear yards, and balconies oriented off of living spaces. The proposed residences would provide private open

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8 The total landscaped area incorporates a reduction to account for the Project’s proposed 5-foot-wide roadway dedication along Waring Avenue as outlined in the Mobility Plan 2035. If the roadway dedication is not required, the Project would provide 1,654 square feet of landscaped area.
space. Each residence would be provided a ground-floor patio and landscaped area. The ground-floor patios for the northerly residences would front Waring Avenue. The patios would be separated from the sidewalk by low-lying plants and shrubs. The two end units of the northern residences would also feature side patios enclosed by a wood fence, providing gate access to the landscaped setbacks. The northern residences would also include outdoor patios facing Waring Avenue on the third floor and an additional balcony on the second floor. The southern residences would each include ground-floor patio/yard areas and a third-floor balcony that extends over the central driveway. The southern residence adjacent to Edinburgh Avenue would also include a side patio enclosed by a wood fence. In total, each of the northern residences would provide between 217 and 792 square feet of private open space and each of the southern residences would provide between 468 and 924 square feet of private open space. The central driveway would be designed as a living street, composed of appropriate materials for use as a shared pedestrian and vehicular space.

5. Project Lighting

Exterior and interior pedestrian pathways and entryways would be well lit for security. The Project would also introduce low-voltage uplighting for trees and landscape areas, and illumination of front stoops and garage doors, which serves as both decorative and security lighting. Any light fixtures located on-site would be shielded and directed towards the areas to be lit and away from adjacent light-sensitive land uses, such as existing residential uses to the east and south of the Site. Furthermore, the Project would be required to comply with LAMC Section 93.0117(b), which limits exterior lighting to two foot candles of light intensity.

6. Site Security

Each residential unit would have individually controlled key access. The Project would also include shielded lighting of entryways and public areas for site security purposes. Individual units would be wired for alarm systems and smart building systems.

7. Sustainability Features

Per the Building Sustainability guideline of the Small Lot Design Guidelines, the Project’s design would comply with the Los Angeles Green Building Code, which builds upon the 2013 California Green Building Code (CalGreen). The Project has also been designed with a central-courtyard-style design around a central driveway to maximize daylight and natural ventilation. The individual residences are designed for cross and stack ventilation to circulate air naturally through the units, providing natural cooling in the main living spaces. The Project would include drought-tolerant landscaping and water efficient irrigation systems. The rooftop of each residence would dedicate 175 square feet of roof area and be pre-wired for the future installation of solar panels. The Project would also be designed in accordance with the City’s Low-Impact Development (LID) Ordinance, which requires the treatment of stormwater prior to leaving the site. Best-management practices (BMPs) proposed to meet City LID standards include biofiltration. The garage/carport areas in each individual residence would also include an electrical outlet appropriate to charge an electric vehicle, so that 100 percent of the on-site parking spaces would be providing electric-vehicle charging outlets. Additional Project design features that would
contribute to energy efficiencies may include, but are not limited to, the use of materials and finishes that emit low quantities of volatile organic compounds, or VOCs; the installation of HVAC systems that utilize ozone-friendly refrigerants; high-efficiency appliances; stormwater retention; and the incorporation of water conservation features per the Landscape guideline of the Small Lot Design Guidelines.

As an infill residential project in the Hollywood Community, the Project is intended to contribute to a land use pattern that addresses housing needs and reduces vehicle trips and air pollution by locating residential uses within an area that has public transit and employment opportunities, restaurants and entertainment all within walking distance.

8. Anticipated Construction Schedule

Project construction would take place in a single phase of approximately 12 months and is anticipated to begin as early as fall 2017, pending Project approval, with Project occupancy projected for fall 2018. The Project proposes no basements or subterranean parking; approximately 500 cubic yards of soil would be excavated and exported off-site.

F. Anticipated Project Approvals

It is anticipated that approvals required for the Project would include, but may not be limited to, the following:

- Certification of a Final EIR
- Vesting Tentative Tract Map No. 74201
- Demolition Permits
- Haul Route Approval
- Grading, excavation, foundation, fence wall, and associated building permits
- Other entitlements and approvals as deemed necessary by the City to implement the Project
Attachment B
Explanation of Checklist Determinations
ATTACHMENT B
Explanation of Checklist Determinations

The following discussion provides responses to each of the questions set forth in the City of Los Angeles Initial Study Checklist. The responses below indicate those issues that are expected to be addressed in an Environmental Impact Report (EIR) and demonstrate why other issues will not result in a potentially significant environmental impact and thus do not need to be addressed further in an EIR. The questions with responses that indicate a “Potentially Significant Impact” do not presume that a significant environmental impact would result from the Project. Rather, such responses identify the topics which will be addressed in an EIR with conclusions regarding impact significance reached as part of the EIR analysis.

I. Aesthetics

SB 743 (Public Resources Code Section 21099(d)) sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: “Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.” The related City of Los Angeles Department of City Planning Zoning Information File ZI No. 2452 defines a Transit Priority Area as an area within one-half mile of a major transit stop that is either existing or planned. A major transit stop is defined as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. ZI No. 2452 also includes a map that identifies Citywide Transit Priority Areas. 1 The Project would meet the criteria set forth in SB 743 and ZI No. 2452 because it is a residential project located within a Transit Priority Area as it is well-served by various bus lines along Melrose/Fairfax Avenues, Crescent Heights Boulevard/Melrose Avenue, and Santa Monica Boulevard/Fairfax Avenue that are within one-half mile of the Project Site, as further described in Attachment A, Project Description of this Initial Study. Therefore, potential aesthetic effects of the Project need not be studied in this EIR. However, for purposes of disclosure and to provide the opportunity for public comment on the Project, the following discussion is provided.

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1 City of Los Angeles Department of City Planning, Zoning Information File ZA No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA. January 2016.
Would the project:

a. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista generally provides focal views of objects, settings, or features of visual interest, or panoramic views of large geographic areas of scenic quality, from a fixed vantage point or linear corridor such as a roadway or trail. Scenic vistas are generally associated with public vantage points. A significant impact may occur if a Project introduces incompatible visual elements within a field of view containing a scenic vista, or substantially alters a view of a scenic vista through removal of important visual elements.

The Project Site is located within the urbanized Hollywood community. Distinct visual resources in the Project vicinity include the Hollywood Hills approximately one mile north of the Project Site and several older buildings that may be historically or culturally significant. The Hollywood Hills are visible from taller buildings and through some north-south street corridors. As described in Attachment A, Project Description, the Project vicinity is highly urbanized and generally built out. The topography of the Site and surrounding area is generally flat. The predominant land use of the surrounding area is two-story apartment and condominium buildings of varying age and architectural styles.

The Project is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight one-bedroom apartments; a one-story garage building; an internal access driveway; and a landscaped central courtyard. The buildings on the Project Site are not occupied and the property is secured by construction fencing. The Project would remove the existing uses, subdivide the parcel into eight lots, and develop a three-story single-family residence, two covered parking spaces, and private patio/yard areas. Although the building height and density would increase, compared to existing conditions, it would be similar to other development in the area. Furthermore, it would not block or obstruct views of the Hollywood Hills or other scenic vistas due to distance and intervening development.

Therefore, the Project would not result in a substantial adverse effect on a scenic vista and impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural features within a city-designated scenic highway?

No Impact. The Project Site is not located within a designated State or City scenic highway or associated view corridor. Therefore, although the Project would require demolition of a Spanish Colonial Revival style bungalow court, constructed in 1923 which is a City of Los Angeles

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Historic-Cultural Monument (LAHCM #1105), it would not affect visual quality within the view corridor of a city-designated scenic highway.

Therefore, no impact would occur and no further analysis of this topic in an EIR is recommended.

c. **Substantially degrade the existing visual character or quality of the site and its surroundings?**

**Less Than Significant Impact.** The existing visual character of the Project Site consists of a bungalow court, comprised of four, one-story buildings arranged in a quad formation around a central courtyard, and a one-story garage building that extends along the eastern perimeter of the Site. Landscaping along Waring Avenue and Edinburgh Avenue is minimal and the buildings and sidewalks are in poor condition. The buildings on the Project Site are not occupied and the property is secured by construction fencing. The prominent land use of the surrounding area is two-story apartment and condominium buildings of varying age and architectural styles. A 57-unit, four-story apartment building is located approximately 350 feet north of the Project Site on Edinburgh Avenue, between Waring and Willoughby Avenues. A two-story apartment over one level of parking is located just south of Waring Avenue and across Edinburgh Avenue.

The Project Site would be subdivided into eight lots under Vesting Tentative Tract Map No. 74201 as a Small Lot Subdivision. Each lot would be developed with a three-story single-family residence and covered parking for two vehicles. The lots and residences would be arranged in a configuration similar to the existing apartment units (two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue). Five units would be located on the north side of the central driveway and three units would be located on the south side of the central driveway. The Project’s covered parking spaces and pedestrian access would be through the central driveway and Waring Avenue for the five northern residences.

The building height and floor-to-area ratio (FAR) would be consistent with the RD1.5-1XL zoning designation which permits a height of 30 feet and an FAR of 3.0:1. The proposed building heights are 30 feet and the proposed Sitewide FAR is 1.18:1. As shown on Table A-1, Proposed Project Summary the FAR for the individual lots would range between 0.8 and 1.7. The Project would be developed as a Small Lot Subdivision pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22.C.27 and therefore subject to the Small Lot Design Guidelines to ensure that the Site is physically suitable for development and is compatible with the surrounding neighborhood. The Small Lot Design Guidelines address site organization and urban form, setbacks and building transitions, parking and driveways, building design and materials, and landscaping and access. The Project has been designed in accordance with the Small Lot Design Guidelines as discussed in Attachment A, Project Description. Specifically, the Project would comply with the following provisions of the Small Lot Design Guidelines:

- **Relationship to the Street Guidelines.** The Project would be consistent with the prevailing street setback along Waring Avenue (and to accommodate the proposed 5-foot dedication) and 15 feet along Edinburgh Avenue, thereby providing continuity along both street edges.

- **Site Layout and Circulation Guidelines.** The Project would maximize greenspace along the street periphery, eastern and southern Site perimeter, and patios; minimize driveway space
through the use of a common driveway to access the covered parking; provide distinguishable public paths adjacent to the central driveway and to individual units; orient the homes to front public streets (Waring Avenue) and central driveway and pedestrian pathway.

- **Building-to-Street Proportion.** The building height of the Project would be 30 feet above grade which would meet the minimum height requirement of at least one-quarter of the width of the roadway (i.e., 50 feet along Waring Avenue and 60 feet along Edinburgh Avenue). The Project would also define the proper proportion of the public right-of-way by providing shade trees and low-growing vegetation along Waring Avenue and Edinburgh Avenue.

- **Parking and Driveway Guidelines.** The parking would be located to the rear of the units fronting Waring Avenue and would be accessed by the central driveway. The access driveway would allow for multi-functional uses and provide a pedestrian access path.

- **Entry Guidelines.** The five northern units fronting Waring Avenue would include private street level entryways and walkways, ground-level front patios, second- and third-floor balconies, and perimeter landscaping. The primary entryway to the Project Site is clearly identified and connected to the public street by pedestrian pathways, landscaping, porches, and canopies.

- **Height and Massing Guidelines.** In order to provide a transition from the adjacent one-story duplex to the south, the first two stories of the southern residences would be setback 5 feet from the property line. The third floor would step back an additional five feet, for a setback of 10 feet. A 6-foot decorative wall and bamboo along the southern boundary would provide additional transition. The residences along Waring Avenue would also step back from the street at the third floor and use articulations along the street frontage to break up the façade. In addition, there would be an approximately 8-to 9-foot setback from the eastern property line and adjacent two-story apartment building, as well as 6-foot decorative wall and bamboo.

- **Building Façade Guidelines.** The Project would incorporate design elements into the building façade to orient the housing toward the street and provide visual interest. The Project design incorporates modulated building elements and stepbacks to create visual interest and unique spaces. Although the buildings are modern, the facades respect traditional proportions and the clear definition of base, middle, and top. In this manner, the design incorporates elements to provide a smaller-scale, more intimate design along the Project’s northern and western façade that is compatible with the existing residential uses along Waring and Edinburgh Avenues. Each residence would incorporate different configurations of building materials, accent colors, and varying placements of windows, overhangs, and balconies to create differentiated yet cohesive facades for each unit. The two residences along Edinburgh Avenue would also feature differing configurations of building materials, accent colors, and windows. The southern residences would provide third-floor balconies that partially extend over the central driveway to reduce visual massing from Edinburgh Avenue, provide visual access to the central driveway and interior Site area, and to minimize views onto adjacent residential uses.

- **Building Materials Guidelines.** The proposed building materials would be durable and of high quality and include grey metal siding, grey cement board siding, red metal siding, red cement board siding, and smooth and patterned stucco.

- **Roof Guidelines.** The proposed roofline would be flat and therefore avoid excessive use of multi-pitched and gabled roofs. The proposed flat rooftop of each residence would dedicate 175 square feet of roof area and be pre-wired for the future installation of solar panels.

- **Landscaping Front and Common Area Guidelines.** The Project would include a central driveway. The central driveway would be composed of appropriate materials for use as a
shared pedestrian and vehicular space. Landscaping would be provided along the perimeter of the Site, the entrance to the central driveway, and within a landscaped parkway. All landscaping would include low-water and drought-tolerant plant materials. The landscaped parkway, located between the roadway and the sidewalk, would consist of ground cover, low-growing vegetation, and street trees. Bamboo and five additional trees would be located along the Project’s eastern boundary to screen the Project Site from the two-story apartment building and bamboo would also be planted along the southern boundary to screen the Project Site from the single-story duplex.

- **Landscaping Private Outdoor Spaces Guidelines.** The Project would provide private outdoor space, including ground level patios and landscaped areas and balconies oriented off of living spaces.
- **Landscaping Plant Materials Guidelines.** Landscaping for the Project would include drought-tolerant and native plant species, mulch, and water efficient irrigation systems.
- **Landscaping Privacy Guidelines.** The residences have been designed with an emphasis on respecting privacy and delineation of spaces. Balconies of the units on the south side of the central driveway are internalized to the Project Site, protecting the privacy of neighbors on and off the Project Site. Balconies and patios of the units on the north side of the central driveway would look out towards Waring Avenue, rather than onto neighboring properties. Overall, the residences are oriented to have minimal views onto neighboring properties, and views are further obstructed by perimeter landscaping, including bamboo and decorative fencing along the southern and eastern perimeter of the Site.
- **Sustainability Site Planning Guidelines.** The Project would dedicate 175 square feet of roof area and would be pre-wired for the future installation of solar panels. The garage areas of each residence would include an electrical outlet appropriate to charge an electric vehicle, so that 100 percent of the on-site parking spaces would be providing electric-vehicle charging outlets. The Project would also be designed in accordance with the City’s Low-Impact Development (LID) Ordinance, which requires the treatment of stormwater prior to leaving the Site. Best-management practices (BMPs) proposed to meet City LID standards include the use of biofiltration systems.
- **Sustainability Building Guidelines.** The Project’s design would comply with the Los Angeles Green Building Code, which builds upon the 2013 California Green Building Standards (CalGreen) Code. The Project has also been designed with a central-courtyard-style design around a central driveway to maximize daylight and natural ventilation. The individual residences are designed for cross and stack ventilation to circulate air naturally through the units, providing natural cooling in the main living spaces. The Project would include drought-tolerant landscaping and water efficient irrigation systems. Additional Project design features that would contribute to energy efficiencies may include, but are not limited to, the use of materials and finishes that emit low quantities of volatile organic compounds, or VOCs; the installation of heating, ventilation, and air conditioning (HVAC) systems that utilize ozone-friendly refrigerants; high-efficiency appliances; stormwater retention; and the incorporation of water conservation features.
- **Sustainable Landscape Guidelines.** The Project would be designed in accordance with the City’s Low-Impact Development (LID) Ordinance, which requires the treatment of stormwater prior to leaving the site. Best-management practices (BMPs) proposed to meet City LID standards include the use of biofiltration systems to minimize run-off and erosion.
The Project would introduce a cohesive and modern building design, provide a connection to the street, and provide landscaping and sidewalk improvements that would enhance visual conditions compared to the current Site conditions. The Project would be reviewed by the City of Los Angeles Planning Department for consistency with the existing zoning and Small Lot Design Guidelines, which include provisions regarding height, density, setbacks, building orientation and design, landscaping, and energy and water use which would ensure a less than significant impact on the visual character or quality of the Site and surroundings.

As described in Attachment A, Project Description the City is proposing a Small Lot Code Amendment, Small Lot Design Standards, and Small Lot Map Standards. A working draft of the Design Standards is available online, and incorporates, in part the existing Small Lot Design Guidelines. Most applicable to the topic of aesthetics are the proposed Small Lot Design Standards which would create specific and enforceable rules for the design of small lots, including building orientation, primary entryways, façade articulation, roofline variation, pedestrian pathways, fences and walls, and landscaping/other amenities. New small lot projects would need to show compliance with the Small Lot Design Standards. As further described in Attachment A, Project Description, the application for the vesting tentative map was deemed complete on May 20, 2016 and therefore the Applicant has vested rights to proceed with development in substantial compliance with the ordinances, policies, and standards in effect on May 20, 2016. The approval or conditional approval of the vesting tentative map expires within 36 months and may be extended up to a total of 72 months. Although a Vesting Tentative Tract Map for the Project has been filed and it has vested rights to develop under the regulations in place from the date the Project application was deemed complete, a consistency analysis with the proposed Small Lot Design Standards is provided for informational purposes in Appendix C, Project Consistency with Proposed Small Lot Code Amendment and Policy Update. As presented therein, the Project would be substantially consistent with the proposed Small Lot Design Standards. A distinct building entry would be oriented towards the street or pedestrian pathway; the building façade would be articulated with such features as changes in exterior building materials, window treatments, breaks in façade planes, and architectural enhancement to the floors of the primary entrances; the building would incorporate varied rooflines through open decks and step backs; roof decks would be oriented towards the street or internal to the Site; the Project would provide distinct pedestrian pathways; and provide landscaping, decorative fencing, and uncovered patios.

Regarding potential shading of existing residential outdoor uses, the 30-foot building height of the Project does not exceed the 60-foot screening criteria provided in the City of L.A. CEQA Thresholds Guide (2006) and therefore indicates that no significant shading impact is anticipated.

Based on the above, no mitigation measures are required and no further analysis of this topic in an EIR is recommended.
d. Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

**Less Than Significant Impact.** The Project Site is located in the urbanized Hollywood community, which is characterized by medium to high ambient nighttime light levels. Current lighting associated with the residential uses in the Project vicinity include architectural lighting, landscape lighting, and street lights. Light sensitive uses include the surrounding residential areas, in particular residential uses immediately east and south of the Project Site. The buildings on the Project Site are not currently occupied and do not currently emit light. The Project would include security lighting of interior and exterior pedestrian pathways and entryways, architectural lighting, and interior lighting. In addition, the Project would introduce low-voltage uplighting for trees and landscaped areas and illumination of front stoops and garage doors. Light fixtures would be shielded and directed towards the areas to be lit and away from adjacent residential uses, such as to the east and south. Furthermore, the Project would be required to comply with LAMC Chapter 9, Article 3, Section 93.0117(b), which states that “no exterior light may cause more than two foot-candles of lighting intensity or generate direct glare onto exterior glazed windows or glass doors on any property containing residential units; elevated habitable porch, deck, or balcony on any property containing residential units; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units.” Because the proposed lighting would be similar to the existing lighting in the Project vicinity, would be directed on to the Project Site and shielded from view, and would comply with LAMC requirements, the Project’s new lighting sources are not expected to substantially increase ambient light or cause light spill onto adjacent residential uses. Therefore, impacts associated with light would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

Daytime glare can result from sunlight reflecting from a shiny surface that would interfere with the performance of an off-site activity, such as driving. Glare sensitive receptors include motorists on Waring Avenue and Edinburgh Avenue and nearby residents, in particular residential uses to the east and south. The building materials for the Project would be similar to other residential development and would not result in significant glare. Furthermore, the Project would be required to comply with LAMC Chapter 9, Article 3, Section 93.0117(b) regarding glare levels and building materials, including windows, would be reviewed by the Planning Department for consistency with the Small Lot Design Guidelines. Therefore, impacts associated with glare would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**II. Agriculture and Forestry Resources**

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding*
the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. Therefore, the Project would not convert Farmland to non-agricultural uses. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. Conflict with the existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The Project Site is located within the City’s Hollywood Community Plan Area and has a General Plan land use designation of Low Medium II Residential and is zoned RD1.5-1XL (Restricted Density Multiple Dwelling Zone, 1XL Height District). Agricultural uses are not permitted within the RD1.5-1XL zone, and the Project Site is not enrolled in a Williamson Act contract. Further, no agricultural zoning is present in the surrounding area, and no nearby lands are enrolled under the Williamson Act. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact would result. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As described under Checklist Question II.b, the Project Site is zoned for low-medium density multi-family residential uses. The urbanized area surrounding the Project Site is zoned for residential and commercial uses. Therefore, the Project would not conflict with existing zoning or cause the rezoning of forest land, timberland, or timberland production land, and no impact would result. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

d. **Result in the loss of forest land or conversion of forest land to non-forest use?**

*No Impact.* The Project Site is located within a built-out, urbanized area and no forest lands exist in the Project vicinity. Therefore, the Project would have no impact on forest lands. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

e. **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

*No Impact.* No agricultural resources or operations currently exist on or near the Project Site, which is located in the highly urbanized Hollywood community of the City of Los Angeles. Therefore, the Project would not involve changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact would result. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

## III. Air Quality

*Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.*

Would the project:

a. **Conflict with or obstruct implementation of the Air Quality Management Plan or Congestion Management Plan?**

*Potentially Significant Impact.* The Project Site is located within the 6,600-square-mile South Coast Air Basin (Basin). The SCAQMD, together with the Southern California Association of Governments (SCAG), is responsible for formulating and implementing air pollution control strategies throughout the Basin. The Congestion Management Program (CMP) for Los Angeles County, prepared by the Los Angeles County Metropolitan Transportation Authority (Metro), is reviewed by SCAG, and integrated into the Regional Transportation Plan through SCAG’s regular update cycle. The CMP interlinks with and is consistent with the SCAQMD Air Quality Management Plan (AQMP). The current AQMP was adopted December 7, 2012 and outlines the air pollution control measures needed to meet Federal particulate matter (PM$_{10}$ and PM$_{2.5}$) and ozone (O$_{3}$) standards. The AQMP also proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several Federal planning requirements and incorporates updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools included in earlier AQMPs.

The SCAQMD released the Draft 2016 AQMP on June 30, 2016 for public review and comments. The public review period ended on August 4, 2016. Key elements of the Draft 2016 AQMP include implementing fair-share emissions reductions strategies at the federal, state, and local levels; establishing partnerships, funding, and incentives to accelerate deployment of zero
and near-zero-emissions technologies; and taking credit from co-benefits from greenhouse gas, energy, transportation and other planning efforts. The strategies included in the Draft 2016 AQMP are intended to demonstrate attainment of the National Ambient Air Quality Standards (NAAQS) for the federal non-attainment pollutants (ozone and PM$_{2.5}$). The public hearing on the Draft 2016 AQMP is scheduled for December 2, 2016 at which time the SCAQMD Governing Board will consider approving the AQMP.\(^4\)

The Project has the potential to increase the amount of traffic in the area and consequently would generate operational air emissions that could affect implementation of the AQMP. Pollutant emissions resulting from Project construction also have the potential to affect implementation of the AQMP. Therefore, it is recommended that this topic be analyzed further in an EIR.

With regard to the Project’s consistency with the CMP, see the response to Checklist Question XVI.b, Transportation/Traffic.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. As indicated under Checklist Question III.a, the Project Site is located within the Basin, which is characterized by relatively poor air quality. State and Federal air quality standards are often exceeded in many parts of the Basin, with Los Angeles County among the highest of the counties that comprise the Basin in terms of non-attainment of the standards. The Basin is currently in non-attainment for O$_3$, PM$_{10}$, and PM$_{2.5}$ of Federal and State air quality standards. As discussed under Checklist Question III.a, the Project would result in increased air emissions associated with construction and operation. Therefore, it is recommended that this topic be analyzed further in an EIR.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, PM$_{10}$, and PM$_{2.5}$) under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. As discussed under Checklist Question III.a, the Project would result in increases in air emissions from construction and operation in a Basin that is currently in non-attainment of Federal and/or State air quality standards for O$_3$, PM$_{10}$, and PM$_{2.5}$. Therefore, it is recommended that this topic be analyzed further in an EIR.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project is located in an area with residential uses and other sensitive receptors in proximity to the Project Site. Construction activities and operation of the

proposed uses could increase air emissions above current levels, potentially affecting nearby sensitive receptors. Therefore, it is recommended that this topic be analyzed further in an EIR.

e. Create objectionable odors affecting a substantial number of people?

**Less Than Significant Impact.** Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. The Project involves the development of residential uses, and would not introduce any major odor-producing uses that would have the potential to affect a substantial number of people. Impacts with regard to odors would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

### IV. Biological Resources

**Would the project:**

a. **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** The Project Site is located in an urbanized area and is developed with the existing bungalow court apartment units, a one-story garage building, a courtyard area, and areas with ornamental landscaping. Accordingly, the Project Site and surrounding area do not support habitat for candidate, sensitive, or special status species. Therefore, no impacts to candidate, sensitive, or special status species would occur. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.** As discussed under Checklist Question IV.a, the Project Site and surrounding area are located in an urban environment. The Project Site does not contain any riparian habitat or other sensitive natural communities as indicated in the City or regional plans or in regulations by the California Department of Fish and Wildlife (CDFW) or US Fish and Wildlife Service (USFWS). Furthermore, the Project Site is not located in or adjacent to a Significant Ecological Area (SEA) as defined by the City of Los Angeles. Therefore, the Project would not have a

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substantial adverse effect on any riparian habitat or other sensitive natural community. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The Project Site is located in an urban area that has been developed since 1923. The surrounding area is also developed. The Project Site does not contain any wetlands as defined by Section 404 of the Clean Water Act. Therefore, the Project would not have an adverse effect on federally protected wetlands. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

d. **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**Less Than Significant With Mitigation Incorporated.** As stated under Checklist Question IV.a, the Project Site is located within a fully urbanized setting and is developed with bungalow court apartment units, a one-story garage building, and a courtyard area. Because of the urban nature of the Project Site and surrounding area, the lack of water bodies and natural habitat in the area, as well as the limited number of trees, the Project Site does not contain substantial habitat for native resident or migratory species, or native nursery sites. However, the potential exists for removal of existing trees to disturb active bird nests. Should trees slated for removal contain active bird nests, Mitigation Measure BIO-1 would require a delay in tree removal to occur outside of nesting season, in accordance with the Federal Migratory Bird Treaty Act and would ensure that impacts on nesting birds are less than significant. Therefore, the Project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites. No further analysis of this topic in an EIR is recommended.

**Mitigation Measure:**

**Mitigation Measure BIO-1:** Disturbance of any nests protected by the Migratory Bird Treaty Act shall be avoided. If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the Project shall implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:

- No more than two weeks prior to construction, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
- If active nests are found during preconstruction surveys, the Project shall create a no disturbance buffer (as determined by a qualified wildlife biologist) around active

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**Edinburgh Avenue SLS**

**Initial Study**

**January 2017**

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raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged.

Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified as determined by a qualified wildlife biologist and shall be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the “take” (mortality, severe disturbance to, etc.) of any individual birds will be prohibited. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

_**Less Than Significant Impact.**_ Six street trees are located on the Project Site: three queen palm trees (Syagrus romanzoffianum) are along Waring Avenue and another three queen palm trees are located along Edinburgh Avenue. These palm trees are in poor health and are infested with Pink Rot. Other trees on the Project Site include Australian laurel (Pittosporum tobira), yew plum pine (Podocarpus macrophylla), Mexican fan palm (Washingtonia robusta), and camphor tree (Cinnamum camphora). There are no locally protected biological resources located on the Project Site, such as oak trees, Southern California Black Walnut, or other trees protected under the City of Los Angeles Protected Tree Ordinance (Chapter IV, Article 6, Section 46.00 et seq. of the LAMC), on the Project Site. Therefore, no conflict with the Protected Tree Ordinance would occur.

The Project would incorporate a landscape plan, which would include the planting of approximately nine street trees along Waring Avenue and Edinburgh Avenue; and groundcover, low-lying shrubs, and ornamental trees within the setbacks along Waring Avenue and Edinburgh Avenue and at the entrance to the central driveway; and bamboo along the southern and eastern Site boundaries. Landscaping treatments would comply with the Small Lot Design Guidelines and proposed Small Lot Code Amendment and Policy Update and the replacement of street trees would be in accordance with the City of Los Angeles Street Tree Ordinance. The number of ornamental trees proposed would exceed those currently in place on the Project Site. Prior to the issuance of any permit, during plan check review, the Applicant would be required to submit a plot plan demonstrating a minimum 1:1 replacement ratio of existing significant, non-protected trees. Further, approval of a Tree Removal Permit and Tree Planting Permit by the Board of

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6 Approved Tree Care, Tree Report for City of Los Angeles Bureau of Street Services, Walter Warriner, Consulting Arborist, December 23, 2014.

7 See Appendix C, Project Consistency with Proposed Small Lot Code Amendment and Policy Update. Compliance with the proposed Small Lot Code Amendment and Policy Update is not mandated because, if approved, the Project has vested rights to proceed in accordance with the laws and regulations in place on May 20, 2016, the date that the application for the vesting tentative map was deemed complete.
Public Works per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services, would be required prior to issuance of a Certificate of Occupancy. Review and approval of the Tree Removal Permit and Tree Planting Permit would ensure street trees are replaced in accordance with City policy. All other landscaping components would comply with all LAMC requirements. Therefore, the Project would not conflict with local policies or ordinances protecting biological resources. No further analysis of this topic in an EIR is recommended.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. As discussed under Checklist Question IV.a, the Project Site is located within an established urbanized environment and does not provide habitat for any sensitive biological resources. The Project Site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. Therefore, the Project would not conflict with the provisions of any adopted conservation plan and no impact would occur. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

V. Cultural Resources

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines §15064.5?

Potentially Significant Impact. The Project is currently improved with a Spanish Colonial Revival style bungalow court constructed in 1923 by builder Jesse C. Blinn. The bungalow court is comprised of four, one-story buildings arranged in a quad formation around a central courtyard. The four buildings are wood-frame structures with raised concrete foundations; their exteriors are sheathed with stucco and topped with a flat roof bounded by Spanish-style stepped parapets with clay tile coping. Numerous other Spanish Colonial Revival style bungalow courts also constructed during the 1920s are located within the Hollywood Community Plan area and City of Los Angeles. The property was designated a City of Los Angeles Historic-Cultural Monument (LAHCM #1105) on March 2, 2016. Because the Project would result in the demolition of the bungalow court which is designated as a LAHCM, it is recommended that impacts on historic resources be analyzed further in an EIR.

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9 Although the existing bungalow court has been designated as a LAHCM, the designation is the subject of litigation currently pending in the Los Angeles Superior Court. The outcome of the litigation may affect the bungalow court’s status as a LAHCM.
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant With Mitigation Incorporated. The analysis of archaeological resources is based on a cultural resources records search through the California Historical Resources Information System South Central Coastal Information Center (CHRIS-SCCIC), a Sacred Lands File (SLF) search (requested on June 1, 2016) from the Native American Heritage Commission (NAHC) in Sacramento, follow-up consultation with Native American groups or individuals, land use history research, a review of the Geotechnical Investigation,10 and a review of the proposed excavation parameters. Results of the cultural resources records search conducted through the CHRIS-SCCIC indicate that a total of 17 cultural resource studies have been conducted within a one-half mile radius from the Project Site. Of these 17 studies, four studies were conducted within close proximity to the Project Site, but these studies did not yield the identification of archaeological resources and no studies have previously encompassed the Project Site. Seven built environment resources have been recorded within a one-half mile radius of the Project Site; however, no prehistoric or historic period archaeological resources from the SCCIC archives have been previously recorded within, nearby, or within a one-half mile radius of the Project Site. Review of the building permits for the Project Site indicates that the current improvements (a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments) were constructed in 1923. The Project Site was undeveloped before 1923.

It is likely that excavations associated with the construction of the bungalow court in 1923 have displaced any prehistoric archaeological resources on the surface or at shallow depths that may have existed prior to the improvements. Moreover, there are no privy or outhouse features depicted on the Sanborn Fire Insurance Maps from 1926 and 1950 that are associated with the bungalow court; therefore, the potential to encounter buried historic archaeological resources (e.g., refuse such as cans, bottles, ceramics, etc.) associated with the former residents is considered low. The potential to encounter buried archaeological resources is further diminished since the proposed excavations for the Project would only reach depths of approximately five feet below the surface and these soils have been classified as disturbed fills soils according to the Geotechnical Investigation prepared for the Project. Given these findings, the potential to encounter subsurface archaeological resources during the construction of the Project is considered low. However, in the unlikely event that previously unknown prehistoric or historic archaeological resources (e.g., bottles, foundations, refuse dumps/privies, Native American artifacts, etc.) are encountered during construction excavations, Mitigation Measure CULT-1 is prescribed to ensure that potentially significant impacts on these resources are reduced to a less than significant level. No further analysis of this topic in an EIR is recommended.

Mitigation Measure:

Mitigation Measure CULT-1: In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features,
etc.) are unearthed during ground-disturbing activities, the Applicant shall halt or redirect
ground-disturbing activities away from the vicinity of the find so that the find can be
evaluated by a qualified archaeologist. A buffer area shall be established around the find
where construction activities shall not be allowed to continue. Work shall be allowed to
continue outside of the buffer area. All archaeological resources unearthed by Project
construction activities shall be evaluated by an archaeologist. The Applicant shall
coordinate with the archaeologist and the City to develop an appropriate treatment plan
for the resources if they are determined to be potentially eligible for the California
Register or potentially qualify as unique archaeological resources pursuant to CEQA.
Preservation in place (i.e., avoidance) shall be considered as a treatment measure first. If
preservation in place is not feasible, treatment may include the implementation of
archaeological data recovery excavations to remove the resource from the Project Site
along with subsequent laboratory processing and analysis. Any archaeological material
collected shall be curated at a public, non-profit institution with a research interest in the
materials, such as the Natural History Museum of Los Angeles County or the Fowler
Museum, if such an institution agrees to accept the material. If no institution accepts the
archaeological material, they shall be donated to a local school or historical society or
similar organization for educational purposes. The archaeologist shall determine the need
for archaeological construction monitoring in the vicinity of the find thereafter.

The archaeologist shall prepare a final report and appropriate California Department of
Parks and Recreation Site Forms at the conclusion of treatment and/or the any follow-up
archaeological construction monitoring. The report shall include a description of
resources unearthed, if any, treatment of the resources, results of the artifact processing,
analysis, and research, and evaluation of the resources with respect to the California
Register of Historical Resources. The report and the Site Forms shall be submitted by the
Applicant to the City, the South Central Coastal Information Center, and representatives
of other appropriate or concerned agencies to signify the satisfactory completion of the
project and required mitigation measures.

c. **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Less Than Significant With Mitigation Incorporated.** The analysis of paleontological
resources is based on a paleontological records search that was commissioned through the Natural
History Museum of Los Angeles County (NHMLAC), a review of the Geotechnical Investigation
prepared for the Project, and a review of the proposed excavation parameters. Results of the
record search revealed that surface deposits at the Project Site are composed of older Quaternary-
aged (i.e., 2.6 million years ago to present day) alluvium typically referred to as the Palos Verdes
Sand. There are two known vertebrate fossil localities (LACM 2034/3261 and LACM 3371) from
these deposits located nearby which were found during excavations for the North Outfall Sewer
Project. LACM 2034 is specifically located approximately 0.65 miles southwest of the Project
Site which produced fossil specimens of mastodon and mammoth at an unknown depth. LACM
3371 is located approximately 0.70 miles southeast of the Project Site which yielded specimens
of fossil bison at a depth of 12 feet. South of these localities, two localities (LACM 7495 and
LACM 7478) were recorded during excavations for The Grove project situated approximately
one mile southeast. LACM 7495 yielded a fossil fauna containing specimens of pond turtle, garter
snake, mammoth, cottontail rabbit, kangaroo rat, meadow mouse, pocket gopher, horse, bison and
camel at a depth of 10 feet while LACM 7478 produced fossil specimens of pocket gopher at a
depth of 46 feet. Even further south, several vertebrate fossil localities (LACM 7513-7516 and 7517-7518) have been recorded approximately 1.3 miles southeast of the Project Site during excavations for Park La Brea. These localities yielded similar fauna than the two previous localities, consisting of garter snake, ground sloth, cottontail rabbit, kangaroo rat, meadow mouse, deer mouse, pocket gopher, spotted skunk, horse and camel at depths of three feet. In addition, approximately 0.90 miles south of the Project Site and near the intersection of Edinburgh Avenue and Third Street, LACM 1268 produced a fossil specimen of elephant at 20 feet below the surface. Locality LACM 7673, located approximately 0.94 miles southwest of the Project Site, yielded a specimen of fossil horse at an unknown depth. LACM 7671-7672 is located about 1.15 miles southwest of the Project Site yielded fossil specimens of mammoth and deer at an unknown depth. Lastly, LACM 7966 located approximately 0.90 miles southwest of the Project Site yielded fossil specimens of plants and invertebrates, as well as vertebrate bird, Aves, ground sloth, mastodon, rabbits, meadow mouse, pocket gopher, squirrel, horse and camel. The paleontological resource records search results letter from the NHMLAC is provided in Appendix D, Cultural Resources Documentation, of this Initial Study.

Although paleontological resources have been recovered nearby at shallow depths in the same sediments that underlie the Project Site, the potential to encounter buried resources is low since the proposed excavations would only reach depths of approximately five feet below the surface and the original construction of the current uses has likely displaced paleontological resources that may have existed within the Project Site. However, in the event that previously unknown paleontological resources are encountered during construction excavations, Mitigation Measure CULT-2 is prescribed to ensure that potentially significant impacts to paleontological resources are reduced to a less than significant level. Therefore, no further analysis of this topic in an EIR is recommended.

**Mitigation Measure:**

**Mitigation Measure CULT-2:** If a paleontological resource is encountered unexpectedly during implementation of the Project, grading and excavation activities in the area of the find shall cease and a qualified paleontologist shall be notified of the find. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. A buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the paleontologist’s discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing and evaluation of the find. If preservation in place is not feasible, the paleontologist shall implement a paleontological salvage program to remove the resources from the Project Site. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school or organization in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school. The paleontologist shall determine whether paleontological construction monitoring is warranted for any additional excavation work in the area of the find. The paleontologist shall prepare a report summarizing the results of the
monitoring and salvaging efforts, the methodology used in these efforts, as well as a
description of the fossils collected and their significance. The report shall be submitted by
the Applicant to the lead agency and the Natural History Museum of Los Angeles
County, and other appropriate or concerned agencies to signify the satisfactory
completion of the project and required mitigation measures.

d. **Disturb any human remains, including those interred outside of formal cemeteries?**

**Less Than Significant With Mitigation Incorporated.** The analysis of human remains is based
on the cultural resources records search from the SCCIC, a SLF search (requested on June 1,
2016) from the NAHC in Sacramento, and follow-up consultation with Native American groups
or individuals. The results of the SLF search and SCCIC records search did not reveal the
presence of known human remain resources within the Project Site or a half-mile radius. Project
notification letters were sent out to the nine Native American contacts identified by the NAHC as
being affiliated with the Project Site to request their comments on the Project and are included in
Appendix D, Cultural Resources Documentation of this Initial Study. As of October 24, 2016 no
responses have been received from any of the Native American contacts. The results of the SLF
records search and other Native American consultation documentation are provided in Appendix
D, Cultural Resources Documentation, of this Initial Study. Furthermore, it is possible that the
original construction of the existing uses on the Project Site has displaced human remains or other
types of cultural resources. However, the negative results of the SCCIC records search and the
developed nature of the Project Site do not preclude the existence of buried human remains that
may be encountered during construction. As a result, in the event that previously unknown human
remains are encountered during construction excavations, Mitigation Measure CULT-3 is
prescribed to ensure that potentially significant impacts to them are reduced to a less than
significant level. Therefore, no further analysis of this topic in an EIR is recommended.

**Mitigation Measure:**

**Mitigation Measure CULT-3:** If human remains are encountered unexpectedly during
implementation of the Project, State Health and Safety Code Section 7050.5 requires that
no further disturbance shall occur until the County Coroner has made the necessary
findings as to origin and disposition pursuant to Public Resources Code (PRC) Section
5097.98. If the remains are determined to be of Native American descent, the coroner has
24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall
then identify the person(s) thought to be the Most Likely Descendant (MLD). The MLD
may, with the permission of the land owner, or his or her authorized representative,
inspect the site of the discovery of the Native American remains and may recommend to
the owner or the person responsible for the excavation work means for treating or
disposing, with appropriate dignity, the human remains and any associated grave goods.
The MLD shall complete their inspection and make their recommendation within 48
hours of being granted access by the land owner to inspect the discovery. The
recommendation may include the scientific removal and nondestructive analysis of
human remains and items associated with Native American burials. Upon the discovery
of the Native American remains, the landowner shall ensure that the immediate vicinity,
according to generally accepted cultural or archaeological standards or practices, where
the Native American human remains are located, is not damaged or disturbed by further
development activity until the landowner has discussed and conferred, as prescribed in
this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of PRC Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

e. **Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074?**

**Less Than Significant Impact With Mitigation Incorporated.** The analysis of tribal cultural resources is based on Project notification and request to consult letters that the City submitted to ten (10) Native American individuals and organizations on the City’s AB 52 Notification List on June 3, 2016 (and included in Appendix D, Cultural Resources Documentation of this Initial Study). In accordance with AB 52 and as stated in the request to consult letters, the Tribes have 30 days to respond. As of October 24, 2016, the City has not received any responses to these notification letters and the consultation period has now closed. As a result, no mitigation measures are necessary.

**VI. Geology and Soils**

In addition to other sources cited below, the following discussion of geology and soils is based on the Geotechnical Investigation performed for the Project by Feffer Geological Consulting and provided in Appendix E-1 of this Initial Study.

*Would the project:*

a. **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**Less Than Significant Impact.** The seismically active region of Southern California is crossed by numerous active and potentially active faults and is underlain by several blind thrust faults. Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those that have shown evidence of

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11 Feffer Geological Consulting, Geotechnical Investigation, 750-756 N. Edinburgh Avenue, April 2, 2015, included in Appendix E-1 of this Initial Study.
movement within the past 11,000 years (i.e., during the Holocene Epoch). Potentially active faults are those that have shown evidence of movement between 11,000 and 1.6 million years ago (i.e., during the Pleistocene Epoch). Inactive faults are those that have not exhibited displacement younger than 1.6 million years before the present. Additionally, there are blind thrust faults, which are low angle reverse faults with no surface exposure. Due to their buried nature, the existence of blind thrust faults is usually not known until they produce an earthquake.

The Project Site is not located within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture and no active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the Project Site. The official Alquist-Priolo Earthquake Fault Zone Map for the Hollywood Quadrangle (2014) indicates the closest boundary of the Alquist-Priolo Earthquake Fault Zone is located approximately one mile north of the Project Site and 0.8 miles to the northwest of the Project Site. Therefore, the potential for fault rupture is considered low. Based on this information, the Project would not result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury involving rupture of a known earthquake fault and, therefore, impacts from fault rupture would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**Strong seismic ground shaking?**

**Less Than Significant Impact.** The Project Site is located within the seismically active Southern California region and is not exposed to a greater than normal seismic risk than other properties in the City. The level of ground shaking that would be experienced at the Project Site from active or potentially active faults or blind thrust faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, Project Site topography, and Project Site geology. The Project Site is not located within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture and no active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the Project Site. The official Alquist-Priolo Earthquake Fault Zone Map for the Hollywood Quadrangle (2014) indicates the closest boundary of the official Alquist-Priolo Earthquake Fault Zone is located approximately one mile north of the Project Site and 0.8 miles to the northwest of the Project Site. Therefore, the potential for fault rupture is considered low. Active faults that could produce shaking at the Project Site include the Newport-Inglewood Fault, the Santa Monica-Hollywood Fault, the Charnock Fault, and numerous other smaller faults and blind thrust faults throughout the region.

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As with any new project development in the State of California, building design and construction are required to conform to the current seismic design provisions of the City’s 2014 Building Code, which incorporates relevant provisions of the 2013 California Building Code (CBC). The 2013 CBC, as amended by the City’s Building Code, incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety. Additionally, construction of the Project is required to adhere to applicable recommendations provided in the Geotechnical Investigation and Soils Report Approval Letter, to minimize seismic-related hazards. Overall, given compliance with regulatory requirements and Site-specific recommendations, impacts associated with seismic ground shaking would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. A shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials.

According to the Geotechnical Investigation, the Project Site is not located in an area potentially affected by liquefaction. This determination is based on the results of the subsurface investigation, the over-consolidated nature of the alluvial deposits, and the depth of groundwater at the Project Site. Given the low potential for liquefaction beneath the Project Site, impacts with regard to liquefaction would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

iv. Landslides?

No Impact. The Project Site is not located within a City-designated Landslide Inventory and Hillside Grading Area, is not subject to the City’s Hillside Ordinance, and is not located in a City-designated Landslide area. Additionally the Project Site and surrounding area are relatively flat. The Project Site is also located outside of landslide areas as mapped by the California Division of Mines and Geology. Therefore, the Project is not susceptible to on- or off-site landslides. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

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16 Fred Wong, Structural Engineering Associate IV, City of Los Angeles Department of Building and Safety, Soils Report Approval Letter, April 27, 2015, included in Appendix E-2 of this Initial Study.
b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. During construction, the Project Site would be subject to ground-disturbing activities (e.g., excavation, grading, foundation construction, the installation of utilities). These activities would expose soils for a limited time, allowing for possible erosion. In addition, the change in on-site drainage patterns resulting from the Project could also result in limited soil erosion. However, these activities would not result in substantial erosion or siltation due to stringent controls imposed via City grading permit and building permit regulations as further discussed in Checklist Question IX.a. No mitigation measures would be required.

Regarding soil erosion during Project operations, the potential is relatively low due to the fact that the Project Site would be developed with buildings and/or landscaped. The use of hardscape and landscape plantings, including biofiltration systems, would act as an effective barrier to soil erosion by impeding direct contact between precipitation/irrigation and on-site soils. With compliance with regulatory requirements discussed in Checklist Question IX.a, less than significant impacts would occur related to erosion or loss of topsoil. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. As discussed in Checklist Questions VI.a.iii and iv, potential impacts with respect to liquefaction was determined to be less than significant and no impact would occur due to landslides. With respect to lateral spreading, or collapse, all Project construction and design would comply with the 2013 CBC, as enforced by the City of Los Angeles, which is designed to assure safe construction and includes building foundation requirements appropriate to the conditions present at the Project Site. Further, the Geotechnical Investigation concluded that the Project Site has less than five feet of overall elevation change at a gradient of less than 20:1 (horizontal to vertical). Therefore, slope stability is not considered an issue with respect to Project development.

Subsidence occurs when fluid from the ground, such as petroleum and groundwater are withdrawn. Since the Project Site is not located within a known oil field and groundwater is located approximately 50 feet below ground surface, subsidence associated with extraction activities is not anticipated.

Project excavation of up to five feet would cause the removal of near surface fill material and soil (sand and gravel) which could result in caving. All required excavations would be sloped and properly shored in accordance with applicable provisions of the CBC as incorporated into the City’s Building Code, and the recommendations contained in the Geotechnical Investigation and Soils Report Approval Letter. With compliance with standard City requirements and the recommendations of the Geotechnical Investigation, impacts associated with lateral spreading,
subsidence, or collapse would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

d. **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less Than Significant Impact.** Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The soils lying below the Project Site consist of fill and soil over Quaternary Age Alluvium. The fill soil (comprised of sandy silty and silty clay), is as deep as five feet below the ground and is moist and loose to dense and stiff. The color of the fill soil varies from brown to dark brown. The fill soil possess medium to high expansive characteristics and therefore the Geotechnical Investigation recommends that fill material be compacted or over-excavated and re-compacted to support the proposed structures. The alluvium consists of mixtures of gravel, sand, silts, and clays, which vary from dark-brown to brown and orange-brown. The Alluvium is moist and medium dense to dense to stiff. The alluvium is capable of supporting the proposed structures.\(^{21}\) The Project would be constructed and designed in accordance with the 2013 CBC, as enforced by the City of Los Angeles and recommendations of the Geotechnical Investigation and Soils Report Approval Letter, which includes building foundation excavation and compaction requirements appropriate to Project Site-specific conditions.\(^{22}\) Because the Project would be designed and constructed in accordance with applicable regulations, impacts with respect to expansive soils would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

e. **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** The Project Site is located in an established urbanized environment where wastewater infrastructure is currently in place. The Project would connect to existing infrastructure and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

\(^{21}\) Geotechnical Investigation, Op. Cit.
VII. Greenhouse Gas Emissions

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse gases (GHGs) are those compounds in the Earth’s atmosphere which play a critical role in determining temperature near the Earth’s surface. Specifically, these gases allow high-frequency shortwave solar radiation to enter the Earth’s atmosphere, but retain some of the low frequency infrared energy which is radiated back from the Earth towards space, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Increased concentrations of GHGs in the Earth’s atmosphere, attributed to anthropogenic (human) activities by the Intergovernmental Panel on Climate Change (IPCC), have been linked to global climate change and such conditions as rising surface temperatures, melting icebergs and snowpack, rising sea levels, and the increased frequency and magnitude of severe weather conditions. Existing climate change models also show that climate warming can cause a variety of impacts on agriculture, including loss of microclimates that support specific crops, increased pressure from invasive weeds and diseases, and loss of productivity due to changes in water reliability and availability. In addition, rising temperatures and shifts in microclimates associated with global climate change are expected to increase the frequency and intensity of wildfires.

Regulated GHGs include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). CO₂ is the most abundant GHG in the atmosphere, and represents 76 percent of total GHG emissions. GHGs are the result of both natural and anthropogenic activities. Forest fires, decomposition, industrial processes, landfills, and consumption of fossil fuels for power generation, transportation, heating, and cooking are the primary sources of GHG emissions. In the state of California, the transportation sector is the largest sector of man-made GHG emissions, accounting for 37 percent of total GHG emissions in 2013, the latest year for which data are available.

Not all GHGs exhibit the same ability to induce climate change; as a result, GHG contributions are commonly quantified in the equivalent mass of CO₂, denoted as CO₂e. CO₂e allows for comparability among GHGs with regard to the global warming potential (GWP). Mass emissions are calculated by converting pollutant specific emissions to CO₂e emissions by applying the proper GWP value. These GWP ratios are available from the United States Environmental Protection Agency (USEPA) and published in the California Climate Action Registry (CCAR)

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26 CO₂e was developed by the Intergovernmental Panel on Climate Change (IPCC), and published in its Second Assessment Report (SAR), 1996.
Protocol. By applying the GWP ratios, Project related CO₂e emissions can be tabulated in metric tons per year.

In 2006, the California State Legislature adopted Assembly Bill (AB) 32 (Chapter 488, Statutes of 2006), the California Global Warming Solutions Act of 2006, focusing on reducing GHG emissions in California to 1990 levels by 2020. In August 2016, the California Legislature passed the Senate Bill (SB) 32 (along with a companion bill AB 197), which requires the State to reduce GHG emissions to 40 percent below 1990 levels by 2030. The Governor is expected to approve these bills. Other notable legislation includes SB 350 (Chapter 547, Statutes of 2015), which requires utilities to provide 50 percent renewable energy by 2030 (up from 33 percent by 2020 under previous legislation).

Section 15064.4 of the State CEQA Guidelines states “…[a] lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) [u]se a model or methodology to quantify greenhouse gas emissions resulting from a project…; or (2) [r]ely on a qualitative analysis or performance based standards.” It was determined that for the proposed Project, a qualitative analysis is most appropriate given the scale of the development and small incremental increase in residential use compared to the previous use of the Site (i.e., eight one-bedroom units would be demolished and eight three-bedroom units would be constructed).

Neither the California Air Resources Board (CARB), SCAQMD, nor the City has formally adopted numeric significance thresholds for GHG emissions applicable to development projects. In December 2008, the SCAQMD released its Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. The purpose of this document was to produce a GHG significance threshold to go through a public process and be adopted by resolution instead of the prior practice of making GHG significance determinations on a case-by-case basis. The SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where the SCAQMD is lead agency; however, the Governing Board did not formally adopt a threshold for land use development projects. SCAQMD staff proposed a GHG significance threshold of 3,000 MTCO₂e/year under which land use development project impacts would be considered less than significant “to achieve the same policy objective of capturing 90 percent of the GHG emissions from new development projects in the residential/commercial sectors.”27 In the California Air Pollution Control Officer’s Association’s (CAPCOA’s) January 2008 CEQA and Climate Change white paper, CAPCOA suggested a possible quantitative threshold option that would capture 90 percent of GHG emissions from future discretionary development projects. According to CAPCOA, the “objective was to set the emission threshold low enough to capture a substantial fraction of future residential and nonresidential development that will be constructed to accommodate future statewide population and job growth, while setting the emission threshold high enough to exclude small development projects that will contribute a relatively small fraction of the cumulative statewide GHG emissions.”28 A 90 percent capture rate would “exclude the smallest proposed

27 South Coast Air Quality Management District, Board Meeting, December 5, 2008, Agenda No. 31, Interim GHG Significance Threshold Proposal – Key Issues/Comments Attachment D.
28 California Air Pollution Control Officer’s Association, CEQA and Climate Change, (2008) 42-43.
developments from potentially burdensome requirements … to mitigate GHG emissions.”

The SCAQMD staff proposed screening level of 3,000 metric tons per year is a South Coast Air Basin-specific level that would meet CAPCOA’s intent for the suggested quantitative threshold option. The SCAQMD has been inactive in further development of the threshold since 2011. The Project would replace existing residential structures in an urbanized, infill location and is consistent with the existing General Plan land use designation and existing zoning, and therefore the most relevant significance threshold for this Project is the SCAQMD’s aforementioned proposed residential/commercial sector threshold for new development projects.

**GHG Emission Impacts**

Construction of the Project would last up to approximately 12 months and is anticipated to begin as early as fall 2017. Construction activities include demolition of the existing structures, grading and excavation of approximately 500 cubic yards of soil for export, foundation construction, building construction, architectural coating, and paving. Construction GHG emissions would be generated from the use of fossil-fueled on-site construction equipment and off-site vehicles used to transport construction workers and supplies and for soil export. The SCAQMD recognizes that construction-related GHG emissions from projects “occur over a relatively short-term period of time” and that “they contribute a relatively small portion of the overall lifetime project GHG emissions.”

In addition, because construction GHG emissions are temporary, the SCAQMD published draft guidance that recommends construction project GHG emissions should “amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies.” When amortized over a project lifetime, construction-related GHG emissions tend to account for a small percentage of a land use development project’s overall GHG annual emissions (i.e., typically less than five percent).

Operational emissions would result from mobile sources, area sources, building energy usage, water demand, and solid waste generation. The existing eight one-bedroom residential dwelling units would be replaced with eight three-bedroom residential dwelling units. The existing units provide approximately 4,256 square feet of residential floor area and the new units would provide 14,088 square feet of residential floor area for a net increase of 9,832 square feet. The existing units were constructed in 1923 and records indicate that numerous code enforcement actions dating back to the 1980s have been issued by the City for unpermitted work.

The proposed units would be built in accordance with adopted residential building energy standards including the Title 24 Building Energy Efficiency Standards. The Title 24 standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods. For example, the Title 24-2016 standards results in a savings of approximately 46 percent of Title 24 regulated energy use as compared to the Title 24-2008

29 California Air Pollution Control Officer’s Association, CEQA and Climate Change, (2008) 43-44.
Accordingly, the proposed units would be built to meet substantially more stringent building energy standards and would have lower per square foot energy usage and associated GHG emissions compared to the existing units.

In addition, the proposed units would comply with the City of Los Angeles Green Building Code, which incorporates the mandatory portions of the CALGreen Code which was established by the California Building Standards Commission in 2008 and updated in 2013. The CALGreen Code sets performance standards for residential and nonresidential development to reduce environmental impacts and encourage sustainable construction practices. The CALGreen Code addresses energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. The Project would comply with the CALGreen Code water efficiency and conservation standards by installing plumbing fixtures and fittings with flow rates (Section 4.303 of the 2013 CALGreen Code) that reduce the overall use of potable water within the residential units. At least half of the nonhazardous construction and demolition debris would be recycled or salvaged for reuse, except for excavated soil and land-clearing debris in accordance with the CALGreen Code (Section 4.408 of the 2013 CALGreen Code). The heating and air-conditioning system would be sized and designed in compliance with the CALGreen standards to maximize energy efficiency caused by heat loss and heat gain (Section 4.507 of the 2013 CALGreen Code). Some of the specific Project features include energy efficient appliances, water efficient irrigation systems, drought-tolerant landscaping, roofs that are pre-wired for future installation of solar panels, and electric outlets appropriate to charge an electric vehicle.

The Project would represent an urban infill development, since it would be undertaken on a currently developed site. The Project would result in a net increase of 23 trips per day, based on default trip generation rates from the Institute of Transportation Engineers (ITE). The Project Site would be located near existing off-site commercial and retail destinations, within walking distance along Melrose Avenue (approximately 0.1 miles to the south of the Site) and Fairfax Avenue (approximately 0.1 miles to the east of the Site). The Project would also be located within one-quarter mile of existing public transit stops on Fairfax Avenue and Melrose Avenue (Metro bus lines 10, 18, 217/218, 780, and DASH-Fairfax). The Project’s location in proximity to existing off-site community serving uses and public transportation options would provide residents with the option to replace private automobile trips with pedestrian activity or public transportation and would reduce vehicle trips, vehicle miles traveled (VMT), and associated transportation GHG emissions.

Based on the Project’s incorporation of energy and water efficiency building design standards pursuant to compliance with the current Title 24-2016 standards and City of Los Angeles Green Building Code, and the Project’s location in proximity to existing off-site destinations and public transportation options that would tend to reduce vehicle trips and VMT, the Project would result

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32 Based on California Energy Commission estimates of a residential energy savings of 25 percent for the Title 24-2013 standards compared to the 2008 standards and 28 percent for the Title 24-2016 standards compared to the Title 24-2013 standards.

33 California 2010 Green Building Standards Code, California Code of Regulations Title 24, Part 11.

34 Gibson Transportation Consulting, Inc., Trip Generation for the Edinburgh Avenue SLS Project, Los Angeles, California, June 2016, included in Appendix G of this Initial Study.
in a net change in GHG emissions substantially less than the 3,000 MTCO2e significance threshold, compared to the previous residential use on the Site. The net Project increase of 9,832 square feet of floor area would not result in a substantial increase in building energy, water, and waste GHG emissions compared to the existing square footage and previous residential use of the Site given the compliance with applicable efficiency standards. The net increase of 23 vehicle trips would also not result in a substantial increase in transportation-related GHG emissions compared to the previous residential use on the Site, particularly given the potential for residents to replace private vehicle trips with walking or public transportation to off-site destinations. Therefore, the Project is determined to result in a less than significant impact with respect to GHG emissions.

Due to the complex physical, chemical, and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the Project's incremental emissions increase could actually cause a measurable increase in global GHG emissions necessary to influence global climate change. The GHG emissions of the Project alone would not likely cause a direct physical change in the environment, as it is global GHG emissions in their aggregate that contribute to climate change, not any one source of GHG emissions alone. Therefore, due to the incremental amount of GHG emissions estimated to be generated for this Project, the lack of any evidence for concluding that the Project's GHG emissions could cause any measurable increase in global GHG emissions necessary to force global climate change, and the fact that the Project incorporates design features to reduce potential GHG emissions, the Project would not hinder the goals of AB 32. Conventional cumulative air quality analyses consider related projects in proximity; however, this approach is not appropriate for GHG analyses because proximity of projects is irrelevant to the transport and accumulation of GHG in the Earth’s atmosphere. Thus, because the Project would result in total GHG emissions less than the thresholds, it is not considered to have a significant impact at a cumulative level. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The Project would be required to comply with the City’s Green Building Code pursuant to Chapter IX, Article 9, of the LAMC. In conformance with these requirements, the Project would be designed to reduce GHG emissions through various energy conservation measures as required by the CALGreen Code. In addition, the Project would be consistent with applicable energy conservation measures to reduce GHG emissions, such as those provided in the California Air Resources Board AB 32 Scoping Plan, which describes the approaches California will take to achieve the goal of reducing GHG emissions to 1990 levels by 2020, and includes, but is not limited to, renewable energy from utility providers and implementation of stringent vehicle emissions standards.

Through incorporation of the energy efficiency measures and VMT reduction characteristics discussed above, the Project would comply with applicable portions of the Los Angeles Green Building Code and the CALGreen Code for residential uses, as required by Los Angeles Ordinance No. 181479, effective January 1, 2011. In summary, the Project, as designed, meets or exceeds the applicable requirement of the CALGreen Code and the Los Angeles Green Building
Code, all of which is supportive of the State’s GHG-reduction goals under AB 32. Furthermore, the Project’s infill location with nearby access to off-site destinations and public transportation options would be consistent with the overall goal of SB 375 and the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to reduce per capita mobile source GHG emissions. As part of the RTP/SCS, “transportation network improvements would be included, and more compact, infill, walkable and mixed-use development strategies to accommodate new region’s growth would be encouraged to accommodate increases in population, households, employment, and travel demand.”\footnote{Southern California Association of Governments, Draft Program Environmental Impact Report – 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2015, page 3.8-35.} Moreover, the RTP/SCS states that while “[p]opulation and job growth would induce land use change (development projects) and increase VMT, and would result in direct and indirect GHG emissions,” the RTP/SCS “supports sustainable growth through a more compact, infill, and walkable development pattern.”\footnote{Southern California Association of Governments, Draft Program Environmental Impact Report – 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2015, page 3.8-36.} Consistent with SCAG’s RTP/SCS alignment of transportation, land use, and housing strategies, the Project would provide housing in an infill location close to jobs, shopping, and other entertainment uses and in close proximity to existing public transit stops (Metro bus lines 10, 18, 217/218, 780, and DASH-Fairfax), which would provide residents with alternative transportation options to reduced VMT, as compared to a project of similar size and land uses at a location without close and walkable access to off-site destinations and public transit stops. Therefore, the Project would not conflict with any applicable plan, policy, or regulation to reduce GHG emissions and impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

\section*{VIII. Hazards and Hazardous Materials}

The following discussion of hazardous materials is based, in part, on the Phase I Environmental Site Assessment Report (Phase I ESA) prepared by Nova Consulting Group Inc.,\footnote{Nova Consulting, Phase I Environmental Site Assessment Report, August 18, 2014, included in Appendix F-1 of this Initial Study.} Limited Asbestos Survey\footnote{Envirocheck, Limited Asbestos Survey, September 10, 2015, included in Appendix F-2 of this Initial Study.} and Limited Lead-Based Paint Survey,\footnote{Envirocheck, Limited Lead-Based Paint Survey, September 10, 2015, included in Appendix F-3 of this Initial Study.} prepared by Envirocheck and provided in Appendix F, Hazardous Materials Reports, of this Initial Study.

\textit{Would the project:}

\begin{itemize}
  \item [a.] Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
\end{itemize}

\textbf{Less Than Significant Impact.} Project construction activities would result in a temporary increase in the use of typical construction materials at the Project Site, including concrete, hydraulic fluids, paints, cleaning materials, and vehicle fuels. The use of these materials during
Project construction would be short-term in nature and would occur in accordance with standard construction practices, as well as with applicable federal, State, and local regulations. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations.

As discussed in detail under Checklist Question VIII.b, the Limited Asbestos Survey and Limited Lead-Based Paint Survey identified the presence of asbestos-containing materials (ACMs) and lead-based paints (LBPs) in the existing on-site buildings. Accordingly, comprehensive surveys of the existing buildings and removal of these materials prior to demolition of the existing buildings will be required.

Because these activities would be short-term and cease with Project completion, construction activities would, therefore, not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

Operation of the residential units would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, and pesticides for landscaping. The use of these materials would be in small quantities and in accordance with the manufacturers’ instructions for use, storage, and disposal of such products. Accordingly, operation of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, no mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. For further discussion of this topic, including maps, refer to the Phase I Environmental Site Assessment (Phase I ESA) prepared for the Project and provided in Appendix F-1 of this Initial Study.

Based on the findings of the Phase I ESA there was no evidence of the use, generation, storage, disposal, or release of hazardous materials, petroleum products, or hazardous waste on the Project Site. Furthermore, there were no older transformers observed on the Project Site, so there is no polychlorinated biphenyls (PCBs) contamination from transformer-based sources. There also was no evidence of aboveground or underground storage tanks, the potential for vapor migration, or the presence of mold. Radon levels were not identified as a concern. In addition, there was no evidence of Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) in connection with the property.

Site investigations for the Phase I ESA identified the potential presence of ACMs and LBPs. Therefore a Limited Asbestos Survey and Limited Lead-Based Paint Survey were conducted. According to the Limited Asbestos Survey, asbestos content which exceeds U.S. Environmental...
Protection Agency (EPA) and California Division of Occupational Safety and Health (Cal/OSHA) levels were found in vinyl sheet flooring and vinyl sheet adhesive in one unit and in the roof penetrating mastic. In September 2015, asbestos remediation occurred in the kitchen at 756 Edinburgh Avenue and the building roofs were partially remediated. The ACMs were in good condition. Based on the Limited Lead-Based Paint Survey, LBP was detected at or above EPA, U.S. Department of Housing and Urban Development (HUD), and California Department of Public Health (CDPH) levels on the door, door jamb, window sill, baseboard, window sash, and wall baseboard, countertop, cabinet, floor, ceiling, exterior down spouts, garage door in some of the units and structures. The condition of the LBP ranged from intact to deteriorated. Accordingly, a comprehensive ACM and LBP survey of the existing buildings would be performed prior to demolition and removal of these materials would be required by a licensed contractor in accordance with SCAQMD, Cal/OSHA, and DTSC requirements to ensure proper handling, notification, and disposal/monitoring. Adherence with these regulatory requirements would reduce risks associated with LBPs and ACMs to acceptable levels and associated impacts would be less than significant.

A review of federal and state environmental record sources was provided by Environmental Data Resources Inc. (EDR), as part of the Phase I ESA. The review included any listing of potential stationary and non-stationary source spills reported to state and federal agencies, including remediated and contaminated leaking underground storage tank (LUST) sites. The Phase I ESA indicated that four LUST facilities were identified within 0.5 miles of the Project Site. Of these, three were found to be closed cases and were located more than 800 feet from the Project Site. Therefore due to the closed status of the LUST facilities and the considerable distance from the Project Site these LUST facilities are not expected to have resulted in any potential impacts due to hazardous materials contamination at the Project Site. The remaining LUST facility is located at 801 North Fairfax Avenue, approximately 200 feet east of the Project Site. This LUST site was listed as case closed in 2007. The 2007 Site Assessment and Site Closure Report for this property indicated that groundwater was 42 feet below the ground surface and flowed west, potentially impacting the Project Site. However, the 2007 Site Assessment and Site Closure Report indicated that analysis of soil and groundwater samples collected for this property indicated negligible concentrations of benzene in the soils analysis and no contamination of groundwater. Therefore, due to its closed status and absence of contamination to soil and groundwater, this LUST facility is not expected to have resulted in impacts to the Property.

Compliance with applicable regulatory requirements would ensure that impacts associated with ACMs and LBPs would be reduced to less than significant levels. Therefore, no mitigation measures are required and no further evaluation of this topic in an EIR is recommended.

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40 David Camarillo, Vice-President, Focus Environmental Consulting, LLC, letter dated September 29, 2015 and included in Appendix F-4 of this Initial Study.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

**Less Than Significant Impact.** The nearest schools to the Project Site are Laurel Span Elementary School located approximately 0.13 miles to the north, Fairfax Senior High School located approximately 0.16 miles to the southeast, and ABC Little School approximately 0.21 miles to the northeast. Construction of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers’ instructions. Any emissions from the use of such materials would be minimal and localized to the Project Site. Although Project construction would encounter previously identified on-site hazardous materials (i.e., ACBMs, LBPs), these materials are required to be handled in accordance with applicable regulations, would be localized to the Project Site, and existing schools are sufficient distance from the Project Site to not be impacted if these materials are encountered during Project construction. Operation of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, and pesticides for landscaping. The use of these materials would be in small quantities and in accordance with the manufacturers’ instructions for use, storage, and disposal of such products. During Project operation, the limited quantities and any prescribed handling procedures of hazardous materials would not pose a risk to schools in the Project vicinity, since there would be minimal emissions and they would be localized to the Project Site. As such, it is concluded that the Project would result in a less than significant impact related to hazardous materials at any existing or proposed schools within a one-quarter mile radius of the Project Site. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**No Impact.** Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Resources Control Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions (such as a removal action) or extensive investigations are planned or have occurred. The database provides a listing of Federal Superfund sites (National Priorities List [NPL]); State Response sites; Voluntary Cleanup sites; and School Cleanup sites. GeoTracker is the State Water Resources Control Board’s data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (USTs, Department of Defense, Site Cleanup Program) as well as permitted facilities such as operating USTs and land
disposal sites. A comprehensive list of all databases reviewed is provided in the Phase I ESA. According to the review of the regulatory databases provided by EDR and included in the Phase I ESA, the Project Site was not identified on any of the federal, State, tribal, or EDR Proprietary databases. Therefore, impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

### e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

**No Impact.** The Project Site is not within an airport land use plan and it is not within two miles of a public airport or public use airport. The nearest airport is the Burbank Bob Hope Airport located approximately eight miles north of the Project Site. Therefore, the Project would not result in an airport-related safety hazard for people residing or working in the Project area, and no impact would occur in this regard. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

### f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?

**No Impact.** There are no private airstrips in the vicinity of the Project Site and the Project Site is not located within a designated airport hazard area. Therefore, the Project would not result in airport-related safety hazards for the people residing or working in the area. No impact would occur in this regard. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

### g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

**Less Than Significant Impact.** The Project Site is located in an established urban area that is well served by a roadway network. Melrose Avenue, located south of the Project Site is designated as a Selected Disaster Route. While it is expected that the majority of construction activities for the Project would be confined on-site, short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In these instances, the Project would implement traffic control measures (e.g., construction flagmen, signage, etc.) to maintain flow and access. Therefore, construction is not expected to result in inadequate emergency access.

Project operation would generate some additional traffic in the Project vicinity. However, the incremental increase in vehicle trips and access to the Project Site from Edinburgh Avenue, rather than Waring Avenue, would not be of a magnitude to impede emergency access. Additionally, the

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42 City of Los Angeles General Plan Safety Element – Critical Facilities and Lifeline Systems, Exhibit H November 26, 1996.
Project is required to provide adequate emergency access and to comply with Los Angeles Fire Department (LAFD) access requirements. Subject to review and approval of Project Site access and circulation plans by the LAFD, the Project would not impair implementation or physically interfere with adopted emergency response or emergency evacuation plans. Since the Project would not cause an impediment along the City’s designated emergency evacuation routes, and the proposed residential uses would not impair implementation of the City’s emergency response plan, the Project would have a less than significant impact with respect to these issues. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.** The Project Site is located in an urban area and approximately one mile from undeveloped, natural areas in the Hollywood Hills. No wildlands are present on the Project Site or surrounding developed area along Melrose Avenue and Fairfax Avenue. The Project Site is not designated as a wildfire hazard area by the City of Los Angeles. Therefore, the Project would not expose people or structures to a significant risk involving wildland fires. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**IX. Hydrology and Water Quality**

*Would the project:*

**a. Violate any water quality standards or waste discharge requirements?**

**Less Than Significant Impact.** The 0.29-acre Project Site is generally flat and stormwater runoff from the Project Site is conveyed via sheetflow in a southwesterly direction to the gutter lining Edinburgh Avenue and then flows southerly where it is collected in a catch basin on Melrose Avenue, which drains to a 27-inch reinforced concrete pipe storm drain in Melrose Avenue.

Construction of the Project would require earthwork activities, including grading and excavation of the Project Site, which would expose soils for a limited time and could allow for possible erosion, particularly during rain storms. However, all grading activities would require grading permits from the Los Angeles Department of Building and Safety (LADBS), which would include requirements and standards designed to limit potential impacts associated with erosion to permitted levels. Additionally, grading and site preparation would comply with all applicable

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43 City of Los Angeles General Plan Safety Element, Exhibit D, November 26, 1996.
44 The Project Site is 0.27 acres with the proposed 5-foot-wide roadway dedication along Waring Avenue.
provisions of Chapter IX, Division 70 of the LAMC, which includes requirements such as the preparation of an erosion control plan to reduce the effects of sedimentation and erosion.

In addition, the Applicant would be required to meet the provisions of the Project-specific Stormwater Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) permit. The SWPPP would be subject to review by the City for compliance with the City of Los Angeles’ Development Best Management Practices Handbook, Part A, Construction Activities. As part of these regulatory requirements, BMPs would be implemented to control erosion and to protect the quality of surface water runoff during construction by preventing the off-site movement of potential contaminants such as petroleum products, paints and solvents, detergents, fertilizers, and pesticides. Should grading activities occur during the rainy season (October 1st to April 14th), a Wet Weather Erosion Control Plan (WWECP) would be prepared pursuant to the Manual and Guideline for Temporary and Emergency Erosion Control, adopted by the Los Angeles Board of Public Works. Given the relatively shallow depth of excavation of approximately five feet compared to the depth of groundwater (approximately 50 feet), Project construction is not anticipated to impact groundwater.

During operation, the Project would be required to incorporate operational BMPs per the City’s Standard Urban Stormwater Management Plan (SUSMP) permit requirements and in accordance with the City’s LID Ordinance, which requires that all developments capture water runoff at its source through a set of design approaches and BMPs. Accordingly, measures to reduce the volume and intensity of stormwater runoff leaving the Project Site have been incorporated into the Project design in accordance with the City’s Development Best Management Practices Handbook, Low Impact Development Manual, Part B: Planning Activities. Specifically, the Project proposes the infiltration BMPs through the installation of biofiltration BMPs, such as planter boxes.

Through preparation of the SUSMP and implementation of the proposed biofiltration and other appropriate BMPs, Project operation would comply with the City’s LID Ordinance and would not violate any water quality standards. Impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?**

**Less Than Significant Impact.** Los Angeles Department of Water and Power (LADWP) is the water purveyor for the City. Water is supplied to the City from three primary sources including groundwater. Groundwater levels in the City of Los Angeles are maintained through an active process via spreading grounds and recharge basins. Although open spaces do allow for seepage of
water into smaller unconfined aquifers, the larger groundwater sources within the City of Los Angeles are primarily recharged through stormwater runoff from local mountain ranges and through active recharge operations. Locally the Project Site overlays the confined Exposition aquifer, located within the Hollywood Groundwater Basin portion of the Coastal Plain. The Hollywood Basin is not currently used for groundwater production due to limited transmissivity and poor quality.\textsuperscript{46}

Although the Project Site does include some pervious surface area, the small size of the Project Site limits its potential to contribute to recharge of groundwater sources. Development of the Project Site would maintain approximately the same amount of pervious surface area, and therefore would not substantially modify groundwater infiltration and recharge on the Project Site.

Test pits were excavated to a maximum depth of 15 feet below ground surface and no groundwater was encountered. Historic high groundwater levels are estimated to be 50 feet below ground surface. Because there will be excavation to approximately five feet below grade, there will be no anticipated impacts to groundwater.

The Project would not substantially deplete groundwater supplies or result in a substantial net deficit in the aquifer volume or lowering of the local groundwater table and impacts to groundwater would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

\textbf{Less Than Significant Impact.} During Project construction, temporary alteration of existing on-site drainage patterns may occur and rainfall occurring during the grading and excavation phases has the potential to carry exposed sediments into the storm drain system. As discussed under Checklist Questions IX.a, with implementation of required BMPs which include erosion and sediment control, or a WWECP, if construction occurs during the rainy season, and regular inspection of the construction site to ensure proper installation and maintenance of the BMPs, construction activities are not expected to result in substantial erosion or siltation on- or off-site. Runoff currently flows off the Project Site in a southwesterly direction to the gutter lining Edinburgh Avenue and then flows southerly where it is collected in a catch basin on Melrose Avenue, which drains to a 27-inch reinforced concrete pipe storm drain in Melrose Avenue. Since the Project Site is relatively flat and the amount of pervious surface area would be similar to existing conditions, there would be no substantial alteration of on-site or off-site drainage patterns. There is no potential for downstream erosion since the street and stormwater system is paved and therefore stabilized.

\textsuperscript{46} Phase I Environmental Site Assessment Report, Op. Cit.
As mentioned above, under existing conditions, most stormwater runoff flows off the Project Site and into the local storm drain system. This condition would not change as a result of the Project. The Project Site is located in an urbanized area and development of the Project Site would result in a similar amount of impervious and pervious surface area as existing conditions. As a result, the Project would not be expected to materially increase the quantity of urban runoff from the Project Site. Rather, implementation of the required BMPs discussed in Checklist Question IX.a would control stormwater runoff. There is no potential of downstream erosion or flooding because the street and stormwater system is paved and therefore stabilized.

With the implementation of BMPs and other components of the SWPPP or WWECP during construction and LID and SUSMP BMPs during project operation, the Project would not alter drainage patterns in a manner that would result in substantial erosion or siltation. Impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

d. **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?**

**Less Than Significant Impact.** While the Project Site is under construction, the rate and amount of surface runoff generated at the Project Site would fluctuate because exposed soils could absorb rainfall that currently leaves the Project Site as surface flow. However, the construction period is short-term and compliance with applicable regulations discussed in Checklist Question IX.a would preclude fluctuations that result in flooding. With regard to operations, as previously discussed in Checklist Question IX.a, the Project would implement LID and SUSMP BMPs to reduce the volume and intensity of stormwater runoff leaving the Project Site. Because runoff would not increase over existing conditions, and biofiltration BMPs would be implemented to reduce runoff, the Project would not result in on- or off-site flooding, and impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

e. **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Less Than Significant Impact.** Development of the Project Site would result in a similar amount of impervious and pervious surface area as existing conditions. Stormwater runoff currently flows into the City’s stormdrain system as described in Checklist Questions IX.a. As there are no known deficiencies in the existing storm drain system, the Project would result in a less than significant impact. Final plan check by the City of Los Angeles Bureau of Sanitation (BOS) would ensure that adequate capacity is available in the storm drain system prior to Project approval. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.
f. Otherwise substantially degrade water quality?

Less Than Significant Impact. As discussed above under Checklist Question VIII.a, construction and operational BMPs and good housekeeping practices during Project construction and operation would preclude sediment and hazardous substances from entering stormwater flows. The implementation of design features and regulatory mechanisms, including adherence to the City’s LID requirements, would avoid substantial degradation of water quality. Therefore, the Project would have a less than significant impact on surface water quality and no mitigation measures are required. Further analysis of this topic in an EIR is not recommended.

g. Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. According the City of Los Angeles General Plan Safety Element, the Project Site is not located within a 100-year or 500-year flood plain.47 As indicated in the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, the Project Site is located in Flood Zone X. Flood Zone X regions consist of areas outside a flooding hazard.48 Therefore, the Project would not place housing within a 100-year flood plain. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Project Site is not located within a 100-year or 500-year flood plain. Therefore, the Project would not impede or redirect flood flows within a 100-year flood plain. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The project site is not located within a FEMA-designated or City-designated 100-year flood zone or plain. The Project is also not located within a tsunami hazard area or a potential inundation area of the Hollywood Reservoir which is located almost three miles northwest of the Project Site.49 Therefore, the Project would not expose people and structures to risk of loss or injury associated with flooding as a result of the failure of a levee or dam. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

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j. **Inundation by seiche, tsunami, or mudflow?**

**No Impact.** A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant disturbance undersea such as a tectonic displacement of sea floor associated with large, shallow earthquakes. Mudflows occur as a result of downslope movement of soil and/or rock under the influence of gravity.

The Project Site is located approximately nine miles inland (east) from the Pacific Ocean and is not located within a tsunami hazard area. Therefore the Project Site would not be subject to a tsunami. As discussed above, the Project is also not located within a potential inundation area of the Hollywood Reservoir. The Project Site is located in an area of relatively flat topography, and as such, there is negligible potential for mudflows. Therefore, no impacts would occur with respect to seiches, tsunamis, and mudflows. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**X. Land Use and Planning**

*Would the project:*

**a. Physically divide an established community?**

**No Impact.** The Project Site is located within the Hollywood Community Plan Area and currently contains a bungalow court comprised of four, one-story buildings arranged in a quad formation around a central courtyard located on 0.29 acres\(^50\). The Project vicinity is highly urbanized and generally built out. The Project Site is located within an established residential neighborhood which is in close proximity to commercial development along Melrose Avenue and Fairfax Avenue that includes a variety of restaurants, retail uses, and other services.

The Project would remove the existing bungalows, subdivide the parcel into eight lots, and develop each lot with a three-story single-family residence arranged around a central driveway. The proposed Project would be in conformance with underlying zoning and land use designations, and similar to adjacent and nearby residential land uses. Therefore, because the Project Site is already developed with structures, the Project would be compatible with adjacent residential uses and Project Site is relatively small, the Project would not physically divide an established community and no impact would occur. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

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\(^{50}\) The Project Site is 0.27 acres with the proposed 5-foot-wide roadway dedication along Waring Avenue.
b. **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less Than Significant Impact.** The Project Site is located within the Hollywood Community Plan Area. The 1988 Hollywood Community Plan designates the Project Site as Low Medium II Residential which permits residential development at a density of 12 to 24 dwelling units per gross acre (which includes one-half of the abutting street width). Based on the Project Site gross acreage of 19,457 square feet and the eight units proposed, the residential density would be approximately 18 units per acre. The Project Site is zoned RD 1.5-1XL (Restricted Density, Multiple Dwelling Zone, Height District 1XL). As stated in LAMC Section 12.09.1, the RD 1.5 permits one-family dwellings; two-family dwellings; multiple dwellings or group dwellings; apartment houses; and parks, playground or community center.

The RD 1.5 Zone establishes the following area requirements:

- **Front Yard** – Not less than 15 feet in depth
- **Side Yard** – Not less than five feet, except where the lot is less than 50 feet in width, the side yard may be reduced to 10 percent of the width of the lot, but no less than three feet in width
- **Rear Yard** – Not less than 15 feet in depth
- **Lot Area** – Minimum lot width 50 feet; minimum lot area 5,000 square feet; minimum lot area per dwelling unit 1,500 square feet. Exceptions to area regulations are provided for in LAMC Section 12.22C.

Per LAMC Section 12.21.1, the 1XL Height District permits a building height of 30 feet and an FAR of 3:1. The proposed building heights would be 30 feet, consistent with the 1XL Height District. As presented in Table A-1, Proposed Project Summary, the proposed Sitewide FAR is 1.18:1 and the FAR for the individual lots range between 0.8 and 1.7, which is below the maximum FAR of 3:1.

Per Zoning Information File ZI No. 2452 the Project Site is located within a Transit Priority Area defined as area within one-half mile of a major transit stop, including the intersection of two or more major bus routes with a bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Accordingly the Project Site is well-served by various bus lines within one-half mile of the Project Site, along Melrose/Fairfax Avenues, Crescent Heights Boulevard/Melrose Avenue, and along Santa Monica Boulevard/Fairfax Avenue. Therefore, the Project is exempt from evaluating visual aesthetics and parking impacts in a CEQA document as defined in the City’s current, *City of L.A. CEQA Thresholds Guide (2006).*
The Project would remove the existing improvements and subdivide the Project Site into eight small lot parcels pursuant to LAMC Section 12.22.C.27, Small Lot Subdivision which requires the following:

- A parcel map
- A minimum lot width of 16 feet and minimum lot area of 600 square feet
- Vehicular access provided to either a lot containing a dwelling unit or to its required parking spaces by way of a street or alley frontage, driveway access or similar access to a street
- All structures on a lot which includes one or more dwelling units, may, taken together occupy no more than 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of the lot area of each lot not meeting this provision
- No front, side, or rear yard required between lots within an approved small lot subdivision. However, a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision
- Fences and walls within five feet of the front lot line shall be no more than three and one-half feet in height. Fences and walls within five feet of the side and rear lot lines shall be no more than six feet in height.

The requirements set forth in LAMC 12.22.C.27 supersede the development standards of the RD 1.5 zone, to the extent that there are inconsistencies.

Consistent with the above provisions of LAMC 12.22.C.27, Vesting Tentative Tract Map No. 74201 subdivides the Project Site into eight small lot parcels (see Figure A-3, Vesting Tentative Tract Map No. 74201, in Attachment A, Project Description). As also shown on Figure A-3, the proposed lot sizes would exceed the minimum lot width of 16 feet and minimum lot area of 600 square feet. The minimum lot width of the narrowest and smallest lots (Lots 2, 3, and 4) is approximately 21 feet with a lot area of 1,047 square feet. Consistent with vehicular access requirements, vehicular access to the individual parking spaces would be provided via an 18-foot to 24-foot shared driveway off of Edinburgh Avenue. As shown in Table A-1, Proposed Project Summary, the lot coverage of the dwelling units (including garages and carports) would occupy less than 80 percent of the lot area (i.e., range between 34 and 69 percent). Regarding setbacks, as shown on Figure A-4, a five-foot setback would be provided between the residential structures and southern property line and a setback ranging between approximately eight feet and nine feet between the residential structures and the eastern property line. Regarding fences and walls, a six-foot fence is proposed along the southern and eastern property lines. LAMC 12.22.C.27 also resulted in the creation of the Small Lot Design Guidelines, to address site planning, building design and materials, building height and massing, landscaping, and sustainability. The Project would be consistent with the recommendations of the Small Lot Design Guidelines as discussed in Checklist Question I.c, which is incorporated herein.

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51 As further described in Attachment A, Project Description, the application for the vesting tentative map was deemed complete on May 20, 2016 and therefore the Applicant has vested rights to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at that time.
The Project would be consistent with policies contained in the General Plan Framework Element, Housing Element, Hollywood Community Plan, Do Real Planning, and Walkability Checklist as it would provide residential uses that are consistent with the existing General Plan land use and zoning designations; be compatible with the adjacent residential uses to the south and east through setbacks, landscaping, and building design; provide additional landscaping and street trees along the Edinburgh Avenue and Waring Avenue Street frontages; provide housing near public transit; and would include sustainability features such as a central courtyard design around a central driveway, biofiltration systems, drought tolerant landscaping, and electric-vehicle charging outlets.

Therefore, the Project would not substantially conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

As described in Attachment A, Project Description, an update to the Hollywood Community Plan is being prepared to address changes in land use intensity and density and to correct land use designation and zoning inconsistencies. The Hollywood Community Plan Update (HCPU) was originally approved on June 19, 2012. Due to a Los Angeles Superior Court decision on the Plan’s Environmental Impact Report, the City Council took action on April 2, 2014 to rescind the 2012 HCPU. As a result of this action, the City has reverted to the 1988 Hollywood Community Plan and the zoning regulations that existed immediately prior to June 19, 2012 (the date of the adoption of the HCPU and ordinance). A new EIR is being prepared for the HCPU. The HCPU is substantially similar to the previously approved HCPU, but includes updates to address new demographic data, the Alquist-Priolo earthquake fault zone, and the Mobility 2035 Plan. No change is proposed for the Low Medium II Residential land use designation or related development standards applicable to the Project Site. The Small Lot Design Guidelines described under Checklist Question I.c, Aesthetics and other Project characteristics, which is incorporated herein, would support consistency with Land Use goals and policies and Urban Design Guidelines presented in the HCPU by enhancing the pedestrian experience through landscaping and wide sidewalks; ensuring compatibility with existing residential neighborhoods; providing a strong relationship to the surrounding streets; providing housing near public transit; providing home ownership opportunities through small lot subdivisions; incorporating sustainability features; and providing architectural features to enhance the building façade.

As described in Attachment A, Project Description the City is proposing a Small Lot Code Amendment, Small Lot Design Standards, and Small Lot Map Standards. Most applicable to the discussion of land use are the proposed Small Lot Code Amendment and Small Lot Map Standards. The Small Lot Code Amendment would require greater front and rear yard setbacks and establish design standards for small lot subdivisions and incidental Administrative Clearance process. The Small Lot Map Standards would update map provisions for all small lots, including common access driveways and walkways, utility easements, maintenance agreements, vehicular guest parking, and on-site trash pick-up.
Although a Vesting Tentative Tract Map for the Project has been filed and it has a vested right to develop under the regulations in place from the date the Project application was deemed complete on May 20, 2016, a consistency analysis with the proposed Small Lot Map Standards and Small Lot Code Amendment is provided for informational purposes in Appendix C, Project Consistency with Proposed Small Lot Code Amendment and Policy Update. As presented therein, the Project would be substantially consistent with the proposed Small Lot Map Standards and Small Lot Code Amendment. In conformance with the proposed Small Lot Map Standards, the Project would provide a common access driveway and common access walkway which would both exceed the minimum width requirements. However, the common access walkway would only be partially consistent with the provision to provide a walkway that is open to the sky, as some portions of the walkway would be under the residential building overhangs. Although the Project would not be consistent with newly proposed vehicle guest parking requirements, the Project would provide additional on-site parking compared to previous conditions and consistent with current LAMC requirements. In conformance with the proposed Small Lot Code Amendment, the Project would meet or exceed lot width, access, and lot area coverage, and front yard setback requirements. The Project would be partially consistent with side yard and rear yard setback requirements of five feet and 10 feet, respectively. Although a five-foot side yard setback is provided, this is a potential roadway dedication for the widening of Waring Avenue. Along the rear yard the setback varies between 8 feet and 9 feet, 6 inches which is slightly less than the proposed rear yard setback of 10 feet.

Based on the above discussion, the Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As discussed under Checklist Question IV, Biological Resources, the Project Site currently is located in an urbanized area and developed with the bungalow court apartment units, a one-story garage building and a courtyard area. The Project Site contains ornamental landscaping and does not support any native habitat. The Project Site is not located within a habitat conservation plan or natural community conservation plan. Therefore, the Project would not conflict with the provisions of any adopted conservation plan. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.
XI. Mineral Resources

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact (a-b). The Project Site is not classified by the City of Los Angeles as an area containing significant mineral deposits, nor is the Project Site designated as an existing mineral resource extraction area by the State of California. Additionally, the Project Site is designated as Low Medium II Residential uses in the Hollywood Community Plan and HCPU. Because the Project Site is not designated as a mineral extraction land use, the chances of uncovering mineral resources during construction and grading would be minimal. Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. No impacts to mineral resources would occur. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

XII. Noise

Would the project result in:

a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a short-term basis. Operation of the Project may increase existing noise levels as a result of Project-related traffic, heating, ventilating, and air conditioning (HVAC) systems, and resident/guest activities on the Project Site. As such, nearby sensitive uses, including adjacent residential uses, could potentially be affected. Therefore, it is recommended that the Project’s potential to exceed noise standards be analyzed further in an EIR.


b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

**Potentially Significant Impact.** Construction of the Project may generate groundborne vibration and noise due to site grading, clearing activities, and haul truck travel. As such, the Project would have the potential to expose people to or generate excessive groundborne vibration and noise levels during short-term construction activities. Therefore, it is recommended that construction-related ground vibration be analyzed further in an EIR.

Post-construction on-site activities would be limited to residential uses that would not generate excessive groundborne noise or vibration. As such, Project operation would not expose people to excessive groundborne vibration or noise, resulting in a less than significant impact. No mitigation measures are required and no further analysis of operational ground vibration in an EIR is recommended.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

**Potentially Significant Impact.** As discussed under Checklist Question XII.a, operation of the Project may increase existing noise levels as a result of Project-related traffic, HVAC systems, and resident/guest activities on the Project Site. Therefore, it is recommended that potential impacts associated with a permanent increase in ambient noise levels be analyzed further in an EIR.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**Potentially Significant Impact.** As discussed under Checklist Question XII.a, construction of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a short-term basis. Therefore, it is recommended that potential impacts associated with a temporary or periodic increase in ambient noise levels be further analyzed in an EIR.

e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** The Project Site is not located within an airport land use plan or within two miles of an airport. The nearest airport to the Project Site is the Burbank Bob Hope Airport, which is located approximately eight miles north of the Project Site. Therefore, the Project would not expose an on- or off-site population to excessive noise levels from airport use. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.
f. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As previously discussed, the nearest airport is the Burbank Bob Hope Airport, located approximately eight miles north of the Project Site. As such, the Project is not within the vicinity of a private airstrip and would not expose people residing or working in the area to excessive noise levels. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

XIII. Population and Housing

Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. The Project would not have indirect effects on growth through such mechanisms as the extension of roads and infrastructure, since the Project is an infill development that would be served by existing roads and infrastructure. However, the Project would increase the size of the residential units from eight one-bedroom apartments to eight three-bedroom single-family residences. Although this represents only a nominal increase in growth compared to previous conditions, further analysis of this topic in an EIR is recommended for purposes of information disclosure and to assess the consistency of the Project’s housing density and population increase with applicable plans and data sets including SCAG’s projections for the City of Los Angeles and Hollywood Community Plan Area, and the City’s projections for the Hollywood Community Plan Area and HCPU.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact (b-c). All eight units on the Project Site were vacated by end of August 2015 in accordance with Ordinance 178632; 181744; LAMC Section 151.00 through 151.30 (Rent Stabilization Ordinance); LAMC Section 151.22 through 151.28 (Ellis Act Provisions); and LAMC Section 47.07 (Tenant Relocation Assistance where Apartments are to be Demolished). These requirements included the provision of relocation fees and the preparation of a tenant relocation plan. Accordingly, development of the Project, which would include eight new dwelling units on the Project Site, would not displace people, and no impact would occur. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.
XIV. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

a. Fire Protection?

Less Than Significant Impact. The LAFD provides fire protection and emergency medical services in the City. The nearest fire station to the Project Site is Fire Station No. 41 at 1439 N. Gardner Street, approximately one mile to the northeast. Fire Station No. 41 has an average response time of 5 minutes and 13 seconds and an emergency response time of 4 minutes 31 seconds.54

Construction activities associated with the demolition of the existing on-site structures and the construction of the Project may temporarily increase the demand for fire protection and emergency medical services, and may cause the occasional exposure of combustible materials, such as wood, plastics, sawdust, coverings and coatings, to heat sources including machinery and equipment sparking, exposed electrical lines, welding activities, and chemical reactions in combustible materials and coatings. However, in compliance with Occupational Safety and Health Administration (OSHA) and Fire and Building Code requirements, construction managers and personnel would be trained in fire prevention and emergency response. Fire suppression equipment specific to construction would be maintained on Site. No construction parking or staging would occur on adjacent residential streets. Infrastructure improvements may require minor work within adjacent streets. As such, some partial lane closures on Edinburgh Avenue and Waring Avenue adjacent to the Project Site may occur. However, these closures would be temporary in nature. Project construction activities would not impede access to other nearby uses. As such, Project construction would result in a less than significant impact with respect to fire protection services.

Regarding Project operations, because the Project would replace eight one-bedroom apartments with eight three-bedroom single-family residences, demand on LAFD fire protection, emergency medical services, and response times would be similar to previous conditions. No new facilities would need to be constructed to meet LAFD performance standards with respect to the Project Site.

To further reduce the potential for the incidence of fire, the Project would be developed consistent with all applicable provisions of the Fire Code and Building Code regarding access, fire flow, smoke detectors, and building materials. Furthermore, the submittal and review of building plans is enforced through regulatory requirements of the Fire Code. Therefore, no mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. Police Protection?

**Less Than Significant Impact.** The Los Angeles Police Department (LAPD) provides police protection services in the City of Los Angeles. The LAPD is divided into four Police Station Bureaus: Central Bureau, South Bureau, Valley Bureau, and West Bureau. Each of the Bureaus encompasses several communities. The Project Site is located in the West Bureau of the LAPD, which serves the communities of Hollywood, Wilshire, Pacific and West Los Angeles, as well as the West Traffic Division, which includes the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile.55

Specifically, the Project Site is served by the Wilshire Community Police Station located at 4861 West Venice Boulevard (approximately three miles to the southeast). There has been some demand on police services due to squatter activity, drug dealing, vandalism, and other crimes associated with the existing vacant structures. During Project construction, equipment and building materials could be temporarily stored on Site, which could encourage theft or vandalism, potentially requiring LAPD involvement. To prevent incidence of theft or vandalism, the construction site would be fenced and gated with a locked entry, similar to existing conditions. As previously discussed, infrastructure improvements may require minor work within adjacent streets. As such, some partial lane closures on Edinburgh Avenue and Waring Avenue adjacent to the Project Site may occur. However, any closure would be localized to the area of the utility improvements and temporary. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Moreover, Project construction activities would not impede access to other nearby uses. Given these factors, the Project is not expected to increase demand on existing services to a meaningful extent. Therefore, the Project would have a less than significant temporary impact on police services during construction.

With regard to operations, although the Project would slightly increase the residential population of the Project Site by replacing eight one-bedroom apartments with eight three-bedroom single-family residences, demand on LAPD services would be similar to previous conditions. Furthermore, the Project Site would be well-illuminated by security lighting along exterior and interior pedestrian pathways, building lighting, and landscape lighting. In addition, the orientation of the buildings would be towards the streets and central driveway to promote visibility of public areas, which discourages criminal activity.

As discussed in Checklist Question XVI.a, Project-related increase in traffic on surrounding roadways would be minimal. Thus, Project-related traffic is not anticipated to impair the LAPD from responding to emergencies at the Project Site.

Therefore impacts on police facilities, services, and response times would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. **Schools?**

**Less Than Significant Impact.** The Project Site is located within the jurisdiction of the Los Angeles Unified School District (LAUSD), Local District West.\(^{56}\) LAUSD schools serving the Project Site include Laurel Elementary (grades K-8) and Fairfax Senior High School (grades 9-12).\(^{57}\) LAUSD has established student generation rates for residential development. Based on the LAUSD total student generation rate of 0.3688 students per single-family detached residential unit and 0.3042 students per multi-family unit,\(^{58}\) the replacement of eight one-bedroom apartments with eight three-bedroom single-family residences would generate an incremental increase of 0.52 student. Therefore, the Project would not have a notable effect on the available capacity of these schools.

To the extent that on-site development increases demand at LAUSD schools serving the Project Site, State law, including Government Code Section 65995 and Education Code Section 17620, requires the payment of fees at a specified rate for the funding of improvements and expansion to school facilities. Such fees are paid at the issuance of building permits. In accordance with Senate Bill 50 (SB 50), enacted in 1998, the payment of this fee is deemed to provide full and complete mitigation for impacts to school facilities. Because the Project would not exceed projected capacity at the LAUSD schools serving the Project Site and would be required to pay school mitigation fees pursuant to Government Code 65995, impacts on schools would be less than significant. Therefore, no further analysis of this topic in an EIR is recommended.


5. Wattles Gardens Park - 1850 N. Curson Avenue
6. Hollywood Recreation Center - 1122 Cole Avenue
7. Yucca Community Center - 6671 Yucca Street
8. Griffith Park - 3900 E. Chevy Chase Drive

Development of the Project would replace eight one-bedroom apartments with eight three-bedroom single-family residences, which would incrementally increase demand on parks in the Project area due to the potential addition of families with children.

The Project would comply with the open space requirements established by LAMC Section 12.22.C.27(d), which requires that all structures occupy no more than 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of the lot area of each lot not meeting this provision. As shown in Table A-1, Proposed Project Summary, in Attachment A, Project Description, the lot coverage per individual lot would range between 34 percent and 69 percent. Therefore, no additional common open space is required.

Private open space would be provided for each residence, which would include a ground-floor patio and landscaped area. The ground-floor patios for the northerly residences would front Waring Avenue. The two end units of the northern residences and one end unit of the southern residence along Edinburgh Avenue would also feature side patios enclosed by a 42-inch tall wood fence, providing gate access to the landscaped setbacks. The northern residences would also include outdoor patios facing Waring Avenue on the third floor and an additional balcony on the second floor. The southern residences would each include ground-floor patio/yard areas and a third-floor balcony that extends over the central driveway. In total, each of the northern residences would provide between 217 and 792 square feet of private open space and each of the southern residences would provide between 468 and 924 square feet of private open space.

Under LAMC Section 17.12, which was enacted in accordance with the requirements of the Quimby Act, a project’s provision of on-site common open space and recreation facilities may be credited towards the required dedication of parkland or the payment of in-lieu fees, provided the provided open space meets the City’s requirements for parkland. No common open space is required for the Project pursuant to LAMC Section 12.22.C.27(d). However, the Project would pay an in-lieu fee in accordance with the Quimby Act and LAMC Section 17.12 to be applied to improving park services and reducing park impacts in the Project vicinity. Further, the Project would be required to pay the Dwelling Unit Construction Tax stipulated by LAMC Section 21.10, which would be used to provide parks and recreation facilities within the Project vicinity.

Therefore, impacts to parks would be less than significant. No further analysis of this topic in an EIR is recommended.

e. Other public facilities?

Less Than Significant Impact. The Los Angeles Public Library (LAPL) provides library services to the City of Los Angeles. The following three public libraries would provide library services to the Project Site: the Will and Ariel Durant Branch Library at 7140 West Sunset...
Boulevard (approximately 1.3 miles to the northeast of the Project Site with a service population of approximately 25,657), the John C. Fremont Branch Library at 6121 Melrose Avenue (approximately 1.7 miles east of the Project Site with a service population of approximately 30,896), and the Frances Howard Goldwyn-Hollywood Regional Library at 1623 North Ivar Avenue (approximately 2.3 miles northeast of the Project Site with a service population of approximately 78,944). 60

Because the Project would replace eight one-bedroom apartments with eight three-bedroom single-family residences, demand on library services would incrementally increase by approximately eight persons compared to previous conditions. 61 This would be considered negligible when compared to the overall service population of the libraries referenced above. Therefore, the library’s existing service level would be maintained without an additional library or alterations to the existing libraries and impacts on library services would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

During construction and operation of the Project, other governmental services, including roads, would continue to be utilized. Project residents would use the existing road network, without the need for new roadways to serve the Project Site. As discussed in the responses to Checklist Question XVI, Transportation and Traffic, the Project would generate an incremental increase in the number of vehicle trips attributable to Project related activities. However, the additional use of roadways would not be excessive and would not necessitate the upkeep of such facilities beyond normal requirements. Therefore, the Project would result in less than significant impacts on other governmental services. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

XV. Recreation

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. As discussed under Checklist Question XIV.d, because the Project would only incrementally increase demand on neighborhood or regional parks, no substantial or accelerated deterioration of these facilities would occur. Therefore, impacts on these facilities would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

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60 Service population is based on written correspondence from Tom Jung, LAPL Library Facilities Division, August 29, 2014, as cited in the 6250 Sunset Project Draft EIR, March 2015.

61 Based on Census 2010 information for the City of Los Angeles, the average persons per renter unit is 2.67 and the average persons per owner unit is 3.05, http://planning.lacity.org/censusinfo/census2010/censusRpt2010.pdf. However, this would overstate the occupancy of one-bedroom rental units which is estimated to be 2 persons per unit. Therefore, the Project would represent an increase of approximately 8 persons compared to previous conditions.
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. As discussed under Checklist Question XIV.d, no recreational facilities are required or proposed as part of the Project. Furthermore, the Project would only incrementally increase demand on existing recreational facilities, as such no construction or expansion of recreational facilities would be required. Therefore, no additional mitigation measures are required and no further analysis of this topic in an EIR is recommended.

XVI. Transportation/Traffic

Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact. The Project Site is subject to the City of Los Angeles Department of Transportation (LADOT) standards and guidelines regarding the preparation of a Traffic Study, trip generation, levels of service (LOS) for the street system, and residential street segments. The Project would replace eight one-bedroom apartment units with eight three-bedroom single-family residences. Because the Project proposes a one-to-one replacement of residential units, the Project would generate well below the 43 peak hour trips required for the preparation of a Traffic Study. As presented in Appendix G, Project Trip Generation Table, the proposed Project would result in a net increase of 23 trips per day, including 2 trips during the AM Peak Hour and 1 trip during the PM Peak Hour. In addition, Project trips are not expected to result in measurable LOS impacts at signalized intersections in the Project vicinity. Neither the net increase in trips nor the LOS impacts at signalized intersections meets or exceeds LADOT’s thresholds for a traffic study. However, in order to address local concerns, the potential for operation of the Project to generate traffic that could exceed an established standard and adversely affect residential street segments will be evaluated. Construction of the Project would also result in a temporary increase in traffic due to construction-related truck trips and worker vehicle trips, which could adversely affect the street system. As the Project’s increase in traffic would have the potential to result in a significant traffic impact on residential street segments and during construction, it is recommended that this topic, including parking provisions, be analyzed further in an EIR.

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b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

**Less Than Significant Impact.** As described in Checklist Question XVI.a, Project-generated trips are not anticipated to result in measurable LOS impacts.

The CMP is a State-mandated program enacted by the State legislature to address the impacts that urban congestion has on local communities and the region as a whole. Metro is the local agency responsible for implementing the requirements of the CMP. New projects located in the City of Los Angeles must comply with the requirements set forth in the Metro’s CMP. These requirements include the provision that all freeway segments where a project could add 150 or more trips in each direction during the peak hours be evaluated. The guidelines also require evaluation of all designated CMP intersections where a project could add 50 or more trips during either peak hour. As stated in Checklist Question XVI.a, the Project would generate well below 42 peak hour trips and therefore, impacts on CMP freeway segments and intersections would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

**No Impact.** As discussed under Checklist Question VIII.e, the nearest airport is the Burbank Bob Hope Airport located approximately eight miles north of the Project Site. As such, the Project would not result in a change in air traffic patterns including increases in traffic levels or changes in location that would result in substantial safety risks. No impact would occur in this regard and no mitigation measures are required. No further analysis of this topic in an EIR is recommended.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

**Potentially Significant Impact.** The Project would not alter existing street patterns in the vicinity, and there are no existing hazardous design features such as sharp curves or dangerous intersections on-site or within the Project vicinity. The Project would replace the existing driveway at Waring Avenue that is currently underutilized due to inadequate on-site parking, with a central driveway accessed from Edinburgh Avenue, which would result in increased driveway use compared to previous conditions. While the Project does not include any hazardous design features such as sharp curves or dangerous intersections, or propose any hazardous or incompatible uses, it is recommended that this topic be analyzed further in an EIR.
e. Result in inadequate emergency access?

Less Than Significant Impact. Immediate vehicular access to the Project Site is provided via Waring Road but parking on Site was previously limited to a tandem space for two vehicles. There is currently no access to the Project Site as the buildings on the Project Site are not occupied and the property is surrounded by construction fencing. While it is expected that the majority of construction activities for the Project would be confined on Site, short-term construction activities may temporarily affect access on segments of adjacent streets during certain periods of the day. However, this would be a temporary change in access, if any, and would be guided through development of construction best management practices. Long-term emergency access would be somewhat improved from existing condition with the addition of the 18-to 24-foot central driveway, and impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact. The Project Site is located in an area well served by public transportation. Various public transit stops operated by Metro are located in close proximity to the Project Site. The Project Site is located within a nexus of intersections well-served by various bus lines, including: (1) along Melrose/Fairfax Avenues, located less than 750 feet from the Project Site, Line 217/218, Rapid Line 780 and the DASH Fairfax; (2) along Crescent Heights Boulevard/Melrose Avenue, located less than 900 feet from the Project Site, Line 10 and Line 18; (3) along Santa Monica Boulevard/Fairfax Avenue, less than one-half mile from the Project Site, a number of lines including Rapid Bus Line 704. The nearest Metro Red Line station is the Hollywood Boulevard/Vine Street Station, located approximately 1.9 miles northeast of the Project Site.

Furthermore, per the City’s 2010 Bicycle Plan, Edinburgh Avenue is identified as a Bicycle Friendly Street and part of the Neighborhood Bikeway Network between the West Hollywood border and Colgate Avenue and Waring Avenue is also identified as a Bicycle Friendly Street and part of the Neighborhood Bikeway Network between the West Hollywood border and June Street.63 Waring Avenue and Edinburgh Avenue are identified as part of the Neighborhood Enhanced Network in the Mobility Plan 2035.64

The Project Site is well served by public transportation and development of the Project is anticipated to improve the pedestrian experience through the provision of improved sidewalks, and enhanced landscaped setbacks and landscaped parkways with street trees along Waring Avenue and Edinburgh Avenue. The Project proposes a 5-foot-wide roadway dedication along

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64 City of Los Angeles Department of City Planning, Mobility Plan 2035 An Element of the General Plan, adopted by City Council, January 20, 2016.
the northern property boundary on the south side of Waring Avenue to allow for the potential future widening of this street in conformance with the street standard for a Local Street of 60 feet, as identified in the Mobility Plan, and as requested by the City’s Bureau of Engineering. Waring Avenue, adjacent to the Project’s northern boundary is currently improved to 50 feet. The proposed widening could accommodate bicycle improvements proposed for Waring Avenue in the 2010 Bicycle Plan and Mobility Plan 2035. As such, development of the Project is not expected to interfere with or degrade the performance or safety of public transit, bicycle, or pedestrian facilities. Therefore, the Project is consistent with adopted plans, programs and policies regarding public transit, bicycle, and pedestrian facilities, and impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

XVII. Utilities and Services Systems

Would the project:

a. **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**Less Than Significant Impact.** The City of Los Angeles Department of Public Works (LADPW) provides wastewater services for the Project Site. Any wastewater that would be generated by the Project would be treated at the Hyperion Treatment Plant (HTP). The HTP is a part of the Hyperion Treatment System, which also includes the Tillman Water Reclamation Plant (TWRP) and the Los Angeles-Glendale Water Reclamation Plant (LAGWRP). The HTP has a current average daily dry weather flow of 275 million gallons per day (mgd), leaving approximately 175 mgd of capacity available.⁶⁵

Following the secondary treatment of wastewater, the majority of effluent from HTP is discharged into the Santa Monica Bay while the remaining flows are conveyed to the West Basin Water Reclamation Plant for tertiary treatment and reuse as reclaimed water. HTP has two outfalls that presently discharge into the Santa Monica Bay (a one-mile outfall pipeline and five-mile outfall pipeline). Both outfalls are 12 feet in diameter. The one-mile outfall pipeline is 50 feet deep and is only used on an emergency basis or when repairs are being made on the five-mile outfall. The five-mile outfall pipeline is 187 feet deep and is used to discharge secondary treated effluent on a daily basis. Major routine and repair efforts to the five-mile outfall were most recently completed in November 2015.⁶⁶ HTP effluent is required to meet the Los Angeles Regional Water Quality Control Board’s (LARWQCB) requirements for a recreational beneficial use, which imposes performance standards on water quality that are more stringent than the standards required under the Clean Water Act permit administered under the system’s NPDES

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permit. Accordingly, HTP effluent to Santa Monica Bay is continually monitored to ensure that it meets or exceeds prescribed standards. The Los Angeles County Department of Health Services also monitors flows into the Santa Monica Bay.

Development of the Project would replace eight one-bedroom apartments with eight three-bedroom single-family residences, which would incrementally increase the generation of wastewater that would require conveyance and treatment. Given the amount of wastewater generated by the Project compared to previous conditions, and the existing wastewater treatment capacity at the HTP, adequate wastewater treatment capacity would be available to serve the Project.

Construction of the Project would include all necessary on- and off-site sewer pipe improvements and connections to adequately connect to the City’s existing sewer system. As discussed above, the Project would not generate sewer flows that would jeopardize the ability of the HTP to operate within its established wastewater treatment requirements. As a result, the Project would not exceed the requirements of the LARWQCB and a less than significant impact would result. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Wastewater

Less Than Significant Impact. With regard to wastewater treatment, as discussed under Checklist Question XVII.a, the Project’s incremental increase in wastewater generation compared to previous conditions would not exceed the treatment capacity of the HTP and a less than significant impact would result.

The Project Site is served through an off-site sewer network maintained by the BOS. Existing sewer lines adjacent to the Project Site include an 8-inch line in Edinburgh Avenue and Waring Avenue. There is also an 8-inch line located on the Project Site that connects with the 8-inch in Edinburgh Avenue. As previously discussed, the estimated wastewater generation would incrementally increase compared to previous conditions, although such increases would be off-set to some degree through provision of water conservation fixtures and appliances that would represent an upgrade compared to what was in use during prior occupancy of the Project Site. The Project would connect to the 8-inch sewer line in Edinburgh through the existing sewer line on the Project Site. During final plan check, the BOS would verify available capacity in the local sewer system and the Project would be issued a permit to connect to the City’s sewer system. The Project would be required to provide on-site infrastructure and connections to the local sewer lines, to the satisfaction of the LADBS and BOS. The Project would also be required to pay Sewerage Facilities Charges that would be deposited in the City’s Sewer Construction and Maintenance Fund and used for operations, maintenance, and improvements of the wastewater collection system, which the City monitors routinely to determine the need for required system
upgrades. Therefore, BOS review of the Project would ensure that there would be sufficient capacity to accept the Project’s wastewater generation and convey it to the HTP for treatment, and the Project would result in a less than significant impact with respect to wastewater conveyance. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**Water**

**Less Than Significant Impact.** Water service to the Project Site is provided by LADWP by an existing 6-inch water main in Edinburgh Avenue. Development of the Project would replace eight one-bedroom apartments with eight three-bedroom single-family residences, which would incrementally increase water demand compared to previous conditions, although such increases would be off-set to some degree as the Project would incorporate water conservation features such as drought tolerant landscaping, water efficient irrigation, and water efficient fixtures and appliances. Furthermore, during the LADWP’s review of the Project’s engineering/utility drawings, the adequacy of the existing main to service the Project Site would be confirmed and the Project would be issued a permit to connect to the City’s water conveyance system. Therefore, the Project would result in a less than significant impact with respect to water conveyance systems. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

c. **Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Less Than Significant Impact.** As discussed under Checklist Question IX.e, the Project would not increase stormwater runoff over existing conditions. In addition, the Project would implement BMPs, including the installation of biofiltration systems, in accordance with the City’s LID Ordinance to ensure that stormwater flows from the Project Site do not increase over existing conditions. There are no known current deficiencies in the local stormwater system that serves the Project Site. Because the storm drain system in Edinburgh Avenue would adequately handle existing flows, the Project’s stormwater flows would not exceed the capacity of the storm drain system in this street. Final plan check by the City Bureau of Engineering would ensure that adequate capacity is available in the storm drain system prior to Project approval. The Applicant would be responsible for providing the necessary storm drain infrastructure to serve the Project Site. Therefore, impact on this system would be less than significant. No additional mitigation measures are required and no further analysis of this topic in an EIR is recommended.

d. **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**Less Than Significant Impact.** The LADWP is responsible for providing water service to the Project Site. The City’s water supply comes from the Los Angeles Aqueduct, water purchased from MWD (obtained from the California Aqueduct and the Colorado River Aqueduct), and local groundwater sources.
According to the City of Los Angeles Urban Water Management Plan 2010, over the period from 2015 to 2020, the projected water demand with passive water conservation increases from 614,794 AFY to 652,012 AFY, representing an annual increase of 37,218 AFY or 6.0 percent. As the Project would replace eight one-bedroom apartments with eight three-bedroom single-family residences, water demand would incrementally increase compared to previous conditions, although this incremental increase would be offset to some degree as the Project would incorporate water conservation features to reduce water demand such as drought tolerant landscaping, water efficient irrigation, and water efficient fixtures and appliances. Because the LADWP would have sufficient water supplies available to meet the water demands of the Project as well as the existing and projected demands of the service area, impacts associated with long-term operation of the Project would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Less Than Significant Impact.** As indicated under Checklist Question XVII.a, the Project would not exceed the treatment capacity of the HTP. The Project wastewater generation represents an incremental increase compared to previous conditions and therefore would not have a notable effect on the remaining available capacity at the HTP. Further, as discussed under Checklist Question XVII.b, BOS review of the Project during final plan check would ensure that the local wastewater conveyance infrastructure would adequately serve wastewater generated by the Project. Therefore, the Project would have a less than significant impact with respect to wastewater treatment capacity. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Less Than Significant Impact.** Solid waste management in the City of Los Angeles involves both public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. The BOS is responsible for developing strategies to manage solid waste generation and disposal in the City of Los Angeles. The BOS collects solid waste generated primarily by single-family dwellings, small multi-family dwellings, and public facilities. Private hauling companies collect solid waste generated primarily from large multi-family residential, commercial, and industrial properties. The City does not own or operate any landfill facilities, and the majority of its solid waste is disposed of at County landfills.

The California Integrated Waste Management Act of 1989, also known as Assembly Bill 939, mandates jurisdictions to meet a diversion goal of 50 percent by 2000 and thereafter. In addition, each county is required to prepare and administer a Countywide Integrated Waste Management Plan (CoIWMP). The CoIWMP is comprised of the county’s and the cities’ solid waste reduction planning documents plus an Integrated Waste Management Summary Plan (Summary Plan) and a Countywide Siting Element (CSE). For Los Angeles County, the County’s Department of Public
Works (Public Works) is responsible for preparing and administering the Summary Plan and the CSE. These documents were approved by the County, a majority of the cities within the County containing a majority of the cities’ population, the County Board of Supervisors, and the California Department of Resources Recycling and Recovery (CalRecycle). The Summary Plan, approved by CalRecycle on June 23, 1999, describes the steps to be taken by local agencies, acting independently and in concert, to achieve the mandated state diversion rate by integrating strategies aimed toward reducing, reusing, recycling, diverting, and marketing solid waste generated within the County.

In December 2015, the County of Los Angeles Department of Public Works released the 2014 CoIWMP (the most recent available). As indicated therein, the remaining disposal capacity for the County’s Class III landfills is estimated at approximately 112 million tons as of December 31, 2014. In addition to in-County landfills, out-of-County disposal facilities are also available to the City. Aggressive waste reduction and diversion programs on a Countywide level have helped reduce disposal levels at the County’s landfills, and based on the CoIWMP, the County anticipates that future Class III disposal needs can be adequately met through 2029 through some combination of the following strategies (Scenarios II through VII of the 2014 Annual Report): increased waste reduction and diversion efforts, development of alternative technologies, supporting exportation of waste to out-of-County facilities, utilizing the waste-by-Rail system to the Mesquite Regional landfill, and if found to be environmentally sound and technically feasible, expansion of in-County landfills.

**Construction Impacts**

Project construction would require demolition of four one-story apartment buildings, one one-story garage building, and surface paving, earthwork (grading and excavation) and the construction of eight new three-story residential buildings on the Project Site. Each of these activities would generate demolition waste including but not limited to soil, asphalt, concrete, wood, paper, glass, plastic, and metals.

As shown in Table B-1, *Project Construction Debris*, demolition of existing structures and construction of the Project would generate an estimated 43 tons of debris, not including soil export from Site excavation. As discussed in Attachment A, *Project Description*, of this Initial Study, grading and excavation of the Project Site is estimated to generate approximately 500 cubic yards (cy) of soil export. When soil export is accounted for, Project demolition, site preparation, and construction activities would generate approximately 324 tons of soil and debris. Construction materials are disposed of at one of the unclassified inert landfills available to the City of Los Angeles, typically the Azusa Land Reclamation Facility, which has an estimated remaining capacity of approximately 59.83 million tons. As a result, Project excavation and construction would account for only a small percentage of the Azusa Land Reclamation Facility, and construction waste would not exceed the existing capacity of this facility.

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### TABLE B-1

**PROJECT CONSTRUCTION DEBRIS**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Generation Rate (lbs/sq. ft.) (^a)</th>
<th>Total Solid Waste Generation (tons)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Demolition</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>(5,456) sq. ft.</td>
<td>4.39 lbs/sq. ft.</td>
<td>12 tons</td>
</tr>
<tr>
<td><strong>Building Construction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>14,088 sq. ft.</td>
<td>4.39 lbs/sq. ft.</td>
<td>31 tons</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>43 tons</td>
</tr>
<tr>
<td><strong>Site Preparation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Earthwork/Soil</td>
<td>500 cy</td>
<td>1 cy = 0.5625 tons (^c)</td>
<td>281 tons</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>281 tons</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>324 tons</td>
</tr>
</tbody>
</table>


\(^b\) Includes 1,200 sq. ft. garage building.

\(^c\) CalRecycle Diversion Study Guide, http://www.calrecycle.ca.gov/LGCentral/Library/DSG/ICandD.htm, Accessed September 18, 2014. Factors converted from 80 lbs/cf to 1.08 tons/cy; and 45 lbs/cf to 0.0562 tons/cy.

In addition, the estimate of construction and demolition debris is conservative in that it does not take into account recycling efforts that would occur in accordance with City regulations. These regulations require the Applicant to contract with a waste disposal company that recycles construction and/or demolition debris, as well as to provide temporary waste separation bins during Project construction. On March 5, 2010, the City Council approved the Construction and Demolition Waste Recycling Ordinance, which requires all mixed construction and demolition generated within City limits be taken to City-certified construction and demolition waste processors.

This recycling policy is effective as of January 1, 2011. However, assuming Project construction achieves a minimum 50 percent diversion rate as required by Assembly Bill 939,\(^{69}\) demolition and construction debris (not including soil export, which would not be reduced by diversion efforts) would be reduced to a total of approximately 22 tons. When soil exports are included, Project demolition, construction, and Site preparation would generate approximately 303 tons of debris with the implementation of diversion efforts. Waste resulting from Project construction would be further reduced with compliance with applicable City regulations. Because construction waste would not exceed the capacity of existing disposal facilities and would be further reduced by

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\(^{69}\) Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (Assembly Bill 939) which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 requires each city or county plan to include an implementation schedule which shows diversion of 50 percent of all solid waste by January 1, 2000.
recycling, impacts would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**Operational Impacts**

The estimated solid waste generation for the Project is 98 pounds per day, based on a generation rate for single-family residential development of 12.23 pounds per household per day. This represents a net increase of 66 pounds per day (or approximately 11 tons per year), based on a generation rate of 4 pounds per dwelling unit per day for the previous apartment uses (32 pounds).\(^{70}\) The daily amount of solid waste generated by the Project would represent a negligible amount of the daily solid waste disposed of by the City (9,881.34 tons).\(^{71}\) It is important to note that this estimate is conservative, since the amount of solid waste that would need to be landfilled would likely be less than this forecast based on successful City implementation of AB 939 and the City’s objective to achieve a 70 percent diversion goal by 2020 and eventually to a zero waste scenario by 2025 as envisioned in the Los Angeles Solid Waste Integrated Resources Plan.\(^{72}\)

Recycling efforts in the City of Los Angeles in accordance with AB 939 achieved a solid waste diversion rate of 76.4 percent in 2012, the most recent year data is available.\(^ {73}\) Assuming the Project achieves a similar diversion rate, the amount of Project solid waste that would need to be landfilled would be further reduced, which constitutes a negligible portion of the daily permitted disposal and remaining capacity of in-County landfills and waste-to-energy facilities serving the City.

As described in the CoIWMP 2014 Annual Report, future disposal needs for the 15-year planning horizon (2029) would be adequately met through the use of in-County and out-of-County facilities. It should also be noted that with annual reviews of demand and capacity in each subsequent Annual Report, the 15-year planning horizon is extended by one year, thereby providing sufficient lead time for the County to address any future shortfalls in landfill capacity.

Based on the above, Project-generated waste would not exacerbate the estimated landfill capacity requirements addressed for the 15-year planning period ending in 2029, or alter the ability of the County to address landfill needs via existing capacity and other options for increasing capacity. Therefore, impacts on solid waste disposal from Project operations would be less than significant.

In summary, the County’s inert and Class III landfills would have adequate capacity to accommodate Project-generated construction and demolition waste during Project construction and Class III solid waste generation during Project operations. Thus, construction and operation impacts relative to solid waste would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

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\(^{73}\) Ibid, pg. 7.
g. Comply with federal, state, and local statutes and regulations related to solid waste?

**Less Than Significant Impact.** Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939) which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal. Additionally, the City is currently implementing its “Zero-Waste-to-Landfill” goal to achieve zero waste to landfills by 2025 to enhance the Solid Waste Integrated Resources Planning Process. Recycling efforts in the City of Los Angeles in accordance with AB 939 achieved a solid waste diversion rate of 76.4 percent in 2012, the most recent year data is available.

The Project would be consistent with the applicable regulations associated with solid waste. Specifically, the Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that developments include a recycling area or room of specified size on the Project Site. As shown on Figure A-4, the proposed recycling area would be located in the southeast portion of the Project Site. Furthermore, the Project would comply with the City’s Construction and Demolition Waste Recycling Ordinance. The Project would also promote compliance with AB 939 and City waste diversion goals by providing clearly marked, source sorted receptacles in the recycling area to facilitate recycling. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste, impacts related to solid waste regulations would be less than significant. No mitigation measures are required and no further analysis of this topic in an EIR is recommended.

**XVIII. Mandatory Findings of Significance**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**Potentially Significant Impact.** As discussed within this Initial Study, the Project could result in environmental impacts that have the potential to degrade the quality of environment as addressed herein. Potentially affected resources include Air Quality, Cultural Resources (Historical Resources), Noise, Population and Housing, and Transportation/Circulation. An EIR will be prepared to analyze and document these potentially significant impacts.

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74 Ordinance No. 171687 adopted by the Los Angeles City Council on August 6, 1997.
As discussed previously under Checklist Question IV, the Project would not substantially reduce
the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-
sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or
restrict the range of a rare or endangered plant or animal.

b. Does the project have impacts that are individually limited, but
cumulatively considerable? ("Cumulatively considerable" means
that the incremental effects of a project are considerable when
viewed in connection with the effects of past projects, the effects
of other current projects, and the effects of probable future
projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the
independent impacts of a given project are combined with the impacts of related projects in
proximity to the Project Site, to create impacts that are greater than those of the project alone.
Related projects include past, current, and/or probable future projects whose development could
contribute to potentially significant cumulative impacts in conjunction with a given project.

For each of the topics determined to be potentially significant within this Initial Study, as
identified in the preceding responses to Checklist Questions, it is recommended that the potential
for cumulatively significant impacts be analyzed further in an EIR. Topics for which Initial Study
determinations were “No Impact” or “Less Than Significant Impact” are discussed below.

Regarding aesthetics, the Project Site does not contain any scenic views or visual resources.
Furthermore, development of the Project would comply with the Small Lot Guidelines to ensure
compatibility with the surrounding neighborhood. In addition the Project is similar in scale to
other development in the area and is consistent with the existing General Plan and zoning
designations of the Site. The Project is also in a Transit Priority Area, which under SB 743 means
that potential aesthetic effects of the Project need not be studied. Therefore, the Project’s
contribution to cumulative aesthetic impacts from related projects would not cumulatively
considerable and impacts would be less than significant.

With respect to potential contributions to cumulative impacts for agriculture and forest resources,
biological resources, and mineral resources, the Project Site is located in a highly urbanized area,
and like the Project, other related projects occurring in the area would also constitute infill
development in urbanized areas. The Project Site does not contain agricultural, sensitive
biological, or mineral resources, and therefore Project implementation would not be expected to
result in a considerable contribution to cumulatively significant impacts on these resources.

With respect to cultural resources (archaeological, paleontological, human remains, and tribal
resources); geology and soils; hazards; and hydrology and water quality; project-specific review
and compliance with applicable federal, State, and City regulations would reduce cumulative
impacts to less than significant level.

Regarding greenhouse gas emissions, due to the incremental amount of GHG emissions and the
incorporation of features to reduce GHG emissions such as energy efficient appliances, water
efficient irrigation systems, drought-tolerant landscaping, roofs that are pre-wired for future installation of solar panels, electric outlets appropriated to charge an electric vehicle, and infill development near public transit and community serving uses, the Project’s contribution to GHG emissions at a cumulative level would be less than significant.

Regarding land use, the Project would be consistent with applicable land use plans, policies or regulations and would be developed in compliance with zoning and Small Lot Design Standards. Related projects that are consistent with applicable land use plans, policies or regulations would not contribute to a cumulative impact. Similarly, those related projects that are dependent on modifications to adopted land use plans would not have cumulative land use impacts with approval of the requested entitlements and associated conditions of approval and mitigation measures in place. Notwithstanding, each of these related projects would be subject to discretionary review by the City in order to address and resolve land use impacts on an individual and cumulative basis. Therefore, cumulative land use impacts would be less than significant.

Although the Project would only result in an incremental increase in demand for public services, demand on public services, including LAFD and LAPD, schools, parks, and libraries would increase due to the combined effects from related projects. Related projects would be required to provide on-site provisions to facilitate LAFD access for emergency responses or on-site security features or building design measures to reduce impacts on LAPD services. In addition, related projects would generate revenue to the City’s general fund in the form of new property tax, direct (i.e., from on-site commercial uses) and indirect (i.e., from household spending) sales tax, utility user’s tax, gross receipts tax, real estate transfer tax on residential initial sales and annual resales, and other miscellaneous household-related taxes (e.g., parking fines). This revenue could be used to fund LAFD and LAPD expenditures as necessary to offset any cumulative impacts to LAFD and LAPD facilities and services. With general fund contributions and LAFD and LAPD review of site and building plans, cumulative impacts with respect to LAFD and LAPD services are expected to be less than significant.

Cumulative development also has the potential to generate more students than the local schools are projected to be able to accommodate. However, pursuant to Government Code Section 65995, the payment of developer fees under the provisions of SB 50 would address the impacts of new development on school facilities. Cumulative population growth would add to the demand for park and recreation services. The related projects would require CEQA review and park and recreation provisions pursuant to applicable requirements of LAMC Sections 12.21.G and 17.12. Should any residential developments not require park and recreation facilities pursuant to LAMC Section 17.12, they would be required to pay a fee to the “Park and Recreational Sites and Facilities Fund” for the acquisition and development of park and recreational sites and facilities, pursuant to Section 21.10.3 of the LAMC. With mandated fees and applicable on-site open space amenities, the impact of related projects on schools and parks would not be cumulatively significant.

Cumulative growth can also affect library services. However, related projects would generate revenue to the City’s general fund that could be used to fund LAPL expenditures as necessary to offset the cumulative incremental impact on library services. In addition, given the small scale of
the Project, the Project’s incremental contribution to cumulative impacts on library services would not be cumulatively considerable.

Although the Project would only have an incremental increase associated with wastewater generation, water consumption, and stormwater discharge, due to the shared urban infrastructure, the Project and the related projects could have a cumulative impact. During the approval process for each related project, utility system capacity must be demonstrated. As the service providers conduct ongoing evaluations to ensure facilities are adequate to serve the forecast growth of the community, the Project is not expected to result in cumulatively considerable contributions to cumulatively significant impacts on utilities.

The provision of solid waste disposal is also regional in nature. Although the Project would only incrementally increase solid waste disposal, the Project in combination with related projects could have a cumulative impact on available landfill capacity. However, with the increased diversion of solid waste from landfills under AB 939 and the City’s “Zero-Waste-to-Landfill” goal of zero waste by 2025, cumulative impacts on solid waste disposal facilities would be less than significant.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed in this Initial Study, the Project could result in potentially significant environmental impacts associated with Air Quality, Cultural Resources (Historical Resources), Noise, Population and Housing, and Transportation/Circulation. These impacts could have potentially adverse effects on human beings, and further analysis of these impacts in an EIR is recommended.
Appendix A
Tree Report
CLIENT: Derek Leavitt
Modative Architecture
2633 Lincoln Blvd. #610
Santa Monica, CA 90405

PROJECT SITE: 750-756 Edinburgh Ave
Los Angeles, CA  90042

REPORT SUBJECT: Tree report for City of Los Angeles Bureau of Street Services

DATE OF SITE VISIT: December 10, 2014

REPORT DATE: December 23, 2014

REPORT PURPOSE: Identify trees species on subject site for removal.

PROPOSED PROJECT
The site location is shown in the image at right. The proposed project is to develop a small lot subdivision for 8 single family homes.

SITE DESCRIPTION
The proposed project will be a small lot subdivision for 8 single family homes. The total lot area is 12,599 sq. ft. and the total square footage of the 8 homes will be 14,00 sq. ft.
## SPECIES DESCRIPTIONS

All of the trees on subject property was surveyed and identified. There are no protected species growing on the subject property. A complete list of species found on site is as follows:

<table>
<thead>
<tr>
<th>Tree #</th>
<th>Species</th>
<th>Protected Species</th>
<th>Trunk Diameter</th>
<th>Canopy Ht. &amp; Spread</th>
<th>General Condition</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Syagrus romanzoffianum</td>
<td>No</td>
<td>12”</td>
<td>25’h x 10’w</td>
<td>Poor</td>
<td>In the parkway on Edinburgh Ave.</td>
<td>City street tree. Trunk has Pink Rot. Recommend replacement.</td>
</tr>
<tr>
<td>2</td>
<td>Syagrus romanzoffianum</td>
<td>No</td>
<td>12”</td>
<td>25’h x 10’w</td>
<td>Poor</td>
<td>In the parkway on Edinburgh Ave.</td>
<td>City street tree. Trunk has Pink Rot. Recommend replacement.</td>
</tr>
<tr>
<td>3</td>
<td>Syagrus romanzoffianum</td>
<td>No</td>
<td>12”</td>
<td>25’h x 10’w</td>
<td>Poor</td>
<td>In the parkway on Edinburgh Ave.</td>
<td>City street tree. Trunk has Pink Rot. Recommend replacement.</td>
</tr>
<tr>
<td>4</td>
<td>Syagrus romanzoffianum</td>
<td>No</td>
<td>12”</td>
<td>25’h x 10’w</td>
<td>Poor</td>
<td>In the parkway on Waring Ave.</td>
<td>City street tree. Trunk has Pink Rot. Recommend replacement.</td>
</tr>
<tr>
<td>5</td>
<td>Syagrus romanzoffianum</td>
<td>No</td>
<td>12”</td>
<td>25’h x 10’w</td>
<td>Poor</td>
<td>In the parkway on Waring Ave.</td>
<td>City street tree. Trunk has Pink Rot. Recommend replacement.</td>
</tr>
<tr>
<td>6</td>
<td>Syagrus romanzoffianum</td>
<td>No</td>
<td>8”</td>
<td>25’h x 10’w</td>
<td>Poor</td>
<td>In the parkway on Waring Ave.</td>
<td>City street tree. Trunk has Pink Rot. Recommend replacement.</td>
</tr>
<tr>
<td>7</td>
<td>Pittosporum tobira</td>
<td>No</td>
<td>12”</td>
<td>10’h x 15’w</td>
<td>Fair</td>
<td>By Bldg #B4</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Ficus benjimina</td>
<td>No</td>
<td>8”</td>
<td>12’h x 15’w</td>
<td>Good</td>
<td>By Bldg #B1</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Pittosporum tobira</td>
<td>No</td>
<td>6”</td>
<td>8’h x 10’w</td>
<td>Fair</td>
<td>By Bldg #B1</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Washingtonia robusta</td>
<td>No</td>
<td>6”</td>
<td>10’h x 8’w</td>
<td>Good</td>
<td>Courtyard area by Bldg #B1</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Cinnamomum camphora</td>
<td>No</td>
<td>6”</td>
<td>10’h x 10’w</td>
<td>Good</td>
<td>Courtyard area by Bldg #B2</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Pittosporum tobira</td>
<td>No</td>
<td>5”</td>
<td>15’h x 15’w</td>
<td>Fair</td>
<td>Courtyard area by Bldg #B2</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Podocarpus macrophylla</td>
<td>No</td>
<td>4”</td>
<td>8’h x 8’w</td>
<td>Poor</td>
<td>At the rear entrance to site</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Podocarpus macrophylla</td>
<td>No</td>
<td>4”</td>
<td>8’h x 8’w</td>
<td>Poor</td>
<td>At the rear entrance to site</td>
<td></td>
</tr>
</tbody>
</table>
There are a total of 6 palms (*Syagrus romanzoffianum*) that are city street trees located in the parkway adjacent to the subject property. Three are located on Edinburgh Avenue and three are located on Waring Avenue.

The trunks of these street trees are infected with Pink Rot, a disease which deteriorates the health and stability of palms. Since palm trees do not have bark, the wounds on the trunks will never heal nor will they callous over.

Over time the infected wounds grow larger, eventually creating one or more weak points in the trunk that could cause the tree to fail. To reduce liability for the City, these trees should be replaced.
CONCLUSIONS & RECOMMENDATIONS

There are no protected species on the subject property.

The 6 City street trees are in questionable condition and should be replaced with a species suitable for the site.

Respectfully submitted,

[Signature]

Walt Warriner
Consulting Arborist
Approved Tree Care
Appendix B
Existing Property Conditions
February 13, 2016

BLDG Edinburgh LLC
755 N. Laurel Avenue
Los Angeles, CA 90046

Subject: CLARIFICATION LETTER
750-756 N Edinburgh Avenue, Los Angeles, CA 90046

Reference: GEOTECHNICAL INVESTIGATION
Proposed Eight, Three-Story Residences
750-756 N Edinburgh Avenue, Los Angeles, CA 90046
By Feffer Geological Consulting, Inc. Dated April 2, 2015

CITY OF LOS ANGELES APPROVAL
Log #87983 Dated April 27, 2015

REVIEW OF BUILDING CONDITION
750-756 N Edinburgh Avenue, Los Angeles, CA 90046

Dear Mr. Jacobs and Mr. Penini,

As a follow-up to my February 5, 2016 letter, this letter is intended to clarify the challenges from a geotechnical standpoint of the existing soil at the buildings located at 750-756 N. Edinburgh. It is our understanding that foundation specialists and structural engineers concur that the buildings are deficient from a foundation/framing integrity/wood rot standpoint; the buildings are old, dilapidated, and unsafe for habitability.

As a certified Engineering Geologist, my expertise is in assessing the physical capacity of soils to safely accommodate building structures. Exploratory test pits were completed at various locations on the Edinburgh property for purposes of analyzing the capacity of the site to support foundations. The report was prepared for the construction of new buildings but the findings apply to the existing structures as well.

The soil on the property are medium to highly expansive in nature. The subsurface conditions exposed in the test pits consist of uncertified fill and soil to a depth of four feet which in turn is underlain by competent alluvium. The existing foundations are deficient and the buildings have experienced settlement from the loose soil and uplift from the expansion that has caused tilting and cracking in the buildings as shown in the attached photos.
View of cracking and damage at stem wall to framing.

Expansive Soil with shrinkage cracking and settlement.
Cracking to interior wall.

Cracking to interior flooring
There is a question as to whether the existing building foundations or soil below the buildings can be improved. Without efforts to remediate the soil conditions, any structure on the property will continue to experience differential settlement. The existing structures require assessment by a licensed structural engineer to determine if they can withstand the various treatment options.

The solutions to remedy the poor soil conditions at the property are discussed below. Regardless of the method chosen the existing foundations must be replaced with a competent foundation with dimensions and steel reinforcement as discussed in the approved soil report. The buildings are significantly out of level due to the longterm differential movement caused by the soil settlement and expansion and the foundations and framing require releveling.

**Option 1**
Removal and recompaction of the fill and soil to create a competent fill cap capable of supporting new foundations. This option is the method recommended in the approved soil report and is the most common method to deal with deficient soil. This would require moving the existing structures offsite during the grading work.

**Option 2**
Placing the existing buildings on a pile and grade beam foundation that extends through the existing deficient soil and into the competent alluvium at depth. This method would require replacing the existing foundations with proper foundations (grade beams) that are supported by piles that are drilled into the subsurface. The new piles and grade beams would support both perimeter and interior foundations. In order to drill the interior piles holes would need to be cut through the flooring for access to the subsurface and a drill rig would need to be positioned within the building to drill. This process would inflict substantial damage to the structures themselves and we imagine is not viable option as part of a historic preservation effort.

**Option 3**
It has been suggesting that a possible option includes the pressure grouting of the subsurface soil by injection of an epoxy stabilizing compound or grout directly into the soil. The procedure is typically performed in sandy soil where the permeability of the granular soil allows for flow of the injected material which does not occur in clay material; the site soil is clayey. Grouting is performed on soil at depth as the pressures required to cause densification of the soil are high. Grouting of near surface soil causes uneven uplifting of structures and “blow outs” occur where the grout escapes to the ground surface due to the lack of sufficient overburden; buildings damage occurs under these scenarios. Additionally, grout points are typically tightly spaced and ports within the buildings would have to be created for injection. This would require cutting holes through the buildings. This option is not viable.
As previously stated it is our opinion that there is no meaningful repair methodology that can reasonably be performed for these dilapidated structures.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

[Signature]

Joshua R. Feffer
Principal
Dear Mr. Jacobs and Mr. Penini,

We recently conducted a site visit at 750-756 N. Edinburgh Boulevard to review the condition of the existing structures and have the following comments.

The project site contains four bungalow structures. The buildings were constructed in 1923, prior to the implementation of seismic bolting requirements, a fundamental component of seismic safety. Seismic bolting requirements have been required for seismic safety since 1931. All of the structures on the site are in danger of collapsing during an earthquake because of the lack of seismic safety components.

The soil at the site is expansive and the foundations are shallow. Such foundation construction does not conform to current standards. There is extensive and significant cracking in the structures and the floors are significantly out of level due to the foundation movement that has occurred.

The existing buildings are failing and it is our opinion they are not only uninhabitable, but also dangerous, and should be red-tagged. They have simply outlived their lifespan. They are poorly built structures that have significant deferred maintenance and cannot be rebuilt.

The existing foundations would have to be completely replaced and that would necessitate removal of the structures from the site while the work is being performed. The existing foundations could be replaced by either conventional foundations or new pile and grade beams. However, it does not matter what type of foundation replacement occurs because the existing wood framing is deficient and is rotting in places and does not have the capacity to be connected to new foundations. We recommend that a structural engineer review the condition of the
buildings but it is our opinion that the buildings are so fragile that performing any foundation repair is not warranted and could cause the buildings to collapse.

There is no meaningful repair methodology that can reasonably be performed for these dilapidated structures and I suggest they be demolished.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal
March 1, 2016

Guy Penini
755 N Laurel Avenue
Los Angeles, CA 90046

Reference: EDINBURGH BUNGALOWS
750-756½ N EDINBURGH
LOS ANGELES, CA 90046
[SF Project #16044]

Dear Guy,

This letter summarizes our conversations with you, Matthew Jacobs, and Adrian Fine. We have based our conclusions on our site visit on February 29, 2016 and our review of several documents, including a structural evaluation report from John Labib + Associates (JLA) Structural Engineers (dated 11/4/15), letters from Feffer Geological Consulting (dated 2/5/16 and 2/13/16), and scenario pricing estimates from Partner Engineering and Science (PES), Inc. (dated 2/16/16).

The Edinburgh Bungalows consist of four single-story building, approximately 1,064 square feet each and a separate garage of approximately 1,150 square feet. The buildings consist of wood roof joists supported on plastered wood stud walls. The wood stud walls are supported on continuous perimeter concrete strip footings. The elevated interior floor consists of wood framing supported on wood posts and concrete pedestals.

Our site visit confirmed several of the observations included in the JLA report. Several of the perimeter walls show signs of cracking, which is very likely due to the settlement of the perimeter strip footings. These footings show signs of cracking and the floors are generally sloping and uneven. We observed cracking in the soil below the structure confirming the Geotechnical Engineer’s conclusion of the expansive soils and/or uncertified fill below the buildings.

Per our conversation on site, our recommendation for structurally rehabilitating the building is to remove the existing stucco finish, attach plywood sheathing to the existing wall studs to brace the walls, raise the building for the clearance required to perform the footing work, place approximately eight drilled piers around the perimeter of each building, and possibly a couple in the interior, cast grade beams, then bolt the building on the new foundation.

The estimated cost for rehabilitation as presented in PES’s “Scenario C” seems to be similar to the scheme described above. In our opinion, the cost of raising the building and installing drilled piers
and grade beams should be less than relocating the building to perform foundation mitigation (PES’s “Scenario A”), but more than a total demolition and reconstruction (PES’s “Scenario B”).

Additionally, we believe that preserving the existing garage may require the removal and replacement of a majority of the existing wood members due to damage. We did not look closely at the foundation conditions of the garage.

Please do not hesitate to contact us if you require any further information regarding this matter.

Sincerely,

STRUCTURAL FOCUS

David W. Cocke, SE
President

Brendan Ramos, SE
Project Engineer
Inspection Report

750-756 ½ Edinburgh Ave

We were contacted by the LA Conservancy in the person of Heather Fox to inspect some buildings with regards to making them strong enough to survive an earthquake by replacing their foundations. We were supplied with both a Geological Report and a Termite Report.

Both reports were extremely discouraging. The Termite Report indicated that the buildings have been badly damaged by termites to a great extent. The Geologic report was worse; it indicated that this particular area has completely unstable earth and my reading of it is that it would be exceptionally foolish to have any expectation that the upper layers of dirt (above bedrock) could support a building in a safe manner.

We have been performing Seismic Retrofitting and Foundation Replacement since 1976 and our experience with this kind of dirt is extremely poor. We have found it necessary to physically remove the buildings from the area and install a series of friction piles (caissons) in order to support the houses on bedrock.

This presumes that the houses we are moving have enough strength (structural integrity) so they would survive being moved and put back.
This presumes that the houses we are moving have enough strength (structural integrity) so they would survive being moved and put back.

I visited the site and verified my understanding of the poor condition of the houses and the soil.

IT IS MY OPINION, BASED ON MANY YEARS’ EXPERIENCE THAT THESE BUILDINGS HAVE BEEN ALLOWED TO DETERIORATE TO A POINT WHERE THE WOULD NOT SURVIVE EVEN THE REMOVAL, MUCH LESS THE REPLACEMENT.

I will not undertake this job, regardless of the price; I am certain that it is not possible to accomplish without the destruction of the buildings.

Sincerely Yours,

Michael Goldberg

CPE

February 8, 2016
November 4, 2015

Elisa Paster
Glaserweil
10250 Constellation Blvd., 19th Floor
Los Angeles, CA 90067

Subject: 750-756 N. Edinburgh Structural Evaluation – Los Angeles, CA

Dear Ms. Paster,

Per your request, we have performed a structural observation and review of the four (4) duplex bungalow residences located at the above addresses, in Los Angeles, California. Our services included a site visit performed on October 21, 2015 to observe the existing conditions of the exposed structural systems & an evaluation of the existing structural systems of the buildings.

**Duplex Descriptions**

The subject address is located in a residential community on Edinburgh, at the corner of Waring and Hayworth Avenues. It consists of four (4) essentially identical, mirrored single-story wood framed duplex residences (8 units in total). The buildings were built in the 1920’s per conversations with the building owner. There is also a one story detached garage serving the complex.

No drawings were available for our review. Our determination of the existing structural systems was based on our site observations of the exposed building elements without major exploratory demolition or investigations. Some areas of the structure were previously exposed and could be observed.

JLA’s scope included evaluating the structural condition on the buildings as well as the feasibility of keeping and rehabilitating these buildings to meet minimum life-safety standards.

**Construction**

*Gravity Construction:*

The gravity framing of the units and garage consists of wood roof joists that are supported by wood stud bearing walls and wood beams. The residences and garage have a 1x straight sheathed roof deck. The floor framing consists of straight tongue and groove 1x sheathing supported by 2x floor joists and 4x beams.

*Foundation System:*

The house foundation systems consist of a post and beam framed crawl space at the ground floor level with straight 1x sheathing. The foundations consist of shallow concrete piers supporting the wood
interior beams and continuous concrete footings supporting the hybrid masonry/wood stem walls at the perimeter.

The garage foundation system was not visible and appeared to be a concrete slab on grade. It most likely uses a thickened slab at the perimeter to support the bearing walls and posts.

Lateral-Force-Resisting-System:

The lateral-force-resisting systems for the house and garage consist of straight sheathed roof and floor diaphragms that transfer seismic inertial loads to the exterior and interior plaster shear walls.

Observations
- In general the exposed structural elements appeared to be in poor condition.
- There were significant slopes and uneven areas in the floor in all units observed that indicate the foundation has experienced excessive movement.
- There was an abundance of visible cracks, some large, at the perimeter exterior plaster walls and interior plaster walls which indicate the foundation has experienced excessive movement.
- Many of the cripple walls between the first floor framing and the foundation were found to be bulging significantly, signifying foundation rotation and movement.
- The perimeter foundation was bolted in some areas, but has discontinuous sill plates and partial unreinforced masonry shims in others that did not appear to be fully bolted. The seismic load path does not appear to be complete in these areas.
- The wood beams and posts were not positively attached at the crawl space floor and appear to be toe nailed. This is common of older raised wood floor houses. While this is common in many houses of this age, a lack of attachment increases the chances of the house shifting off of foundations during an earthquake.
- The framing at the garage had rot and water damage, most likely due to a roof in disrepair. Also, the roof structure was not properly blocked to the perimeter walls and the front face of the structure has a weak and soft story with only a post and beam system, which is inadequate for seismic resistance.
- The foundations appear to be founded in the shallow fill soil on site. Large cracks in the soil were seen under the residences, signifying wetting and drying, which can lead to the excessive movement seen in the structures. At the time of the construction proper geotechnical review was most likely not required for 1 story units.
- The walkways surrounding the units appear to have shifted over time, evident by uneven walkways, steps, and cracks in the concrete slab on grade. This can most likely be attributed to the site work being founded in the shallow fill soils as well.
Conclusion

- JLA reviewed the geotechnical report by Feffer dated April 2, 2015. Per the report, expansive fill soil exists between 0 and 4 feet in depth over the site. This is consistent with what was observed and explains the excessive movement the houses have experienced. In order to mitigate and repair the structures, the existing inadequate foundations would need to be replaced. Per the soils report, a compacted fill pad should extend 3 feet below footings, which in turn are 2 feet below the grade level. The houses would be required to be fully shored and temporarily raised or relocated to complete this operation. This is an extremely large operation and is most likely not physically feasible with the site constraints.

- The houses have experienced excessive movement due to foundation rotation and swell/settlement of the fill soil. Due to the age of the construction, modern structural clips and connectors were not used, thus the structure appears to be fully bound together by simple nailing, toe nailing, and the damaged plaster walls. The houses and garage are not in a suitable state for occupancy as additional movement, including future seismic movement could cause further damage and partial collapse.

- If it is decided to keep the structures and repair the foundations and damage, it should be noted that the movement experienced have weakened the structures. They would need to be fully braced and connected. They would be lifted in order to excavate and compact a 5 ft fill blanket. Any additional movement will most likely increase any damage to the buildings. Once the new foundation is in place, the structures would be bolted and leveled, and the damage would need to be repaired. This would require removal of the plaster and damaged members and essentially a majority rebuild of the structures.

- It is our opinion that salvaging these structures would not be structurally or economically feasible and that they should be rebuilt to ensure code compliance and life safety.
Limitations

This limited structural review was based on our limited site observations of the exposed structural members. Original as-built drawings were not available for our review. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The structural observations and recommendations represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates

David Funk, S.E.
Principal
Properties and Garage Structure

Bulging and cracked foundation stem wall
Significantly Bulging Cripple Wall
Interior Water Damage and Settlement

Damaged Eave
Failed Stucco at Corner

Interior Ceiling Damage from Settlement
Floor Framing in Northwest Unit Exposed with Cracked Shallow Fill Soil
Failed Foundation Shim and Poor Concrete Quality of Pier
Hybrid Wood/Masonry Sill Plates Missing Bolting

Heaved and Settled Foundation Pier
**Settled Site Work and Steps**

**Added Opening in Stucco Wall reducing Seismic Capacity**
Damaged Garage Roof Framing and Wall Straight Sheathing
Typical Exterior Plaster Cracks
David Funk, S.E., a graduate from University of Southern California, joined John Labib + Associates Structural Engineers as a partner and principal in 2011. David brings technical excellence, top notch communication and technical skills. His passion for innovative problem solving in existing buildings has led to his involvement in the retrofit and analysis of many existing historic structures. David has completed the seismic retrofits, including many soft-story and non-ductile concrete building throughout Los Angeles. His extensive experience in Type III and V construction as well as non-ductile concrete building retrofit and adaptive reuse conversion led to his involvement with SEAOSC’s the Existing Building Committee where he is a key contributing member.
David Funk, S.E.
Principal

Mr. Funk has been involved in a wide variety of projects including adaptive reuse, seismic retrofit, new commercial, high and low rise residential, and design-build government developments. Mr. Funk is responsible for structural concepts, structural design, coordination, and construction supervision within John Labib + Associates. Mr. Funk has over 13 years of engineering experience, and has completed projects with innovative design concepts including non-linear analysis and historic structure analyses and seismic mitigations. David won a 2008 Excellence in Structural Engineering Award from the Structural Engineers Association of California for the seismic retrofit of the Historic Metro 417 building in downtown Los Angeles.

Education
B.S. Civil Engineering (Structural Design Emphasis) / University of Southern California

Professional Licenses
Registered Structural Engineer, California, Nebraska, Nevada
Registered Civil Engineer, California (plus 4 other states)

Professional Organizations
Structural Engineers Association of California (SEAOC) - Member S.E. – Southern California Existing Buildings Committee Member
American Society of Civil Engineers – M.ASCE

Relevant Project Experience
- UCLA 924 Westwood Building Evaluation, Los Angeles
- UCLA Campbell Hall Seismic Upgrade Peer Review, Los Angeles
- UCLA Real Estate Seismic Evaluations and Peer Reviews (ongoing reviews 10-20 per year)
- Hollywood Palladium Renovation, Los Angeles, CA *
- Cedars Sinai Spielberg Building Renovation and Retrofit, Beverly Hills *
- 611 W. 6th Street Non-linear Analysis and Evaluation, Los Angeles
- Subway Terminal Lofts (Metro 417) Adaptive Reuse, Los Angeles *
- Bay Model Building Renovation, Sausalito *
- VA San Diego Rooftop Renovations, La Jolla
- Northwest College Renovations, West Covina
- Regimental Battalion HQ Building, Camp Pendleton, CA
- Former Amphibious School Seismic Upgrade, Camp Pendleton, CA *
- DDG1000 Training Facility, Naval Base San Diego, CA
- Alcatraz Island Photovoltaic Panel Renovation for NPS, San Francisco, CA *
- BEQs Renovation and Seismic Upgrade, Camp Pendleton, CA
- Pt Mugu Demo & Consolidate Building 36 Renovation - Design Build w/ RMA Land, Pt. Mugu, CA
WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Ordered by: Bull Dog Partners
Matt Jacobs
755 N. Laurel Av.
Los Angeles, CA 90046

Property Owner and/or Party of Interest: Bull Dog Partners
Matt Jacobs
755 N. Laurel Av.
Los Angeles, CA 90046

Report Sent to: Bull Dog Partners
Matt Jacobs
755 N. Laurel Av.
Los Angeles, CA 90046

Building Address: 752-758 Edinburgh Av., Los Angeles, CA 90046

Date of Inspection: 10/22/2015

Number of Pages: 13

Report #: W11527
Lic. Registration #: PR 6683
Escrow #: #

Bull Dog Partners
Matt Jacobs
755 N. Laurel Av.
Los Angeles, CA 90046

Inspected by: Juan M Arteaga
State License No.: FR43853
Signature

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites: ✓
Drywood Termites: ✓
Fungus / Dryrot: ✓
Other Findings: ✓
Further Inspection: ✓

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.

The drawing is located on the final page.
What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (I). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept T&P Solutions Inc.'s bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, T&P Solutions Inc. will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."
This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

**FINDINGS AND RECOMMENDATIONS**

**NOTE:** It is the home owners responsibility to contact proper EPA certified renovator in order to comply with lead-based paint renovation requiremints. Termite and Pest Solutions assumes no responsibility for any lead disturbance repairs. All risks of any incident regarding the disturbance of lead shall be put on responsible party of interest of property. Party of interest requesting work to be completed agree to full liability to get this property lead tested and certified.

**LEAD TEST FEE:** $ N/A

**NOTE:** A Reinspection will be made if requested after the four (4) months of the original report date for an additional fee of $95.00
This Fee Will also be applied to any reinspection done before the four (4) Months.

**NOTE:** This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

**Substructure:**

**PRICE:** $7,275.00 (Section I)

**FINDINGS:** Evidence of dry-wood termite infestations at framing as indicated on the diagram.

**RECOMMENDATION:** Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

**NOTE:** In order to perform the fumigation (tenting), the structure must be prepared, and vacated for (3 DAYS) for the purpose of fumigation. The structure will be sealed and fumigated with lethal gas (Vikane). Termite and Pest Solutions needs at least two (2) working days notice in order to schedule fumigation, so proper arrangements are made with the gas company. Please ensure that the gas meters are accessible, dogs are confined and/or removed from the property and that the gate(s) are unlocked. As per the Gas Company: ONLY the owner and or occupant can call to restore service. It is recommended that the appointment for service restoration be done days prior to the fumigation (Please confirm certification date with Termite and Pest Solutions).

Property MUST have electricity and or an electric power source. If the property does not have electricity the fumigation will have to be cancelled and/or re-scheduled (Cancellation Fee may apply)

- Findings and Recommendations continued on next page -
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NOTE: Although Termite and Pest Solutions and/or Fumigation Company will exercise utter most care and perform work in a professional manner. We assume no responsibility for damage to Tile Roof, Shingles/Metal roofs, Antenna and/or other roof members, plants/tress/shurbs and/or any type of plants, nor vandalism and/or any break-ins during this process.

1B PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at subfloor due to prior leak as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranted for 1 year
Note: For future prevention we recommend contacting plumber to determine cause and correct if needed. (Others to Correct this/ Contact proper tradesman). We recommend contacting structural engineer to determine the safety of structure.

1C PRICE: Bid Upon Request (Section I)
FINDINGS: Surface fungus condition visible at time of inspection at subfloor due to prior leak as indicated on the diagram.
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.
Warranted for 1 year
Note: For future prevention we recommend contacting plumber to determine cause and correct if needed. (Others to Correct this/ Contact proper tradesman).

1D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at cripple as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year

1E PRICE: Bid Upon Request (Section II)
FINDINGS: Cellulose debris noted at time of inspection in sub area.
RECOMMENDATION: Clean-out cellulose debris and remove from premises.

1F PRICE: $1,698.00 (Section I)
FINDINGS: Evidence of subterranean termite infestation at framing as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes.
Warranted for 1 year

- Findings and Recommendations continued on next page -
- Findings and Recommendations continued from previous page -

1G  PRICE: Unknown  (Section II)
FINDINGS: Partially inaccessible areas noted due to fleas were not inspected due to limited access and/or neighbors yard and/or heavy brush and/or zero lot line design. These areas are not included in the report or guarantee.
RECOMMENDATION: Owner to make area accessible for further inspection.

Stall Shower:  None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Foundations:  Concrete above grade-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Porches - Steps:  Concrete-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

4A  PRICE: See 1A  (Section I)
FINDINGS: Evidence of dry-wood termite infestations at door frame as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

4B  PRICE: Bid Upon Request  (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at door frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate. Warranted for 1 year

Ventilation:  Adequate Above Grade-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Abutments:  None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Attic Spaces:  Insulation caused limited inspection-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

- Findings and Recommendations continued on next page -
SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

- Findings and Recommendations continued from previous page -

7A PRICE: Unknown (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at framing as indicated on the diagram.
RECOMMENDATION: Others to replace damaged wood members and correct cause of any adverse conditions. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. We recommend contacting structural engineer to determine the safety of structure.

7B PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Garages: Detached-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

8A PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at framing as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate. Warranted for 1 year

8B PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

8C PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at door frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate. Warranted for 1 year

- Findings and Recommendations continued on next page -
- Findings and Recommendations continued from previous page -

8D  
**PRICE:** Bid Upon Request  (Section I)  
**FINDINGS:** Evidence of termite damaged wood members noted at time of inspection at sidings as indicated on the diagram.  
**RECOMMENDATION:** Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3” - 6” to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate. Warranteed for 1 year

8E  
**PRICE:** Bid Upon Request  (Section I)  
**FINDINGS:** Dry-rot wood members found at time of inspection at door skin due to adverse conditions as indicated on the diagram.  
**RECOMMENDATION:** Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3” - 6” to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. Warranteed for 1 year  
Note: For future prevention we recommend sealing the wood properly. (Others to Correct this/ Contact proper tradesman)

8F  
**PRICE:** See 1A  (Section I)  
**FINDINGS:** Evidence of dry-wood termite infestations at garage as indicated on the diagram.  
**RECOMMENDATION:** Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

8G  
**PRICE:** Unknown  (Section II)  
**FINDINGS:** Partially inaccessible areas noted at garage were not inspected due to limited access and/or neighbors yard and/or heavy brush and/or zero lot line design. These areas are not included in the report or guarantee.  
**RECOMMENDATION:** Owner to make area accessible for further inspection.

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**Decks - Patios:** None - This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

**Other Interior:** Inspected - This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

- Findings and Recommendations continued on next page -
10A  PRICE: See 1A  (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Other Exterior: Inspected—This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE. Note—it is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

11A  PRICE: See 1A  (Section I)
FINDINGS: Evidence of dry-wood termite infestations at window frame as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

11B  PRICE: Bid Upon Request  (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window sill as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3” - 6” to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year

11C  PRICE: Bid Upon Request  (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at window frame due to adverse conditions as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3” - 6” to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranted for 1 year
Note: For future prevention we recommend sealing the wood properly. (Others to Correct this/ Contact proper tradesman)

11D  PRICE: Bid Upon Request  (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window sash as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3” - 6” to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year

- Findings and Recommendations continued on next page -
- Findings and Recommendations continued from previous page -

11E  PRICE: See 1A  (Section I)
FINDINGS: Evidence of dry-wood termite infestations at exterior as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or
cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice
must be signed prior to fumigation. See fumigation notice for terms and liabilities.

11F  PRICE: Bid Upon Request  (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window frame as
indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary.  Note:
Tips of some termite damaged wood will be cut back 3” - 6” to remove damage. If additional adverse conditions
are found during repairs, further inspection is recommended and a supplemental report indicating any
infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and
fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper
placement of said roof.  No painting is included in this estimate.
Warranted for 1 year

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to
application of pesticides to your property.

"State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control
Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by
the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state
finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are
outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician
or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

| T&P Solutions Inc. | (909) 816-1456 |
| Poisons Control Center | (800) 222-1222 |
| (Health Questions) County Health Dept. | |
| Orange County | (714) 834-7700 |
| Los Angeles County | (213) 250-8055 |
| San Bernardino County | (800) 782-4264 |
| Riverside County | (951) 358-5000 |
| San Diego County | (858) 505-6700 |

| (Application Info.) County Agriculture Commission |
| Orange County | (714) 955-0100 |
| Los Angeles County | (626) 575-5471 |
| San Bernardino County | (909) 387-2105 |
| Riverside County | (951) 955-3045 |
| San Diego County | (858) 694-2739 |

Structural Pest Control Board (Regulatory Info.)  (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815
TERMITE AND FUNGUS CONTROL CHEMICALS

Tim-bor (EPA Reg. No. 1624-39)
Active Ingredients: Disodium Octaborate Tetrahydrate 98%

Dragnet SFR (EPA Reg. No. 279-3062)
Active Ingredients: Permethrein (3-Phenoxyphenyl) methyl-Cis-trans 3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxlate

Vikane (EPA Reg. No. 62719-4)
Active Ingredients: Vikane-sulfuryl fluoride 99.5%, Chloropicrin .5%

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

NOTE: If the Home Owner fails to pay billing in full, T&P Solutions Inc. will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney’s fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all collection fees. Any returned checks (unsufficient funds) will be charged an additional $75.00.

If we have agreed on payment through escrow, please be advised that if the transaction falls out of escrow or is in escrow longer than 90 days it MUST BE PAID OUT OF ESCROW. Payment must be received BEFORE the 90 day are up for those files in escrow. Preliminary Lien Notices are sent once files have reached 60 days. You have 20 days from the day the Preliminary Lien Notices are sent to send a payment. Failure to do so, can and will have a mechanics lien placed on the property.
Findings and Recommendations estimated by this Company:

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<td>11F</td>
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</tbody>
</table>

- Complete all of the items quoted above with Primary Estimate.  
  Total Estimate $8,973.00
- Complete only the above Items checked.  
  Total $__________
Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 1G, 7A, 8G
This Diagram is not to scale
Appendix C

Project Consistency with Proposed Small Lot Code Amendment and Policy Update
<table>
<thead>
<tr>
<th>Reference</th>
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| 1         | A Common Access Driveway (easement) shall be provided for all small lot subdivisions with a minimum width of 10’ that is clear to sky. The Common Access Driveway shall also provide a minimum ground floor width as follows:  
- 10’ minimum for driveways serving up to 4 small lot homes  
- 16’ minimum for driveways serving 5 or more small lot homes | **Consistent.** The Project would exceed these standards by providing a common access driveway with a minimum width of 11 feet that is clear to the sky and an overall width of 18 to 24 feet at the ground level. The driveway would provide access to 8 small lot homes. |
| 2         | A Common Access Walkway (easement) shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of 3’ in width and remain unobstructed and open to sky.   | **Partially Consistent.** The Project would exceed this standard for minimum width requirements. Walkways are provided directly to Lots 1 through 5 off of Waring Avenue that are 4-feet, 6-inches wide and are open to the sky. A 4-foot, 8-inch wide common access walkway with 8-inch landscaped strips on either side is provided along the central driveway to Lots 6, 7, and 8 that is approximately 92 feet in length and open to the sky along portions of the walkway. The path is open to the sky for approximately 20 feet and then under cantilever for approximately 28 feet, open to the sky for approximately 8 feet then under cantilever for approximately 28 feet, and open to the sky for approximately 8 feet. In total approximately 40 percent of the walkway is open to the sky and 60 percent is under cantilever. |
| 3         | A Utility Easement shall be provided per Department of Water and Power or similar agency requirements.                                                                                                                                 | **Consistent.** All utility easements would be provided as required by LADWP and other utility providers.                                                                 |
| 4         | A Maintenance Agreement shall be created, composed of all property owners, to maintain all common areas and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc.                                                                 | **Consistent.** The Project would provide a Maintenance Agreement for these purposes.                                                                                 |
| 5         | Vehicular Guest Parking shall be provided for all small lot subdivisions containing 8 or more newly constructed dwelling units at a ratio of 0.25 space per newly constructed dwelling unit. Guest parking shall be readily available to all guests and abut a Common Access Driveway or Common Access Walkway. Existing bungalow courts that are preserved per the Small Lot Ordinance Amendment are exempt from this requirement. | **Not Consistent.** Based on the proposed eight-unit small lot subdivision, two vehicular guest parking spaces would be required. The Project would not be consistent with this provision as no guest parking spaces are proposed. However, the Project would provide additional on-site parking (8 spaces) compared to previous conditions (2 spaces), which reduce the demand for on-street parking. |
| 6         | Short-Term Bicycle Parking shall be provided for all small lot subdivisions of 20 or more units at a ratio of 1 bicycle parking space per 10 dwelling units. Short-term bicycle parking shall be located within the subdivision in accordance with the Small Lot Design Standards. | **Not Applicable.** Short-term bicycle parking would not be required as the small lot subdivision for the Project is only for the development of eight units. |
| 7         | All Trash Pick-Up shall be conducted on-site.                                                                                                                                                                                                 | **Consistent.** The Project has a designated trash pick-up area on the southeast portion of the Project Site that is accessed via the central driveway. |

**Table C-1**  
**PROJECT CONSISTENCY WITH PROPOSED SMALL LOT CODE AMENDMENT AND POLICY UPDATE**

Edinburgh Avenue SLS  
Initial Study – Appendix C  
January 2017
### Small Lot Map Standards

<table>
<thead>
<tr>
<th>Reference</th>
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<tbody>
<tr>
<td>8</td>
<td>A Common Open Space Easement shall be created for all small lot subdivisions of 20 or more units at a ratio of 30 square feet of open space per unit. The Common Open Space Easement shall be designed in accordance with “common open space” provisions per the Small Lot Design Standards.</td>
<td>Not Applicable. An open space easement would not be required as the small lot subdivision for the Project is only for the development of eight units.</td>
</tr>
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</table>

### Small Lot Design Standards

#### A Building Design

<table>
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<tr>
<th>Reference</th>
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</table>
| 1         | Dwelling Orientation  
  a. Small Lot Homes abutting a public right-of-way or private street shall orient the primary entryway (“front door”) toward the street or, where there is a physical site constraint, shall provide a clearly identifiable entry to the site from the street.  
  b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and visible from a pedestrian pathway that is connected to the public right-of-way or private street.  
  c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a public or private street. | Consistent. The front doors for Lots 1-5 along Waring Avenue are oriented towards the street. The front door for Lot 6 along Edinburgh Avenue is oriented towards the street as well. The front doors for the interior homes on Lots 7 and 8 are oriented towards and visible from the pedestrian pathway that is connected to the public right-of-way along Edinburgh Avenue. None of the small lot homes abut an alley. |
| 2         | Primary Entryways  
  a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.  
  b. All primary entryways shall incorporate at least four of the following elements:  
  i. The entryway shall be recessed at least 2 feet from the building façade.  
  ii. The doorway shall be recessed at least 3 inches from the building façade.  
  iii. The entryway shall be designed with an overhead projection such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22.C.20.  
  iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.  
  v. The entryway shall be raised or sunken at least one stair steps from the pedestrian pathway to the entryway.  
  vi. The landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway. | Consistent. The primary entryways would include addresses, ornamental low-level lighting, and a landing area. In addition, all primary entryways would incorporate the following: recessed entries that are greater than 2 feet, overhead projections, glass entry doors, two steps up from the pedestrian pathway to the entryway, doors recessed 3 inches, and a landing area with enhanced paving material. |
| 3         | Primary Entryways Between Small Lot Homes.  
  a. Small Lot Homes shall provide at least an 8 foot separation between the primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway. | Consistent. Lots 6 through 8 are accessed from the pedestrian pathway and the Project would provide at least an 8-foot separation from the pedestrian pathway to the primary entryway. Lots 1 through 5 are accessed from Waring Avenue so this provision is not applicable for these lots. Separation from the Small Lot Homes on Lots 6 through 8 is 27 feet, 7 inches from entryways to the Small Lot Homes on Lots 1 through 5, which well exceeds the 8-foot separation distance. However, it should be noted that the proposed... |
<table>
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</table>
| 4         | **Facade Articulation.**  
a. All visible facades shall be treated with an equal level of detail and articulation. Visible façades, including façades facing a public right-of-way, private street, or project perimeter, and all exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall incorporate at least three of the following building articulation techniques:  
Note: Selection of either (i) or (ii) is mandatory.  
i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to, wood, glass, brick, metal spandrel, cement board siding, or tile.  
ii. Porticos, awnings, terraces, balconies, or trellises that provide variations in window plane.  
iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Aluminum framed windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.  
iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the façade.  
v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create human scale to the building.                                                                                                                                 | **Consistent.** The building façades facing the public right-of-way and exterior building elevations incorporate articulation through the following: changes in exterior building materials that incorporate cement board and metal siding and glass; terraces and balconies; window treatments; a break in the façade planes; and architectural enhancements to the floors of the primary entrances. |
| 5         | **Varied Roofline.**  
a. For any Small Lot Home façade fronting a public or private street exceeding two stories in height, the roofline shall be articulated by incorporating one of the following:  
i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.  
ii. An open deck, with a minimum of 6 feet in depth and 8 feet in width.  
iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.  
iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.  
v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.                                                                                                                                                                                                 | **Consistent.** The small lot homes would be three stories in height. The northern parcels would front Waring Avenue and Lot 6 would front Edinburgh Avenue. Roofline articulation has been incorporated through open decks on all units and step backs. |
| 6         | **Roof Decks.**  
a. All roof decks not facing a public right-of-way or private street shall be oriented internally to the Subdivision, stepped back a minimum of 4 feet from the roof edge, and screened to prevent direct views of abutting neighbors.                                                                                                                                                                                                 | **Consistent.** All roof decks are oriented towards Waring Avenue (Lots 1 through 5), Edinburgh Avenue (Lot 6), or internal to the subdivision (Lots 7 and 8). No direct views of abutting neighbors occur on any of the internal roof decks. |
| 7         | **Building Modulation.**  
a. Small Lot Subdivision containing more than six Small Lot Homes in a single row shall provide a lateral shift or break of a minimum of 6 inches for every three Small Lot Homes.  
b. Small Lot Subdivisions containing more than six Small Lot Homes in a single row shall provide a lateral shift or break of a minimum of 6 inches for every three Small Lot Homes.                                                                                                                                                                                                 | **Not Applicable.** Building modulation would not be required as the small lot subdivision for the Project only include five small lot homes in a single row. |
### Small Lot Map Standards

<table>
<thead>
<tr>
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<td>building separation of a minimum of 6 feet for every six Small Lot Homes. c. Small Lot Homes shall be unique in design, and shall not be a repetition of the adjacent buildings. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, façade articulation, or varied rooflines as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above.</td>
<td>Consistent. The Project would exceed this standard for minimum width requirements. Pedestrian access is provided directly to Lots 1 through 5 off of Waring Avenue that is 4-feet, 6-inches wide. A 4-foot, 8-inch pedestrian pathway that is parallel to the common access driveway is provided to Lots 6, 7, and 8. The paving of the pedestrian pathway would be distinct from the driveway and separated by 8-inch landscaped strips on either side.</td>
</tr>
</tbody>
</table>

### B Pedestrian Connectivity and Access

1 Pedestrian Pathways.  
   a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas, guest parking, and centralized trash enclosures.  
   b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with paving that distinguishes the pathway from vehicular traffic.  

   Consistent. The Project would exceed this standard for minimum width requirements. Pedestrian access is provided directly to Lots 1 through 5 off of Waring Avenue that is 4-feet, 6-inches wide. A 4-foot, 8-inch pedestrian pathway that is parallel to the common access driveway is provided to Lots 6, 7, and 8. The paving of the pedestrian pathway would be distinct from the driveway and separated by 8-inch landscaped strips on either side. |

2 Fences/Walls.  
   a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees. Solid masonry walls along the street are not permitted.  
   b. Fences or walls abutting the street and within the front yard shall provide a point of entry into each lot abutting the street.  

   Consistent. A 42-inch high decorative wood fence is proposed along Edinburgh Avenue for the patio area of Lots 1 and 6 and a portion of Waring Avenue for Lot 1. No additional fencing is proposed along Waring Avenue. No solid masonry walls would be located along Waring or Edinburgh Avenues. The fencing around the patio areas of Lots 1 and 6 would also provide a point of entry to these lots. |

### C Landscaping, Common Open Space Areas, and Amenities

1 a. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.  

   Consistent. The Project would provide a Maintenance Agreement that would also extend to these areas, such as perimeter landscaping and landscaped parkways. |

   b. Any common open space areas shall be located at grade level, contiguous or connected, and readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children’s play areas. Common open space areas may include enhanced side yards, rear yards, and pedestrian pathways of over 10 feet in width.  

   Not Applicable. No common open space areas are required because the lot coverage for the individual lots would be less than 80 percent (i.e., between 34 and 69 percent). |

   c. All yards of a subdivision abutting the street shall be improved with amenities, such as landscaping, decorative fencing, uncovered patios, seating areas, pedestrian pathways, garden walls, and/or decorative bike racks.  

   Consistent. Yards of the subdivision abutting Waring and Edinburgh Avenues would be improved with landscaping, decorative fencing, uncovered patios, pedestrian pathways, and garden walls. |
### Small Lot Map Standards

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<td>D</td>
<td><strong>Mixed Use Small Lots</strong> Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor (&quot;Mixed Use Small Lot Homes&quot;). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC.</td>
<td><strong>Not Applicable.</strong> The Project is a small lot subdivision for the development of eight, single-family residences. No mixed-uses are proposed.</td>
</tr>
<tr>
<td>E</td>
<td><strong>Bungalow Court Small Lots</strong> Existing bungalow courts with a common landscaped courtyard may be subdivided into small lots (&quot;Bungalow Court Small Lots&quot;) in accordance with the Small Lot Code Amendment.</td>
<td><strong>Not Applicable.</strong> The Project would not convert or retain the existing bungalow court.</td>
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</table>

### Small Lot Code Amendment

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<tbody>
<tr>
<td>LAMC Section 27(a)</td>
<td>Construction of New Small Lots</td>
<td></td>
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<tr>
<td>LAMC Section 27(a)(1)</td>
<td>A parcel map or tract map, pursuant to Section 17.00 et seq. of this Code, shall be required for the creation of a small lot subdivision. The parcel map or vesting tentative tract map must comply with the Advisory Agency Small Lot Map Standards;</td>
<td><strong>Consistent.</strong> The Project would substantially comply as described below. The application for a vesting tentative map was deemed complete by the City Planning Department on May 20, 2016 and therefore would not be subject to the provisions of the proposed amendments.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(2)</td>
<td>For small lot subdivision projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined, by signature, that the Small Lot Subdivision Project complies with all applicable City Planning Commission Small Lot Design Standards. The Director of Planning sign-off is an Administrative Clearance that is ministerial in nature. (i) The Director is authorized to designate one or more members of the professional staff of the Department of City Planning to perform any of the Director's duties of this section. The Director shall establish an administrative process, guidelines, procedures, requirements, and forms as may be necessary to conduct the review of the Administrative Clearance to determine conformance with the Small Lot Design Standards. (ii) The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map. (iii) All small lot subdivisions shall be conditioned to require conformance with the Director of Planning approved plans.</td>
<td><strong>Not Applicable.</strong> This is an administrative procedure for the processing of small lot subdivisions. The application for a vesting tentative map was deemed complete by the City Planning Department and therefore would not be subject to the Administrative Clearance procedures.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(3)</td>
<td>The minimum lot width shall be 18 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.</td>
<td><strong>Consistent.</strong> The Project would exceed this standard for minimum lot width and area requirements. The minimum lot width is approximately 21 feet and the minimum lot area is 1,047 square feet.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(4)</td>
<td>Access shall be provided to a lot containing a dwelling unit and to its required parking spaces, pursuant to Section 12.21 A.4(a) by way of a public or private street, an alley, or an access easement.</td>
<td><strong>Consistent.</strong> Access to the parking spaces for each individual lot would be provided by a central driveway off of Edinburgh Avenue. In conformance with LAMC Section 12.21 A.4(a), two parking spaces per lot for each one-family dwelling unit would be provided.</td>
</tr>
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<td>LAMC Section 27(a)(5)</td>
<td>The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract or parcel map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision.</td>
<td><strong>Consistent.</strong> The Project would not exceed this standard. The lot area coverage by all structures of the individual lots would range between 34 and 69 percent.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(6)</td>
<td>No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.</td>
<td><strong>Consistent.</strong> No front, side, or rear yards are proposed between the interior lot lines of the vesting tentative tract map.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(7)</td>
<td>The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision.</td>
<td><strong>Consistent.</strong> The underlying zone is RD1.5 which requires a 15 foot setback along the front lot line (Edinburgh Avenue). This 15 foot building setback would be maintained along Edinburgh Avenue. As permitted under LAMC Section 12.22.C.20, architectural projections, such as the trim around the ground floor patio doors and the second story balcony on Lot 1 would extend approximately three feet within the front yard setback.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(8)</td>
<td>The following shall apply to the perimeter of the subdivision: (i) Along the perimeter of the subdivision abutting any R1 or more restrictive single family zone, the provisions of the side yard and rear yard of the underlying zone shall apply; and (ii) Along the perimeter of the subdivision not abutting any R1 or more restrictive single family zone the following shall apply: a. A five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; and b. A 10-foot yard shall be required along Rear Lot Line of the perimeter of the subdivision; (iii) Along the perimeter of the subdivision abutting an alley, half the alley width may be counted towards the rear yard requirement per 12.22.C.10.</td>
<td><strong>Partially Consistent.</strong> The Project Site does not abut an R1 zone. The side lot line is along Waring Avenue and the southern property line. Along Waring Avenue a five-foot yard is provided as a potential roadway dedication to widen Waring Avenue to a Local Street standard of 60 feet as outlined in the Mobility Plan and requested by the Bureau of Engineering. After the five-foot dedication there would be a zero-foot setback from the sidewalk, which is consistent with the prevailing setbacks of other nearby buildings along Waring Avenue. Should the dedication not be required, the five-foot yard would be maintained as part of the Project. A five-foot yard is provided along the southern property line. Along the rear lot line (eastern property line) the yard varies between 9 feet, 6 inches and 8 feet which is slightly less than the proposed rear yard setback of 10 feet. The Project Site does not abut an alley.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(9)</td>
<td>No passageway pursuant to Section 12.21.C.2 of this Code shall be required.</td>
<td><strong>Consistent.</strong> No passageway is proposed.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(10)</td>
<td>In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is “commercial” or “multiple family residential”.</td>
<td><strong>Not Applicable.</strong> The Project Site is not located within a P zone.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(11)</td>
<td>A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), (f) and (g) of Section 12.21 A.17 of this Code.</td>
<td><strong>Not Applicable.</strong> The Project is not located within an area subject to Hillside Regulations.</td>
</tr>
<tr>
<td>LAMC Section 27(a)(12)</td>
<td>Fences and walls along the perimeter of the proposed subdivision within the yard setback of the front lot line shall be no more than three and one-half feet in height in accordance with Section 12.22.C.20 of this code. Fences and walls along the perimeter of the proposed subdivision within the yard setback of the Side and Rear Lot Line of the subdivision shall be no more than six feet in height in accordance with Section 12.22.C.20 of this Code.</td>
<td><strong>Consistent.</strong> A three-and-one-half-foot wood fence would be provided along the front lot line (Edinburgh Avenue) and a six-foot decorative wall would be provided along the side and rear lot lines (southern and eastern boundaries).</td>
</tr>
<tr>
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<td>LAMC Section 27(a)(13)</td>
<td>All small lot subdivisions are exempt from the “frontage” requirement as defined in the definition of “Lot” pursuant to Section 12.03. Frontage requirement as defined in the definition of “Lot” pursuant to Section 12.03 shall be waived for all lots created within a small lot subdivision.</td>
<td>Not Applicable. Although not required, the individual lots created by the small lot subdivision provide at least 20 feet of street frontage (Lots 1 through 5 and Lot 6).</td>
</tr>
<tr>
<td>LAMC Section 27(b)</td>
<td>&quot;Bungalow Court&quot; Small Lots. Existing bungalow courts with four or more older detached dwellings oriented around a common landscaped courtyard on a single lot with a Certificate of Occupancy issued prior to 1950 may be subdivided into small lots . . .</td>
<td>Not Applicable. No bungalow court small lots are proposed. The Project would not retain the existing bungalow court.</td>
</tr>
</tbody>
</table>

Note: The information provided herein is for informational purposes only. The City deemed the application for Vesting Tentative Tract Map No. 74201 complete on May 20, 2016. If the Project is approved, the Applicant has vested rights to develop the Project in accordance with the rules and regulations in effect on May 20, 2016. Therefore, the proposed Small Lot Code Amendment and Policy Update would not be applicable to the Project.

a Small Lot Map Standards Code Amendment and Policy Update, August 11, 2016.
c Proposed amendments to Small Lot Ordinance (LAMC Section 12.27.C.27), approved by City Planning Commission, August 25, 2016.

Source: Modative and ESA PCR, 2016.
Appendix D
Cultural Resources Documentation
June 1, 2016

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
Sacramento, CA 95691

Subject: Sacred Lands File Search and Native American Contact List Request: Proposed 750 North Edinburgh Avenue Project, City of Los Angeles, California.

Dear Native American Heritage Commission Representative:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

To ensure that any areas containing previously recorded cultural resources and sacred lands are identified and considered, ESA PCR is requesting a Sacred Lands File search of the Project Site and a Native American Contact List. The Project Site is depicted on the Hollywood, California United States Geologic Survey 7.5’ topographic quadrangle map in Section 17, Township 1 South, Range 14 West, as shown in Figure 1, Records Search Map, attached.

Thank you for your assistance with our efforts to address possible Native American concerns that may be affected by the proposed project. If you have any questions or need additional information, please contact me at (949) 753-7001 or via email at f.clark@pcrnet.com.

Sincerely,

Fatima Clark
Archaeologist
FIGURE

Source: USGS Topographic Series (Hollywood, Beverly Hills, CA); PCR Services Corporation, 2016.

750 North Edinburgh Avenue Project
Source: USGS Topographic Series (Hollywood, Beverly Hills, CA); PCR Services Corporation, 2016.
June 27, 2016

Fatima Clark
ESA/PCR

Sent by Email: f.clark@pcnet.com

RE: Proposed 750 North Edinburgh Avenue Project, City of Los Angeles; Hollywood USGS Quadrangle, Los Angeles County, California

Dear Ms. Clark:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the Sacred Lands File does not indicate the absence of Native American cultural resources in any APE.

I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

[Signature]
Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
Native American Contact List
Los Angeles County
June 24, 2016

Soboba Band of Luiseno Indians
Carrie Garcia, Cultural Resources Manager
P.O. Box 487
San Jacinto, CA 92581
(951) 654-2765
carreg@soboba-nsn.gov

Gabrieleno-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90067
(626) 676-1184 Cell

(951) 654-4198 Fax

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778
GTTribalcouncil@aol.com
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Soboba Band of Luiseno Indians
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(951) 663-5279
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Gabrieleno /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA 90012
sgoad@gabrielino-tongva.com
(951) 807-0479

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
gabrielenoindians@yahoo.com
(626) 926-4131

Gabrieleno Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower, CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrieleno /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908
Los Angeles, CA 90086
samdunlap@earthlink.net
(909) 262-9351

Gabrieleno-Tongva Tribe
Bernie Acuna, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90067
(310) 428-5690 Cell

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person or agency of statutory responsibility as defined in Public Resources Code Sections 21080.3.1 Section 7050.5 of the Health and Safety Code, Section 5997.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed 750 North Edinburgh Avenue Project; City of Los Angeles; Los Angeles USGS Quadrangle, Los Angeles County, California.
August 10, 2016

Mr. Bernie Acuna, Co-Chairperson
Gabrielino Tongva Tribe
1999 Avenue of the Stars
Suite 1100
Los Angeles, CA 90067

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Acuna:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

In order to ensure that any areas containing cultural resources or sacred lands are considered, ESA PCR requests any information you are willing to share regarding Native American resources (including properties, places, or archaeological sites) in the vicinity of the project site that may be affected by the proposed project. The project site is depicted on the Hollywood, California United States Geologic Survey 7.5’ topographic quadrangle map in Section 17, Township 1 South, Range 14 West, as shown in Figure 1, Records Search Map, attached.

Thank you for your assistance with our efforts to address possible Native American concerns that may be affected by the proposed project. If you have any questions or need additional information, please contact me at (949) 753-7001 or via email at FClark@esassoc.com

Sincerely,

Fatima Clark
Archaeologist

Edinburgh Avenue SLS

Figure 1

Record Search Map
August 10, 2016

Ms. Linda Candelaria, Co-Chairperson
Gabrielino-Tongva Tribe
1999 Avenue of the Stars
Suite 1100
Los Angeles, CA 90067

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Ms. Candelaria:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark
Archaeologist

Figure 1
Record Search Map
August 10, 2016

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources  
Gabrielino Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA 90707

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Dorame:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark  
Archaeologist
Edinburgh Avenue SLS

Figure 1
Record Search Map

August 10, 2016

Mr. Sam Dunlap, Chairperson
Gabrielino Tongva Nation
P.O. Box 86908
Los Angeles, CA 90086

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Dunlap:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark
Archaeologist
Figure 1
Record Search Map

SOURCE: USGS Topographic Series (Hollywood, Beverly Hills, CA)

Edinburgh Avenue SLS
August 10, 2016

Mr. Sandonne Goad, Chairperson
Gabrielino/Tongva Nation
106 1/2 Judge John Aiso St.
#231
Los Angeles, CA 90012

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Goad:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark
Archaeologist
Figure 1
Record Search Map

August 10, 2016

Mr. Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Morales:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark
Archaeologist

Figure 1
Record Search Map
August 10, 2016

Mr. Andrew Salas, Chairperson
Gabrieleno Band of Mission Indians
P.O. Box 393
Covina, CA 91723

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Salas:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark
Archaeologist
Figure 1
Record Search Map

August 10, 2016

Ms. Carrie Garcia, Cultural Resources Manager  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Ms. Garcia:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark  
Archaeologist
Figure 1
Record Search Map

August 10, 2016

Mr. Joseph Ontiveros, Cultural Resources Department
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Subject: Proposed 750 North Edinburgh Avenue, City of Los Angeles, California

Dear Mr. Ontiveros:

ESA PCR is preparing environmental documentation for the proposed 750 North Edinburgh Avenue Project located in the City of Los Angeles, California.

The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building that is undersized to park modern vehicles; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas.

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Sincerely,

Fatima Clark
Archaeologist

**Figure 1**

Record Search Map
Dear Fatima:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed 750 Edinburgh Avenue Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Hollywood USGS topographic quadrangle map that you sent to me via e-mail on 2 June 2016. We have no fossil vertebrate localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area.

The surface deposits in the proposed project area consist of older Quaternary Alluvium that grades down into older Quaternary deposits typically referred to as the Palos Verdes Sand in this area. We have two vertebrate fossil localities nearby from excavations for the North Outfall Sewer project in the early 20th Century: LACM 2034 [equals LACM 3261], south-southwest of the proposed project area along Beverly Boulevard near the intersection with Kilkea Drive, that produced fossil specimens of mastodon, *Mammut americanum*, and mammoth, *Mammuthus*, at unknown depth; and LACM 3371, southeast of the proposed project area near the intersection of Sierra Bonita Avenue and Oakwood Avenue, that produced specimens of fossil bison, *Bison antiquus*, at a depth of 12 feet. A little further south we have two vertebrate fossil localities from excavations for the The Grove project: LACM 7495, that produced a fossil fauna containing specimens of pond turtle, *Clemmys*, garter snake, *Thamnophis*, mammoth, *Mammuthus columbi*,

West-southwest of the proposed project area, near the intersection of Rosewood Avenue and Westbourne Drive, our locality LACM 7673 produced a specimen of fossil horse, *Equus*, at unstated depth. Further southwest of the proposed project area, along San Vicente Avenue between approximately Third Street and Colgate Avenue, our localities LACM 7671-7672 produced fossil specimens of mastodon, *Mammut*, and deer, *Cervidae*, also at unstated depth. Also west-southwest of the proposed project area, near the intersection of La Cienga Boulevard and Oakwood Avenue, our locality LACM 7966 produced fossil specimens of plants and invertebrates as well as the vertebrates bird, Aves, ground sloth, *Paramylodon harlani*, mastodon, *Mammut americanum*, rabbits, *Sylvilagus* and *Lepus californicus*, meadow mouse, *Microtus californicus*, pocket gopher, *Thomomys bottae*, squirrel, *Sciuridae*, horse, *Equus occidentalis*, and camel, *Camelops hesternus*.

We have a great number of vertebrate fossil localities further south to southeast of the proposed project area at the internationally famous Ranch La Brea deposits in Hancock Park and from Brea deposits in the surrounding area. These Brea deposits apparently do not extend as far north as the proposed project area.

Even shallow excavations in the proposed project site area have a good chance of uncovering significant vertebrate fossils in older Quaternary sediments exposed and at depth. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any specimens without impeding development. Also, sediment samples from the finer-grained deposits should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice
June 3, 2016

TO: Planning Staff
FROM: Major Projects
SUBJECT: AB 52 Native American Heritage Commission Tribal Consultation List
as of May 24, 2016

Fernandeño Tataviam Band of Mission Indians
Caitlin B. Gulley, Tribal Historic and Cultural Preservation Officer
1019 2nd Street
San Fernando, CA 91340

Gabrieleño Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Gabriélino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower, CA 90707

Gabrielino/Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908
Los Angeles, CA 90086

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA 90012

Gabrielino/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90067

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall, CA 91322

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. Box 487
San Jacinto, CA 92581

Torres Martinez Desert Cahuilla Indians
Michael Mirelez, Cultural Resource Coordinator
PO Box 1160
Thermal, CA 92274
June 3, 2016

CASE No.: ENV-2016-1367-EIR
Project Address: 750 - 756 N. Edinburgh Ave.
Community Plan Area: Hollywood

Dear Tribal Representative:

Re: AB 52 PROJECT NOTIFICATION for the Proposed Edinburgh Avenue SLS project

This letter is to inform you that the Los Angeles Department of City Planning (City) is preparing an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act for the proposed Edinburgh Avenue SLS Project.

The proposed project would redevelop an approximately 12,560-square-foot (0.29 acre) parcel located at 750-756 North Edinburgh Avenue (APN# 5527-013-016) (Project Site) with a small-lot subdivision consisting of eight, single-family residences. The Project Site is currently improved with a one-story Spanish Colonial Revival style bungalow court containing eight, one-bedroom apartments. Also located on the Project Site are a stand-alone, one-story garage building; an internal access driveway; and a landscaped central courtyard. The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence (with three bedrooms), two covered parking spaces, and private patio/yard areas.

The Project Site is located in Section 17 of Township 1 South, Range 14 West of the Hollywood, CA United State Geological Survey 7.5’ topographic quadrangle map as shown on Figure 1, Records Search Map, attached. Thank you for your assistance with our efforts to address tribal cultural resources that may be affected by the proposed project.

Per AB 52, you have the right to consult on the proposed project prior to the release of the EIR. You have 30 calendar days from receipt of this letter to notify us in writing that you wish to consult on this project. Please provide your contact information and mail your request to:

Los Angeles Department of City Planning
Attn: Karen Hoo
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Email: Karen.Hoo@lacity.org
Phone No.: (213) 978-1331

Sincerely,

Vincent P. Bertoni, AICP
Director of Planning

Karen Hoo, City Planner

Figure 1
Record Search Map
Appendix E
Geotechnical Investigation
E-1
Geotechnical Investigation
April 2, 2015

Edinburgh Small Lots
BLDG Edinburgh LLC
755 N. Laurel Avenue
Los Angeles, CA 90046

Subject: **GEOTECHNICAL INVESTIGATION**
Proposed Eight, Three-Story Residences
750-756 N Edinburgh Avenue, Los Angeles, CA 90046

Dear Mr. Jacobs and Mr. Penini,

As requested, Feffer Geological Consultants performed a geotechnical investigation at the subject site. The purpose of this investigation was to evaluate the geotechnical conditions at the site in the areas of the proposed construction and to provide geotechnical parameters for design and construction.

Based on our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint provided the recommendations contained herein are incorporated into the project plans and specifications. This report should be reviewed in detail prior to proceeding further with the planned development. When final plans for the proposed construction become available, they should be forwarded to this office for review and comment.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

Joshua R. Feffer
Principal

Dan Daneshfar
Principal Engineer
P.E. 68377

Distribution: Addressee– (4)
1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this investigation was to evaluate the existing geotechnical conditions at the subject site and to provide design and construction criteria for the proposed residential development.

1.2 SCOPE OF SERVICES

The scope of work performed during this investigation involved the following:

- Research and review of available pertinent geotechnical literature;
- Subsurface exploration consisting of the excavation of five hand excavated test pits (TP1, TP2, TP3, TP4, TP5);
- Sampling and logging of the subsurface soils;
- Laboratory testing of selected soil samples collected from the subsurface exploration to determine the engineering properties of the soil;
- Engineering and geologic analysis of the field and laboratory data; and
- Preparation of this report presenting our findings, conclusions, and recommendations for the proposed construction.

1.3 SITE DESCRIPTION

The project site is located on the east side of Edinburgh Avenue at its intersection with Waring Avenue and consists of two continuous lots (lots 101-102) that are essentially flat (Figure 1). The site is currently occupied by four one-story apartment buildings and a detached garage along the rear alley (Figure 2). The subject site is surrounded by single and multiple family residential developments. A recent aerial photograph of the site is shown as Figure 3. Surface drainage is by sheet flow to the west and north of the property.

1.4 PROPOSED CONSTRUCTION

Based on the information provided to us, the project will consist of demolishing the existing buildings and appurtenant structures and the construction of eight, three-story on grade residences. A Site Plan and Cross Sections showing the proposed development are included in Appendix C.
Figure 1. Location map of the site.
Figure 2. Aerial photograph with topographic overlay from Navigate LA. Site is designated with a red star.
1.5 DOCUMENT REVIEW

The City of Los Angeles Building Department records were researched. The records did not contain any Geologic and Soils Engineering Reports for the subject property. The following investigation was performed in the surrounding area.

320-330 N Fairfax Avenue:

320-330 N Fairfax Avenue Feffer Geological Consulting performed a Soil Investigation for the property located at 320-330 N Fairfax Avenue (File #1257-34, Dated July 22, 2013) for a proposed three-story building over two subterranean levels. The subsurface investigation consisted of drilling two borings to a maximum depth of 51.5 feet below the ground surface and found up to 5 feet of fill over alluvium. The investigation determined that stable competent alluvium was located near the ground surface that was capable of supporting new foundations. Liquefaction at the site was determined to be minimal and no special foundations were required. The report was approved by the City of Los Angeles on November 21, 2013 Log #81243-01.
2.0 INVESTIGATION

2.1 GENERAL

Our field investigation was performed on March 12, 2015 and consisted of a review of site conditions and exploration involving the excavation of test pits and soil sampling. Our investigation also included laboratory testing of selected soil samples. A brief summary of these various tasks are provided below.

2.2 FIELD EXPLORATION

The subsurface investigation performed at the site consisted of excavating five test pits by use of hand labor. The purpose of the exploratory test pits was to determine the existing subsurface conditions and to collect subsurface soil in the areas of the proposed construction and throughout the site.

The test pits were excavated to a maximum depth of fifteen feet below the existing ground surface.

The soil materials encountered in the test pits consisted of up to four feet of fill and soil over alluvium. A review of Regional Geologic Maps\(^1\) indicates that the material underlying the subject site is comprised of Alluvium (Qae) of Quaternary age (Figure 4).

The test pits were logged by our field geologist using both visual and tactile means. Both bulk and relatively undisturbed soil samples were obtained.

The approximate locations of the test pits are shown on the attached Site Plan included in Appendix C. Detailed boring logs are presented in Appendix A.

2.3 LABORATORY TESTING

Laboratory testing was performed on representative samples obtained during our field exploration. Samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations. Testing included in-place moisture and density, hydro-response-swell/collapse, maximum density and shear strength testing. A summary of the laboratory test results is included in Appendix B.

The physical properties of the soils were tested at Soil Labworks, LLC. The undersigned geologist and engineer have reviewed the data and concur and accept responsibility for use of the data therein.

---

3.0 SITE GEOLOGY, SEISMICITY, POTENTIAL HAZARDS

3.1 SITE GEOLOGY

Regional Geologic Maps\textsuperscript{2} and the subsurface exploration indicated that the property is underlain by Quaternary Age Alluvium (Qae) (Figure 4) overlain by fill and soil. Descriptions of the materials encountered in our exploratory test pits are described below.

3.1.1 Fill (Af)-Soil

The fill and soil consists of sandy silty and silty clay. The color varies from brown to dark brown. The fill is moist and loose to dense and stiff. The fill and soil encountered is as deep as four feet below the ground surface.

3.1.2 Alluvium (Qae)

The Alluvium consists of admixtures of gravels, sand, silts and clays, which vary from dark-brown to brown and orange-brown. The Alluvium was moist and medium dense to dense to stiff. The Alluvium is generally weakly horizontally layered with no significant structural planes. Generally, the Alluvium becomes more granular with depth.

3.1.3 Groundwater

Groundwater was not encountered during the recent excavations. Historically highest groundwater in this area of Los Angeles is estimated to be 50 feet below the ground surface (Plate 1.2, Historically Highest Groundwater Contours and Borehole Log Data Locations, Hollywood 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Hollywood Quadrangle, SHZR-026).

\textsuperscript{2} Dibblee, T.W., 1991, Geologic Map of the Hollywood and Burbank (south ½) Quadrangle, Los Angeles County, California, Dibblee Foundation Map, DF #30.
Figure 4. Portion of Dibblee Geologic Map. Site is designated by a red diamond.
3.2 SEISMICITY

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The site is located within a seismically active area, as is all of Southern California. Although we are not aware of any active faults on or within the immediate vicinity of the site, earthquakes generated on large regional faults such as the San Andreas Fault could affect the site.

The closest known potentially active faults to the site are the Santa Monica-Hollywood and Newport-Inglewood Faults, located within three kilometers. Since no active faults cross the property, the surface rupture hazard at the site is very low.

Due to the distance from the coastline the site is not susceptible to the effects of tsunamis and seiches.

The subject site is not located in an area designated as potentially affected by earthquake induced liquefaction (Hollywood 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Hollywood Quadrangle, SHZR-026).

3.3 2013 CALIFORNIA BUILDING CODE CONSIDERATIONS

The proposed development may be designed in accordance with seismic considerations contained in the 2013 California Building Code, Section 1613, the following parameters may be considered for design:

<table>
<thead>
<tr>
<th>Mapped Spectral Response Acceleration Parameters:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$S_S$</td>
</tr>
<tr>
<td>$S_1$</td>
</tr>
</tbody>
</table>

Site Class: D Stiff Soil

Site Coefficients: $F_a$ : 1.0

$F_v$ : 1.5

<table>
<thead>
<tr>
<th>Maximum Considered Earthquake Spectral Response Acceleration Parameters:</th>
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<tr>
<td>$S_{MS}$ : 2.175g</td>
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<td>$S_{M1}$ : 1.209g</td>
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<table>
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<th>Design Spectral Response Acceleration Parameters:</th>
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<tr>
<td>$S_{DS}$ : 1.450g</td>
</tr>
<tr>
<td>$S_{D1}$ : 0.806g</td>
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</table>
4.0 GEOTECHNICAL CONSIDERATIONS

4.1 SUBSURFACE SOIL CONDITIONS

Subsurface materials at the site consist of fill and soil over alluvium. Laboratory testing indicates that the alluvium at the depth of the proposed fill cap has a low potential for consolidation and hydrocollapse. The alluvium at the subject site is competent and capable of supporting engineered structures and appurtenances. The following paragraph provides general discussions about settlement and expansive soil activity.

4.2 SETTLEMENT

Our investigation indicated that the consolidation and hydrocollapse potential of the alluvium at the base of the proposed fill cap is low. The in-situ dry densities are high for the samples and it is our experience that these soils have a very low potential for consolidation. Recommendations are presented below to mitigate the settlement hazard associated with consolidation of the near surface soils.

4.3 EXPANSIVE SOIL

The on-site, near surface soil was found to possess medium to high expansive characteristics based upon field soil classifications.

4.4 SLOPE STABILITY

The property has less than five feet of overall elevation change at a gradient less than 20:1 (horizontal to vertical) gradient. A slope stability analysis is not required for the property per City of Los Angeles Department of Building and Safety Information Bulletin P/BC 2011-49.
5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 BASIS

Conclusions and recommendations contained in this report are based upon information provided, information gathered, laboratory testing, engineering, and geologic evaluations, experience, and judgment. Recommendations contained herein should be considered minimums consistent with industry practice. More rigorous criteria could be adopted if lower risk of future problems is desired. Where alternatives are presented, regardless of what approach is taken, some risk will remain, as is always the case. Usually the lowest risk is associated with the greatest cost.

5.2 SITE SUITABILITY

The site is within an area including completed housing and building developments. Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the proposed development is suitable from a geotechnical standpoint.

It is our opinion that the site can be improved without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Realizing this expectation will require adherence to good construction practice, agency and code requirements, the recommendations in this report, and possible addendum recommendations made after plan review and at the time of construction.

Based on the results of our subsurface investigation, the over-consolidated nature of the alluvial deposits and the depth of groundwater at the subject site, the potential for liquefaction at the site during earthquake shaking is considered to be nil.

It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.
5.3 EARTHWORK

5.3.1 General

Where fill is intended for structural support, a compacted fill cap should extend at least three feet below the bottom of footings and five feet horizontally from the building footprint. If the proposed construction will require grading of the site, it should be done in accordance with good construction practice, minimum code requirements and recommendations to follow. Grading criteria are included within Appendix D.

5.3.2 Site Preparation and Grading

Based on our understanding of the proposed development, we recommend that footings be founded in a future compacted fill. Prior to the start of grading operations, utility lines within the project area, if any, should be located and marked in the field so they can be rerouted or protected during site development. All debris and perishable material should be removed from the site. Although currently not anticipated, all permanent cut and fill slopes should not be constructed steeper than 2:1.

If fill is to be placed, the upper six to eight inches of surface exposed by the excavation should be scarified; moisture conditioned to two to four percent over optimum moisture content, and compacted to 90 percent relative compaction. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction will be necessary. Where fill is placed for structure support the bottom of the fill should extend a minimum of three feet below the bottom of footings and five feet outside the building footprint.

5.3.3 Excavation Characteristics

The test pits did not encounter hard earth materials. Difficult excavation conditions are not anticipated. However, the soil at the site has considerable amounts of sand and gravel and caving may occur in some excavations.

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3 Relative compaction refers to the ratio of the in-place dry density of soil to the maximum dry density of the same material as obtained by the "modified proctor" (ASTM D1557-12) test procedure.
5.4 NEW STRUCTURES

All proposed footings shall be embedded within a new compacted fill cap, in accordance with the recommendations below.

Foundation support for the new structures could be derived by utilizing a conventional, shallow foundation system embedded within newly compacted fill. Allowable design parameters for foundations are provided below.

Minimum depth for interior and exterior footing
(Measured from lowest adjacent grade) ............................................. 2 feet
Minimum embedment into new fill ............................................. 18 inches
Minimum width ............................................................................ 1.25 feet

Bearing pressure
a. Sustained loads (lbs. per square foot) ...................................... 1,500 psf

Resistance to lateral loads
a. Passive soil resistance (lbs. per cubic ft.)
   Within compacted fill ......................................................... 300 pcf
   Maximum allowable for Compacted Fill ........................... 3,000 psf
b. Coefficient of sliding friction ........................................................ 0.35

The allowable bearing pressures are for dead plus long-term live loads and include a factor-of-safety of at least 3.0.

The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. When combining passive and friction for lateral resistance, the passive component should be reduced by one third.

All continuous footings should be reinforced with a minimum of four #4 steel bars; two placed near the top and two near the bottom of the footings. Footing excavations should be cleaned of all loose soil, moistened, free of shrinkage cracks and approved by the geologist and geotechnical engineer prior to placing forms, steel or concrete.

Based on the anticipated building loads footings designed and constructed in accordance with the soil criteria included within the referenced report are expected to settle less than ¼ to ½ inch in a distance of 20 feet. Differential settlement is expected to be less than ¼ inch. The total and differential settlements are within acceptable and allowable tolerances for conventional foundations.
5.5 **TEMPORARY EXCAVATIONS**

Un-shored vertical cuts to a height of five feet (5') may be made in soil at the site. Un-shored cuts in soil that are in excess of five feet (5') shall be sloped at a gradient of no steeper than 1:1 (horizontal to vertical) for the portion of the excavation above the vertical cut.

Grading along the property lines may require temporary shoring or slot cuts if support is removed from adjacent properties. All temporary excavations shall be stabilized as soon as possible after the initial excavation.

5.5.1 **Slot Cuts**

If slot cuts are utilized they should be performed using the A-B-C method. The slot cutting method uses the earth as a buttress and allows the excavation to proceed in phases. The initial excavation is made at a slope of 1:1. The “A” slots of 8 feet in width may then be excavated vertically and compaction of fill within the slot can occur. The remaining earth buttresses should be 16 feet in width. The “A” slots should be backfilled before the "B" slots are excavated. The "C" earth buttresses may be excavated upon completion of backfilling of the "B" slots.

5.6 **SLAB-ON-GRADE**

If a slab-on-grade is used for the interior of the building it should be a minimum of five inches thick and reinforced with No. 4 bars at 16 inches on center, both ways. The slab should be underlain by a 10-mil Visqueen plastic membrane sandwiched between two, two-inch thick layers of sand. Green Building Code requirements may supersede the recommendations above. The plastic Visqueen barrier should be sealed at all splices, around plumbing, and at the perimeter of slab areas. Every effort should be made to provide a continuous barrier and care should be taken to not puncture the membrane. The splices between layers should be generously staggered. The slab can be placed directly onto older alluvium or two feet of newly compacted fill.

5.7 **EXTERIOR FLATWORK AND AUXILIARY STRUCTURES**

Whenever planned, exterior flatwork should be placed directly on alluvium or over a two-foot blanket of approved compacted fill. Five inch net sections with #4 bars at 18 inches o.c.e.w. are also advised. Control joints should be planned at not more than twelve foot spacing for larger concrete areas. Narrower areas of flatwork such as walkways should have control joints planned at not greater than 1.5 times the width of the walkway. Recommendations provided above for interior slabs can also be used for exterior flatwork, but without a sand layer or Visqueen moisture barrier. Additionally, it is also recommended that at least 12-inch deepened footings be constructed along the edges of larger concrete areas.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of No. 4 bars bent around exterior footing reinforcement. Dowels should be extended at least two feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, 3/8-inch minimum thickness
expansion joint material should be provided. Where expansion joint material is provided, it should be held down about 3/8 inch below the surface. The expansion joints should be finished with a color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

Auxiliary structures such as trash enclosures and garden walls can be placed directly on alluvium or on a two foot blanket of compacted fill.

5.8 CONCRETE

We recommend that the low permeable concrete be utilized at the site to limit moisture transmission through slab and foundation. For this purpose, the water/cement ratio to be used at the site should be limited to 0.5 (0.45 preferred). Limited use (subject to approval of mix designs) of a water reducing agent may be included to increase workability. The concrete should be properly cured to minimize risk of shrinkage cracking. One-inch hard rock mixes should be provided. Pea gravel mixes are specifically not recommended but could be utilized for relatively non-critical improvements (e.g., flatwork) and other improvements provided the mix designs consider limiting shrinkage.

Contractors/other designers should take care in all aspects of designing mixes, detailing, placing, finishing, and curing concrete. The mix designers and contractor are advised to consider all available steps to reduce cracking. The use of shrinkage compensating cement or fiber reinforcing should be considered. Mix designs proposed by the contractor should be considered subject to review by the project engineer.

5.9 DRAINAGE

Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. Two percent drainage is recommended directly away from structures. Building Code and Civil Engineer requirements and recommendations take precedence. All enclosed planters should be provided with a suitably located drain or drains and/or flooding protection in the form of weep holes or similar. Preferably, structures should have roof gutters and downspouts tied directly to the area drainage system.

5.10 PLAN REVIEW

When detailed grading and structural plans are developed, they should be forwarded to this office for review and comment.
5.11 **AGENCY REVIEW**

All soil, geologic, and structural aspects of the proposed development are subject to the review and approval of the governing agency(s). It should be recognized that the governing agency(s) can dictate the manner in which the project proceeds. They could approve or deny any aspect of the proposed improvements and/or could dictate which foundation and grading options are acceptable.

5.12 **SUPPLEMENTAL CONSULTING**

During construction, a number of reviews by this office are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. Although not all possible geotechnical observation and testing services are required by the governing agencies, the more site reviews requested, the lower the risk of future site problems. The following site reviews are advised, some of which will probably be required by the agencies.

- Preconstruction/pregrading meeting .............................................. Advised
- Cut and/or shoring observation ..................................................... Required
- Periodic geotechnical observations and testing during grading .... Required
- Reinforcement for all foundations ................................................. Advised
- Slab subgrade moisture barrier membrane ..................................... Advised
- Slab subgrade rock placement ....................................................... Advised
- Presaturation checks for all slabs in primary structure areas .......... Required
- Presaturation checks for all slabs for appurtenant structures .......... Advised
- Slab steel placement, primary and appurtenant structures .............. Advised
- Compaction of utility trench backfill ............................................. Advised

Unless otherwise agreed to in writing, all supplemental consulting services will be provided on an as-needed, time-and-expense, fee schedule basis.

5.13 **PROJECT SAFETY**

The contractor is the party responsible for providing a safe site. This consultant will not direct the contractor's operations and cannot be responsible for the safety of personnel other than his own representatives on site. The contractor should notify the owner if he is aware of and/or anticipates unsafe conditions. If the geotechnical consultant at the time of construction considers conditions unsafe, the contractor, as well as the owner's representative, will be notified. Within this report the terminology safe or safely may have been utilized. The intent of such use is to imply low risk. Some risk will remain, however, as is always the case.
6.0 REMARKS

Only a portion of subsurface conditions have been reviewed and evaluated. Conclusions, recommendations and other information contained in this report are based upon the assumptions that subsurface conditions do not vary appreciably between and adjacent to observation points. Although no significant variation is anticipated, it must be recognized that variations can occur.

This report has been prepared for the sole use and benefit of our client. The intent of the report is to advise our client on geotechnical matters involving the proposed improvements. It should be understood that the geotechnical consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive the advice. Subsequent use of this report can only be authorized by the client. Any transferring of information or other directed use by the client should be considered "advice by the client."

Geotechnical engineering is characterized by uncertainty. Geotechnical engineering is often described as an inexact science or art. Conclusions and recommendations presented herein are partly based upon the evaluations of technical information gathered, partly on experience, and partly on professional judgment. The conclusions and recommendations presented should be considered "advice." Other consultants could arrive at different conclusions and recommendations. Typically, "minimum" recommendations have been presented. Although some risk will always remain, lower risk of future problems would usually result if more restrictive criteria were adopted. Final decisions on matters presented are the responsibility of the client and/or the governing agencies. No warranties in any respect are made as to the performance of the project.
APPENDIX ‘A’

Test Pit Logs
### GRAPHIC LOG

**APPROXIMATE SCALE:** 1”=5’

**TEST EXCAVATION:** 1

**DATE LOGGED:** 3/12/15  
**BY:** RM  
**ADDRESS:** 750-756 N Edinburgh Avenue

**LOCATION:** Lawn Area (See Map)

**DESCRIPTION:** Classification (USCS), color, moisture, consistency etc.

<table>
<thead>
<tr>
<th>RING</th>
<th>BULK DEPTH</th>
<th>Blows</th>
<th>0-1’ Fill (Af):</th>
<th>1-4’ Soil:</th>
<th>4-15’ Alluvium (Qoa):</th>
<th>4-7’ Sandy clay, silt, mottled brown, dark brown, moist, stiff</th>
<th>7-15’ Gravelly silty sand, orange brown, moist, dense, gravel contains granite fragments</th>
<th>End At 15’, Fill &amp; Soil To 4’, No Water, No Caving</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5</td>
<td></td>
<td>Sandy silt, dark brown, moist, loose to dense</td>
<td>Silty clay, dark brown, moist, stiff, scarce rootletts</td>
<td>Sandy clay, silt, mottled brown, dark brown, moist, stiff</td>
<td>7-15’ Gravelly silty sand, orange brown, moist, dense, gravel contains granite fragments</td>
<td>End At 15’, Fill &amp; Soil To 4’, No Water, No Caving</td>
<td></td>
</tr>
<tr>
<td>2</td>
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<td>12</td>
<td>5</td>
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</tr>
</tbody>
</table>
**DESCRIPTION**: Classification (USCS), color, moisture, consistency etc.

**APPROXIMATE SCALE**: 1”=5’

**DATE LOGGED**: 3/12/15

**LOCATION**: Lawn Area (See Map)

<table>
<thead>
<tr>
<th>RING</th>
<th>BULK</th>
<th>SAMPLE DEPTH</th>
<th>BLOWS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| DEPTH | SAMPLE
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Fill</td>
</tr>
<tr>
<td>0-1'</td>
<td>Fill (Af): Sandy silt, dark brown, moist, medium dense, contains scarce rootlets</td>
</tr>
<tr>
<td>1-3'</td>
<td>Soil: Silty clay, dark brown, moist, stiff to dense, contains scarce rootlets</td>
</tr>
<tr>
<td>3-15'</td>
<td>Alluvium (Qoa):</td>
</tr>
<tr>
<td>3-5'</td>
<td>3-5' Silty clay, mottled brown, dark brown, moist, dense to stiff</td>
</tr>
<tr>
<td>5-6'</td>
<td>5-6' Clayey silty sand, mottled brown, dark brown, moist, dense</td>
</tr>
<tr>
<td>6-15'</td>
<td>6-15' Gravelly silty sand, gravelly sandy silt, orange brown, moist, dense, gravel composed of granite</td>
</tr>
<tr>
<td>End At 15', Fill &amp; Soil To 3', No Water, No Caving</td>
<td></td>
</tr>
</tbody>
</table>
DESCRIPTION: Classification (USCS), color, moisture, consistency etc.

LOCATION: Lawn Area (See Map)

0-1' Fill (Af):
Clayey silty sand, dark brown, moist, loose to medium dense, contains scarce rootlets

1-3' Soil:
Silty clay, dark brown, black, moist, stiff

3-5' Alluvium (Qoa):
Clayey sandy silt, mottled brown, dark brown, moist, dense, non porous, contains scarce gravel

End At 5', Fill & Soil To 3', No Water, No Caving
**DESCRIPTION:** Classification (USCS), color, moisture, consistency etc.

**APPROXIMATE SCALE:** 1" = 5'

**TEST EXCAVATION:** 4

**DATE LOGGED:** 3/12/15  
**BY:** RM  
**ADDRESS:** 750-756 N Edinburgh Avenue

<table>
<thead>
<tr>
<th>RING</th>
<th>BULK SAMPLE DEPTH</th>
<th>Blows</th>
<th>LOCATION: Lawn Area (See Map)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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<td>0-1' Fill (Af): Silty sand, dark brown, moist, loose to medium dense</td>
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</tr>
<tr>
<td>1</td>
<td></td>
<td>1-3' Soil: Silty clay, dark brown, moist, stiff to dense, contains scarce rootletts</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>3-15' Alluvium (Qoa):</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>3-6' Sandy clayey silt mottled brown, dark brown, moist, dense</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>6-15' Gravelly silty sand, sandy silt, orange brown, moist, dense, gravel composed of granite</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>End At 15', Fill &amp; Soil To 3’, No Water, No Caving</td>
<td></td>
</tr>
</tbody>
</table>
DESCRIPTION: Classification (USCS), color, moisture, consistency etc.

0-1' Fill (Af):
Silty sand, dark gray-brown, black, moist, loose to medium dense, contains scarce rootlets

1-3' Soil:
Silty clay, dark brown, moist, stiff, contains scarce rootlets

3-5' Alluvium (Qoa):
Clayey sandy silt, mottled brown, dark brown, moist, dense, contains scarce gravel

End At 5', Fill & Soil To 3', No Water, No Caving
APPENDIX ‘B’

Laboratory Testing
Feffer Geological Consulting  
1990 S. Bundy Drive  
4th Floor  
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Site: 750-756 N Edinburgh Avenue  
Los Angeles, CA

Job: FEFFER/EDINBURGH

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer in conjunction with a geotechnical investigation. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological Consulting and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

Enc: Appendix

2500 Townsgate Road, Suite E, Westlake Village, California 91361  
(805) 370-1338  FAX (805) 371-4693
APPENDIX

Laboratory Testing

Sample Retrieval - Hand Labor

Samples of earth materials were obtained by driving a thin-walled steel sampler with successive blows of a drop hammer. The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The samples were stored in closefitting, watertight containers for transportation to the laboratory.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-10. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-10. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity. Description of earth materials used in this report and shown on the attached Plates were provided by the client.

<table>
<thead>
<tr>
<th>Test Pit/Boring No.</th>
<th>Sample Depth (Feet)</th>
<th>Soil Type</th>
<th>Dry Density (pcf)</th>
<th>Moisture Content (percent)</th>
<th>Percent Saturation (Gt=2.65)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP1</td>
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<td>Soil</td>
<td>99.1</td>
<td>16.4</td>
<td>65</td>
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<td>14.9</td>
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<td>Alluvium</td>
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<td>TP1</td>
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<td>Alluvium</td>
<td>104.2</td>
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<td>TP1</td>
<td>12</td>
<td>Alluvium</td>
<td>112.9</td>
<td>12.4</td>
<td>71</td>
</tr>
<tr>
<td>TP1</td>
<td>14</td>
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<td>116.3</td>
<td>10.8</td>
<td>68</td>
</tr>
<tr>
<td>TP2</td>
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<td>Soil</td>
<td>105.5</td>
<td>15.6</td>
<td>73</td>
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<td>TP2</td>
<td>4</td>
<td>Alluvium</td>
<td>109.4</td>
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</tr>
<tr>
<td>TP2</td>
<td>6</td>
<td>Alluvium</td>
<td>102.6</td>
<td>11.5</td>
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<td>TP2</td>
<td>8</td>
<td>Alluvium</td>
<td>101.3</td>
<td>6.1</td>
<td>26</td>
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<td>10</td>
<td>Alluvium</td>
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<td>47</td>
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<td>118.3</td>
<td>9.8</td>
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<td>15</td>
<td>Alluvium</td>
<td>123.1</td>
<td>10.5</td>
<td>81</td>
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<td>Soil</td>
<td>105.2</td>
<td>18.2</td>
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<td>Alluvium</td>
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<td>12.6</td>
<td>66</td>
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<td>TP4</td>
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<td>106.1</td>
<td>13.3</td>
<td>63</td>
</tr>
<tr>
<td>TP4</td>
<td>6</td>
<td>Alluvium</td>
<td>101.2</td>
<td>7.9</td>
<td>33</td>
</tr>
</tbody>
</table>
Moisture Density (continued)

<table>
<thead>
<tr>
<th>Test Pit/Boring No.</th>
<th>Sample Depth (Feet)</th>
<th>Soil Type</th>
<th>Dry Density (pcf)</th>
<th>Moisture Content (percent)</th>
<th>Percent Saturation (G_s=2.65)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP4</td>
<td>9</td>
<td>Alluvium</td>
<td>116.7</td>
<td>5.2</td>
<td>33</td>
</tr>
<tr>
<td>TP4</td>
<td>12</td>
<td>Alluvium</td>
<td>114.2</td>
<td>10.0</td>
<td>59</td>
</tr>
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<td>TP4</td>
<td>15</td>
<td>Alluvium</td>
<td>120.2</td>
<td>12.9</td>
<td>91</td>
</tr>
<tr>
<td>TP5</td>
<td>2</td>
<td>Soil</td>
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<td>20.2</td>
<td>83</td>
</tr>
<tr>
<td>TP5</td>
<td>5</td>
<td>Alluvium</td>
<td>110.9</td>
<td>19.6</td>
<td>100</td>
</tr>
</tbody>
</table>

Compaction Character

Compaction tests were performed on bulk samples of the earth materials in accordance with ASTM D1557-12. The results of the tests are provided on the table below and on the "Moisture-Density Relationship", A-Plates. The specific gravity of the soil was estimated from the compaction curves.

<table>
<thead>
<tr>
<th>Test Pit/Boring No.</th>
<th>Sample Depth (Feet)</th>
<th>Soil Type</th>
<th>Maximum Dry Density (pcf)</th>
<th>Optimum Moisture Content (Percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP3</td>
<td>1-3</td>
<td>Soil</td>
<td>114.7</td>
<td>14.5</td>
</tr>
</tbody>
</table>

Shear Strength

The peak and ultimate shear strengths of the alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

<table>
<thead>
<tr>
<th>Test Pit/ Boring No.</th>
<th>Sample Depth (Feet)</th>
<th>Dry Density (pcf)</th>
<th>As-Tested Moisture Content (percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP1</td>
<td>4</td>
<td>106.9</td>
<td>23.4</td>
</tr>
<tr>
<td>TP4</td>
<td>6</td>
<td>101.2</td>
<td>25.4</td>
</tr>
<tr>
<td>TP2</td>
<td>8</td>
<td>101.3</td>
<td>19.3</td>
</tr>
</tbody>
</table>
Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435/D2435M-11. The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately ½ of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates.
TEST RESULTS

Maximum Dry Density: 114.7pcf
Optimum Water Content: 14.5%
Specific Gravity: 2.50
**SHEAR DIAGRAM B-1**

**CLIENT:** Feffer/Edinburg-750-756 Edinburgh

**EARTH MATERIAL:** ALLUVIUM

<table>
<thead>
<tr>
<th>Property</th>
<th>PEAK</th>
<th>ULTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phi Angle</td>
<td>32</td>
<td>28 degrees</td>
</tr>
<tr>
<td>Cohesion</td>
<td>110</td>
<td>50 psf</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Moisture Content</td>
<td>23.4%</td>
</tr>
<tr>
<td>Average Dry Density (pcf)</td>
<td>106.9</td>
</tr>
<tr>
<td>Percent Saturation</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

**DIRECT SHEAR TEST - ASTM D-3080**

- ● TP1 - 4' - Peak
- ○ TP1 - 4' - Ultimate

![Graph showing shear strength vs. normal pressure](graph.png)
SHEAR DIAGRAM B-2

SOIL LABWORKS LLC

JN: SL15.1885  CONSULTANT: JAI
CLIENT: Feffer/Edinburg-750-756 Edinburgh

EARTH MATERIAL: ALLUVIUM

<table>
<thead>
<tr>
<th></th>
<th>PEAK</th>
<th>ULTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phi Angle</td>
<td>28.5</td>
<td>29</td>
</tr>
<tr>
<td>Cohesion</td>
<td>160</td>
<td>125</td>
</tr>
</tbody>
</table>

Average Moisture Content: 25.4%
Average Dry Density (pcf): 101.2
Percent Saturation: 100.0%

DIRECT SHEAR TEST - ASTM D-3080

- TP4 - 6" - Peak
- TP4 - 6" - Ultimate

Shear Strength (KSF) vs. Normal Pressure (KSF) Graph
SHEAR DIAGRAM B-3

JN: SL15.1885 CONSULTANT JAI
CLIENT: Feffer/Edinburg-750-756 Edinburgh
EARTH MATERIAL: ALLUVIUM

<table>
<thead>
<tr>
<th>PEAK</th>
<th>ULTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phi Angle</td>
<td>32.5</td>
</tr>
<tr>
<td>Cohesion</td>
<td>100</td>
</tr>
</tbody>
</table>

Average Moisture Content: 19.3%
Average Dry Density (pcf): 101.3
Percent Saturation: 80.9%

DIRECT SHEAR TEST - ASTM D-3080

- TP2 - 8' - Peak
- TP2 - 8' - Ultimate

Graph showing shear strength (KSF) vs. normal pressure (KSF) with data points for peak and ultimate shear strength.
CONSOLIDATION TEST
PROJECT: 1885 FEFFER/EDINBURGH-750-756 EDINBURGH
SAMPLE: TP2 @ 4'

ALLUVIUM

TP2 @ 4'

PERCENT CONSOLIDATION

CONSOLIDATION PRESSURE, KSF

* Water Added

PLATE: C-1
CONSOLIDATION TEST
PROJECT: 1885 FEFFER/EDINBURGH-750-756 EDINBURGH
SAMPLE: TP1 @ 6'

ALLUVIUM

TP1 @ 6'

PERCENT CONSOLIDATION

CONSOLIDATION PRESSURE, KSF

* Water Added

PLATE: C-2
APPENDIX ‘C’

Site Plan
&
Cross Sections
APPENDIX ‘D’

Grading Specifications
STANDARD GRADING SPECIFICATIONS

These specifications present the usual and minimum requirements for grading operations performed under our supervision.

GENERAL

1) The Geotechnical Engineer and Engineering Geologist are the developer's representative on the project.

2) All clearing, site preparation or earth work performed on the project shall be conducted by the contractor under the supervision of the Geotechnical Engineer.

3) It is the contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer. The contractor shall also remove all material considered unsatisfactory by the Geotechnical Engineer.

4) It is the contractor's responsibility to have suitable and sufficient compaction equipment on the job site to handle the amount of fill being placed. If necessary, excavation equipment will be shut down to permit completion of compaction. Sufficient watering apparatus will also be provided by the contractor, with due consideration for the fill material, rate of placement and time of year.

5) A final report shall be issued by our firm outlining the contractor's conformance with these specifications.

SITE PREPARATION

1) All vegetation and deleterious materials such as rubbish shall be disposed of off-site. Soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

2) The Engineer shall locate all houses, sheds, sewage disposal systems, large trees or structures on the site or on the grading plan to the best of his knowledge prior to preparing the ground surface.
Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipe lines, or others not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3) After the ground surface to receive fill has been cleared, it shall be scarified, disced or bladed by the contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface shall then be brought to optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than twelve inches (12") in depth, the excess shall be removed and placed in lifts restricted to six inches (6").

Prior to placing fill, the ground surface to receive fill shall be inspected, tested and approved by the Geotechnical Engineer.

PLACING, SPREADING AND COMPACATION OF FILL MATERIALS

1) The selected fill material shall be placed in layers which when compacted shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

2) Where the moisture content of the fill material is below the limits specified by the Geotechnical Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

3) Where the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is adequate.

COMPACTED FILLS
1) Any material imported or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches or other matter missed during clearing shall be removed from the fill as directed by the Geotechnical Engineer.

2) Rock fragments less than six inches (6") in diameter may be utilized in the fill, provided:
   a) They are not placed in concentrated pockets.
   b) There is a sufficient percentage of fine-grained material to surround the rocks.
   c) The distribution of the rocks is supervised by the Geotechnical Engineer.

3) Rocks greater than six inches (6") in diameter shall be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal. Details for rock disposal such as location, moisture control, percentage of rock placed, will be referred to in the "Conclusions and Recommendations" section of the geotechnical report.

If the rocks greater than six inches (6") in diameter were not anticipated in the preliminary geotechnical and geology report, rock disposal recommendations may not have been made in the "Conclusions and Recommendations" section. In this case, the contractor shall notify the Geotechnical Engineer if rocks greater than six inches (6") in diameter are encountered. The Geotechnical Engineer will then prepare a rock disposal recommendation or request that such rocks be taken off-site.

4) Representative samples of materials to be utilized as compacted fill shall be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any materials other than that previously tested is encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as possible.

Material that is spongy, subject to decay or otherwise considered unsuitable shall not be used in the compacted fill.

5) Each layer shall be compacted to a minimum of ninety percent (90%) of the maximum density in compliance with the testing method specified by the controlling governmental agency (ASTM D-1557).
If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive soil conditions, the area to receive fill compacted to less than ninety percent (90%) shall either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

6) Compaction shall be by sheeps foot roller, multi-wheeled pneumatic tire roller, or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. The final surface of the lot areas to receive slabs-on-grade should be rolled to a smooth, firm surface.

7) Field density tests shall be made by the Geotechnical Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two feet (2') of fill height provided all layers are tested. Where the sheeps foot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required ninety percent (90%) density, the particular layer or portion shall be reworked until the required density has been obtained.

8) Buildings shall not span from cut to fill. Cut areas shall be over excavated and compacted to provide a fill mat of three feet (3').

**FILL SLOPES**

1) All fills shall be keyed and benched through all top soil, colluvium, alluvium, or creep material into sound bedrock or firm material where the slope receiving fill exceeds a ratio of five (5) horizontal to one (1) vertical, in accordance with the recommendations of the Geotechnical Engineer.

2) The key for side hill fills shall be a minimum of fifteen feet (15') within bedrock or firm materials, unless otherwise specified in the geotechnical report.

3) Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer.

4) The Contractor will be required to obtain a minimum relative compaction of ninety percent (90%) out to the finish slope face of fill slopes, buttresses, and stabilization fills. This may be achieved by either over-building
the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

5) All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report and by the governing agency.

6) Fill-over-cut slopes shall be properly keyed through topsoil, colluvium, or creep material into rock or firm materials. The transition zone shall be stripped of all soil prior to placing fill.

CUT SLOPES

1) The Engineering Geologist shall inspect all cut slopes excavated in rock, lithified, or formation material at vertical intervals not exceeding ten feet (10').

2) If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints, or fault planes, are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer; and recommendations shall be made to treat these problems.

3) Cut slope that face in the same direction as the prevailing drainage shall be protected from slope wash by a non-erosive interceptor swale placed at the top of the slope.

4) Unless otherwise specified in the geological and geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agencies.

5) Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the Geotechnical Engineer or Engineering Geologist.

GRADING CONTROL

1) Inspection of the fill placement shall be provided by the Geotechnical Engineer during the progress of grading.

2) In general, density tests should be made at intervals not exceeding two feet (2') of fill height or every five hundred (500) cubic yards of fill placed. These criteria will vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests shall be made to verify that the required compaction is being achieved.
3) Density tests should also be made on the surface materials to receive fill as required by the Geotechnical Engineer.

4) All clean-out, processed ground to receive fill, key excavations, subdrains, and rock disposal must be inspected and approved by the Geotechnical Engineer prior to placing any fill. It shall be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection.

CONSTRUCTION CONSIDERATIONS

1) Erosion control measures, when necessary, shall be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

2) Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features shall be performed without the approval of the Geotechnical Engineer or Engineering Geologist.

3) Care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.
E-2
Soils Report Approval Letter
SOILS REPORT APPROVAL LETTER

April 27, 2015

Edinburgh Small Lots, BLDG Edinburgh LLC
755 N. Laurel Avenue
Los Angeles, CA 90046

TRACT: 4891
BLOCK: --
LOT(S): 102
LOCATION: 750-756 Edinburgh Avenue

CURRENT REFERENCE REPORT/LETTER(S) REPORT No. DATE(S) OF DOCUMENT PREPARED BY

Soils Report 1556-54 04/02/2015 -- Feffer Geological Consulting
Oversized Doc(s). -- --
Laboratory Test Report SL18.1885 03/27/2015 Soil Labworks LLC

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations to construct eight (8), three-story on grade residences at the subject site. The earth materials at the subsurface exploration locations consist of up to 4 feet of uncertified fill. The consultant recommends to support the proposed structure(s) on conventional foundations bearing on a blanket of properly placed fill.

Engineering analyses provided by Feffer Geological Consulting is based on laboratory testing performed by Soil Labworks LLC. Feffer Geological Consulting is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report. (7006.1)
2. All recommendations of the report which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

4. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)

7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater, as recommended (7011.3).

8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)

9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)

10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)

11. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.

12. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.


14. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

15. All roof and pad drainage shall be conducted to the street in an acceptable manner and all concentrated drainage shall be conducted in an approved device and disposed of in a manner
16. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)

17. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

18. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer’s Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

19. No footing/slub shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

20. Allowable foundation pressure and frictional and lateral soil bearing values shall be limited to a maximum one-third increase when considering earthquake or other temporary forces. (1808)

21. Frictional and lateral resistance of soils may be combined, provided the lateral bearing resistance does not exceed two-thirds of the allowable lateral bearing.

22. Continuous/isolated footings allowable bearing pressure shall be 1,500 psf, for footings with a minimum of 16 inches in width and embedded a minimum of 18 inches into certified compacted fill, as recommended.

FRED WONG  
Structural Engineering Associate IV

FW/fw  
Log No. 87983  
213-482-0480
cc: Applicant
    Feffer Geological Consulting, Project Consultant
    Soil Labworks LLC, Project Consultant
    LA District Office
Appendix F

Hazardous Materials Reports
F-1
Phase I Environmental Site Assessment
August 18, 2014

Matthew Ellis
Bulldog Partners LLC
755 North Laurel Avenue
Los Angeles, CA 90046

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

750 & 754 EDINBURGH APARTMENTS
750 & 754 NORTH EDINBURGH AVENUE
LOS ANGELES, CALIFORNIA 90046

NOVA PROJECT NO. B14-3925

In accordance with our agreement, Nova Consulting Group, Inc. (Nova) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property in accordance with ASTM E 1527-2013. Please find a copy of the report enclosed.

We declare that to the best of our knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR and, we have the specific qualifications based on education, training, and experience to assess the Property, as described herein. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR, Part 312.

Respectfully submitted,

NOVA CONSULTING GROUP, INC.

Reviewed by:

Gary J. Halbert
Field Associate
Professional Geologist

Phillip Hoeksema
Senior Project Manager

Cary Asper
Senior Vice President
PHASE I ENVIRONMENTAL SITE ASSESSMENT

750 & 754 EDINBURGH APARTMENTS
750 & 754 NORTH EDINBURGH AVENUE
LOS ANGELES, CALIFORNIA 90046

REPORT DATE: AUGUST 18, 2014
NOVA PROJECT NO. B14-3925

PREPARED FOR
BULLDOG PARTNERS LLC
755 NORTH LAUREL AVENUE
LOS ANGELES, CA 90046

PREPARED BY
NOVA CONSULTING GROUP, INC.
4885 SOUTH 900 EAST, SUITE 211
SALT LAKE CITY, UT 84117
TEL: 801.865.6684
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Appendix F Other Supporting Documentation
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EXECUTIVE SUMMARY

Nova was authorized by Bulldog Partners LLC to conduct a Phase I Environmental Site Assessment (ESA) of 750 & 754 Edinburgh Apartments located at 750, 752, 754 and 756 North Edinburgh Avenue, Los Angeles, California ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM Designation E 1527-2013, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. There are no exceptions to, or deletions from the ASTM E 1527-2013 standard practice and authorized Scope of Services, unless otherwise stated herein.

The Property consists of a rectangular-shaped parcel totaling approximately 0.288 acres in size. The Property is designed and used for multifamily purposes. Currently, the Property is developed with four bungalow structures that were constructed in 1925. The structures at the Property are one story in height and offer a total of 8 rental units with 4,256 square feet.

Access to the Property is provided the streets on the north and west sides of the Property. Grass and landscaping is located on the street frontages on the west and north sides and between the buildings. Sidewalks are located along between the buildings and along the north and south perimeters. There is a storage shed used by the Property Owner on the east side of the parcel. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

The Property is located in an urban residential area that is characterized by small older multi-unit residential buildings. The Property is bound to the east by small multi-unit residential dwellings (755/757 North Hayworth Avenue); to the south by a residential duplex 744/746 North Edinburgh Avenue); the west side is bound by Edinburgh Avenue, beyond which are two small multi-unit residential dwellings (755/757 North Edinburgh Avenue); and to the north by Waring Avenue, beyond which is a small multi-unit residential dwelling (800/802 Edinburgh Avenue). Based upon topographic map interpretation and other references, groundwater flow beneath the Property is inferred to be in a southwesterly direction.

CONCLUSIONS

Nova has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of 750 & 754 North Edinburgh Avenue, Los Angeles, California, the Property. Any exceptions to or deletions from this practice are described in Section 2.4 of this report.

This assessment has revealed no evidence of Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) in connection with the Property. Additionally, while not considered to be REC, CREC, or HREC by ASTM definition, the following environmental issues were noted and warrant mention:

- Based on the date of construction (1925) of the Property, asbestos-containing materials may be present.

- Based on the date of construction (1925) of the Property, lead-based paint may be present.
RECOMMENDATIONS

Based on the findings of this ESA, Nova recommends the following:

- Prior to demolition, a comprehensive asbestos survey should be performed by a California Certified Asbestos Consultant (CAC) and confirmed ACM removed per CAC’s recommendations.

- Prior to demolition, a comprehensive lead-based paint (LBP) survey should be performed by a qualified Consultant and confirmed LBP removed per consultant’s recommendations.

The following table summarizes the findings of the significant elements of this assessment.

<table>
<thead>
<tr>
<th>Assessment Component</th>
<th>Acceptable</th>
<th>Routine Solution</th>
<th>Further Assessment</th>
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</tr>
<tr>
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<td></td>
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<td>4.2.11</td>
</tr>
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<td>Mold</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td>4.2.13</td>
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</tbody>
</table>
1.0 INTRODUCTION

Nova was authorized by Bulldog Partners LLC to conduct a Phase I Environmental Site Assessment (ESA) of 750 & 754 Edinburgh Apartments located at 750, 752, 754 and 756 North Edinburgh Avenue, Los Angeles, California ("the Property"). Nova has conducted this ESA in general accordance with the scope and limitations of ASTM Designation E 1527-2013, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. There are no exceptions to, or deletions from the ASTM E 1527-2013 standard practice and the authorized Scope of Services, unless otherwise stated herein.

On August 8, 2014, Gary J. Halbert, representing Nova, conducted a Property reconnaissance to assess the possible presence of recognized environmental conditions (REC) and non-ASTM environmental issues, as prescribed by the scope of work, at the Property. Nova’s assessment included review of ASTM-defined sources of historical information, reconnaissance of adjoining properties, background research, and review of available local, state, and federal regulatory records.

Nova contracted Environmental Data Resources, Inc. (EDR) to perform a computer database search for local, state, and federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 3.0).

1.1 Purpose

The purpose of this Phase I ESA was to identify existing or potential recognized environmental conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. Nova understands that the findings of this study will be used by Bulldog Partners LLC to assist in evaluating RECs in connection with the Property.

1.2 Scope of Services

Nova’s Scope of Services for this Phase I ESA conforms with the American Society for Testing and Materials (ASTM) due diligence standards detailed in the ASTM document “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM designation E1527-2013). Services provided for this project included:

- A review of readily available topographic, geologic, and hydrogeologic information pertaining to the Property and surrounding area;
- A review of readily available information regarding historical land use activities at the Property, and interviews with people that have knowledge regarding the past or present uses of the Property, and with present and past owners, operators, and occupants of the Property, where feasible;
- A reconnaissance of the Property to visually and physically observe the Property for evidence of potential recognized environmental conditions;
- A limited review of federal, state, and local regulatory information records for reported potential environmental hazards on or in the vicinity of the Property;
- Review of previous environmental reports, if available.

The potential for a vapor migration condition to exist in the subsurface at the Property was included in the Scope of this ESA. No sampling or analytical testing was conducted as part of this Phase I ESA. This Phase I ESA does not constitute a regulatory compliance audit of the Property. Copies of resumes of Nova staff involved in the preparation of this report are included as Appendix G.

1.3 Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Nova believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, Nova cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Nova observed the interior tenant space of one unit chosen by the Property Owner. This data failure is not critical and does not alter the conclusions or recommendations of this assessment.

1.5 Special Terms and Conditions

Authorization to perform this work was given by a directive from Bulldog Partners LLC.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

The content and conclusions provided by Nova in this report are based solely on the information collected during our investigation and activities at the Property, our present understanding of the Property conditions, and our professional judgment in light of such information at the time this report was prepared. Part of the findings in this investigation is
based on data provided by others. This report presents Nova’s professional opinion, and no warranty, expressed or implied, is made.

1.6 User Reliance

Bulldog Partners LLC and its affiliates (collectively, “Client”) may use and rely upon this Report in connection with a planned financial transaction involving the Property.
2.0 PROPERTY DESCRIPTION

2.1 User Provided Information

Pursuant to ASTM E 1527-13, Nova requested the following Property information from Bulldog Partners LLC (User of this report) and from the Property contact.

<table>
<thead>
<tr>
<th>Item</th>
<th>Provided By User</th>
<th>Not Provided By User</th>
<th>Discussed Below</th>
<th>Does Not Apply/User not Aware of Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1.1 Environmental Pre-survey Questionnaire</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.2 Title Records</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.3 Environmental Liens or Activity and Use Limitation</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.4 Specialized Knowledge</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.5 Valuation Reduction for Environmental Issues</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.6 Identification of Key Property Manager</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.7 Reason for Performing Phase I ESA</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2.1.8 Prior Environmental Reports</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1.9 Other</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

2.2 Location and Legal Description

The Property is located at 750, 752, 754 and 756 North Edinburgh Avenue, Los Angeles, California. The Property is located in a residential area of Los Angeles. According to the Los Angeles County Assessor On-line Parcel Viewer, the assessor's parcel number of the Property is 5527-013-016. The legal description is Tract 4891 Lots 101 and 102.

According to the Los Angeles County Tax Assessor’s office the Property is currently owned by Abraham Schkalim, recorded in 2011.

2.3 Property and Vicinity General Characteristics

The Property is comprised of a rectangular-shaped parcel located in an urban residential area that is characterized by small multi-family apartments Buildings. The Property is zoned RD-1.5 – Low-Medium Density Residential. The Property is developed with four residential structures that were constructed in 1925.

On site parking is limited to two spaces in the northeastern corner. Otherwise, access to the Property and parallel public parking is provided on the surrounding streets. A wood frame storage shed used for storage by the Owner is located on the eastern side of the parcel.

Surface water from the Property and surrounding properties generally is allowed to percolate into landscaped areas, and otherwise drains into the municipal system in the streets. Privacy fencing is shared with residential neighboring properties along the eastern boundary. Manicured landscaping and concrete sidewalks surround buildings.
No other structures or significant surface features were noted on the Property at the time of Nova’s reconnaissance.

### 2.4 Current Use of the Property

Based on the information reviewed during the preparation of this ESA, including the observations made during the reconnaissance of the Property, the tenant spaces are currently occupied by residential tenants. Each of the four bungalows contains two units with a total area of 1,064 square feet combined, totaling 4,256 square feet for all four structures.

### 2.5 Description of Property Improvements

The four bungalows on the Property are one-story wood-frame structures on raised concrete foundations with crawl spaces. Exteriors consist of plaster walls and ceilings. The flat roofs are covered with built-up bituminous systems, surrounded by Spanish tile parapets. The majority of the floors are hardwood, with ceramic tiles present in restrooms and kitchens.

Heating at the Property buildings is provided by unit gas-fired furnaces and cooling is provided by through-wall AC units. Domestic hot water is provided by way of unit 30-gallon natural gas-fired water heaters in a closet next the kitchens.

The Property landscaping includes irrigated turf, shrubs, and trees surrounding the buildings.

Significant improvements were reportedly implemented by the current owner when he acquired the property in about 2010 and routine maintenance is provided by the Owner as needed.

Los Angeles Department of Water and Power (DWP) supplies drinking water to the Property from the municipal distribution system. Sanitary discharges on the Property are discharged into the municipal sanitary sewer system that is owned and maintained by Los Angeles Bureau of Sanitation. Stormwater is allowed to drain into landscaped areas or is routed to the municipal system.

Electricity is provided to the Property by DWP from overhead power lines along the eastern boundary. Natural gas is provided by The gas Company.

### 2.6 Current Use of Adjoining Properties

During the vicinity reconnaissance, Nova observed the following land use on properties in the immediate vicinity of the Property.

<table>
<thead>
<tr>
<th>North:</th>
<th>The adjoining parcel to the north across Waring Avenue is occupied by a small multi-family apartment building (800/802 North Edinburgh Avenue).</th>
</tr>
</thead>
<tbody>
<tr>
<td>South:</td>
<td>The adjoining parcel to the south is occupied by a duplex apartment building (744/746 North Edinburgh Avenue).</td>
</tr>
<tr>
<td>East:</td>
<td>The adjoining parcel to the east is occupied by small multi-family apartment buildings (755/757 North Hayworth Avenue).</td>
</tr>
<tr>
<td>West:</td>
<td>The adjoining parcel across Edinburgh Avenue to the west is occupied by small multi-family apartment buildings (755/757 North Edinburgh).</td>
</tr>
</tbody>
</table>
3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources

3.1.1 State and Federal Regulatory Review

Information from standard federal and state environmental record sources was provided through Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the database report.

A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to Appendix C-1 for a complete listing.

<table>
<thead>
<tr>
<th>FEDERAL DATABASE REVIEW SECTION</th>
<th>Distance Searched</th>
<th>Property Listings?</th>
<th>Adjacent Listings?</th>
<th>Listings w/In 0.25-Mile?</th>
<th>Listings w/In 0.25-0.50-Mile?</th>
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<tbody>
<tr>
<td>NPL</td>
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<td>Proposed NPL</td>
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<td>Delisted NPL</td>
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<td>NPL LIENS</td>
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<td>CERCLIS</td>
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<tr>
<td>CERCLIS-NFRAP</td>
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<td>No</td>
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<td>LIENS 2</td>
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### FEDERAL DATABASE REVIEW SECTION

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<th>Adjacent Listings?</th>
<th>Listings w/In 0.25-Mile?</th>
<th>Listings w/In 0.25-0.50-Mile?</th>
<th>Listings w/In 0.5-1.0 Mile?</th>
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<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>FUDS</td>
<td>1.0 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>LUCIS</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>CONSENT</td>
<td>1.0 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
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<td>ROD</td>
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<td>No</td>
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<td>No</td>
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<tr>
<td>UMTRA</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>ODI</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>MINES</td>
<td>0.25 Miles</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>TRIS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>TSCA</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FTTS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>HIST FTTS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SSTS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>ICIS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>PADS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MLTS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>RADINFO</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FINDS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>RAATS</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### STATE, TRIBAL, AND EDR PROPRIETARY DATABASE REVIEW SECTION

<table>
<thead>
<tr>
<th>Database Searched?</th>
<th>Distance Searched</th>
<th>Property Listings?</th>
<th>Adjacent Listings?</th>
<th>Listings w/In 0.25-Mile?</th>
<th>Listings w/In 0.25-0.50-Mile?</th>
<th>Listings w/In 0.5-1.0 Mile?</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Response</td>
<td>1.0 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>State Envirostor</td>
<td>1.0 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>SEVEN</td>
</tr>
<tr>
<td>SWF/LF</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>WMUDS/SWAT</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>SLIC</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>ONE</td>
<td>THREE</td>
<td>N/A</td>
</tr>
<tr>
<td>LUST</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>THREE</td>
<td>EIGHT</td>
<td>N/A</td>
</tr>
<tr>
<td>UST</td>
<td>0.25 Mile</td>
<td>No</td>
<td>No</td>
<td>ONE</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>HIST UST, CA FID UST, SWEEPS UST</td>
<td>0.25 Mile</td>
<td>No</td>
<td>No</td>
<td>SEVEN</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FEMA UST</td>
<td>0.25 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Spills (HMIRS, CHMIRS, Spills 90)</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Hist CorteSe (LUSTs)</td>
<td>0.5 Mile</td>
<td>No</td>
<td>No</td>
<td>ONE</td>
<td>FIVE</td>
<td>N/A</td>
</tr>
<tr>
<td>AST</td>
<td>0.25 Mile</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>LIENS 2</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Toxic Pits</td>
<td>Target Property</td>
<td>No</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
The Property addresses of 750, 752, 754, and 756 North Edinburgh were not identified on any of the federal, state, tribal, or EDR Proprietary databases reviewed for this ESA.

Four (4) Leaking Underground Storage Tanks (LUST) facilities were identified within one-half (0.5) mile of the Property. Of these, three (3) were found to be closed cases in excess of 800 feet from the Property. These LUST facilities are not expected to have resulted in impacts to the Property subsurface due to the closed status and distances. The one (1) remaining nearest facility is described below.

- **Vacant Lot, 801 North Fairfax Avenue**, is a closed LUST site located approximately 200 feet east of the subject Property, listed as case closed in 2007. A Site Assessment and Site Closure Report, dated 2007, available for review on the Water Resources Control Board (WRCB) "Geotracker" system (on-line public information system for environmental site investigations) indicated groundwater at the site was 42 feet below surface and flowed west, making the LUST site upgradient of the subject Property. Laboratory analysis of soil and groundwater samples found negligible concentrations of benzene in the soil (5 micrograms/kilogram or less) and groundwater was not impacted. The report stated the impacted soil would be excavated during future development of the site. This LUST facility is not expected to have resulted in impacts to the Property subsurface due to the closed status and no impact to groundwater.
In addition to the database identified above, the following surrounding listings were identified within the specified search radii: Six (6) RCRA-SQG sites, One (1) ENVIROSTOR site, three (3) SLIC sites, six (6) Hist. CORTESE cases, two (2) Dry Cleaners, two (2) UST sites, four (4) former UST sites (CA FID, HIST UST and SWEEPS databases), one (1) Notify 65 site, 19 EDR Exclusive US HIST Drycleaners facility, and 21 EDR Exclusive US HIST AUTO STATION facilities. These facilities were determined to not represent a recognized environmental condition based upon any or all of the following considerations: distance, gradient, and/or regulatory status.

3.1.2 Local Regulatory Review

3.1.2.1 County Recorder/ Assessor

A copy of the Assessor Parcel Map and Parcel Profile were obtained from Los Angeles County Assessor on-line Parcel Viewer. The date of construction, size and legal description were included in the parcel information. No indication of special easements or activity or use limitations (AUL) was indicated. Copies are included in the Appendices.

According to the EDR Deed Restrictions database, no environmentally-related liens or deed restrictions or activity or use limitations (AUL) have been recorded against the Property with the Los Angeles County Recorder.

3.1.2.2 Fire Officials

Records from the Los Angeles City Fire Department were requested for evidence indicating the presence of underground storage tanks, the use or storage of hazardous materials, associated violations or emergency response actions at the Property. According to letters from this Department, secured in August 2014, no files were identified for the Property address.

A records search for the Property parcels was requested from Los Angeles County Public Health Investigations, Commerce, California for records of hazardous materials incident responses. According to a letter from this Department, dated August 14, 2014, no files were identified for the Property address.

3.1.2.3 Building Department

Records from Los Angeles Department of Building and Safety were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to environmental matters including underground storage tanks. Permit records were limited to maintenance improvements since the 1980s. No original permit records were available for the Property. Prior land use was not indicated.

Property information was also obtained from Los Angeles Zoning Information and Map Access System (ZIMAS) web page for the Property. Copies are included in the Appendix.
### 3.1.3 Activity Use Limitations and Environmental Liens

Inquiry related to activity use limitations (AUL) and environmental liens (EL) were included on the Pre-Survey Questionnaire provided to the Key Property Manager during the preparation of this ESA.

No reference to AUL or EL were included in the written or verbal responses to Nova during the preparation of this ESA.

### 3.2 Physical Setting Sources

#### 3.2.1 Topography

The United States Geological Survey (USGS), Hollywood, California, Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1995. According to the contour lines on the topographic map, the Property is located approximately 230 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently downward toward the southwest. The general surrounding area slopes uniformly downward to the southwest as well.

No surface waters are depicted as present on or adjoining to the Property, nor are production wells or other significant surface features depicted on the USGS map.

#### 3.2.2 Soils/Geology

Published geologic information indicates the following:

<table>
<thead>
<tr>
<th>Topographic Property Elevation</th>
<th>230 feet above mean sea level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surficial Materials</td>
<td>Quaternary alluvium deposits composed silt, sand, clay and gravel</td>
</tr>
<tr>
<td>First Bedrock Beneath the Property, Physiographic Province / Geologic Age</td>
<td>Tertiary aged Pico Formation, marine siltstone</td>
</tr>
<tr>
<td>Estimated depth to Bedrock beneath Property</td>
<td>600 feet below the ground surface</td>
</tr>
</tbody>
</table>

The Property is situated within the Los Angeles Coastal Plain geographic feature of the Peninsular Ranges Geomorphic Province of the State of California. The Peninsular Ranges consist of a series of hills and basins aligned parallel to the Pacific coast in southwestern California, extending from the Los Angeles Coastal Plain southward into Baja Mexico Peninsula (California Division of Mines and Geology, 1969).

The Los Angeles Coastal Plain is an uplifted basin filled with roughly 1,000 feet of Quaternary marine and non-marine sediments, overlying Tertiary marine sedimentary bedrock. The Quaternary deposits are characterized as series of sandy alluvium aquifers separated by silt/clay aquicludes. The underlying bedrock is folded and faulted and may protrude to the surface in some areas of the coastal plain. Locally, the Tertiary bedrock beneath the Property area is estimated to be approximately 600 feet below the overlying Quaternary sediments (California Department of Water Resources, Bulletin No. 104, 1961).
3.2.3  Hydrology

Published hydrologic / hydrogeological maps indicate the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth to groundwater beneath Property</td>
<td>40 feet below the ground surface</td>
</tr>
<tr>
<td>Regional groundwater flow direction</td>
<td>Southwest, towards Ballona Creek, which is over three miles south from the Property.</td>
</tr>
<tr>
<td>Sole source aquifer (if present)</td>
<td>The Property does not overlie a sole source aquifer. The closest aquifer beneath the Property is Exposition aquifer and is confined.</td>
</tr>
</tbody>
</table>

(Groundwater flow direction is estimated based on a review of published maps. Property specific groundwater flow conditions may be impacted by a variety of factors including, but not limited to, local topography, geologic anomalies, utilities, nearby wells or sumps, and local drainage patterns. Property specific groundwater information would require a groundwater investigation, which is beyond the scope of this ESA.)

Locally, the Property is mapped within the Hollywood Groundwater Basin portion of the Coastal Plain. According to DWR Bulletin No. 104, the underlying sediments are depicted as a series of confined aquifers, each less than 100 feet thick, separated by thinner aquicludes within 600 feet of the surface. In some parts of the coastal plain, the underlying aquifers are used to supplement municipal water supplies; however the Hollywood Basin is not currently used for groundwater production due to limited transmissivity and poor quality (DWR, 1961).

Based the USGS topographic map and a groundwater monitoring report for a nearby LUST case located approximately 200 feet east of the Property, available on the WRCB Geotracker public information system, groundwater in the vicinity is approximately 40 feet below surface and flows to the southwest.

There is no significant surface water in the vicinity of the Property. The nearest surface water is Ballona Creek, located over three miles to the south. No settling ponds, lagoons, surface impoundments, or natural catchbasins were observed at the Property during this investigation.

The EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. These areas may have no alternative drinking water source(s) that could physically, legally and economically supply all those who depend on the aquifer for drinking water. For convenience, all designated sole or principal source aquifers are referred to as "sole source aquifers" (SSA). This designation was made under Section 1424(e) of the Safe Drinking Water Act.

The Property is not situated above a SSA.

3.2.4  Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06037C1605F, dated September 26, 2008, the Property is located in Flood Zone X. Flood Zone X regions consist of areas outside a flooding hazard. There are no 100-year flood hazard zones mapped in the Property vicinity.
3.2.5 **Oil and Gas Exploration**

According to web-based information available from the California Division of Oil, Gas, and Geothermal Resources (DOGGR), District 1, Oil Field Map No. 118, the Property is mapped as located in Township 1S, Range 14 West, Section 17, and there is no indication of current or historical exploration or production of oil, gas or geothermal resources on the Property.

3.2.6 **Records of Water Wells**

Well log records maintained by California Department of Water resources is proprietary and confidential. Geology, hydrology environmental database references indicate there are no wells in the Property area. No evidence of wells was identified for the Property.

3.3 **Historical Use Information**

The historical uses of the Property and adjoining/adjacent properties were reviewed utilizing fire insurance maps and aerial photographs available from EDR, city directories available from Sherman Library in Corona Del Mar, California and assessor records available from Los Angeles County Assessor’s Office. Available historical information generally allowed maintenance of five year intervals between all data sources with a few minor exceptions.

Nova encountered historical data gaps from 1928 to 1938, from 1938 to 1948 and from 1952 to 1960. For each interval, the Property was residential in the earlier source and was unchanged in the later source. As such, it is Nova’s opinion that these intervals are insignificant based on the established pattern of residential use throughout the entire period researched from 1923 through present.

3.3.1 **Historical Property & Historical Adjoining/Adjacent Land Uses**

A chronological listing of all available historical Property and adjoining/adjacent site data is described in the following table.

Copies of pertinent sources reviewed, such that establish Property uses or changes in use, are included in the Appendix of this report.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SOURCE</th>
<th>DESCRIPTION/USE</th>
</tr>
</thead>
</table>
| 1923 | Aerial Photograph | Property: Undeveloped parcel with existing streets  
North: Undeveloped parcel across Waring Ave.  
East: Residential dwelling  
South: Existing residential duplex dwelling  
West: Residential dwelling |
| 1926 | Sanborn Fire Insurance Map | Property: Existing four residential bungalows  
North: Existing multi-unit residential dwellings  
East: Residential dwelling  
South: Existing residential duplex dwelling  
West: Residential dwelling |
<table>
<thead>
<tr>
<th>YEAR</th>
<th>SOURCE</th>
<th>DESCRIPTION/USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1928</td>
<td>Aerial Photograph</td>
<td>Property: Existing four residential bungalows</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: Existing multi-unit residential dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East: Existing residential dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: Existing residential duplex dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: Existing residential dwelling</td>
</tr>
<tr>
<td>1938, 1948</td>
<td>Aerial Photograph</td>
<td>Property: Existing four residential bungalows</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: Existing multi-unit residential dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East: Existing residential dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: Existing residential duplex dwelling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: Existing residential dwellings</td>
</tr>
<tr>
<td>1950</td>
<td>Sanborn Fire Insurance Map, City Directories</td>
<td>Property: The existing bungalows are depicted, with existing street numbering,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>occupied by private residences (750, 752, 754,756 N. Edinburgh Ave.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering, occupied by private residences (800-802 N. Edinburgh Av.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering, occupied by private residences (755-757 Hayworth)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering, occupied by private residences (744-746 Edinburgh Ave.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering, occupied by private residences (757-759 Edinburgh Ave.)</td>
</tr>
<tr>
<td>1952</td>
<td>Aerial Photograph</td>
<td>Property: Existing four residential bungalows</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: Existing multi-unit residential dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East: Existing residential dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: Existing residential duplex dwelling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: Existing residential dwellings</td>
</tr>
<tr>
<td>1960, 1965</td>
<td>City Directories</td>
<td>Property: Private residences (750, 752, 754,756 N. Edinburgh Ave.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: Private residences (800-802 N. Edinburgh Av.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East: Private residences (755-757 Hayworth)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: Private residences (744-746 Edinburgh Ave.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: Private residences (757-759 Edinburgh Ave.)</td>
</tr>
<tr>
<td>1969</td>
<td>Sanborn Fire Insurance Map</td>
<td>Property: The existing bungalows are depicted, with existing street numbering,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: The existing residential buildings are depicted, with existing street</td>
</tr>
<tr>
<td></td>
<td></td>
<td>numbering</td>
</tr>
</tbody>
</table>
Based on the information reviewed above, the existing Property improvements were constructed in about 1925 for use as the existing four bungalow dwellings with eight units. Based on the information discussed above, the historical research has not identified prior uses such that are expected to have resulted in recognized environmental conditions to the Property.

Based on the information reviewed above, the surrounding adjacent/adjoining residential improvements were constructed as they currently exist during the 1920s-1930s. None of the facilities is listed on any of the regulatory databases reviewed for this ESA. Based on the information discussed above, the historical research has not identified prior adjacent/adjoining property uses such that are expected to have resulted in recognized environmental conditions to the Property.

### 3.3.2 Chain of Title

A 50-year chain-of-title summary was not requested by the Client for this ESA. Historical use of the Property was researched using other standard historical sources.
3.3.3 Additional Environmental Record Sources

Although requested, no previously prepared environmental reports such as Phase I or II ESAs, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports were provided for Nova’s review.

3.3.4 Historical Use Information on Adjoining Properties

During Nova’s review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

<table>
<thead>
<tr>
<th>North:</th>
<th>Prior to the development of the existing multi-unit residential dwelling in the 1920s, the parcel to the north was undeveloped.</th>
</tr>
</thead>
<tbody>
<tr>
<td>South:</td>
<td>Prior to the development of the existing duplex residential dwelling in the 1920s, the parcel to the south was undeveloped.</td>
</tr>
<tr>
<td>East:</td>
<td>Prior to the development of the existing multi-unit residential dwelling in the 1920s, the parcel to the east was undeveloped.</td>
</tr>
<tr>
<td>West:</td>
<td>Prior to the development of the existing residential dwellings in the 1920s, the parcels to the west across Edinburgh Avenue were undeveloped.</td>
</tr>
</tbody>
</table>
4.0 PROPERTY RECONNAISSANCE

4.1 General Property Characteristics

Nova conducted a reconnaissance visit to the Property on August 8, 2014. The visit was performed by Gary J. Halbert, Nova Field Associate. Nova was escorted during the Property visit by the Mr. Avi Schkalim, Property Owner, the ASTM-defined Key Property Manager. Weather conditions at the time of the reconnaissance were clear and warm, with a temperature of approximately 80 degrees Fahrenheit.

The Property consists of a rectangular-shaped parcel totaling approximately 0.288 acres in size. The Property is designed and used for multifamily purposes. Currently, the Property is developed with four bungalow structures that were constructed in 1925. The structures at the Property are one story in height and offer a total of 8 rental units with 4,256 square feet.

Access to the Property is provided the streets on the north and west sides of the Property. Grass and landscaping is located on the street frontages on the west and north sides and between the buildings. Sidewalks are located along between the buildings and along the north and south perimeters. There is a storage shed used by the Property Owner on the east side of the parcel. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

4.1.1 Solid Waste Disposal

Household solid waste is disposed in waste and recycling containers provided by the municipal solid waste collection contractor service stored in northeastern corner.

4.1.2 Surface Water Drainage

Surface water from the Property and surrounding properties generally is allowed to percolate into landscaped areas, and otherwise drains into the municipal system in the streets.

4.1.3 Wells and Cisterns

No visible evidence of groundwater monitoring or production wells or collection cisterns was observed during the Property reconnaissance or reported to Nova.

4.1.4 Wastewater

Sanitary sewers discharge to the municipal sewer system in the streets. No indication of industrial wastewater disposal or treatment systems were observed during the Property reconnaissance or reported to Nova.

4.1.5 Additional Property Observations

No additional relevant general Property characteristics were observed.
4.2 Potential Environmental Conditions

4.2.1 Hazardous Materials / Wastes

4.2.1.1 Hazardous Materials

No evidence of the use of hazardous materials, petroleum products or hazardous wastes was observed on the Property.

4.2.1.2 Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were indicated during interviews.

4.2.1.3 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the Property reconnaissance.

4.2.2 Evidence of Releases

No obvious indication of hazardous material or petroleum product or hazardous waste releases, such as stained areas or stressed vegetation, was observed during the Property reconnaissance or reported to Nova during interviews.

4.2.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (ppm) of PCBs – “Non-PCB” unit
- 50 ppm-500 ppm – “PCB-Contaminated” unit
- Greater than 500 ppm – “PCB” unit

Nova did not observe any transformers on the Property. Electrical power is supplied from overhead power lines with pole transformers owned by Los Angeles Department of Water and Power located along the eastern boundary. No other electrical equipment expected to contain PCBs was observed on the Property during Nova’s reconnaissance.

4.2.4 Landfills

No evidence of landfilling was observed on the Property or reported during the Property reconnaissance.
4.2.5  *Pits, Ponds, Lagoons, Sumps, and Catch Basins*

No evidence of On-Property pits, ponds, lagoons, sumps, or retention/catch basins was observed or reported during the Property reconnaissance.

4.2.6  *On-Property ASTs and USTs*

No evidence of aboveground or underground storage tanks was observed during the Property reconnaissance or reported during interviews.

4.2.7  *Vapor Migration*

During the performance of this Phase I ESA, the potential for a vapor migration condition to exist in the subsurface at the Property was evaluated. A vapor migration concern is not anticipated for the Property.

4.2.8  *Radiological Hazards*

No radiological substances or equipment was observed or reported stored on the Property.

4.2.9  *Additional Hazard Observations*

No additional hazards were observed on the Property.

4.2.10  *Lead in Drinking Water / Overall Drinking Water Quality*

The Property is connected to the municipal potable water supply provided by Los Angeles Department of Water and Power. According to the 2013 annual drinking water quality report, the drinking water supplied to the Property is compliant with state and federal standards, including those for lead and copper.

Nova did not conduct sampling of drinking water at the Property for the presence of total lead content.

4.2.11  *Asbestos-Containing Materials (ACM)*

No sampling was performed during the preparation of this ESA. However, suspect materials observed by Nova are listed in the table below:

<table>
<thead>
<tr>
<th>SUSPECT ACM OBSERVED</th>
<th>Estimated Quantity of ACM (SF/LF)</th>
<th>Friable Yes/No</th>
<th>PACM?</th>
<th>Physical Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plaster walls and ceilings</td>
<td>Interior partitions throughout</td>
<td>N</td>
<td>Yes</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior stucco</td>
<td>Exterior walls</td>
<td>N</td>
<td>Yes</td>
<td>Good</td>
</tr>
</tbody>
</table>

The objective of this visual survey was to note the presence and condition of suspect ACM observed. Based on the 1920s construction there is a potential that ACM was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101, requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI),
surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing material (PACM).

4.2.12 Radon

The U.S. EPA has prepared a map to assist national, state, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per liter of air (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends Property-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. The buildings are constructed with ventilated crawl space beneath the floors. Radon is not expected to be a significant concern.

4.2.13 Lead-Based Paint

In accordance with the scope of services, Nova has conducted a limited, visual evaluation to note the condition of painted surfaces at the Property. Due to the 1920s construction, lead-based paint may be present. The objective of this limited visual survey was to note the presence and condition various painted surfaces. In general, the painted surfaces appeared in good condition.

The Property falls under the definition of Target Housing, and is regulated under Title X. The seller or renter of the Property will need to make available a federally approved lead hazard information pamphlet and must disclose known lead-based paint and/or lead-based paint hazards to purchasers and renters of the Property pursuant to the requirements of 24 CFR 35.92 and 40 CFR 745.113.

4.2.14 Mold

As part of this assessment, Nova performed a limited visual inspection for the significant presence of mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce tiny spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.
Nova observed interior areas of the Property for the presence of significant presence of mold. Nova did not note obvious visual or olfactory indications of the presence of mold, nor did Nova observe obvious indications of significant water damage. In addition, the Owner/Manager state he is not aware of any moisture damage issues or complaints in the buildings. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment.

This activity was not designed to discover all areas which may be affected by mold growth on the Property. Rather, it is intended to give the Client an indication if significant (based on observed areas) mold growth is present at the Property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Property.
5.0 INTERVIEWS

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation</th>
<th>Tel. No.</th>
<th>Date Interviewed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Ari Schkalim</td>
<td>Owner/Manager</td>
<td>310-420-8356</td>
<td>August 8, 2014</td>
<td>Provided Pre-Survey Questionnaire; not aware of any environmental issues</td>
</tr>
<tr>
<td>Records Request</td>
<td>Los Angeles Fire Department, USTs</td>
<td>213-482-6529</td>
<td>August 7, 2014</td>
<td>No files for the Property address</td>
</tr>
<tr>
<td>Records Request</td>
<td>Los Angeles Fire Department, Hazmat</td>
<td>213-978-3691</td>
<td>August 7, 2014</td>
<td>No files for the Property address</td>
</tr>
<tr>
<td>Records Request</td>
<td>Los Angeles County Public Health</td>
<td>323-890-7806</td>
<td>August 7, 2014</td>
<td>Response pending</td>
</tr>
<tr>
<td>Records clerk</td>
<td>Los Angeles Department of Building and</td>
<td>213-482-3231</td>
<td>August 8, 2014</td>
<td>Researched permit records</td>
</tr>
</tbody>
</table>
6.0 FINDINGS AND CONCLUSIONS

6.1 Findings

6.1.1 On-Property Environmental Conditions and Concerns

This assessment has revealed no evidence of Recognized Environmental Conditions (REC) or Controlled Recognized Environmental Conditions (CREC) in connection with the Property. However, while not considered to be REC by ASTM definition, the following environmental issues were noted and warrant mention:

- Based on the date of construction (1925) of the Property, asbestos-containing materials may be present.
- Based on the date of construction (1925) of the Property, lead-based paint may be present.

6.1.2 Off-Site Environmental Issues

No off-Property environmental conditions were identified that were considered likely to have affected conditions at the Property.

6.1.3 Historic Recognized Environmental Conditions

No historical recognized environmental conditions (HREC) were identified on the Property during the course of this assessment.

6.1.4 De Minimis Environmental Conditions

No de minimis environmental conditions were identified in connection with the Property during the course of this assessment.

6.2 Conclusions

Nova has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of 750 & 754 North Edinburgh Avenue, Los Angeles, California. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

This assessment has revealed no evidence of Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) in connection with the Property.

Additionally, while not considered to be REC, CREC, or HREC by ASTM definition, the following environmental issues were noted and warrant mention:

- Based on the date of construction (1925) of the Property, asbestos-containing materials may be present.
- Based on the date of construction (1925) of the Property, lead-based paint may be present.

6.3 Recommendations

Based on the findings of this ESA, Nova recommends the following:

- Prior to demolition, a comprehensive asbestos survey should be performed by a California Certified Asbestos Consultant (CAC) and confirmed ACM removed per CAC’s recommendations.

- Prior to demolition, a comprehensive lead-based paint (LBP) survey should be performed by a qualified Consultant and confirmed LBP removed per consultant’s recommendations.

6.4 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-13, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.
7.0 REFERENCES

REPORTS, PLANS, AND OTHER DOCUMENTS REVIEWED:


California Division of Mines and Geology, Geologic Map of Los Angeles, 1:250,000 Series, Los Angeles Quadrangle, 1969.

EDR Radius Map Report, Sanborn Maps and Aerial Photographs, Inquiry No. 4030317, 750 & 754 North Edinburgh Avenue, Los Angeles, California, August 7, 2014.


USGS - 7.5 Minute Topographic Quadrangle Hollywood, California, 1994.

AGENCIES CONTACTED:

CITY OF LOS ANGELES

– Building Department, Records, 201 N. Figueroa St., Los Angeles

– Planning & Zoning, Zoning Information Map Access System (ZIMAS)
  http://zimas.lacity.org/

– Fire Department, Environmental Units, UST and Hazardous Materials Divisions, Public Records

– Department of Water and Power, 2013 Water Quality Report:
  www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-wqreport?_adf.

COUNTY OF LOS ANGELES

– Los Angeles County Assessor, Parcel Viewer System Web Page for Property
  http://maps.assessor.lacounty.gov/mapping/viewer.asp


STATE OF CALIFORNIA

– California Water Resources Control Board, Geo-Tracker, on-line public information system for environmental site investigations, http://geotracker.waterboards.ca.gov
FIGURES

PROPERTY TOPOGRAPHIC MAP
PROPERTY PLAN
PROPERTY LOCATION MAP
<table>
<thead>
<tr>
<th>SITE PLAN</th>
<th>DRAWING NOT TO SCALE</th>
<th>N↑</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOVA CONSULTING GROUP, INC.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Name:</td>
<td>750 &amp; 654 Edinburgh Apts</td>
<td></td>
</tr>
<tr>
<td></td>
<td>750 &amp; 754 Edinburgh Ave.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90046</td>
<td></td>
</tr>
<tr>
<td>Project Number:</td>
<td>B14-3925</td>
<td></td>
</tr>
</tbody>
</table>
## SITE LOCATION MAP

**NOVA CONSULTING GROUP, INC.**

<table>
<thead>
<tr>
<th>DRAWING NOT TO SCALE</th>
<th>N→</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name:</td>
<td>750 &amp; 754 N. Edinburgh Ave. Los Angeles, CA 90046</td>
</tr>
<tr>
<td>Project Number:</td>
<td>B14-3925</td>
</tr>
</tbody>
</table>
1. View east from Edinburgh Ave. of main pedestrian entrance, west side of Property.

2. Southwestern corner, view from street

3. Northwestern corner view from street

4. View east on Waring Ave. of north side of property.

5. View south side of rear (east side) of Property from Waring Ave.

6. Pedestrian entrance between buildings.
7. Central garden area, landscaping, drainage, unit entrances.

8. Central courtyard, east end.

9. Unit entrance.

10. Unit living room.

11. Unit kitchen.

12. Unit bedroom.
13. Unit bathroom

14. Unit gas heater, converted former fireplace.

15. Unit water heater.

16. Trash containers, northeastern corner of Property. Overhead power lines.

17. View west across Edinburgh Ave. of adjoining apartments.

18. View north across Waring Ave. of adjoining apartments.
19. South side of Property, left, adjoining residential duplex on right

20. View east of adjoining residential apartments east of Property.
AERIAL PHOTOGRAPH
750 & 754 Edinburgh Apartments
750 & 754 Edinburgh Avenue
Los Angeles CA 90046
Nova Project No. B14-3925

Scale: 1" = 500'
Photo ID EDR

PROPERTY
EXHIBIT B-3

CITY DIRECTORIES

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX
EXHIBIT B-4

TITLE SEARCH RECORDS

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX
EXHIBIT C-1

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

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA’s Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

**TARGET PROPERTY INFORMATION**

**ADDRESS**

750 & 754 N EDINBURGH  
LOS ANGELES, CA 90046

**COORDINATES**

- Latitude (North): 34.0854000 - 34˚ 5’ 7.44”
- Longitude (West): 118.3635000 - 118˚ 21’ 48.60”
- Universal Tranverse Mercator: Zone 11
- UTM X (Meters): 374202.6
- UTM Y (Meters): 3772269.2
- Elevation: 234 ft. above sea level

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY**

- Target Property Map: 34118-A3 HOLLYWOOD, CA
  Most Recent Revision: 1994
- West Map: 34118-A4 BEVERLY HILLS, CA
  Most Recent Revision: 1999

**AERIAL PHOTOGRAPHY IN THIS REPORT**

- Portions of Photo from: 20120428
- Source: USDA

**TARGET PROPERTY SEARCH RESULTS**

The target property was not listed in any of the databases searched by EDR.

**DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR’s search of available (“reasonably ascertainable”) government records either on the target property or within the search radius around the target property for the following databases:

**STANDARD ENVIRONMENTAL RECORDS**

**Federal NPL site list**

NPL------------------------, National Priority List
EXECUTIVE SUMMARY

Proposed NPL, Proposed National Priority List Sites
NPL LIENS, Federal Superfund Liens

**Federal Delisted NPL site list**
Delisted NPL, National Priority List Deletions

**Federal CERCLIS list**
CERCLIS, Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY, Federal Facility Site Information listing

**Federal CERCLIS NFRAP site List**
CERC-NFRAP, CERCLIS No Further Remedial Action Planned

**Federal RCRA CORRACTS facilities list**
CORRACTS, Corrective Action Report

**Federal RCRA non-CORRACTS TSD facilities list**
RCRA-TSDF, RCRA - Treatment, Storage and Disposal

**Federal RCRA generators list**
RCRA-LOG, RCRA - Large Quantity Generators
RCRA-CESQG, RCRA - Conditionally Exempt Small Quantity Generator

**Federal institutional controls / engineering controls registries**
US ENG CONTROLS, Engineering Controls Sites List
US INST CONTROL, Sites with Institutional Controls
LUCIS, Land Use Control Information System

**Federal ERNS list**
ERNS, Emergency Response Notification System

**State- and tribal - equivalent NPL**
RESPONSE, State Response Sites

**State and tribal landfill and/or solid waste disposal site lists**
SWF/LF, Solid Waste Information System

**State and tribal leaking storage tank lists**
INDIAN LUST, Leaking Underground Storage Tanks on Indian Land

**State and tribal registered storage tank lists**
AST, Aboveground Petroleum Storage Tank Facilities
INDIAN UST, Underground Storage Tanks on Indian Land
EXECUTIVE SUMMARY

FEMA UST Underground Storage Tank Listing

State and tribal voluntary cleanup sites
VCP Voluntary Cleanup Program Properties
INDIAN VCP Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists
US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites
ODI Open Dump Inventory
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
SWRCY Recycler Database
HAULERS Registered Waste Tire Haulers Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
WMUDS/SWAT Waste Management Unit Database

Local Lists of Hazardous waste / Contaminated Sites
US CDL Clandestine Drug Labs
HIST Cal-Sites Historical Calsites Database
SCH School Property Evaluation Program
Toxic Pits Toxic Pits Cleanup Act Sites
AOCONCERN San Gabriel Valley Areas of Concern
CDL Clandestine Drug Labs
US HIST CDL National Clandestine Laboratory Register

Local Land Records
LIENS 2 CERCLA Lien Information
LIENS Environmental Liens Listing
DEED Deed Restriction Listing

Records of Emergency Release Reports
HMIRS Hazardous Materials Information Reporting System
CHMIRS California Hazardous Material Incident Report System
LDS Land Disposal Sites Listing
MCS Military Cleanup Sites Listing
SPILLS 90 SPILLS 90 data from FirstSearch

Other Ascertainable Records
RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
DOT OPS Incident and Accident Data
DOD Department of Defense Sites
FUDS Formerly Used Defense Sites
CONSENT Superfund (CERCLA) Consent Decrees
ROD Records Of Decision
EXECUTIVE SUMMARY

UMTRA,   UMTRA Uranium Mill Tailings Sites
US MINES, Mines Master Index File
TRIS,   Toxic Chemical Release Inventory System
TSCA,   Toxic Substances Control Act
FTTS,   FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS,   FIFRA/TSCA Tracking System Administrative Case Listing
SSTS,   Section 7 Tracking Systems
ICIS,   Integrated Compliance Information System
PADS,   PCB Activity Database System
MLTS,   Material Licensing Tracking System
RADINFO, Radiation Information Database
FINDS,   Facility Index System/Facility Registry System
RAATS, RCRA Administrative Action Tracking System
RMP,   Risk Management Plans
CA BOND EXP. PLAN, Bond Expenditure Plan
UIC, UIC Listing
NPDES, NPDES Permits Listing
Cortese, "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings, CUPA Resources List
LA Co. Site Mitigation, Site Mitigation List
LOS ANGELES CO. HMS, HMS: Street Number List
WIP, Well Investigation Program Case List
ENF, Enforcement Action Listing
HAZNET, Facility and Manifest Data
EMI, Emissions Inventory Data
INDIAN RESERV, Indian Reservations
SCR DRYCLEANERS, State Coalition for Remediation of Drycleaners Listing
EPA WATCH LIST, EPA WATCH LIST
Financial Assurance, Financial Assurance Information Listing
PCB TRANSFORMER, PCB Transformer Registration Database
COAL ASH EPA, Coal Combustion Residues Surface Impoundments List
US FIN ASSUR, Financial Assurance Information
HWP, EnviroStor Permitted Facilities Listing
US AIRS, Aerometric Information Retrieval System Facility Subsystem
HWT, Registered Hazardous Waste Transporter Database
COAL ASH DOE, Steam-Electric Plant Operation Data
MWMP, Medical Waste Management Program Listing
PROC, Certified Processors Database
2020 COR ACTION, 2020 Corrective Action Program List
LEAD SMELTERS, Lead Smelter Sites
PRP, Potentially Responsible Parties
WDS, Waste Discharge System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records
EDR MGP, EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives
RGA LF, Recovered Government Archive Solid Waste Facilities List
**EXECUTIVE SUMMARY**

RGA LUST ..................... Recovered Government Archive Leaking Underground Storage Tank

**SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

**STANDARD ENVIRONMENTAL RECORDS**

**Federal RCRA generators list**

RCRA-SQG: RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>DIGOS AUTO</td>
<td>801 N FAIRFAX AVE</td>
<td>E 0 - 1/8 (0.106 mi.)</td>
<td>B7</td>
<td>9</td>
</tr>
<tr>
<td>BEVERLY PLUS CLEANERS</td>
<td>703 N FAIRFAX AVE</td>
<td>SE 1/8 - 1/4 (0.138 mi.)</td>
<td>C24</td>
<td>21</td>
</tr>
<tr>
<td>CHEVRON STATION NO 94959</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C35</td>
<td>27</td>
</tr>
<tr>
<td>ANGELO JAGUAR SERV INC</td>
<td>919 NO FAIRFAX</td>
<td>NE 1/8 - 1/4 (0.175 mi.)</td>
<td>H41</td>
<td>34</td>
</tr>
<tr>
<td>LA USD FAIRFAX HIGH SCHOOL</td>
<td>7850 MELROSE AVE</td>
<td>SE 1/8 - 1/4 (0.178 mi.)</td>
<td>I42</td>
<td>35</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Lower Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>PACIFIC BELL</td>
<td>8075 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.137 mi.)</td>
<td>E21</td>
<td>17</td>
</tr>
</tbody>
</table>

**State- and tribal - equivalent CERCLIS**

ENVIROSTOR: The Department of Toxic Substances Control’s (DTSC’s) Site Mitigation and Brownfields Reuse Program’s (SMBRP’s) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk...
EXECUTIVE SUMMARY

colorization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 06/05/2014 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<table>
<thead>
<tr>
<th>Lower Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALT LAKE PROPERTY</td>
<td>111 S STANLEY AVE</td>
<td>SSE 1/2 - 1 (0.887 mi.)</td>
<td>63</td>
<td>54</td>
</tr>
</tbody>
</table>

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 06/16/2014 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>VACANT LOT</td>
<td>801 FAIRFAX AVE. N.</td>
<td>E 0 - 1/8 (0.106 mi.)</td>
<td>B8</td>
<td>11</td>
</tr>
<tr>
<td>CHEVRON #9-4959</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C37</td>
<td>29</td>
</tr>
<tr>
<td>76 PRODUCTS STATION #7261</td>
<td>7960 SANTA MONICA BL W</td>
<td>N 1/4 - 1/2 (0.348 mi.)</td>
<td>K56</td>
<td>41</td>
</tr>
<tr>
<td>WORLD OIL #65</td>
<td>8020 SANTA MONICA BLVD</td>
<td>NNW 1/4 - 1/2 (0.377 mi.)</td>
<td>L59</td>
<td>46</td>
</tr>
</tbody>
</table>

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

A review of the SLIC list, as provided by EDR, and dated 06/16/2014 has revealed that there are 3 SLIC sites within approximately 0.5 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOUR SEASONS DRY CLEANERS &amp; LA</td>
<td>8042 SANTA MONICA BLVD.</td>
<td>NNW 1/4 - 1/2 (0.381 mi.)</td>
<td>L60</td>
<td>51</td>
</tr>
<tr>
<td>CRESCENT SHOPPING CENTER</td>
<td>8100-3136 SANTA MONICA</td>
<td>NNW 1/4 - 1/2 (0.390 mi.)</td>
<td>M61</td>
<td>52</td>
</tr>
</tbody>
</table>

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 06/16/2014 has revealed that there are 2 UST
EXECUTIVE SUMMARY

sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHEVRON STATION #9-4959</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C39</td>
<td>33</td>
</tr>
<tr>
<td>Lower Elevation</td>
<td>Address</td>
<td>Direction / Distance</td>
<td>Map ID</td>
<td>Page</td>
</tr>
<tr>
<td>PACIFIC BELL</td>
<td>8075 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.137 mi.)</td>
<td>E21</td>
<td>17</td>
</tr>
</tbody>
</table>

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMIR NOVIAN</td>
<td>7901 MELROSE AVE</td>
<td>SE 1/8 - 1/4 (0.141 mi.)</td>
<td>C29</td>
<td>24</td>
</tr>
<tr>
<td>94959-CHEVRON STATION</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C38</td>
<td>33</td>
</tr>
<tr>
<td>Lower Elevation</td>
<td>Address</td>
<td>Direction / Distance</td>
<td>Map ID</td>
<td>Page</td>
</tr>
<tr>
<td>PACIFIC BELL</td>
<td>8075 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.137 mi.)</td>
<td>E21</td>
<td>17</td>
</tr>
</tbody>
</table>

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>94959</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C34</td>
<td>26</td>
</tr>
</tbody>
</table>

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990’s. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 4 SWEEPS UST sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>AMIR NOVIAN</td>
<td>7901 MELROSE AVE</td>
<td>SE 1/8 - 1/4 (0.141 mi.)</td>
<td>C29</td>
<td>24</td>
</tr>
<tr>
<td>CHEVRON #9-4959</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C37</td>
<td>29</td>
</tr>
<tr>
<td>Lower Elevation</td>
<td>Address</td>
<td>Direction / Distance</td>
<td>Map ID</td>
<td>Page</td>
</tr>
<tr>
<td>PACIFIC BELL</td>
<td>8075 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.137 mi.)</td>
<td>E21</td>
<td>17</td>
</tr>
<tr>
<td>BENTLEY MORRISS ET AL</td>
<td>8080 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.143 mi.)</td>
<td>E31</td>
<td>25</td>
</tr>
</tbody>
</table>
**EXECUTIVE SUMMARY**

*Other Ascertainable Records*

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
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</thead>
<tbody>
<tr>
<td>CHEVRON #9-4959</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C37</td>
<td>29</td>
</tr>
<tr>
<td>76 PRODUCTS STATION #7261</td>
<td>7960 SANTA MONICA</td>
<td>N 1/4 - 1/2 (0.348 mi.)</td>
<td>K55</td>
<td>41</td>
</tr>
<tr>
<td>SHERIDAN TOYOTA, INC.</td>
<td>8013 SANTA MONICA</td>
<td>N 1/4 - 1/2 (0.374 mi.)</td>
<td>L57</td>
<td>45</td>
</tr>
<tr>
<td>WORLD OIL #65</td>
<td>8020 SANTA MONICA</td>
<td>NNW 1/4 - 1/2 (0.376 mi.)</td>
<td>L58</td>
<td>45</td>
</tr>
</tbody>
</table>

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<table>
<thead>
<tr>
<th>Lower Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABE JIZHAK(RESIDENT)</td>
<td>733 HUNTLY DRIVE</td>
<td>W 1/2 - 1 (0.979 mi.)</td>
<td>64</td>
<td>55</td>
</tr>
</tbody>
</table>

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners’ agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/10/2013 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>CROWN CLEANERS</td>
<td>840 N FAIRFAX AVE</td>
<td>ENE 1/8 - 1/4 (0.126 mi.)</td>
<td>B18</td>
<td>16</td>
</tr>
<tr>
<td>BEVERLY PLUS CLEANERS</td>
<td>703 N FAIRFAX AVE</td>
<td>SE 1/8 - 1/4 (0.138 mi.)</td>
<td>C24</td>
<td>21</td>
</tr>
</tbody>
</table>

**EDR HIGH RISK HISTORICAL RECORDS**

**EDR Exclusive Records**

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as “High Risk
**EXECUTIVE SUMMARY**

Historical Records®, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 21 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not reported</td>
<td>814 N HAYWORTH AVE</td>
<td>ENE 0 - 1/8 (0.045 mi.)</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>Not reported</td>
<td>801 N FAIRFAX AVE</td>
<td>E 0 - 1/8 (0.104 mi.)</td>
<td>B6</td>
<td>9</td>
</tr>
<tr>
<td>FAIRFAX AUTO SERVICE</td>
<td>731 N FAIRFAX AVE</td>
<td>ESE 0 - 1/8 (0.112 mi.)</td>
<td>C10</td>
<td>13</td>
</tr>
<tr>
<td>Not reported</td>
<td>830 N FAIRFAX AVE</td>
<td>NE 0 - 1/8 (0.122 mi.)</td>
<td>B16</td>
<td>15</td>
</tr>
<tr>
<td>BROWN G J</td>
<td>855 N FAIRFAX AVE</td>
<td>ESE 1/8 - 1/4 (0.162 mi.)</td>
<td>C36</td>
<td>28</td>
</tr>
<tr>
<td>Not reported</td>
<td>7861 MELROSE AVE</td>
<td>ESE 1/8 - 1/4 (0.187 mi.)</td>
<td>I44</td>
<td>37</td>
</tr>
<tr>
<td>REYNOLDS L C</td>
<td>7851 MELROSE AVE</td>
<td>NE 1/8 - 1/4 (0.202 mi.)</td>
<td>H45</td>
<td>37</td>
</tr>
<tr>
<td>KOTTENBACH HERMAN</td>
<td>928 N FAIRFAX AVE</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Lower Elevation**

<table>
<thead>
<tr>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>JACKSON H E</td>
<td>7950 MELROSE AVE</td>
<td>SSE 0 - 1/8 (0.103 mi.)</td>
<td>A5</td>
</tr>
<tr>
<td>BANTA WM</td>
<td>8051 MELROSE AVE</td>
<td>SW 0 - 1/8 (0.117 mi.)</td>
<td>E13</td>
</tr>
<tr>
<td>BROWN J N</td>
<td>7919 MELROSE AVE</td>
<td>SE 0 - 1/8 (0.124 mi.)</td>
<td>D17</td>
</tr>
<tr>
<td>Not reported</td>
<td>8060 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.126 mi.)</td>
<td>E20</td>
</tr>
<tr>
<td>MC GOWAN O E</td>
<td>8101 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.213 mi.)</td>
<td>J47</td>
</tr>
<tr>
<td>RYON S L</td>
<td>8150 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.230 mi.)</td>
<td>J48</td>
</tr>
<tr>
<td>Not reported</td>
<td>8167 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.232 mi.)</td>
<td>J49</td>
</tr>
<tr>
<td>Not reported</td>
<td>8169 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.234 mi.)</td>
<td>J50</td>
</tr>
<tr>
<td>Not reported</td>
<td>8171 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.236 mi.)</td>
<td>J51</td>
</tr>
<tr>
<td>Not reported</td>
<td>8173 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.238 mi.)</td>
<td>J52</td>
</tr>
<tr>
<td>MARCHANT E W</td>
<td>8176 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.241 mi.)</td>
<td>J53</td>
</tr>
<tr>
<td>ST CLOUD VIRGIL</td>
<td>8178 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.244 mi.)</td>
<td>J54</td>
</tr>
</tbody>
</table>

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 19 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>GATELY J J</td>
<td>808 N EDINBURGH AVE</td>
<td>NW 0 - 1/8 (0.017 mi.)</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>BANE J B</td>
<td>724 N FAIRFAX AVE</td>
<td>ESE 0 - 1/8 (0.121 mi.)</td>
<td>C14</td>
<td>14</td>
</tr>
<tr>
<td>Not reported</td>
<td>840 N FAIRFAX AVE</td>
<td>ENE 1/8 - 1/4 (0.126 mi.)</td>
<td>B19</td>
<td>16</td>
</tr>
<tr>
<td>LEIDNER MINNIE MRS</td>
<td>7905 MELROSE AVE</td>
<td>SE 1/8 - 1/4 (0.137 mi.)</td>
<td>C22</td>
<td>21</td>
</tr>
<tr>
<td>HUGHES SIDNEY</td>
<td>862 N FAIRFAX AVE</td>
<td>ENE 1/8 - 1/4 (0.138 mi.)</td>
<td>F23</td>
<td>21</td>
</tr>
<tr>
<td>Not reported</td>
<td>703 N FAIRFAX AVE</td>
<td>SE 1/8 - 1/4 (0.138 mi.)</td>
<td>C25</td>
<td>23</td>
</tr>
<tr>
<td>LEIDNER ELIAS</td>
<td>7903 MELROSE AVE</td>
<td>SE 1/8 - 1/4 (0.139 mi.)</td>
<td>C26</td>
<td>23</td>
</tr>
<tr>
<td>GOLDBERG ROSE</td>
<td>7903 MELROSE PL</td>
<td>SE 1/8 - 1/4 (0.140 mi.)</td>
<td>C27</td>
<td>24</td>
</tr>
<tr>
<td>BAER DAVID</td>
<td>7900 MELROSE AVE</td>
<td>SE 1/8 - 1/4 (0.142 mi.)</td>
<td>C30</td>
<td>25</td>
</tr>
<tr>
<td>WONG JOHN</td>
<td>702 N FAIRFAX AVE</td>
<td>SE 1/8 - 1/4 (0.144 mi.)</td>
<td>C32</td>
<td>25</td>
</tr>
<tr>
<td>Lower Elevation</td>
<td>Address</td>
<td>Direction / Distance</td>
<td>Map ID</td>
<td>Page</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------------</td>
<td>----------------------</td>
<td>--------</td>
<td>------</td>
</tr>
<tr>
<td>FRANCO CLEANERS</td>
<td>7976 MELROSE PL</td>
<td>S 0 - 1/8 (0.097 mi.)</td>
<td>A3</td>
<td>8</td>
</tr>
<tr>
<td>WHITWORTH WILLIAMS</td>
<td>7976 MELROSE AVE</td>
<td>S 0 - 1/8 (0.098 mi.)</td>
<td>A4</td>
<td>8</td>
</tr>
<tr>
<td>Not reported</td>
<td>7928 MELROSE AVE</td>
<td>SSE 0 - 1/8 (0.112 mi.)</td>
<td>A9</td>
<td>13</td>
</tr>
<tr>
<td>WHITWORTH H C</td>
<td>7974 MELROSE HILL</td>
<td>S 0 - 1/8 (0.115 mi.)</td>
<td>A11</td>
<td>13</td>
</tr>
<tr>
<td>KING CATH C</td>
<td>7918 MELROSE AVE</td>
<td>SSE 0 - 1/8 (0.116 mi.)</td>
<td>D12</td>
<td>14</td>
</tr>
<tr>
<td>TEITELBAUM PAUL</td>
<td>7906 MELROSE AVE</td>
<td>SE 0 - 1/8 (0.122 mi.)</td>
<td>D15</td>
<td>14</td>
</tr>
<tr>
<td>GORDON ISADORE</td>
<td>8111 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.171 mi.)</td>
<td>G40</td>
<td>33</td>
</tr>
<tr>
<td>BROAD EDGAR</td>
<td>8123 MELROSE AVE</td>
<td>SW 1/8 - 1/4 (0.183 mi.)</td>
<td>G43</td>
<td>37</td>
</tr>
<tr>
<td>GETZ JOS</td>
<td>8151 MELROSE AVE</td>
<td>WSW 1/8 - 1/4 (0.213 mi.)</td>
<td>J46</td>
<td>38</td>
</tr>
</tbody>
</table>
Due to poor or inadequate address information, the following sites were not mapped. Count: 16 records.

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Database(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGOURA BUILDING MATERIALS</td>
<td>RGA LUST</td>
</tr>
<tr>
<td>BRADBURY BUILDING</td>
<td>RGA LUST</td>
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TC4030337.2s Page 4
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#### EDR HIGH RISK HISTORICAL RECORDS

- **EDR Exclusive Records**
  - EDR MGP: 1.000, 0 0 0 0 0 NR 0
  - EDR US Hist Auto Stat: 0.250, 7 14 NR NR NR 21
  - EDR US Hist Cleaners: 0.250, 8 11 NR NR NR 19

#### EDR RECOVERED GOVERNMENT ARCHIVES

- **Exclusive Recovered Govt. Archives**
  - RGA LF: TP, NR NR NR NR NR NR 0
  - RGA LUST: TP, NR NR NR NR NR NR 0

**NOTES:**
- TP = Target Property
- NR = Not Requested at this Search Distance
- Sites may be listed in more than one database
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JACKSON H E (Continued)

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Year: 1933
Type: GASOLINE AND OIL SERVICE STATIONS

Name: JACKSON H E
Year: 1937
Type: GASOLINE AND OIL SERVICE STATIONS

Name: OPAICH M S
Year: 1937
Type: AUTOMOBILE REPAIRING

B6
East 801 N FAIRFAX AVE
< 1/8 LOS ANGELES, CA 90046
0.104 mi. 549 ft. Site 1 of 6 in cluster B
Relative: Higher
Actual: 242 ft.
EDR Historical Auto Stations:
   Name: MC DONALD G D
   Year: 1933
   Type: GASOLINE AND OIL SERVICE STATIONS
   Name: ALTWINE JERRY
   Year: 1937
   Type: GASOLINE AND OIL SERVICE STATIONS
   Name: TOOTE WINTER
   Year: 1942
   Type: GASOLINE AND OIL SERVICE STATIONS
   Name: DIGOS AUTO CENTER
   Year: 1999
   Address: 801 N FAIRFAX AVE

B7 DIGOS AUTO
East 801 N FAIRFAX AVE
< 1/8 LOS ANGELES, CA 90046
0.106 mi. 558 ft. Site 2 of 6 in cluster B
Relative: Higher
Actual: 242 ft.
RCRA-SQG: 1000698062
FINDS CAD982334245
Date form received by agency: 02/20/1992
Facility name: DIGOS AUTO
Facility address: 801 N FAIRFAX AVE
LOS ANGELES, CA 90046
EPA ID: CAD982334245
Mailing address: 801 N FAIRFAX AVE
LOS ANGELES, CA 90046
Contact: AMBARTSUM KOUYOUMDJIAN
Contact address: 801 N FAIRFAX AVE
LOS ANGELES, CA 90046
### DIGOS AUTO (Continued)

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<tr>
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<tr>
<td>Owner/operator telephone:</td>
<td>(213) 655-1737</td>
</tr>
<tr>
<td>Legal status:</td>
<td>Private</td>
</tr>
<tr>
<td>Owner/Operator Type:</td>
<td>Owner</td>
</tr>
<tr>
<td>Owner/Op start date:</td>
<td>Not reported</td>
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<tr>
<td>Owner/Op end date:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Owner/operator name:</td>
<td>NOT REQUIRED</td>
</tr>
<tr>
<td>Owner/operator address:</td>
<td>NOT REQUIRED</td>
</tr>
<tr>
<td>Owner/operator country:</td>
<td>NOT REQUIRED, ME 99999</td>
</tr>
<tr>
<td>Owner/operator telephone:</td>
<td>(415) 555-1212</td>
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<tr>
<td>Legal status:</td>
<td>Private</td>
</tr>
<tr>
<td>Owner/Operator Type:</td>
<td>Operator</td>
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<tr>
<td>Owner/Op start date:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Owner/Op end date:</td>
<td>Not reported</td>
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</tbody>
</table>

### Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

### Violation Status:
No violations found

### FINDS:
- Registry ID: 110002795789

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource
DIGOS AUTO (Continued)

Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

200 North Main Street, Suite 1780
LOS ANGELES, CITY OF
Not reported
Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603780077
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603780077
Status: Completed - Case Closed
Status Date: 02/21/2007

Global Id: T0603780077
Status: Open - Case Begin Date
Status Date: 07/01/2005

Global Id: T0603780077
Status: Open - Site Assessment
Status Date: 06/14/2006

Global Id: T0603780077
Status: Open - Site Assessment

DIGOS AUTO
VACANT LOT
801 FAIRFAX AVE. N.
LOS ANGELES, CA  90046

B8 East
< 1/8
0.106 mi.
558 ft.
Site 3 of 6 in cluster B
Relative: Higher
Actual: 242 ft.

LUST: S108087216
Region: STATE
Global Id: T0603780077
Latitude: 34.085679
Longitude: -118.361788
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 02/21/2007
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: Not reported
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900460125
LOC Case Number: 23159
File Location: Regional Board
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603780077
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603780077
Status: Completed - Case Closed
Status Date: 02/21/2007

Global Id: T0603780077
Status: Open - Case Begin Date
Status Date: 07/01/2005

Global Id: T0603780077
Status: Open - Site Assessment
Status Date: 06/14/2006

Global Id: T0603780077
Status: Open - Site Assessment
VACANT LOT (Continued)

Status Date: 09/19/2006

Regulatory Activities:

Global Id: T0603780077
Action Type: ENFORCEMENT
Date: 02/17/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0603780077
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603780077
Action Type: ENFORCEMENT
Date: 02/21/2007
Action: Closure/No Further Action Letter

Global Id: T0603780077
Action Type: ENFORCEMENT
Date: 11/13/2006
Action: Staff Letter

Global Id: T0603780077
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603780077
Action Type: REMEDIATION
Date: 01/01/1950
Action: Excavation

Global Id: T0603780077
Action Type: RESPONSE
Date: 11/15/2006
Action: Other Report / Document

Global Id: T0603780077
Action Type: RESPONSE
Date: 09/15/2006
Action: Other Report / Document

Global Id: T0603780077
Action Type: RESPONSE
Date: 09/19/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603780077
Action Type: RESPONSE
Date: 01/15/2007
Action: Well Installation Report
### VACANT LOT (Continued)

<table>
<thead>
<tr>
<th>Site</th>
<th>EDR ID Number</th>
<th>Database(s)</th>
<th>Site Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>S108087216</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Global Id:** T0603780077
- **Action Type:** RESPONSE
- **Date:** 12/13/2006
- **Action:** Request for Closure

---

<table>
<thead>
<tr>
<th>Site</th>
<th>Action Type</th>
<th>Responding Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>EDR US Hist Cleaners</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1015096050 N/A</td>
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#### Site 4 of 5 in cluster A

<table>
<thead>
<tr>
<th>Relative: Lower</th>
<th>EDR Historical Cleaners:</th>
<th>Site Address: 7928 MELROSE AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>ROSE CLEANERS</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>1999</td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>ROSE CLEANERS</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>2001</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>ROSE CLEANERS</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>2002</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>ROSE CLEANERS</td>
<td></td>
</tr>
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#### Site 1 of 16 in cluster C

<table>
<thead>
<tr>
<th>Relative: Higher</th>
<th>EDR Historical Auto Stations:</th>
<th>Site Address: 731 N FAIRFAX AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>FAIRFAX AUTO SERVICE</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>1933</td>
<td></td>
</tr>
<tr>
<td>Type:</td>
<td>GASOLINE AND OIL SERVICE STATIONS</td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>LOBE EDW</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>1933</td>
<td></td>
</tr>
<tr>
<td>Type:</td>
<td>AUTOMOBILE REPAIRING</td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>WILLIAMS G J</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>1942</td>
<td></td>
</tr>
<tr>
<td>Type:</td>
<td>GASOLINE AND OIL SERVICE STATIONS</td>
<td></td>
</tr>
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</table>

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#### Site 5 of 5 in cluster A

<table>
<thead>
<tr>
<th>Relative: Lower</th>
<th>EDR Historical Cleaners:</th>
<th>Site Address: 7974 MELROSE HILL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>WHITWORTH H C</td>
<td></td>
</tr>
<tr>
<td>Year:</td>
<td>1937</td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>CLOTHES PRESSERS AND CLEANERS</td>
<td></td>
</tr>
</tbody>
</table>

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**Note:** The text indicates an action type, closure request, and provides detailed information about the sites including addresses, dates, and types of businesses.
<table>
<thead>
<tr>
<th>Site</th>
<th>Type</th>
<th>Year</th>
<th>Name</th>
<th>EDI ID Number</th>
<th>EPA ID Number</th>
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</thead>
<tbody>
<tr>
<td>D12</td>
<td>CLOTHES PRESSERS AND CLEANERS</td>
<td>1937</td>
<td>KING CATH C</td>
<td>1009191393</td>
<td>N/A</td>
</tr>
<tr>
<td>SSE</td>
<td>GASOLINE AND OIL SERVICE STATION</td>
<td>1942</td>
<td>ORY FRANK</td>
<td>1009079058</td>
<td>N/A</td>
</tr>
<tr>
<td>E13</td>
<td>AUTOMOBILE REPAIRING</td>
<td>1933</td>
<td>BANTA WM</td>
<td>1009190035</td>
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</tr>
<tr>
<td>C14</td>
<td>CLOTHES PRESSERS AND CLEANERS</td>
<td>1929</td>
<td>BANE J B</td>
<td>1009192257</td>
<td>N/A</td>
</tr>
<tr>
<td>D15</td>
<td>CLOTHES PRESSERS AND CLEANERS</td>
<td>1937</td>
<td>TEITELBAUM PAUL</td>
<td>1009192257</td>
<td>N/A</td>
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</tbody>
</table>
### MAP FINDINGS

<table>
<thead>
<tr>
<th>Site</th>
<th>EDI Historical Auto Stations:</th>
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<tbody>
<tr>
<td><strong>B16</strong></td>
<td><strong>Relative: Higher</strong></td>
</tr>
<tr>
<td><strong>ENE</strong></td>
<td><strong>Actual: 246 ft.</strong></td>
</tr>
<tr>
<td><strong>830 N FAIRFAX AVE</strong></td>
<td><strong>Actual: 642 ft.</strong></td>
</tr>
<tr>
<td><strong>LOS ANGELES, CA 90046</strong></td>
<td><strong>Site 4 of 6 in cluster B</strong></td>
</tr>
<tr>
<td><strong>0.122 mi.</strong></td>
<td><strong>653 ft.</strong></td>
</tr>
<tr>
<td><strong>630 ft.</strong></td>
<td><strong>Site 3 of 3 in cluster D</strong></td>
</tr>
<tr>
<td><strong>Relative: Lower</strong></td>
<td><strong>Actual: 233 ft.</strong></td>
</tr>
<tr>
<td><strong>B16</strong></td>
<td><strong>EDI ID Number: 1015650488</strong></td>
</tr>
<tr>
<td><strong>Direction</strong></td>
<td><strong>Database(s): EDR US Hist Auto Stat</strong></td>
</tr>
<tr>
<td><strong>Distance</strong></td>
<td><strong>EPA ID Number: N/A</strong></td>
</tr>
<tr>
<td><strong>Elevation</strong></td>
<td><strong>Name:</strong> EURO STAR AUTOMOTIVE INC</td>
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<td><strong>Name:</strong></td>
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<tr>
<td><strong>Address:</strong></td>
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<tr>
<td><strong>Name:</strong></td>
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<tr>
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<tr>
<td><strong>Name:</strong></td>
<td><strong>Name:</strong> S &amp; M AUTO REPAIR</td>
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<tr>
<td><strong>Year:</strong></td>
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<tr>
<td><strong>Name:</strong></td>
<td><strong>Name:</strong> SERGE AUTO BODY SERVICE</td>
</tr>
<tr>
<td><strong>Year:</strong></td>
<td><strong>Year:</strong> 2004</td>
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<tr>
<td><strong>Address:</strong></td>
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<tr>
<td><strong>Year:</strong></td>
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<tr>
<td><strong>Address:</strong></td>
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<tr>
<td><strong>Name:</strong></td>
<td><strong>Name:</strong> LOSANGELES AUTO CLINIC INC</td>
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<tr>
<td><strong>Year:</strong></td>
<td><strong>Year:</strong> 2007</td>
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<td><strong>Name:</strong> LOSANGELES AUTO CLINIC INC</td>
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<tr>
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<td><strong>Year:</strong> 2008</td>
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<td><strong>Name:</strong> U S AUTO CLINIC</td>
</tr>
<tr>
<td><strong>Year:</strong></td>
<td><strong>Year:</strong> 2012</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td><strong>Address:</strong> 830 N FAIRFAX AVE</td>
</tr>
</tbody>
</table>

**BROWN J N**

**D17**

**SE**

**7919 MELROSE AVE**

**LOS ANGELES, CA**

**0.124 mi.**

**653 ft.**

**1937**

**EDR US Hist Auto Stat 1009079186**

**Relative: Lower**

**Actual: 233 ft.**

**Name:** BAIRSTOW RIGHTER

**Type:** GASOLINE AND OIL SERVICE STATION

**Name:** HUDSON A E

**Year:** 1933

**Type:** GASOLINE AND OIL SERVICE STATIONS

**Name:** BROWN J N

**Year:** 1933

**Type:** AUTOMOBILE REPAIRING

**Name:** BROWN J N

**Year:** 1937
### BROWN J N (Continued)

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<tr>
<th>Type</th>
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<tbody>
<tr>
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<td>PARIZEK CHAS</td>
</tr>
<tr>
<td>Year</td>
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<tr>
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<th>Type</th>
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<tbody>
<tr>
<td>Name</td>
<td>JENSEN L D</td>
</tr>
<tr>
<td>Year</td>
<td>1942</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Type</th>
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<tr>
<td>Name</td>
<td>BROWN J N</td>
</tr>
<tr>
<td>Year</td>
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</table>

### CROWN CLEANERS

<table>
<thead>
<tr>
<th>Relative: Higher</th>
<th>DRYCLEANERS:</th>
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<tbody>
<tr>
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<td></td>
<td>NAICS Code: 81232</td>
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<tr>
<td></td>
<td>NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)</td>
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<tr>
<td></td>
<td>SIC Code: 7211</td>
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<tr>
<td></td>
<td>SIC Description: Power Laundries, Family and Commercial</td>
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<tr>
<td>Create Date: 02/15/1991</td>
<td>Create Date: 02/15/1991</td>
</tr>
<tr>
<td>Facility Active: Yes</td>
<td>Facility Active: Yes</td>
</tr>
<tr>
<td>Inactive Date: Not reported</td>
<td>Inactive Date: Not reported</td>
</tr>
<tr>
<td>Facility Addr2: Not reported</td>
<td>Facility Addr2: Not reported</td>
</tr>
<tr>
<td>Owner Name: SUSIE CHON</td>
<td>Owner Name: SUSIE CHON</td>
</tr>
<tr>
<td>Owner Address: 117 N FORMOSA AVE</td>
<td>Owner Address: 117 N FORMOSA AVE</td>
</tr>
<tr>
<td>Owner Address 2: Not reported</td>
<td>Owner Address 2: Not reported</td>
</tr>
<tr>
<td>Contact Name: SUSIE CHON, OWNER</td>
<td>Contact Name: SUSIE CHON, OWNER</td>
</tr>
<tr>
<td>Contact Address: 840 N FAIRFAX AVE</td>
<td>Contact Address: 840 N FAIRFAX AVE</td>
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<tr>
<td>Contact Address 2: Not reported</td>
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<tr>
<td>Contact Telephone: 3239383916</td>
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### EDR US Hist Cleaners

<table>
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<th>Relative: Higher</th>
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<tbody>
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<td>Name: CROWN CLEANERS</td>
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<tr>
<td></td>
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<table>
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<tr>
<td>Name: CROWN CLEANERS</td>
<td>Year: 2007</td>
<td>Address: 840 N FAIRFAX AVE</td>
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</table>
(Continued) 1015100497

Address: 840 N FAIRFAX AVE
Name: CROWN CLEANERS
Year: 2008
Address: 840 N FAIRFAX AVE
Name: CROWN CLEANERS
Year: 2010
Address: 840 N FAIRFAX AVE
Name: CROWN CLEANERS
Year: 2011
Address: 840 N FAIRFAX AVE
Name: CROWN CLEANERS
Year: 2012
Address: 840 N FAIRFAX AVE

EDR US Hist Auto Stat 1015641676
N/A

EDR Historical Auto Stations:
Name: FUEL OUTDOOR
Year: 2009
Address: 8060 MELROSE AVE
Name: FUEL OUTDOOR
Year: 2011
Address: 8060 MELROSE AVE

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: PACIFIC BELL
Facility address: 8075 MELROSE AVE
LOS ANGELES, CA 90046
EPA ID: CAT080023195
Mailing address: 170 N FAIR OAKS RM 104
PASADENA, CA 91103
Contact: Not reported
Contact address: Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
### PACIFIC BELL (Continued)

**Description:** Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time.

**Owner/Operator Summary:**
- **Owner/operator name:** NOT REQUIRED
- **Owner/operator address:** NOT REQUIRED
- **Owner/operator country:** NOT REQUIRED, ME 99999
- **Owner/operator telephone:** (415) 555-1212
- **Legal status:** Private
- **Owner/Operator Type:** Operator
- **Owner/Op start date:** Not reported
- **Owner/Op end date:** Not reported

**Handler Activities Summary:**
- **U.S. importer of hazardous waste:** No
- **Mixed waste (haz. and radioactive):** No
- **Recycler of hazardous waste:** No
- **Transporter of hazardous waste:** No
- **Treater, storer or disposer of HW:** No
- **Underground injection activity:** No
- **On-site burner exemption:** No
- **Furnace exemption:** No
- **Used oil fuel burner:** No
- **Used oil processor:** No
- **User oil refiner:** No
- **Used oil fuel marketer to burner:** No
- **Used oil Specification marketer:** No
- **Used oil transfer facility:** No
- **Used oil transporter:** No

**Historical Generators:**
- **Date form received by agency:** 01/19/1981
- **Site name:** PACIFIC BELL
- **Classification:** Large Quantity Generator
- **Violation Status:** No violations found

**FINDS:**
- **Registry ID:** 110002951280
- **Environmental Interest/Information System**
PACIFIC BELL (Continued)

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

| Facility ID: | 19051047 |
| Regulated By: | UTNKA |
| Regulated ID: | Not reported |
| Cortese Code: | Not reported |
| SIC Code: | Not reported |
| Facility Phone: | 4158238723 |
| Mail To: | Not reported |
| Mailing Address: | 177 COLORADO BLVD |
| Mailing Address 2: | Not reported |
| Mailing City, St, Zip: | LOS ANGELES 900460000 |
| Contact: | Not reported |
| Contact Phone: | Not reported |
| DUNs Number: | Not reported |
| NPDES Number: | Not reported |
| EPA ID: | Not reported |
| Comments: | Not reported |
| Status: | Active |

| Facility ID: | 25352 |
| Latitude: | 34.0852261 |
| Longitude: | -118.3637288 |

Permitting Agency: LOS ANGELES, CITY OF

| Status: | Not reported |
| Comp Number: | 5020 |
| Number: | Not reported |
| Board Of Equalization: | Not reported |
| Referral Date: | Not reported |
| Action Date: | Not reported |
| Created Date: | Not reported |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-005020-000001 |
| Tank Status: | Not reported |
| Capacity: | 20000 |
| Active Date: | Not reported |
| Tank Use: | M.V. FUEL |
| STG: | PRODUCT |
| Content: | DIESEL |
| Number Of Tanks: | 2 |
PACIFIC BELL (Continued)

Status: Not reported
Comp Number: 5020
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 19-050-005020-000002
Tank Status: Not reported
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 24431
Air District Name: SC
SIC Code: 4922
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 24431
Air District Name: SC
SIC Code: 4922
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0
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<td>C22 SE</td>
<td>1/8-1/4</td>
<td>0.137 mi.</td>
<td>722 ft.</td>
<td>Site 3 of 16 in cluster C</td>
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<td>LEIDNER MINNIE MRS</td>
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<tr>
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<td>Actual: 234 ft.</td>
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<td>F23 ENE</td>
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<td>0.138 mi.</td>
<td>730 ft.</td>
<td>Site 1 of 2 in cluster F</td>
<td>EDR Historical Cleaners:</td>
<td>HUGHES SIDNEY</td>
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<td>Actual: 250 ft.</td>
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<td>RCRA-SQG:</td>
<td>BEVERLY PLUS CLEANERS</td>
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<td></td>
<td></td>
<td>Actual: 234 ft.</td>
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**Owner/Operator Summary**
- **Owner/operator name:** WADIE ESKENDER
- **Owner/operator address:** 703 N FAIRFAX AVE
- **Owner/operator country:** Not reported
- **Owner/operator telephone:** (323) 655-1115
- **Legal status:** Private
- **Owner/Operator Type:** Owner
- **Owner/Op start date:** Not reported
- **Owner/Op end date:** Not reported

**Description:** Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time.
BEVERLY PLUS CLEANERS (Continued) 1001967301

Handler Activities Summary:
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

Hazardous Waste Summary:
- Waste code: D000
- Waste name: Not Defined
- Waste code: D039
- Waste name: TETRACHLOROETHYLENE
- Waste code: F002
- Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:
- Registry ID: 110002933345

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
BEVERLY PLUS CLEANERS (Continued)

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<td>Drycleaning and Laundry Services (except Coin-Operated)</td>
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<tr>
<td>SIC Code:</td>
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<td>6613735978</td>
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C25 703 N FAIRFAX AVE
1/8-1/4 LOS ANGELES, CA  90046
0.138 mi. 731 ft. Site 5 of 16 in cluster C

Relative: EDR Historical Cleaners:
Higher Name: BEVERLY PLUS CLEANERS INC
Year: 2007
Address: 703 N FAIRFAX AVE

Name: BEVERLY PLUS CLEANERS
Year: 2010
Address: 703 N FAIRFAX AVE

Name: BEVERLY PLUS CLEANERS
Year: 2011
Address: 703 N FAIRFAX AVE

Name: BEVERLY PLUS CLEANERS
Year: 2012
Address: 703 N FAIRFAX AVE

C26 LEIDNER ELIAS
SE 7903 MELROSE AVE
1/8-1/4 LOS ANGELES, CA
0.139 mi. 733 ft. Site 6 of 16 in cluster C

Relative: EDR Historical Cleaners:
Higher Name: LEIDNER ELIAS
Year: 1929
Type: CLOTHES PRESSERS CLEANERS AND REPAIRERS

EDR US Hist Cleaners 1001967301
EDR US Hist Cleaners 1015089111
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**CLOTHES PRESSERS AND CLEANERS**

- **Type:** 1937
- **Year:** 1937
- **Name:** GOLDBERG ROSE
- **Type:** CLOTHES PRESSERS AND CLEANERS
- **Distance:** 0.140 mi.
- **Relative:** Higher
- **Actual:** 234 ft.

**F28 BROWN G J**

- **Type:** 1942
- **Year:** 1942
- **Name:** BROWN G J
- **Type:** GASOLINE AND OIL SERVICE STATIONS
- **Distance:** 0.141 mi.
- **Relative:** Higher
- **Actual:** 251 ft.

**C29 AMIR NOVIAN**

- **CA FID UST:** S101583756
- **SWEEPS UST:** N/A
- **Facility ID:** 19005957
- **Regulated By:** UTKNI
- **Regulated ID:** Not reported
- **Cortese Code:** Not reported
- **SIC Code:** Not reported
- **Facility Phone:** 2130000000
- **Mail To:** Not reported
- **Mailing Address:** 7901 MELROSE AVE
- **Mailing Address 2:** Not reported
- **Mailing City,St,Zip:** LOS ANGELES 900480000
- **Contact:** Not reported
- **Contact Phone:** Not reported
- **DUNS Number:** Not reported
- **NPDES Number:** Not reported
- **EPA ID:** Not reported
- **Comments:** Not reported
- **Status:** Inactive

**SWEEPS UST:**

- **Status:** Not reported
- **Comp Number:** 7191
- **Number:** Not reported
- **Board Of Equalization:** Not reported
- **Referral Date:** Not reported
- **Action Date:** Not reported
- **Created Date:** Not reported
- **Owner Tank Id:** Not reported
- **SWRCB Tank Id:** Not reported
- **Tank Status:** Not reported
| Site | EDR ID Number | Database(s) | EPA ID Number | Site Elevation | Type | Year | Name | Relative | Actual | Action | SWRCB Tank Id | Owner Tank Id | Capacity | Tank Status | Number Of Tanks | STG | Content | Tank Use | Active Date | Created Date | Action Date | Referral Date | Board Of Equalization | SWEEPS UST: |
|------|--------------|-------------|---------------|----------------|----------------|------|-----|------|---------|--------|---------------|-------------|----------|-------------|----------------|-----|---------|----------|-------------|-------------|-------------|--------------|-------------|----------------|----------------|-----------|
| C30  | AMIR NOVIAN  | S101583756  | EDR Historical Cleaners | 752 ft. Site 9 of 16 in cluster C | CLOTHES PRESSERS AND CLEANERS | 1933 | BAER DAVID | Higher | 234 ft. | | | | | | | | | | |
| C32  | WONG JOHN    | S1009191349 | EDR Historical Cleaners | 761 ft. Site 10 of 16 in cluster C | LAUNDRIES ORIENTAL | 1942 | WONG JOHN | Higher | 234 ft. | | | | | | | | | | | |
### Gasoline and Oil Service Stations

**Type:** Gasoline and Oil Service Stations

**Name:** MC GOWAN O E

**Year:** 1942

**Location:** 8101 Melrose Ave, Los Angeles, CA

**Site:** 1 of 3 in cluster G

**Relative Distance:** 852 ft.

**Actual Elevation:** 215 ft.

**EDR ID Number:** N/A

**EDR US Hist Auto Stat ID:** 1009081622

---

**Type:** Gasoline and Oil Service Stations

**Name:** BURKARDT EDD

**Year:** 1942

**Location:** 1/8-1/4 MELROSE AVE

**Site:** 1 of 3 in cluster G

---

**Type:** Gasoline and Oil Service Stations

**Name:** GASOLINE AND OIL SERVICE STATION

**Year:** 1937

**Location:** MC GOWAN O E

**Site:** 10 of 16 in cluster C

**Relative Distance:** 855 ft.

**Actual Elevation:** 235 ft.

**EDR ID Number:** N/A

**EDR US Hist Auto Stat ID:** U001561904

---

**Type:** Gas Station

**Region:** STATE

**Facility ID:** 0000062695

**Facility Type:** Gas Station

**Other Type:** Not reported

**Total Tanks:** 0004

**Contact Name:** DEZFULI,KHODABAKHSH

**Telephone:** 2136555377

**Owner Name:** CHEVRON U.S.A. INC.

**Owner Address:** 575 MARKET

**Owner City, St, Zip:** SAN FRANCISCO, CA 94105

---

**Tank:** 001

**Container Num:** 1

**Year Installed:** 1971

**Tank Capacity:** 00005000

**Tank Used for:** PRODUCT

**Type of Fuel:** Not reported

**Tank Construction:** 0000250 unknown

**Leak Detection:** Stock Inventor

---

**Tank:** 002

**Container Num:** 2

**Year Installed:** 1971

**Tank Capacity:** 00010000

**Tank Used for:** PRODUCT

**Type of Fuel:** Not reported

**Tank Construction:** 0000250 unknown

**Leak Detection:** Stock Inventor

---

**Tank:** 003

**Container Num:** 3

**Year Installed:** 1971

**Tank Capacity:** 00010000

**Tank Used for:** PRODUCT

**Type of Fuel:** Not reported

**Tank Construction:** 0000250 unknown

**Leak Detection:** Stock Inventor
94959 (Continued) U001561904

Tank Num: 004
Container Num: 4
Year Installed: 1971
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: 0000130 unknown
Leak Detection: Stock Inventor

RCRA-SQG: 1000596910
FINDS: CAD983608993

Site 12 of 16 in cluster C

Date form received by agency: 06/17/2002
Facility name: CHEVRON STATION NO 94959
Facility address: 7861 MELROSE AVE
LOS ANGELES, CA 90046
EPA ID: CAD983608993
Mailing address: P O BOX 6004
SAN RAMON, CA 94583
Contact: KATHY NORRIS
Contact address: P O BOX 6004
SAN RAMON, CA 94583
Contact country: US
Contact telephone: (925) 842-5931
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: CHEVRON PRODUCTS CO
Owner/operator address: P O BOX 6004
SAN RAMON, CA 94583
Owner/operator country: Not reported
Owner/operator telephone: (925) 842-5931
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018
Waste name: BENZENE

Violation Status: No violations found

EDR Historical Auto Stations:
Name: B S CHEVRON SERVICE
Year: 1999
Type: Not reported
Address: 7861 MELROSE AVE

Name: CHEVRON STATIONS LOS ANGELES
Year: 1999
Address: 7861 MELROSE AVE

Name: BS CHEVRON SERVICE
Year: 2003
Address: 7861 MELROSE AVE

Name: BS CHEVRON SERVICE
Year: 2004
Address: 7861 MELROSE AVE
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C37  CHEVRON #9-4959  HIST CORTESE  S102427277
ESE  7861 MELROSE AVE  LUST  N/A
1/8-1/4  LOS ANGELES, CA 90038  SWEEPS UST
0.162 mi.  Site 14 of 16 in cluster C
855 ft.  Relative: Site
Higher
Actual: 235 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 900380107

LUST:
Region: STATE
Global Id: T0603700921
Latitude: 34.0838021
Longitude: -118.3609843
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 06/16/1997
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900380107
LOC Case Number: Not reported
CHEVRON #9-4959 (Continued)

File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603700921
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603700921
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number: Not reported

Status History:
Global Id: T0603700921
Status: Completed - Case Closed
Status Date: 06/16/1997

Global Id: T0603700921
Status: Open - Remediation
Status Date: 04/17/1990

Global Id: T0603700921
Status: Open - Case Begin Date
Status Date: 04/17/1990

Regulatory Activities:
Global Id: T0603700921
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 900380107
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
CHEVRON #9-4959 (Continued)

Abatement Method Used at the Site: VE
Global ID: T0603700921
W Global ID: Not reported
Staff: UNK
Local Agency: 19050
Cross Street: FAIRFAX AVE
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 4/17/1990
Date Leak Record Entered: 4/19/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/17/1998
Date the Case was Closed: 6/16/1997
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 9004.19205970591
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHEVRON USA PRODUCTS COMPANY
RP Address: P.O. BOX 2833, LA HABRA, CA 90632-2833
Program: LUST
Lat/Long: 34.0838144 / -1
Local Agency Staff: PEJ
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: 01/10/97 - 4TH QUARTER GW MON RPT 1996
1ST QUARTER GW MON RPT 1997
1997 GW MON RPT
02/17/98 - WELL ABANDONMENT

SWEEPS UST:
Status: Active
Comp Number: 3571
Number: 9
Board Of Equalization: 44-013115
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<td>19-050-003571-000003</td>
<td>A</td>
<td>9942</td>
<td>04-20-88</td>
<td>M.V. FUEL</td>
<td>P</td>
<td>REG UNLEADED</td>
<td>Not reported</td>
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<td>19-050-003571-000004</td>
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<td>9942</td>
<td>04-20-88</td>
<td>M.V. FUEL</td>
<td>P</td>
<td>REG UNLEADED</td>
<td>Not reported</td>
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| Referral Date: | 08-30-93 |
| Action Date:   | 03-18-94 |
| Created Date:  | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003571-000001 |
| Tank Status:   | A |
| Capacity:      | 9942 |
| Active Date:   | 04-20-88 |
| Tank Use:      | M.V. FUEL |
| STG:           | P |
| Content:       | REG UNLEADED |
| Number Of Tanks: | 4 |

| Referral Date: | 08-30-93 |
| Action Date:   | 03-18-94 |
| Created Date:  | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003571-000002 |
| Tank Status:   | A |
| Capacity:      | 9942 |
| Active Date:   | 04-20-88 |
| Tank Use:      | M.V. FUEL |
| STG:           | P |
| Content:       | REG UNLEADED |
| Number Of Tanks: | Not reported |

| Referral Date: | 08-30-93 |
| Action Date:   | 03-18-94 |
| Created Date:  | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003571-000003 |
| Tank Status:   | A |
| Capacity:      | 9942 |
| Active Date:   | 04-20-88 |
| Tank Use:      | M.V. FUEL |
| STG:           | P |
| Content:       | REG UNLEADED |
| Number Of Tanks: | Not reported |

| Referral Date: | 08-30-93 |
| Action Date:   | 03-18-94 |
| Created Date:  | 02-29-88 |
| Owner Tank Id: | Not reported |
| SWRCB Tank Id: | 19-050-003571-000004 |
| Tank Status:   | A |
CHEVRON #9-4959 (Continued)

Capacity: 9942
Active Date: 04-20-88
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

C38
94959-CHEVRON STATION
ESE 7861 MELROSE AVE
1/8-1/4 LOS ANGELES, CA 90046
0.162 mi.
855 ft.
Site 15 of 16 in cluster C

Relative:
Higher
Actual: 235 ft.

CA FID UST: S101583052
Regulated ID: 00062695
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 213-655-377
Mail To: Not reported
Mailing Address: 575 MARKET ST
Mailing Address 2: Not reported
Mailing City, St, Zip: LOS ANGELES 90046000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

C39
CHEVRON STATION #9-4959
ESE 7861 MELROSE AVE
1/8-1/4 LOS ANGELES, CA 90046
0.162 mi.
855 ft.
Site 16 of 16 in cluster C

Relative:
Higher
Actual: 235 ft.

UST: U003962099
Regulated ID: 00062695
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 213-655-377
Mail To: 575 MARKET ST
Mailing Address 2: Not reported
Mailing City, St, Zip: LOS ANGELES 90046000
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

G40
GORDON ISADORE
SW 8111 MELROSE AVE
1/8-1/4 LOS ANGELES, CA
0.171 mi.
903 ft.
Site 2 of 3 in cluster G

Relative:
Lower
Actual: 215 ft.
### MAP FINDINGS

<table>
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<tr>
<th>Map ID</th>
<th>Site</th>
<th>EDR ID Number</th>
<th>Database(s)</th>
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<td>H41</td>
<td>Site 1 of 2 in cluster H</td>
<td>RCRA-SQG 1000205258</td>
<td>FINDS CAD982407512</td>
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#### ANGELO JAGUAR SERV INC

**Location:**
- 919 NO FAIRFAX
- WEST HOLLYWOOD, CA
- 1/8-1/4
- 0.175 mi.
- 926 ft.

**Relative:**
- Higher
  - Actual: 257 ft.

**RCRA-SQG:**
- Date form received by agency: 03/31/1988
- Facility name: ANGELO JAGUAR SERV INC
- Facility address: 919 NO FAIRFAX, WEST HOLLYWOOD, CA 90046
- EPA ID: CAD982407512
- Contact: ENVIRONMENTAL MANAGER
- Contact address: 919 NO FAIRFAX, WEST HOLLYWOOD, CA 90046
- Contact country: US
- Contact telephone: (213) 656-3100
- Contact email: Not reported
- EPA Region: 09
- Classification: Small Small Quantity Generator
- Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time.

**Owner/Operator Summary:**
- Owner/operator name: ANGELO MANSUETO
- Owner/operator address: NOT REQUIRED, ME 99999
- Owner/operator country: Not reported
- Owner/operator telephone: (415) 555-1212
- Legal status: Private
- Owner/Operator Type: Owner
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

**Owner/operator name:**
- Owner/operator name: ANGELO MANSUETO
- Owner/operator address: NOT REQUIRED, ME 99999
- Owner/operator country: Not reported
- Owner/operator telephone: (415) 555-1212
- Legal status: Private
- Owner/Operator Type: Operator
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

**Handler Activities Summary:**
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
ANGELO JAGUAR SERV INC (Continued)

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:
Registry ID: 110002805698

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
LA USD FAIRFAX HIGH SCHOOL (Continued) 1000427668

Owner/Op end date: Not reported

Owner/operator name: LA USD
Owner/operator address: NOT REQUIRED
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Violation Status: No violations found

FINDS:
Registry ID: 110002784559

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

EMI:
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 3469
Air District Name: SC
SIC Code: 8211
Air District Name: SOUTH COAST AQMD
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</table>

**G43**

**BROAD EDGAR**

Type: CLOTHES PRESSERS AND CLEANERS

**Year:** 1933

**Site:** 965 ft. Site 3 of 3 in cluster G

**Distance:** 0.183 mi.

**Relative:** Lower

**Actual:** 213 ft.

**Name:** BROAD EDGAR

**EDR Historical Cleaners:**

**Site 2 of 2 in cluster I**

**E44**

**REYNOLDS L C**

Type: GASOLINE AND OIL SERVICE STATION

**Year:** 1929

**Site:** 987 ft. Site 2 of 2 in cluster I

**Distance:** 0.187 mi.

**Relative:** Higher

**Actual:** 235 ft.

**Name:** HAMILTON J F

**Type:** GASOLINE AND OIL SERVICE STATION

**Name:** REYNOLDS L C

**Type:** AUTOMOBILE REPAIRING AND SERVICE STATIONS

**Name:** BLYTHE LAWRENCE

**Type:** GASOLINE AND OIL SERVICE STATIONS

**Name:** BAKER BOBT

**Type:** GASOLINE AND OIL SERVICE STATIONS

**Site 2 of 2 in cluster H**

**H45**

**KOTTENBACH HERMAN**

Type: AUTOMOBILE REPAIRING

**Year:** 1937

**Site:** 1068 ft. Site 2 of 2 in cluster H

**Distance:** 0.202 mi.

**Relative:** Higher

**Actual:** 261 ft.

**Name:** KOTTENBACH HERMAN

**Type:** AUTOMOBILE REPAIRING
<table>
<thead>
<tr>
<th>Site</th>
<th>Name</th>
<th>Type</th>
<th>Year</th>
<th>Address</th>
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<td>GETZ JOS</td>
<td>CLOTHES PRESSERS AND CLEANERS</td>
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<td>8151 MELROSE AVE</td>
<td>0.213 mi.</td>
<td>Lower</td>
<td>211 ft.</td>
<td>EDR US Hist Cleaners</td>
<td>1009189363</td>
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<td>LOS ANGELES, CA</td>
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<tr>
<td>1/8-1/4</td>
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<td>1122 ft.</td>
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<td>Site 1 of 9 in cluster J</td>
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<td>J47</td>
<td>RYON S L</td>
<td>GASOLINE AND OIL SERVICE STATION</td>
<td>1929</td>
<td>8150 MELROSE AVE</td>
<td>0.213 mi.</td>
<td>Lower</td>
<td>200 ft.</td>
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<td>J48</td>
<td>8167 MELROSE AVE</td>
<td>2003</td>
<td>MELROSE AUTO PRO CTR</td>
<td>1213 ft.</td>
<td>0.230 mi.</td>
<td>Lower</td>
<td>210 ft.</td>
<td>EDR Historical Auto Stations: Name: MELROSE AUTO PRO CTR Year: 2003 Address: 8167 MELROSE AVE</td>
<td>1015645970</td>
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<td>2001</td>
<td>MELROSE AUTO PRO CTR</td>
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<td>0.232 mi.</td>
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<td>2001</td>
<td>T &amp; J AUTOMOTIVE</td>
<td>1236 ft.</td>
<td>0.234 mi.</td>
<td>Lower</td>
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<td>EDR Historical Auto Stations: Name: T &amp; J AUTOMOTIVE Year: 2001 Address: 8171 MELROSE AVE</td>
<td>1015646239</td>
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</table>

RYON S L (Continued) Address: 8150 MELROSE AVE
### Site 6 of 9 in cluster J

**Name:** OUTDOOR REPAIR SHOP ABSOLUTE ROVER  
**Year:** 2007  
**Address:** 8171 MELROSE AVE

**Name:** ALAN AUTO  
**Year:** 2009  
**Address:** 8171 MELROSE AVE

**J51**  
**WSW**  
**1/8-1/4**  
**LOS ANGELES, CA  90046**  
**0.236 mi.**  
**1247 ft.**  

**Relative:**  
**Lower**

**Actual:**  
**210 ft.**

**EDR Historical Auto Stations:**  
**Name:** MIKES FOREIGN CAR SERVICE  
**Year:** 1999  
**Address:** 8173 MELROSE AVE

**Name:** MIKES FOREIGN CAR SERVICE  
**Year:** 2003  
**Address:** 8173 MELROSE AVE

**Name:** MIKES FOREIGN CAR SERVICE  
**Year:** 2004  
**Address:** 8173 MELROSE AVE

**Name:** MIKES FOREIGN CAR SERVICE  
**Year:** 2007  
**Address:** 8173 MELROSE AVE

---

**Site 7 of 9 in cluster J**

**Name:** MANILLA AUTOBODY  
**Year:** 1999

**EDR Historical Auto Stations:**  
**Name:** VANDERGRIFF R M  
**Year:** 1933  
**Type:** GASOLINE AND OIL SERVICE STATIONS

**Name:** MILBURNE J L  
**Year:** 1933  
**Type:** AUTOMOBILE REPAIRING

**Name:** LANE EARLE  
**Year:** 1937  
**Type:** AUTOMOBILE REPAIRING

**Name:** WEINSTEIN ALBT  
**Year:** 1942  
**Type:** GASOLINE AND OIL SERVICE STATIONS

**Name:** MANILLA AUTOBODY  
**Year:** 1999
<table>
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<td>J53</td>
<td>1009084975</td>
<td>8175 MELROSE AVE</td>
<td>1009079632</td>
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<td>J54</td>
<td>1009081686</td>
<td>8178 MELROSE AVE</td>
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<td>K55</td>
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<td>1839 ft.</td>
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<td>1839 ft.</td>
<td>Site 2 of 2 in cluster K</td>
<td>Higher</td>
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76 PRODUCTS STATION #7261 (Continued)

RB Case Number: R-10016
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0603704893
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0603704893
Status: Completed - Case Closed
Status Date: 04/21/1997

Global Id: T0603704893
Status: Open - Case Begin Date
Status Date: 11/26/1996

Global Id: T0603704893
Status: Open - Site Assessment
Status Date: 11/26/1996

Regulatory Activities:
Global Id: T0603704893
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603704893
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0603704893
Action Type: Other
Date: 01/01/1950
Action: Leak Reported
76 PRODUCTS STATION #7261 (Continued)

LUST REG 4:
- Region: 4
- Regional Board: 04
- County: Los Angeles
- Facility Id: R-10016
- Status: Case Closed
- Substance: Gasoline
- Substance Quantity: Not reported
- Local Case No: Not reported
- Case Type: Soil
- Abatement Method Used at the Site: OT
- Global ID: T0603704893
- W Global ID: Not reported
- Staff: UNK
- Local Agency: 19000
- Cross Street: EDINBURGH
- Enforcement Type: Not reported
- Date Leak Discovered: 11/26/1996
- Date Leak First Reported: 12/4/1996
- Date Leak Record Entered: 3/28/1997
- Date Confirmation Began: Not reported
- Date Leak Stopped: 11/26/1996
- Date Case Last Changed on Database: 12/4/1996
- Date the Case was Closed: 4/21/1997
- How Leak Discovered: Tank Closure
- How Leak Stopped: Not reported
- Cause of Leak: UNK
- Leak Source: UNK
- Operator: Not reported
- Water System: Not reported
- Well Name: Not reported
- Approx. Dist To Production Well (ft): 8818.872457133378402117239351
- Source of Cleanup Funding: UNK
- Preliminary Site Assessment Workplan Submitted: Not reported
- Preliminary Site Assessment Began: 11/26/1996
- Pollution Characterization Began: Not reported
- Remediation Plan Submitted: Not reported
- Remedial Action Underway: Not reported
- Post Remedial Action Monitoring Began: Not reported
- Enforcement Action Date: Not reported
- Historical Max MTBE Date: Not reported
- Hist Max MTBE Conc in Groundwater: Not reported
- Hist Max MTBE Conc in Soil: Not reported
- Significant Interim Remedial Action Taken: Not reported
- GW Qualifier: Not reported
- Soil Qualifier: Not reported
- Organization: Not reported
- Owner Contact: Not reported
- Responsible Party: TOSCO/76 PRODUCTS TEAM
- RP Address: 555 ANTON, COSTA MESA, CA 92626
- Program: LUST
- Lat/Long: 34.0906481 / -1
- Local Agency Staff: Not reported
- Beneficial Use: Not reported
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while doing a tank removal project, contaminated soil was located.

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### Site 1 of 4 in cluster L

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**World Oil #65**

- **8020 SANTA MONICA BLVD**
- **WEST HOLLYWOOD, CA 90069**

**LUST:**
- **Global Id:** T0603702984
- **Latitude:** 34.0906411
- **Longitude:** -118.3650551
- **Case Type:** LUST Cleanup Site
- **Status:** Completed - Case Closed
- **Status Date:** 12/28/2005
- **Lead Agency:** LOS ANGELES RWQCB (REGION 4)
- **Local Agency:** LOS ANGELES COUNTY
- **RB Case Number:** I-04523
- **File Location:** Not reported
- **Potential Media Affect:** Aquifer used for drinking water supply
- **Potential Contaminants of Concern:** Gasoline
- **Site History:** Not reported

**Contact:**
- **Global Id:** T0603702984
- **Contact Type:** Regional Board Caseworker
- **Contact Name:** DANIEL PIROTTON
- **Organization Name:** LOS ANGELES RWQCB (REGION 4)
- **Address:** Not reported
- **City:** R4 UNKNOWN
- **Email:** dpirotton@waterboards.ca.gov
- **Phone Number:** 2135766714

**Local Agency:**
- **Global Id:** T0603702984
- **Contact Type:** Local Agency Caseworker
- **Contact Name:** JOHN AWUJO
- **Organization Name:** LOS ANGELES COUNTY
- **Address:** 900 S FREMONT AVE
- **City:** ALHAMBRA
- **Email:** jawujo@dpw.lacounty.gov
- **Phone Number:** 6264583507

**Status History:**
- **Global Id:** T0603702984
- **Status:** Completed - Case Closed
- **Status Date:** 12/28/2005

- **Global Id:** T0603702984
- **Status:** Open - Case Begin Date
- **Status Date:** 03/04/1986

- **Global Id:** T0603702984
- **Status:** Open - Remediation
- **Status Date:** 09/24/1999

**Global Id:** T0603702984
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Action Type: ENFORCEMENT
Date: 06/07/2002
Action: Staff Letter

Global Id: T0603702984
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702984
Action Type: ENFORCEMENT
Date: 12/28/2005
Action: Closure/No Further Action Letter

Global Id: T0603702984
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603702984
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603702984
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603702984
Action Type: ENFORCEMENT
Date: 03/25/1999
Action: Staff Letter

Global Id: T0603702984
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603702984
Action Type: RESPONSE
Date: 07/31/2002
Action: Interim Remedial Action Report

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<tr>
<td>Global Id:</td>
<td>T0603702984</td>
</tr>
<tr>
<td>Action Type:</td>
<td>RESPONSE</td>
</tr>
<tr>
<td>Date:</td>
<td>07/15/2003</td>
</tr>
<tr>
<td>Action:</td>
<td>Monitoring Report - Quarterly</td>
</tr>
</tbody>
</table>

**LUST REG 4:**
- **Region:** 4
- **Regional Board:** 04
- **County:** Los Angeles
WORLD OIL #65 (Continued)

Facility Id: I-04523
Status: Remedial action (cleanup) Underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603702984
W Global ID: Not reported
Staff: DP
Local Agency: 19000
Cross Street: LAUREL AVE N
Enforcement Type: SEL
Date Leak Discovered: 3/4/1986
Date Leak First Reported: 7/31/1995
Date Leak Record Entered: 1/4/1996
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/29/2002
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 8349.062451267171060424178374
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 7/12/1996
Preliminary Site Assessment Began: 9/22/1997
Pollution Characterization Began: 11/18/1997
Remediation Plan Submitted: Not reported
Remedial Action Underway: 7/18/2003
Post Remedial Action Monitoring Began: 7/31/1995
Enforcement Action Date: Not reported
Historical Max MTBE Date: 5/10/2000
Hist Max MTBE Conc in Groundwater: 140000
Hist Max MTBE Conc in Soil: 11
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: =
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MR. KARL BOWERS
RP Address: 9302 S GARFIELD AVE.
Program: LUST
Lat/Long: 34.0906411 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported
### WORLD OIL #65 (Continued)

<table>
<thead>
<tr>
<th>Facility ID:</th>
<th>Los Angeles River 197200021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility Type:</td>
<td>Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)</td>
</tr>
<tr>
<td>Facility Status:</td>
<td>Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.</td>
</tr>
<tr>
<td>NPDES Number:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Subregion:</td>
<td>4</td>
</tr>
<tr>
<td>Facility Telephone:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Facility Contact:</td>
<td>John Hundley</td>
</tr>
<tr>
<td>Agency Name:</td>
<td>WORLD OIL MARKETING CO.</td>
</tr>
<tr>
<td>Agency Address:</td>
<td>9302 S. Garfield Avenue</td>
</tr>
<tr>
<td>Agency City,St,Zip:</td>
<td>South Gate 90280</td>
</tr>
<tr>
<td>Agency Contact:</td>
<td>John Hundley</td>
</tr>
<tr>
<td>Agency Telephone:</td>
<td>5629280100</td>
</tr>
<tr>
<td>Agency Type:</td>
<td>Private</td>
</tr>
<tr>
<td>SIC Code:</td>
<td>0</td>
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<tr>
<td>SIC Code 2:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Primary Waste Type:</td>
<td>Not reported</td>
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<tr>
<td>Primary Waste:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Waste Type 2:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Waste 2:</td>
<td>Not reported</td>
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<td>Primary Waste Type 2:</td>
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<tr>
<td>Primary Waste 2:</td>
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<tr>
<td>Secondary Waste Type:</td>
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<td>Secondary Waste:</td>
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<tr>
<td>Design Flow:</td>
<td>0</td>
</tr>
<tr>
<td>Baseline Flow:</td>
<td>0</td>
</tr>
<tr>
<td>Reclamation:</td>
<td>No reclamation requirements associated with this facility.</td>
</tr>
<tr>
<td>POTW:</td>
<td>The facility is not a POTW.</td>
</tr>
<tr>
<td>Treat To Water:</td>
<td>Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.</td>
</tr>
<tr>
<td>Complexity:</td>
<td>Category A - Any major NPDES facility, any non-NPDES facility (particularly those with toxic wastes) that would be a major if discharge was made to surface or ground waters, or any Class I disposal site. Includes any small-volume complex facility (particularly those with toxic wastes) with numerous discharge points, leak detection systems or ground water monitoring wells.</td>
</tr>
</tbody>
</table>

---

### FOUR SEASONS DRY CLEANERS & LAUNDRY

<table>
<thead>
<tr>
<th>NNW</th>
<th>8042 SANTA MONICA BLVD.</th>
<th>SLIC</th>
<th>S107869678</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1-1/2</td>
<td>WEST HOLLYWOOD, CA 90046</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>0.381 mi.</td>
<td>Site 4 of 4 in cluster L</td>
<td>SLIC</td>
<td>S107869678</td>
</tr>
<tr>
<td>2014 ft.</td>
<td>SLIC:</td>
<td></td>
<td>STATE</td>
</tr>
</tbody>
</table>

#### Relative:
- Higher

#### Actual:
- 281 ft.
FOUR SEASONS DRY CLEANERS & LAUNDRY (Continued)

<table>
<thead>
<tr>
<th>Case Type:</th>
<th>Cleanup Program Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Worker:</td>
<td>SR</td>
</tr>
<tr>
<td>Local Agency:</td>
<td>Not reported</td>
</tr>
<tr>
<td>RB Case Number:</td>
<td>1200</td>
</tr>
<tr>
<td>File Location:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Potential Media Affected:</td>
<td>Aquifer used for drinking water supply</td>
</tr>
<tr>
<td>Potential Contaminants of Concern:</td>
<td>Tetrachloroethylene (PCE)</td>
</tr>
<tr>
<td>Site History:</td>
<td>Not reported</td>
</tr>
</tbody>
</table>

Click here to access the California GeoTracker records for this facility:

---

M61
CRESCENT SHOPPING CENTER
8100-3136 SANTA MONICA BLVD
1/4-1/2 WEST HOLLYWOOD, CA
0.390 mi.
2061 ft.
Site 1 of 2 in cluster M

<table>
<thead>
<tr>
<th>Relative:</th>
<th>Higher</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual:</td>
<td>281 ft.</td>
</tr>
<tr>
<td>SLIC:</td>
<td>STATE</td>
</tr>
<tr>
<td>Facility Status:</td>
<td>Open - Site Assessment</td>
</tr>
<tr>
<td>Status Date:</td>
<td>11/16/1999</td>
</tr>
<tr>
<td>Global Id:</td>
<td>SL2048F1700</td>
</tr>
<tr>
<td>Lead Agency:</td>
<td>LOS ANGELES RWQCB (REGION 4)</td>
</tr>
<tr>
<td>Lead Agency Case Number:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Latitude:</td>
<td>34.0904451856184</td>
</tr>
<tr>
<td>Longitude:</td>
<td>-118.366476595402</td>
</tr>
<tr>
<td>Case Type:</td>
<td>Cleanup Program Site</td>
</tr>
<tr>
<td>Case Worker:</td>
<td>SR</td>
</tr>
<tr>
<td>Local Agency:</td>
<td>Not reported</td>
</tr>
<tr>
<td>RB Case Number:</td>
<td>0897</td>
</tr>
<tr>
<td>File Location:</td>
<td>Regional Board</td>
</tr>
<tr>
<td>Potential Media Affected:</td>
<td>Aquifer used for drinking water supply, Indoor Air, Soil, Soil Vapor</td>
</tr>
<tr>
<td>Potential Contaminants of Concern:</td>
<td>Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE), MTBE / TBA / Other Fuel Oxygenates, Gasoline, Other Petroleum, Waste Oil / Motor / Hydraulic / Lubricating</td>
</tr>
<tr>
<td>Site History:</td>
<td>Not reported</td>
</tr>
</tbody>
</table>

Click here to access the California GeoTracker records for this facility:

---

M62
CRESCENT SHOPPING CENTER
8100 SANTA MONICA
1/4-1/2 HOLLYWOOD, CA 90069
0.390 mi.
2061 ft.
Site 2 of 2 in cluster M

<table>
<thead>
<tr>
<th>Relative:</th>
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<tbody>
<tr>
<td>Actual:</td>
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<tr>
<td>SLIC REG 4:</td>
<td></td>
</tr>
<tr>
<td>Region:</td>
<td>4</td>
</tr>
<tr>
<td>Facility Status:</td>
<td>Site Assessment</td>
</tr>
<tr>
<td>SLIC:</td>
<td>0897</td>
</tr>
<tr>
<td>Substance:</td>
<td>VOCs</td>
</tr>
<tr>
<td>Staff:</td>
<td>DBR</td>
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ENF:
| Region:            | 4      |
| Facility Id:       | 216113 |
| Agency Name:       | Weiss Family Trust |
CRESSENT SHOPPING CENTER (Continued)  S104791970

Place Type: Facility
Place Subtype: Not reported
Facility Type: All other facilities
Agency Type: Privately-Owned Business
# Of Agencies: 1
Place Latitude: Not reported
Place Longitude: Not reported
SIC Code 1: Not reported
SIC Desc 1: Not reported
SIC Code 2: Not reported
SIC Desc 2: Not reported
SIC Code 3: Not reported
SIC Desc 3: Not reported
NAICS Code 1: Not reported
NAICS Desc 1: Not reported
NAICS Code 2: Not reported
NAICS Desc 2: Not reported
NAICS Code 3: Not reported
NAICS Desc 3: Not reported
# Of Places: 1
Source Of Facility: Reg Meas
Design Flow: Not reported
Threat To Water Quality: Not reported
Complexity: Not reported
Pretreatment: Not reported
Facility Waste Type: Not reported
Facility Waste Type 2: Not reported
Facility Waste Type 3: Not reported
Facility Waste Type 4: Not reported
Program: SLIC
Program Category1: TANKS
Program Category2: TANKS
# Of Programs: 1
WDID: 4SLIC897
Reg Measure Id: 168884
Reg Measure Type: Unregulated
Region: 4
Order #: Not reported
Npdes# CA#: Not reported
Major-Minor: Not reported
Npdes Type: Not reported
Reclamation: Not reported
Dredge Fill Fee: Not reported
301H: Not reported
Application Fee Amt Received: Not reported
Status: Never Active
Status Date: 02/20/2013
Effective Date: Not reported
Expiration/Review Date: Not reported
Termination Date: Not reported
WDR Review - Amend: Not reported
WDR Review - Revise/Renew: Not reported
WDR Review - Rescind: Not reported
WDR Review - No Action Required: Not reported
WDR Review - Pending: Not reported
WDR Review - Planned: Not reported
Status Enrollee: N
### CRESCENT SHOPPING CENTER (Continued)

<table>
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<tr>
<th>Individual/General:</th>
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<tbody>
<tr>
<td>Fee Code:</td>
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<tr>
<td>Direction/Voice:</td>
<td>Passive</td>
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<tr>
<td>Enforcement Id(EID):</td>
<td>230010</td>
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<tr>
<td>Region:</td>
<td>4</td>
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<tr>
<td>Order / Resolution Number:</td>
<td>SEL</td>
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<td>Enforcement Action Type:</td>
<td>Staff Enforcement Letter</td>
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<tr>
<td>Effective Date:</td>
<td>03/10/2000</td>
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<tr>
<td>Adoption/Issuance Date:</td>
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<td>Achieve Date:</td>
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<td>Termination Date:</td>
<td>03/16/2000</td>
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<td>ACL Issuance Date:</td>
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<td>EPL Issuance Date:</td>
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<td>Status:</td>
<td>Historical</td>
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<tr>
<td>Title:</td>
<td>Enforcement - 4SLIC897</td>
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<tr>
<td>Description:</td>
<td>Level 1 enforcement letter sent 3/10/00 for FTS groundwater assessment workplan &amp; fee title holder information.</td>
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<td>Program:</td>
<td>SLIC</td>
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<td>Latest Milestone Completion Date:</td>
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<tr>
<td># Of Programs1:</td>
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<tr>
<td>Total Assessment Amount:</td>
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<tr>
<td>Initial Assessed Amount:</td>
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<tr>
<td>Project $ Completed:</td>
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<tr>
<td>Total $ Paid/Completed Amount:</td>
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### LA Co. Site Mitigation:

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<tr>
<th>Facility ID:</th>
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<tbody>
<tr>
<td>Site ID:</td>
<td>SD0000043</td>
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<tr>
<td>Jurisdiction:</td>
<td>County</td>
</tr>
<tr>
<td>Case ID:</td>
<td>RO0000019</td>
</tr>
<tr>
<td>Abated:</td>
<td>Yes</td>
</tr>
<tr>
<td>Assigned To:</td>
<td>Kim Clark</td>
</tr>
<tr>
<td>Entered Date:</td>
<td>06/05/2003</td>
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### ENVIROSTOR:

<table>
<thead>
<tr>
<th>Facility ID:</th>
<th>19650043</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Refer: 1248 Local Agency</td>
</tr>
<tr>
<td>Status Date:</td>
<td>08/15/2002</td>
</tr>
<tr>
<td>Site Code:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Site Type:</td>
<td>Evaluation</td>
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<td>Site Type Detailed:</td>
<td>Evaluation</td>
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<tr>
<td>Acres:</td>
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</tr>
<tr>
<td>NPL:</td>
<td>NO</td>
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<tr>
<td>Regulatory Agencies:</td>
<td>NONE SPECIFIED</td>
</tr>
<tr>
<td>Lead Agency:</td>
<td>NONE SPECIFIED</td>
</tr>
<tr>
<td>Program Manager:</td>
<td>Not reported</td>
</tr>
<tr>
<td>Supervisor:</td>
<td>Referred - Not Assigned</td>
</tr>
<tr>
<td>Division Branch:</td>
<td>Cleanup Cypress</td>
</tr>
</tbody>
</table>
SALT LAKE PROPERTY (Continued)

Assembly: 42
Senate: 28
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 0
Longitude: 0
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 19650043
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

64  ABE JIZHAK (RESIDENT)  Notify 65  S100178103
West  733 HUNTLY DRIVE  N/A
1/2-1  WEST HOLLYWOOD, CA  90069
0.979 mi.  5170 ft.

Relative:  Notify 65:
Lower  Date Reported: Not reported
Actual:  Staff Initials: Not reported
185 ft.  Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 90069-5045
<table>
<thead>
<tr>
<th>City</th>
<th>EDR ID</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Zip</th>
<th>Database(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOS ANGELES</td>
<td>S103441660</td>
<td>MOBIL STATION #1-KOQ</td>
<td>HWY 126</td>
<td></td>
<td>HIST CORTESE, WMUDS/SWAT</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S114569050</td>
<td>AGOURA BUILDING MATERIALS</td>
<td>29403 AGOURA RD W</td>
<td></td>
<td>RGA LUST</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S109423338</td>
<td>WARD'S DUMP</td>
<td>186 AND VERMONT AVE.</td>
<td></td>
<td>SWF/LF</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S114586547</td>
<td>BRADBURY BUILDING</td>
<td>304 BROADWAY S.</td>
<td></td>
<td>RGA LUST</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S105180961</td>
<td>FARMERS MARKET CAR WASH (FORMER)</td>
<td>118 FAIRFAX AVE</td>
<td>90036</td>
<td>LUST</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S114567445</td>
<td>801 TOWER BUILDING</td>
<td>845 FIGUEROA AVE S</td>
<td></td>
<td>RGA LUST</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S111075979</td>
<td>LEDGER #2</td>
<td>10403 GLENCOAKS BOULEVARD</td>
<td></td>
<td>SWF/LF</td>
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<tr>
<td>LOS ANGELES</td>
<td>1000179571</td>
<td>LA COMMUNITY BUILDING</td>
<td>7570 MCGROARTY DR</td>
<td></td>
<td>RCRA-SQG, FINDS</td>
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<tr>
<td>LOS ANGELES</td>
<td>S101583429</td>
<td>MAGNOLIA CLEANERS</td>
<td>8410 MELROSE AVE</td>
<td>90069</td>
<td>CA FID UST, SWEEPS UST, WIP</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S114594063</td>
<td>CECIL BROWN BUILDING</td>
<td>14818 RAYMER ST</td>
<td></td>
<td>RGA LUST</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S109423484</td>
<td>PENMAR GOLF COURSE</td>
<td>1233 ROSE AVE.</td>
<td></td>
<td>SWF/LF</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S114572220</td>
<td>APACHE BUILDING MATERIALS</td>
<td>12705 SAN FERNANDO RD</td>
<td></td>
<td>RGA LUST</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>S109423337</td>
<td>S.F. &amp; BRAZIL</td>
<td>SAN FERNANDO AND BRAZIL</td>
<td></td>
<td>SWF/LF</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>1016335526</td>
<td>MCDONALD/WRIGHT BUILDING</td>
<td>1625 N. SCHRADE BLVD.</td>
<td></td>
<td>FINDS</td>
</tr>
<tr>
<td>LOS ANGELES</td>
<td>1014677337</td>
<td>ST VINCENT PROFESSIONAL OFFICE BU1</td>
<td>UNKNOWN</td>
<td></td>
<td>FINDS</td>
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<tr>
<td>LOS ANGELES</td>
<td>1014675698</td>
<td>FIB ADMINISTRATION &amp; OPERATIONS BU</td>
<td>UNKNOWN</td>
<td></td>
<td>FINDS</td>
</tr>
</tbody>
</table>
To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

**Federal NPL site list**

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2013  
Date Data Arrived at EDR: 11/11/2013  
Date Made Active in Reports: 01/28/2014  
Number of Days to Update: 78  
Source: EPA  
Telephone: N/A  
Last EDR Contact: 07/08/2014  
Next Scheduled EDR Contact: 10/20/2014  
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143  
EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418  
EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033  
EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686  
EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2013  
Date Data Arrived at EDR: 11/11/2013  
Date Made Active in Reports: 01/28/2014  
Number of Days to Update: 78  
Source: EPA  
Telephone: N/A  
Last EDR Contact: 07/08/2014  
Next Scheduled EDR Contact: 10/20/2014  
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991  
Date Data Arrived at EDR: 02/02/1994  
Date Made Active in Reports: 03/30/1994  
Number of Days to Update: 56  
Source: EPA  
Telephone: 202-564-4267  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned
Federal Delisted NPL site list

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

Date of Government Version: 10/25/2013  Source: EPA
Date Data Arrived at EDR: 11/11/2013  Telephone: N/A
Date Made Active in Reports: 01/28/2014  Last EDR Contact: 07/08/2014
Number of Days to Update: 78  Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Restrictions

Date of Government Version: 10/25/2013  Source: EPA
Date Data Arrived at EDR: 11/11/2013  Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014  Last EDR Contact: 05/29/2014
Number of Days to Update: 94  Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly

FEDERAL FACILITY:  Federal Facility Site Information listing
A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/31/2013  Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/08/2013  Telephone: 703-603-8704
Date Made Active in Reports: 12/06/2013  Last EDR Contact: 07/08/2014
Number of Days to Update: 151  Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA’s knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013  Source: EPA
Date Data Arrived at EDR: 11/11/2013  Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014  Last EDR Contact: 05/29/2014
Number of Days to Update: 94  Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal
RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators
RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

RCRA-SQG: RCRA - Small Quantity Generators
RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators
RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
**Federal institutional controls / engineering controls registries**

**US ENG CONTROLS: Engineering Controls Sites List**
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

- **Date of Government Version:** 03/19/2014  
- **Source:** Environmental Protection Agency  
- **Telephone:** 703-603-0695  
- **Date Data Arrived at EDR:** 03/21/2014  
- **Date Made Active in Reports:** 07/15/2014  
- **Number of Days to Update:** 116  
- **Next Scheduled EDR Contact:** 09/22/2014  
- **Data Release Frequency:** Varies

**US INST CONTROL: Sites with Institutional Controls**
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

- **Date of Government Version:** 03/19/2014  
- **Source:** Environmental Protection Agency  
- **Telephone:** 703-603-0695  
- **Date Data Arrived at EDR:** 03/21/2014  
- **Date Made Active in Reports:** 07/15/2014  
- **Number of Days to Update:** 116  
- **Next Scheduled EDR Contact:** 09/22/2014  
- **Data Release Frequency:** Varies

**LUCIS: Land Use Control Information System**
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

- **Date of Government Version:** 05/28/2014  
- **Source:** Department of the Navy  
- **Telephone:** 843-820-7326  
- **Date Data Arrived at EDR:** 05/30/2014  
- **Date Made Active in Reports:** 06/17/2014  
- **Number of Days to Update:** 18  
- **Next Scheduled EDR Contact:** 09/01/2014  
- **Data Release Frequency:** Varies

**Federal ERNS list**

**ERNS: Emergency Response Notification System**
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

- **Date of Government Version:** 09/30/2013  
- **Source:** National Response Center, United States Coast Guard  
- **Telephone:** 202-267-2180  
- **Date Data Arrived at EDR:** 10/01/2013  
- **Date Made Active in Reports:** 12/06/2013  
- **Number of Days to Update:** 66  
- **Next Scheduled EDR Contact:** 07/14/2014  
- **Data Release Frequency:** Annually

**State- and tribal - equivalent NPL**

**RESPONSE: State Response Sites**
Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

- **Date of Government Version:** 06/05/2014  
- **Source:** Department of Toxic Substances Control  
- **Telephone:** 916-323-3400  
- **Date Data Arrived at EDR:** 06/06/2014  
- **Date Made Active in Reports:** 07/09/2014  
- **Number of Days to Update:** 33  
- **Next Scheduled EDR Contact:** 11/17/2014  
- **Data Release Frequency:** Quarterly

**State- and tribal - equivalent CERCLIS**
ENVIROSTOR: EnviroStor Database
The Department of Toxic Substances Control’s (DTSC’s) Site Mitigation and Brownfields Reuse Program’s (SMBRP’s) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 06/05/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists
SWF/LF (SWIS): Solid Waste Information System
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 2

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/20/2014
Next Scheduled EDR Contact: 09/01/2014
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists
LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board’s LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker’s Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/17/2014
Date Made Active in Reports: 07/10/2014
Number of Days to Update: 23

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned
LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.
Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources
Control Board’s LUST database.
Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer
to the State Water Resources Control Board’s LUST database.
Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board’s LUST database.
Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Clara, Solano, Sonoma counties.
Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.
Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calaveras, El
Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas,
Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.
**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>07/01/2008</th>
<th>Source: California Regional Water Quality Control Board Central Valley Region (5)</th>
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<tr>
<td>Date Data Arrived at EDR:</td>
<td>07/22/2008</td>
<td>Telephone: 916-464-4834</td>
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<td>No Update Planned</td>
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</table>

**LUST REG 4: Underground Storage Tank Leak List**
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board’s LUST database.

<table>
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<tr>
<th>Date of Government Version:</th>
<th>09/07/2004</th>
<th>Source: California Regional Water Quality Control Board Los Angeles Region (4)</th>
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**SLIC: Statewide SLIC Cases**
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

<table>
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<tr>
<th>Date of Government Version:</th>
<th>06/16/2014</th>
<th>Source: State Water Resources Control Board</th>
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<td>Data Release Frequency:</td>
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**SLIC REG 1: Active Toxic Site Investigations**
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>04/03/2003</th>
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**SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing**
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>09/30/2004</th>
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</table>

**SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing**
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

<table>
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<tr>
<th>Date of Government Version:</th>
<th>05/18/2006</th>
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**SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing**
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.
SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality
from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality
from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality
from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality
from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality
from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality
from spills, leaks, and similar discharges.
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<th>Date of Government Version</th>
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**INDIAN LUST R7:** Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

**INDIAN LUST R8:** Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

**INDIAN LUST R10:** Leaking Underground Storage Tanks on Indian Land

**INDIAN LUST R5:** Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

**INDIAN LUST R9:** Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

**INDIAN LUST R1:** Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.
INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/14/2014
Date Data Arrived at EDR: 05/15/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 61

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/22/2014
Next Scheduled EDR Contact: 11/20/2014
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/24/2014
Date Data Arrived at EDR: 04/25/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 53

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/22/2014
Next Scheduled EDR Contact: 08/11/2014
Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/17/2014
Date Made Active in Reports: 07/10/2014
Number of Days to Update: 23

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 07/31/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/24/2014
Date Data Arrived at EDR: 04/25/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 53

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/22/2014
Next Scheduled EDR Contact: 08/11/2014
Data Release Frequency: Semi-Annually
INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 05/12/2014  
Date Data Arrived at EDR: 05/12/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 36  
Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 04/28/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2014  
Date Data Arrived at EDR: 05/15/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 33  
Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 07/22/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/28/2014  
Date Data Arrived at EDR: 05/01/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 47  
Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 04/28/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/07/2014  
Date Data Arrived at EDR: 05/09/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 39  
Source: EPA Region 8  
Telephone: 303-312-6137  
Last EDR Contact: 07/22/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/12/2014  
Date Data Arrived at EDR: 05/14/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 34  
Source: EPA Region 9  
Telephone: 415-972-3368  
Last EDR Contact: 07/22/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 04/04/2014  
Date Data Arrived at EDR: 04/08/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 70  
Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 07/22/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Quarterly
FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.
Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Varies

State and tribal voluntary cleanup sites
INDIAN VCP R7: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.
Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.
Date of Government Version: 03/20/2014
Date Data Arrived at EDR: 04/01/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 77
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC’s costs.
Date of Government Version: 06/05/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 33
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists
US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.
Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/03/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 25
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 07/03/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites
DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/17/2014
Date Made Active in Reports: 07/11/2014
Number of Days to Update: 24
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 02/20/2014
Date Made Active in Reports: 03/27/2014
Number of Days to Update: 35
Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/19/2014
Next Scheduled EDR Contact: 09/01/2014
Data Release Frequency: Quarterly

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30
Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 05/07/2014
Next Scheduled EDR Contact: 08/25/2014
Data Release Frequency: No Update Planned
Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this
web site as a public service. It contains addresses of some locations where law enforcement agencies reported
they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites.
In most cases, the source of the entries is not the Department, and the Department has not verified the entry
and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example,
contacting local law enforcement and local health departments.

- Date of Government Version: 05/28/2014
- Source: Drug Enforcement Administration
- Telephone: 202-307-1000
- Date Data Arrived at EDR: 06/20/2014
- Last EDR Contact: 06/04/2014
- Date Made Active in Reports: 07/15/2014
- Number of Days to Update: 25
- Next Scheduled EDR Contact: 09/15/2014
- Data Release Frequency: Quarterly

HIST CAL-SITES: CalSites Database
The CalSites database contains potential or confirmed hazardous substance release properties. In 1996, California
EPA reevaluated and significantly reduced the number of sites in the CalSites database. No longer updated by the
state agency. It has been replaced by ENVIROSTOR.

- Date of Government Version: 08/08/2005
- Source: Department of Toxic Substance Control
- Telephone: 916-323-3400
- Date Data Arrived at EDR: 08/03/2006
- Last EDR Contact: 02/23/2009
- Date Made Active in Reports: 08/24/2006
- Next Scheduled EDR Contact: 05/25/2009
- Number of Days to Update: 21
- Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous
materials contamination. In some cases, these properties may be listed in the CalSites category depending on the
level of threat to public health and safety or the environment they pose.

- Date of Government Version: 06/05/2014
- Source: Department of Toxic Substances Control
- Telephone: 916-323-3400
- Date Data Arrived at EDR: 06/06/2014
- Last EDR Contact: 08/06/2014
- Date Made Active in Reports: 07/09/2014
- Next Scheduled EDR Contact: 11/17/2014
- Number of Days to Update: 33
- Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup
has not yet been completed.

- Date of Government Version: 07/01/1995
- Source: State Water Resources Control Board
- Telephone: 916-227-4364
- Date Data Arrived at EDR: 08/30/1995
- Last EDR Contact: 01/26/2009
- Date Made Active in Reports: 09/26/1995
- Next Scheduled EDR Contact: 04/27/2009
- Number of Days to Update: 27
- Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug
lab materials were or were not present there, and does not constitute a determination that the location either
requires or does not require additional cleanup work.

- Date of Government Version: 12/31/2013
- Source: Department of Toxic Substances Control
- Telephone: 916-255-6504
- Date Data Arrived at EDR: 02/28/2014
- Last EDR Contact: 07/14/2014
- Date Made Active in Reports: 03/20/2014
- Next Scheduled EDR Contact: 10/27/2014
- Number of Days to Update: 20
- Data Release Frequency: Varies
US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/28/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 25

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/04/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/02/2014
Next Scheduled EDR Contact: 09/15/2014
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990’s. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA (‘Superfund’) lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.
**LIENS:** Environmental Liens Listing  
A listing of property locations with environmental liens for California where DTSC is a lien holder.

| Date of Government Version: 05/05/2014 | Source: Department of Toxic Substances Control |
| Date Data Arrived at EDR: 05/06/2014 | Telephone: 916-323-3400 |
| Date Made Active in Reports: 05/19/2014 | Last EDR Contact: 06/09/2014 |
| Number of Days to Update: 13 | Next Scheduled EDR Contact: 09/22/2014 |
| Data Release Frequency: Varies |

**DEED:** Deed Restriction Listing  
Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program’s oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder’s office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

| Date of Government Version: 06/09/2014 | Source: DTSC and SWRCB |
| Date Data Arrived at EDR: 06/11/2014 | Telephone: 916-323-3400 |
| Date Made Active in Reports: 07/09/2014 | Last EDR Contact: 06/11/2014 |
| Number of Days to Update: 28 | Next Scheduled EDR Contact: 09/22/2014 |
| Data Release Frequency: Semi-Annually |

**Records of Emergency Release Reports**

**HMIRS:** Hazardous Materials Information Reporting System  
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

| Date of Government Version: 03/31/2014 | Source: U.S. Department of Transportation |
| Date Data Arrived at EDR: 04/01/2014 | Telephone: 202-366-4555 |
| Date Made Active in Reports: 07/15/2014 | Last EDR Contact: 07/01/2014 |
| Number of Days to Update: 105 | Next Scheduled EDR Contact: 10/13/2014 |
| Data Release Frequency: Annually |

**CHMIRS:** California Hazardous Material Incident Report System  
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

| Date of Government Version: 02/04/2014 | Source: Office of Emergency Services |
| Date Data Arrived at EDR: 04/29/2014 | Telephone: 916-845-8400 |
| Date Made Active in Reports: 05/09/2014 | Last EDR Contact: 07/28/2014 |
| Number of Days to Update: 10 | Next Scheduled EDR Contact: 11/10/2014 |
| Data Release Frequency: Varies |

**LDS:** Land Disposal Sites Listing  
The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

| Date of Government Version: 06/16/2014 | Source: State Water Quality Control Board |
| Date Data Arrived at EDR: 06/17/2014 | Telephone: 866-480-1028 |
| Date Made Active in Reports: 07/10/2014 | Last EDR Contact: 07/31/2014 |
| Number of Days to Update: 23 | Next Scheduled EDR Contact: 09/29/2014 |
| Data Release Frequency: Quarterly |
MCS: Military Cleanup Sites Listing
The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 06/16/2014  Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/17/2014  Telephone: 866-460-1028
Date Made Active in Reports: 07/10/2014  Last EDR Contact: 07/31/2014
Number of Days to Update: 23  Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012  Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013  Telephone: N/A
Date Made Active in Reports: 02/22/2013  Last EDR Contact: 01/03/2013
Number of Days to Update: 50  Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records
RCRA NonGen / NLR: RCRA - Non Generators
RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2014  Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/13/2014  Telephone: (415) 495-8895
Date Made Active in Reports: 04/09/2014  Last EDR Contact: 07/02/2014
Number of Days to Update: 27  Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data
Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012  Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012  Last EDR Contact: 08/06/2014
Number of Days to Update: 42  Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

DOD: Department of Defense Sites
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005  Source: USGS
Date Data Arrived at EDR: 11/10/2006  Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007  Last EDR Contact: 07/18/2014
Number of Days to Update: 62  Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.
CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

ROD: Records Of Decision
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

TRIS: Toxic Chemical Release Inventory System
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

TSCA: Toxic Substances Control Act
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

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<th>Date of Government Version: 12/31/2006</th>
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<td>Date Made Active in Reports: 12/02/2010</td>
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**FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Date Data Arrived at EDR: 04/16/2009</td>
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<tr>
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**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

<table>
<thead>
<tr>
<th>Date of Government Version: 04/09/2009</th>
<th>Source: EPA</th>
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<tr>
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</tr>
<tr>
<td>Data Release Frequency: Quarterly</td>
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</tbody>
</table>

**HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing**

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

<table>
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<tr>
<th>Date of Government Version: 10/19/2006</th>
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**HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing**

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

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<th>Date of Government Version: 10/19/2006</th>
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<tr>
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**SSTS: Section 7 Tracking Systems**

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.
**ICIS: Integrated Compliance Information System**
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

<table>
<thead>
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</tr>
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**PADS: PCB Activity Database System**
PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB’s who are required to notify the EPA of such activities.

<table>
<thead>
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<td>11/01/2013</td>
<td>EPA</td>
<td>202-343-9775</td>
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**MLTS: Material Licensing Tracking System**
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

<table>
<thead>
<tr>
<th>Date of Government Version</th>
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**RADINFO: Radiation Information Database**
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

<table>
<thead>
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<th>Date of Government Version</th>
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<tr>
<td>07/28/2014</td>
<td>EPA</td>
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**FINDS: Facility Index System/Facility Registry System**
Facility Index System. FINDS contains both facility information and ‘pointers’ to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

<table>
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**TC4030337.2s     Page GR-20**
RAATS:  RCRA Administrative Action Tracking System
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35  
Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

RMP:  Risk Management Plans
When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g. the fire department) should an accident occur.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 05/23/2014  
Date Made Active in Reports: 07/28/2014  
Number of Days to Update: 66  
Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 07/22/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Varies

BRS:  Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 02/26/2013  
Date Made Active in Reports: 04/19/2013  
Number of Days to Update: 52  
Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 05/30/2014  
Next Scheduled EDR Contact: 09/08/2014  
Data Release Frequency: Biennially

CA BOND EXP. PLAN:  Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989  
Date Data Arrived at EDR: 07/27/1994  
Date Made Active in Reports: 08/02/1994  
Number of Days to Update: 6  
Source: Department of Health Services  
Telephone: 916-255-2118  
Last EDR Contact: 05/31/1994  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

NPDES:  NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/19/2014  
Date Data Arrived at EDR: 05/20/2014  
Date Made Active in Reports: 05/28/2014  
Number of Days to Update: 8  
Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 05/20/2014  
Next Scheduled EDR Contact: 09/01/2014  
Data Release Frequency: Quarterly
UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.
Date of Government Version: 01/15/2014  Source: Department of Conservation
Date Data Arrived at EDR: 03/18/2014  Telephone: 916-445-2408
Date Made Active in Reports: 04/24/2014  Last EDR Contact: 06/20/2014
Number of Days to Update: 37  Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste
Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).
Date of Government Version: 06/30/2014  Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 07/01/2014  Telephone: 916-323-3400
Date Made Active in Reports: 07/28/2014  Last EDR Contact: 07/01/2014
Number of Days to Update: 27  Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste
Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the
state agency.
Date of Government Version: 04/01/2001  Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009  Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009  Last EDR Contact: 01/22/2009
Number of Days to Update: 76  Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the
Regional Water Quality Control Board. This database is no longer updated by the reporting agency.
Date of Government Version: 10/21/1993  Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993  Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993  Last EDR Contact: 06/17/2014
Number of Days to Update: 18  Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes:
power laundries, family and commercial; garment pressing and cleaner’s agents; linen supply; coin-operated laundries
and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and
garment services.
Date of Government Version: 09/10/2013  Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 09/11/2013  Telephone: 916-327-4498
Date Made Active in Reports: 10/16/2013  Last EDR Contact: 06/09/2014
Number of Days to Update: 35  Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Annually

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.
Date of Government Version: 07/03/2009  Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009  Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009  Last EDR Contact: 06/17/2014
Number of Days to Update: 13  Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Varies
ENF: Enforcement Action Listing
Date of Government Version: 05/30/2014  Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/30/2014  Telephone: 916-445-9379
Date Made Active in Reports: 07/07/2014  Last EDR Contact: 07/25/2014
Number of Days to Update: 38  Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.
Date of Government Version: 12/31/2012  Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/16/2013  Telephone: 916-255-1136
Date Made Active in Reports: 08/26/2013  Last EDR Contact: 07/18/2014
Number of Days to Update: 41  Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.
Date of Government Version: 12/31/2012  Source: California Air Resources Board
Date Data Arrived at EDR: 03/25/2014  Telephone: 916-322-2990
Date Made Active in Reports: 04/28/2014  Last EDR Contact: 06/26/2014
Number of Days to Update: 34  Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Annually

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.
Date of Government Version: 12/31/2005  Source: USGS
Date Data Arrived at EDR: 12/08/2006  Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007  Last EDR Contact: 07/18/2014
Number of Days to Update: 34  Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.
Date of Government Version: 03/07/2011  Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011  Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011  Last EDR Contact: 07/25/2014
Number of Days to Update: 54  Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

PROC: Certified Processors Database
A listing of certified processors.
Date of Government Version: 06/16/2014  Source: Department of Conservation
Date Data Arrived at EDR: 06/17/2014  Telephone: 916-323-3836
Date Made Active in Reports: 07/10/2014  Last EDR Contact: 06/17/2014
Number of Days to Update: 23  Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Quarterly
PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 07/03/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 72

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List
The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/16/2014
Next Scheduled EDR Contact: 08/25/2014
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

FEDLAND: Federal and Indian Lands

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: N/A

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/22/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Quarterly
MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/23/2014  
Date Data Arrived at EDR: 06/13/2014  
Date Made Active in Reports: 07/09/2014  
Number of Days to Update: 26  
Next Scheduled EDR Contact: 09/22/2014  
Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76  
Next Scheduled EDR Contact: 10/27/2014  
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/14/2014  
Date Data Arrived at EDR: 07/15/2014  
Date Made Active in Reports: 07/28/2014  
Number of Days to Update: 13  
Next Scheduled EDR Contact: 10/27/2014  
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/27/2014  
Date Data Arrived at EDR: 05/28/2014  
Date Made Active in Reports: 07/07/2014  
Number of Days to Update: 40  
Next Scheduled EDR Contact: 09/08/2014  
Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013  
Date Data Arrived at EDR: 11/06/2013  
Date Made Active in Reports: 12/06/2013  
Number of Days to Update: 30  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Annually

EPA WATCH LIST: EPA WATCH LIST
EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.
Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information
Date of Government Version: 05/05/2014
Date Data Arrived at EDR: 05/14/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 8
Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.
Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 2
Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/19/2014
Next Scheduled EDR Contact: 09/01/2014
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.
Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.
Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/25/2014
Next Scheduled EDR Contact: 10/13/2014
Data Release Frequency: Annually

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.
Date of Government Version: 06/19/2014
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 38
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/16/2014
Next Scheduled EDR Contact: 09/01/2014
Data Release Frequency: Quarterly

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.
Date of Government Version: 03/14/2014
Date Data Arrived at EDR: 06/11/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 47
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/11/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Varies
EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DATE OF GOVERNMENT VERSION: N/A
DATE DATA ARRIVED AT EDR: 07/01/2013
DATE MADE ACTIVE IN REPORTS: 01/13/2014
NUMBER OF DAYS TO UPDATE: 196

SOURCE: Department of Resources Recycling and Recovery
TELEPHONE: N/A
LAST EDR CONTACT: 06/01/2012
NEXT SCHEDULED EDR CONTACT: N/A
DATA RELEASE FREQUENCY: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

DATE OF GOVERNMENT VERSION: N/A
DATE DATA ARRIVED AT EDR: 07/01/2013
DATE MADE ACTIVE IN REPORTS: 12/30/2013
NUMBER OF DAYS TO UPDATE: 182

SOURCE: State Water Resources Control Board
TELEPHONE: N/A
LAST EDR CONTACT: 06/01/2012
NEXT SCHEDULED EDR CONTACT: N/A
DATA RELEASE FREQUENCY: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

DATE OF GOVERNMENT VERSION: 04/22/2014
DATE DATA ARRIVED AT EDR: 04/24/2014
DATE MADE ACTIVE IN REPORTS: 05/09/2014
NUMBER OF DAYS TO UPDATE: 15

SOURCE: Alameda County Environmental Health Services
TELEPHONE: 510-567-6700
LAST EDR CONTACT: 06/30/2014
NEXT SCHEDULED EDR CONTACT: 10/13/2014
DATA RELEASE FREQUENCY: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

DATE OF GOVERNMENT VERSION: 04/22/2014
DATE DATA ARRIVED AT EDR: 04/24/2014
DATE MADE ACTIVE IN REPORTS: 05/12/2014
NUMBER OF DAYS TO UPDATE: 18

SOURCE: Alameda County Environmental Health Services
TELEPHONE: 510-567-6700
LAST EDR CONTACT: 06/30/2014
NEXT SCHEDULED EDR CONTACT: 10/13/2014
DATA RELEASE FREQUENCY: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

DATE OF GOVERNMENT VERSION: 07/23/2014
DATE DATA ARRIVED AT EDR: 06/26/2014
DATE MADE ACTIVE IN REPORTS: 07/25/2014
NUMBER OF DAYS TO UPDATE: 29

SOURCE: Amador County Environmental Health
TELEPHONE: 209-223-6439
LAST EDR CONTACT: 06/19/2014
NEXT SCHEDULED EDR CONTACT: 09/22/2014
DATA RELEASE FREQUENCY: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.
<table>
<thead>
<tr>
<th>County</th>
<th>CUPA Facility Listing</th>
<th>Date of Government Version</th>
<th>Date Data Arrived at EDR</th>
<th>Date Made Active in Reports</th>
<th>Number of Days to Update</th>
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<th>Next Scheduled EDR Contact</th>
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<tbody>
<tr>
<td>CALVERAS COUNTY</td>
<td>CUPA Facility Listing</td>
<td>07/02/2014</td>
<td>07/03/2014</td>
<td>07/30/2014</td>
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<td>Calveras County Environmental Health</td>
<td>209-754-6399</td>
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<td>10/13/2014</td>
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<tr>
<td>COLUSA COUNTY</td>
<td>CUPA Facility List</td>
<td>06/11/2014</td>
<td>06/13/2014</td>
<td>07/07/2014</td>
<td>24</td>
<td>Health &amp; Human Services</td>
<td>530-458-0396</td>
<td>05/30/2014</td>
<td>08/25/2014</td>
<td>Varies</td>
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<td>CONTRA COSTA COUNTY</td>
<td>Site List</td>
<td>02/24/2014</td>
<td>02/25/2014</td>
<td>03/18/2014</td>
<td>21</td>
<td>Contra Costa Health Services Department</td>
<td>925-646-2286</td>
<td>08/05/2014</td>
<td>11/17/2014</td>
<td>Semi-Annually</td>
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<td>DEL NORTE COUNTY</td>
<td>CUPA Facility List</td>
<td>05/05/2014</td>
<td>05/06/2014</td>
<td>05/13/2014</td>
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<td>Del Norte County Environmental Health Division</td>
<td>707-465-0426</td>
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<td>11/17/2014</td>
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<td>EL DORADO COUNTY</td>
<td>CUPA Facility List</td>
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<td></td>
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</table>
### Fresno County:

**CUPA Resources List**
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>03/31/2014</th>
<th>Source: Dept. of Community Health</th>
</tr>
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<tbody>
<tr>
<td>Date Data Arrived at EDR:</td>
<td>04/15/2014</td>
<td>Telephone: 559-445-3271</td>
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<tr>
<td>Date Made Active in Reports:</td>
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<td>Last EDR Contact: 07/11/2014</td>
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### Humboldt County:

**CUPA Facility List**
CUPA facility list.

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>06/09/2014</th>
<th>Source: Humboldt County Environmental Health</th>
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<td>Telephone: N/A</td>
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<td>Date Made Active in Reports:</td>
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<td>Data Release Frequency:</td>
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### Imperial County:

**CUPA Facility List**
Cupa facility list.

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>04/28/2014</th>
<th>Source: San Diego Border Field Office</th>
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<tr>
<td>Date Data Arrived at EDR:</td>
<td>04/30/2014</td>
<td>Telephone: 760-339-2777</td>
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<td>Date Made Active in Reports:</td>
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### Inyo County:

**CUPA Facility List**
Cupa facility list.

<table>
<thead>
<tr>
<th>Date of Government Version:</th>
<th>09/10/2013</th>
<th>Source: Inyo County Environmental Health Services</th>
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<tbody>
<tr>
<td>Date Data Arrived at EDR:</td>
<td>09/11/2013</td>
<td>Telephone: 760-878-0238</td>
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<tr>
<td>Date Made Active in Reports:</td>
<td>10/14/2013</td>
<td>Last EDR Contact: 05/22/2014</td>
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<td>Data Release Frequency:</td>
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### Kern County:

**CUPA Facility List**
Cupa facility list.
Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/12/2014
Next Scheduled EDR Contact: 08/25/2014
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county’s Certified Unified Program Agency database. California’s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/28/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/20/2014
Number of Days to Update: 21

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/27/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 04/22/2014
Date Data Arrived at EDR: 04/24/2014
Date Made Active in Reports: 05/13/2014
Number of Days to Update: 19

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014
Date Data Arrived at EDR: 06/06/2014
Date Made Active in Reports: 07/17/2014
Number of Days to Update: 41

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/21/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.
Date of Government Version: 04/21/2014
Date Data Arrived at EDR: 04/22/2014
Date Made Active in Reports: 05/19/2014
Number of Days to Update: 27
Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/21/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.
Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29
Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/30/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.
Date of Government Version: 01/07/2014
Date Data Arrived at EDR: 02/25/2014
Date Made Active in Reports: 03/25/2014
Number of Days to Update: 28
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/16/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Varies

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.
Date of Government Version: 04/23/2014
Date Data Arrived at EDR: 04/25/2014
Date Made Active in Reports: 05/22/2014
Number of Days to Update: 27
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/18/2014
Next Scheduled EDR Contact: 11/03/2014
Data Release Frequency: Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.
Date of Government Version: 02/25/2014
Date Data Arrived at EDR: 02/27/2014
Date Made Active in Reports: 04/14/2014
Number of Days to Update: 46
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Semi-Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.
Date of Government Version: 01/13/2014
Date Data Arrived at EDR: 03/27/2014
Date Made Active in Reports: 04/28/2014
Number of Days to Update: 32
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/25/2014
Next Scheduled EDR Contact: 10/27/2014
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county’s Certified Unified Program Agency database. California’s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.
MARIN COUNTY:
Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Source: Public Works Department Waste Management
Telephone: 415-499-6647

MERCED COUNTY:
CUPA Facility List
CUPA Facility List

Source: Merced County Environmental Health
Telephone: 209-381-1094

MONO COUNTY:
CUPA Facility List
CUPA Facility List

Source: Mono County Health Department
Telephone: 760-932-5580

MONTEREY COUNTY:
CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Source: Monterey County Health Department
Telephone: 831-796-1297

NAPA COUNTY:
Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.
### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Date Data Arrived at EDR</th>
<th>Date Made Active in Reports</th>
<th>Number of Days to Update</th>
<th>Source</th>
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<th>Next Scheduled EDR Contact</th>
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<tbody>
<tr>
<td>01/15/2008</td>
<td>01/16/2008</td>
<td>02/08/2008</td>
<td>23</td>
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<td>707-253-4269</td>
<td>05/30/2014</td>
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### NEVADA COUNTY:

#### CUPA Facility List

CUPA facility list.

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Date Data Arrived at EDR</th>
<th>Date Made Active in Reports</th>
<th>Number of Days to Update</th>
<th>Source</th>
<th>Telephone</th>
<th>Last EDR Contact</th>
<th>Next Scheduled EDR Contact</th>
<th>Data Release Frequency</th>
</tr>
</thead>
</table>

### ORANGE COUNTY:

#### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Date Data Arrived at EDR</th>
<th>Date Made Active in Reports</th>
<th>Number of Days to Update</th>
<th>Source</th>
<th>Telephone</th>
<th>Last EDR Contact</th>
<th>Next Scheduled EDR Contact</th>
<th>Data Release Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/01/2014</td>
<td>05/15/2014</td>
<td>05/22/2014</td>
<td>7</td>
<td>Health Care Agency</td>
<td>714-834-3446</td>
<td>05/07/2014</td>
<td>08/28/2014</td>
<td>Annually</td>
</tr>
</tbody>
</table>

#### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Date Data Arrived at EDR</th>
<th>Date Made Active in Reports</th>
<th>Number of Days to Update</th>
<th>Source</th>
<th>Telephone</th>
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<th>Next Scheduled EDR Contact</th>
<th>Data Release Frequency</th>
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</thead>
<tbody>
<tr>
<td>05/01/2014</td>
<td>05/15/2014</td>
<td>05/28/2014</td>
<td>13</td>
<td>Health Care Agency</td>
<td>714-834-3446</td>
<td>05/07/2014</td>
<td>08/25/2014</td>
<td>Quarterly</td>
</tr>
</tbody>
</table>

#### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Date Data Arrived at EDR</th>
<th>Date Made Active in Reports</th>
<th>Number of Days to Update</th>
<th>Source</th>
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<th>Last EDR Contact</th>
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<tr>
<td>05/01/2014</td>
<td>05/14/2014</td>
<td>05/21/2014</td>
<td>7</td>
<td>Health Care Agency</td>
<td>714-834-3446</td>
<td>05/07/2014</td>
<td>08/25/2014</td>
<td>Quarterly</td>
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</tbody>
</table>
Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 29

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/22/2014
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/08/2014
Date Data Arrived at EDR: 07/11/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/23/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/15/2014
Date Data Arrived at EDR: 04/17/2014
Date Made Active in Reports: 05/09/2014
Number of Days to Update: 22

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/23/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2014
Date Data Arrived at EDR: 04/08/2014
Date Made Active in Reports: 04/29/2014
Number of Days to Update: 21

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/11/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/05/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 11

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/08/2014
Next Scheduled EDR Contact: 10/20/2014
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.
SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

SAN JOAQUIN COUNTY:
San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/20/2014
Date Data Arrived at EDR: 06/23/2014
Date Made Active in Reports: 07/11/2014
Number of Days to Update: 18

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/19/2014
Next Scheduled EDR Contact: 10/06/2014
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:
CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/11/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/09/2014
Number of Days to Update: 26

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 06/09/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Varies

SAN MATEO COUNTY:
Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/03/2014
Date Data Arrived at EDR: 04/04/2014
Date Made Active in Reports: 05/01/2014
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/16/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/16/2014
Date Data Arrived at EDR: 06/19/2014
Date Made Active in Reports: 07/10/2014
Number of Days to Update: 21

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/13/2014
Next Scheduled EDR Contact: 09/29/2014
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:
CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/22/2014
Next Scheduled EDR Contact: 09/08/2014
Data Release Frequency: Varies

SANTA CLARA COUNTY:
Cupa Facility List
Cupa facility list
**HIST LUST - Fuel Leak Site Activity Report**
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county.
Leaking underground storage tanks are now handled by the Department of Environmental Health.

- **Date of Government Version:** 03/29/2005
- **Source:** Santa Clara Valley Water District
- **Telephone:** 408-265-2600
- **Last EDR Contact:** 03/23/2009
- **Next Scheduled EDR Contact:** 06/22/2009
- **Data Release Frequency:** No Update Planned

**LOP Listing**
A listing of leaking underground storage tanks located in Santa Clara county.

- **Date of Government Version:** 03/03/2014
- **Source:** Department of Environmental Health
- **Telephone:** 408-918-3417
- **Last EDR Contact:** 06/02/2014
- **Next Scheduled EDR Contact:** 09/15/2014
- **Data Release Frequency:** Annually

**Hazardous Material Facilities**
Hazardous material facilities, including underground storage tank sites.

- **Date of Government Version:** 05/12/2014
- **Source:** City of San Jose Fire Department
- **Telephone:** 408-535-7694
- **Last EDR Contact:** 05/12/2014
- **Next Scheduled EDR Contact:** 08/25/2014
- **Data Release Frequency:** Annually

**SANTA CRUZ COUNTY:**

**CUPA Facility List**
CUPA facility listing.

- **Date of Government Version:** 05/27/2014
- **Source:** Santa Cruz County Environmental Health
- **Telephone:** 831-464-2761
- **Last EDR Contact:** 05/27/2014
- **Next Scheduled EDR Contact:** 09/08/2014
- **Data Release Frequency:** Varies

**SHASTA COUNTY:**

**CUPA Facility List**
Cup Facility List.

- **Date of Government Version:** 06/10/2014
- **Source:** Shasta County Department of Resource Management
- **Telephone:** 530-225-5789
- **Last EDR Contact:** 05/22/2014
- **Next Scheduled EDR Contact:** 09/08/2014
- **Data Release Frequency:** Varies

**SOLANO COUNTY:**
Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Underground Storage Tanks
Underground storage tank sites located in Solano county.

SONOMA COUNTY:
Cupa Facility List
Cupa Facility list

SUTTER COUNTY:
Underground Storage Tanks
Underground storage tank sites located in Sutter county.

TUOLUMNE COUNTY:
CUPA Facility List
Cupa facility list

VENTURA COUNTY:
Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 04/28/2014  
Date Data Arrived at EDR: 05/20/2014  
Date Made Active in Reports: 05/27/2014  
Number of Days to Update: 7
Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 05/16/2014  
Next Scheduled EDR Contact: 09/01/2014  
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011  
Date Data Arrived at EDR: 12/01/2011  
Date Made Active in Reports: 01/19/2012  
Number of Days to Update: 49
Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 07/01/2014  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008  
Date Data Arrived at EDR: 06/24/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 37
Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 05/16/2014  
Next Scheduled EDR Contact: 09/01/2014  
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/28/2014  
Date Data Arrived at EDR: 04/30/2014  
Date Made Active in Reports: 05/19/2014  
Number of Days to Update: 19
Source: Ventura County Resource Management Agency  
Telephone: 805-654-2813  
Last EDR Contact: 07/28/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/27/2014  
Date Data Arrived at EDR: 06/17/2014  
Date Made Active in Reports: 07/11/2014  
Number of Days to Update: 24
Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 06/16/2014  
Next Scheduled EDR Contact: 09/29/2014  
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 04/08/2014  
Date Made Active in Reports: 05/05/2014  
Number of Days to Update: 27
Source: Yolo County Department of Health  
Telephone: 530-666-8646  
Last EDR Contact: 06/19/2014  
Next Scheduled EDR Contact: 10/06/2014  
Data Release Frequency: Annually

YUBA COUNTY:
### CUPA Facility List

CUPA facility listing for Yuba County.

- **Date of Government Version:** 05/19/2014
- **Date Data Arrived at EDR:** 05/22/2014
- **Date Made Active in Reports:** 06/19/2014
- **Number of Days to Update:** 28

Source: Yuba County Environmental Health Department

Telephone: 530-749-7523

Last EDR Contact: 07/31/2014

Next Scheduled EDR Contact: 11/17/2014

Data Release Frequency: Varies

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

- **Date of Government Version:** 07/30/2013
- **Date Data Arrived at EDR:** 08/19/2013
- **Date Made Active in Reports:** 10/03/2013
- **Number of Days to Update:** 45

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375

Last EDR Contact: 05/23/2014

Next Scheduled EDR Contact: 09/01/2014

Data Release Frequency: Annually

#### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

- **Date of Government Version:** 12/31/2011
- **Date Data Arrived at EDR:** 07/19/2012
- **Date Made Active in Reports:** 08/28/2012
- **Number of Days to Update:** 40

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 07/17/2014

Next Scheduled EDR Contact: 10/27/2014

Data Release Frequency: Annually

#### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

- **Date of Government Version:** 05/01/2014
- **Date Data Arrived at EDR:** 05/07/2014
- **Date Made Active in Reports:** 06/10/2014
- **Number of Days to Update:** 34

Source: Department of Environmental Conservation

Telephone: 518-402-8651

Last EDR Contact: 05/07/2014

Next Scheduled EDR Contact: 08/18/2014

Data Release Frequency: Annually

#### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

- **Date of Government Version:** 12/31/2012
- **Date Data Arrived at EDR:** 07/24/2013
- **Date Made Active in Reports:** 08/19/2013
- **Number of Days to Update:** 26

Source: Department of Environmental Protection

Telephone: 717-783-8990

Last EDR Contact: 07/18/2014

Next Scheduled EDR Contact: 11/03/2014

Data Release Frequency: Annually

#### RI MANIFEST: Manifest Information

Hazardous waste manifest information.

- **Date of Government Version:** 12/31/2012
- **Date Data Arrived at EDR:** 06/21/2013
- **Date Made Active in Reports:** 08/05/2013
- **Number of Days to Update:** 45

Source: Department of Environmental Management

Telephone: 401-222-2797

Last EDR Contact: 05/27/2014

Next Scheduled EDR Contact: 09/08/2014

Data Release Frequency: Annually
Hazardous waste manifest information.

- Date of Government Version: 12/31/2012
- Date Data Arrived at EDR: 08/09/2013
- Date Made Active in Reports: 09/27/2013
- Number of Days to Update: 49
- Source: Department of Natural Resources
- Telephone: N/A
- Last EDR Contact: 06/16/2014
- Next Scheduled EDR Contact: 09/29/2014
- Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
- Source: American Hospital Association, Inc.
- Telephone: 312-280-5991
- The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
- Source: Centers for Medicare & Medicaid Services
- Telephone: 410-786-3000
- A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
- Source: National Institutes of Health
- Telephone: 301-594-6248
- Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
- Source: National Center for Education Statistics
- Telephone: 202-502-7300
- The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
- Source: National Center for Education Statistics
- Telephone: 202-502-7300
- The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
- Source: Department of Social Services
- Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5’ Topographic Map (DRG)
- Source: United States Geologic Survey
- A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.STE.1500
OFFICE# - 213/482-7115  NEW FAX# - 213/482-6529

PLEASE GIVE US 7 TO 15 BUSINESS DAYS TO HONOR YOUR REQUEST.

ONE ADDRESS ONLY - PER SHEET
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PHONE NO: (949) 493-4757  FAX #/EMAIL: ghalbert@cox.net
NAME OF REQUESTER (PLEASE PRINT): Gary J. Halbert, PG
REPRESENTING (COMPANY NAME): Nova
SIGNATURE: ______________________  DATE: 8/7/2014
DRIVER LIC NO: C0186923  EXP: 12/07/2017
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REASON FOR REQUEST: Phase I Environmental Assessment

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REPRESENTING (COMPANY NAME): Nova

SIGNATURE: ___________________________ DATE: 8/7/2014

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Representing (Company Name): Nova

Signature: ______________________  Date: 8/7/2014

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**Jurisdictional Information**

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**Planning and Zoning Information**

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<table>
<thead>
<tr>
<th>Hillside Area (Zoning Code)</th>
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<table>
<thead>
<tr>
<th>Baseline Hillside Ordinance</th>
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<table>
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<tr>
<th>Baseline Mansionization Ordinance</th>
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<table>
<thead>
<tr>
<th>Specific Plan Area</th>
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**Special Land Use / Zoning**

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<th>Area</th>
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**Design Review Board**

No

**Historic Preservation Review**

No

**Historic Preservation Overlay Zone**

None

**Other Historic Designations**

None

**Other Historic Survey Information**

None

**Mills Act Contract**

None

<table>
<thead>
<tr>
<th>POD - Pedestrian Oriented Districts</th>
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<tbody>
<tr>
<td>None</td>
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<table>
<thead>
<tr>
<th>CDO - Community Design Overlay</th>
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<table>
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<tr>
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<table>
<thead>
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<table>
<thead>
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<th>Sign District</th>
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<table>
<thead>
<tr>
<th>Adaptive Reuse Incentive Area</th>
</tr>
</thead>
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<tr>
<td>None</td>
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**CRA - Community Redevelopment Agency**

None

**Central City Parking**

No

**Downtown Parking**

No

**Building Line**

None

**500 Ft School Zone**

No

**500 Ft Park Zone**

Active: Fairfax Senior Citizen Center

**Assessor Information**

<table>
<thead>
<tr>
<th>Assessor Parcel No. (APN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5527013016</td>
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<table>
<thead>
<tr>
<th>APN Area (Co. Public Works)*</th>
</tr>
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<tbody>
<tr>
<td>0.288 (ac)</td>
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**Use Code**

0500 - 5 or more units (4 stories or less)

<table>
<thead>
<tr>
<th>Assessed Land Val.</th>
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<tbody>
<tr>
<td>$723,064</td>
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<th>Assessed Improvement Val.</th>
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<tr>
<td>$216,916</td>
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<thead>
<tr>
<th>Last Owner Change</th>
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<tr>
<td>05/06/11</td>
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<table>
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<tr>
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<td>67</td>
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<tr>
<th>Deed Ref No. (City Clerk)</th>
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<tbody>
<tr>
<td>946829</td>
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| 770615                    |

| 731154                    |

| 650933                    |

| 606114-6                  |

| 1809099                   |

**Building Class**

D55

<table>
<thead>
<tr>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Bathrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,064.0 (sq ft)</td>
</tr>
</tbody>
</table>

**Building 1**

<table>
<thead>
<tr>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>1923</td>
</tr>
</tbody>
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<table>
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<tr>
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**Building 2**

<table>
<thead>
<tr>
<th>Year Built</th>
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<tr>
<td>1923</td>
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<tr>
<td>1,064.0 (sq ft)</td>
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**Building 3**

<table>
<thead>
<tr>
<th>Year Built</th>
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<tbody>
<tr>
<td>1923</td>
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<table>
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**Building 4**

<table>
<thead>
<tr>
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**Building 5**

<table>
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<table>
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<th>Number of Units</th>
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<tbody>
<tr>
<td>No</td>
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<table>
<thead>
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<th>Number of Bedrooms</th>
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<tbody>
<tr>
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<tr>
<th>Number of Bathrooms</th>
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<tbody>
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<tr>
<th>Building Square Footage</th>
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<tbody>
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**Additional Information**

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<th>Airport Hazard</th>
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<table>
<thead>
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<th>Coastal Zone</th>
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<table>
<thead>
<tr>
<th>Farmland</th>
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<td>Area Not Mapped</td>
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<th>Very High Fire Hazard</th>
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<table>
<thead>
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<th>Severity Zone</th>
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<table>
<thead>
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<th>Special Grading Area (BOE Basic Grid Map A-13372)</th>
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<tbody>
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<table>
<thead>
<tr>
<th>Oil Wells</th>
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**Seismic Hazards**

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<tr>
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<table>
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<th>Nearest Fault (Name)</th>
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<td>Hollywood Fault</td>
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<thead>
<tr>
<th>Region</th>
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<tr>
<td>Transverse Ranges and Los Angeles Basin</td>
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<table>
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<tr>
<th>Fault Type</th>
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<tr>
<td>B</td>
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<table>
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<th>Slip Rate (mm/year)</th>
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<tr>
<th>Slip Geometry</th>
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<td>Left Lateral - Reverse - Oblique</td>
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<table>
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<tr>
<th>Slip Type</th>
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<td>Poorly Constrained</td>
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<table>
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<th>Down Dip Width (km)</th>
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<table>
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<tr>
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<th>Rupture Bottom</th>
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<th>Dip Angle (degrees)</th>
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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
<table>
<thead>
<tr>
<th>Maximum Magnitude</th>
<th>6.40000000</th>
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<tbody>
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<td>Alquist-Priolo Fault Zone</td>
<td>No</td>
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<tr>
<td>Landslide</td>
<td>No</td>
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<tr>
<td>Liquefaction</td>
<td>No</td>
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<tr>
<td>Tsunami Inundation Zone</td>
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**Economic Development Areas**

<table>
<thead>
<tr>
<th>Business Improvement District</th>
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<tbody>
<tr>
<td>Renewal Community</td>
<td>No</td>
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<tr>
<td>Revitalization Zone</td>
<td>Central City</td>
</tr>
<tr>
<td>State Enterprise Zone</td>
<td>None</td>
</tr>
<tr>
<td>State Enterprise Zone Adjacency</td>
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<tr>
<td>Targeted Neighborhood Initiative</td>
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**Public Safety**

<table>
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<tr>
<th>Police Information</th>
<th>West</th>
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<tbody>
<tr>
<td>Division / Station</td>
<td>Wilshire</td>
</tr>
<tr>
<td>Reporting District</td>
<td>701</td>
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<table>
<thead>
<tr>
<th>Fire Information</th>
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<tbody>
<tr>
<td>Division</td>
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<tr>
<td>Battalion</td>
<td>41</td>
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<table>
<thead>
<tr>
<th>Station</th>
<th>Red Flag Restricted Parking</th>
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</table>
## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Required Action(s):</th>
<th>Project Descriptions(s):</th>
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<tbody>
<tr>
<td>CPC-1986-831-GPC</td>
<td>GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)</td>
<td>HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES</td>
</tr>
<tr>
<td>CPC-18473-ZC</td>
<td>ZC-ZONE CHANGE</td>
<td>Data Not Available</td>
</tr>
<tr>
<td>TT-39859</td>
<td>Data Not Available</td>
<td>REQUEST APPROVAL OF A 10-UNIT CONDOMINIUM.</td>
</tr>
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</table>

## DATA NOT AVAILABLE

ORD-164709
ORD-161687

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City of Los Angeles
Department of City Planning

8/10/2014
PARCEL PROFILE REPORT
(modified version)

PROPERTY ADDRESSES
752 N EDINBURGH AVE
750 N EDINBURGH AVE

ZIP CODES
90046

RECENT ACTIVITY
None

CASE NUMBERS
CPC-1986-831-GPC
CPC-18473-ZC
ORD-164709
ORD-161687
TT-39859

Address/Legal Information
PIN Number 141B177 309
Lot/Parcel Area (Calculated) 6,610.3 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID B6
Assessor Parcel No. (APN) 5527013016
Tract TR 4891
Map Reference M 8 52-57
Block None
Lot 102
Arb (Lot Cut Reference) None
Map Sheet 141B177

Jurisdictional Information
Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Mid City West
Council District CD 5 - Paul Koretz
Census Tract # 1944.01
LADBS District Office Los Angeles Metro

Planning and Zoning Information
Special Notes None
Zoning RD1.5-1XL
Zoning Information (ZI) ZI-2433 Hollywood Community Plan Injunction
ZI-1022
General Plan Land Use Low Medium II Residential
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No

Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay None
Streetscape No
Sign District No
Adaptive Reuse Incentive Area None
CRA - Community Redevelopment Agency None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone No
500 Ft Park Zone Active: Fairfax Senior Citizen Center

Assessor Information
Assessor Parcel No. (APN) 5527013016
APN Area (Co. Public Works)* 0.288 (ac)
Use Code 0500 - 5 or more units (4 stories or less)
Assessed Land Val. $723,064
Assessed Improvement Val. $216,916
Last Owner Change 05/06/11
Last Sale Amount $9
Tax Rate Area 67
Deed Ref No. (City Clerk) 946829

Building 1
Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 2
Year Built 1923
Building Class D55
Number of Units 2

Building 3
Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 4
Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2

Building 5
No data for building 5

Additional Information
Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped
Very High Fire Hazard None
Severity Zone None
Fire District No. 1 No
Flood Zone None
Watercourse No
Hazardous Waste / Border Zone Properties None
Methane Hazard Site None
High Wind Velocity Areas None
Special Grading Area (BOE Basic Grid Map A-13972) None
Oil Wells None

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Region Transverse Ranges and Los Angeles Basin
Fault Type B
Slip Rate (mm/year) 1.00000000
Slip Geometry Left Lateral - Reverse - Oblique
Slip Type Poorly Constrained
Down Dip Width (km) 14.00000000
Rupture Top 0.00000000
Rupture Bottom 13.00000000
Dip Angle (degrees) 70.00000000
Maximum Magnitude 6.40000000
Alquist-Priolo Fault Zone No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided “as is” from the Los Angeles County’s Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org    |    cityplanning.lacity.org
<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
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<tbody>
<tr>
<td>Landslide</td>
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<tr>
<td>Liquefaction</td>
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<td>Tsunami Inundation Zone</td>
<td>No</td>
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<tr>
<td>Economic Development Areas</td>
<td></td>
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<tr>
<td>Business Improvement District</td>
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<tr>
<td>Renewal Community</td>
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<td>Revitalization Zone</td>
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<tr>
<td>State Enterprise Zone</td>
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<tr>
<td>State Enterprise Zone Adjacency</td>
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<tr>
<td>Targeted Neighborhood Initiative</td>
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<td>Public Safety</td>
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<td>Police Information</td>
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</tr>
<tr>
<td>Bureau</td>
<td>West</td>
</tr>
<tr>
<td>Division / Station</td>
<td>Wilshire</td>
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<td>Fire Information</td>
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<td>Division</td>
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<td>Battalion</td>
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<td>Red Flag Restricted Parking</td>
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### CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

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<tr>
<th>Case Number:</th>
<th>CPC-1986-831-GPC</th>
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<tr>
<td>Required Action(s):</td>
<td>GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)</td>
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<td>Project Descriptions(s):</td>
<td>HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES</td>
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<td>Project Descriptions(s):</td>
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<tr>
<td>Project Descriptions(s):</td>
<td>REQUEST APPROVAL OF A 10-UNIT CONDOMINIUM.</td>
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### DATA NOT AVAILABLE

ORD-164709  
ORD-161687
Address: 750 N EDINBURGH AVE
APN: 5527013016
PIN #: 141B177 309
Tract: TR 4891
Block: None
Lot: 102
Arb: None
Zoning: RD1.5-1XL
General Plan: Low Medium II Residential
Property Information

Assessor's ID No.: 5527-013-016
Site Address: 750 N EDINBURGH AVE
LOS ANGELES CA 90046

Property Type: Multi-Family Residential
Region / Cluster: 09 / 0944
Tax Rate Area (TRA): 00067

Recent Sale Information

Latest Sale Date: 
Indicated Sale Price: 

2014 Roll Values

Recording Date: 05/09/2011
Land: $728,064
Improvements: $216,818
Personal Property: $2,480
Fixtures: $0
Homeowners' Exemption: $0
Real Estate Exemption: $0
Personal Property Exemption: $0
Fixture Exemption: $0

Tax bill payment information for 2014-15 as well as any changes to the 2014 Roll Values will be available after September 30, 2014.

Property Boundary Description
TRACT # 4891 LOTS 101 AND LOT 102

Building Description(s)

Improvement 1
Square Footage: 1,064
Year Built / Effective Year Built: 1923 / 1925
Bedrooms / Bathrooms: 2 / 2
Units: 2

Improvement 2
Square Footage: 1,064
Year Built / Effective Year Built: 1923 / 1925
Bedrooms / Bathrooms: 2 / 2
Units: 2

Improvement 3
Square Footage: 1,064
Year Built / Effective Year Built: 1923 / 1925
Bedrooms / Bathrooms: 2 / 2
Units: 2

Improvement 4
Square Footage: 1,064
Year Built / Effective Year Built: 1923 / 1925
Bedrooms / Bathrooms: 2 / 2
Units: 2
LOS ANGELES FIRE DEPARTMENT  
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS  
ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.STE.1500  
OFFICE# - 213/482-7115  
NEW FAX# - 213/482-6529  

PLEASE GIVE US 7 TO 10 BUSINESS DAYS TO HONOR YOUR REQUEST.

ONE ADDRESS ONLY - PER SHEET  
لقب זה לא יכול להรู้สึก תחת הידיעה. אחד עבור כל מקום מושך כהה.

PHONE NO: (949) 493-4757  
NAME OF REQUESTER (PLEASE PRINT): Gary J. Halbert, PG  
REPRESENTING (COMPANY NAME): Nova  
SIGNATURE: ___________________________  
DATE: 8/7/2014  
DRIVER LIC NO: C0186923  
EXP: 12/07/2017  
ADDRESS FOR WHICH RECORDS ARE REQUESTED: Residential Rentals 750 N. Edinburgh Ave.  
REASON FOR REQUEST: Phase I Environmental Assessment  

NO COPY SERVICES ALLOWED  

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☐ REVIEW ONLY (NO COPIES)  
☐ REQUEST COPIES  

NUMBER OF 
PAGES: ________  
X .10 ¢  
= ______________  
+ $11.00  
TOTAL FEE AMOUNT: ______________
LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR. STE. 1500
OFFICE# - 213/482-7115  NEW FAX# - 213/482-6529

PLEASE GIVE US 7 TO 10 BUSINESS DAYS TO HONOR YOUR REQUEST.

ONE ADDRESS ONLY - PER SHEET
enity complete this box. one for each property concerned

PHONE NO: (949) 493-4757  FAX #/EMAIL: ghalbert@cox.net
NAME OF REQUESTER (PLEASE PRINT): Gary J. Halbert, PG
REPRESENTING (COMPANY NAME): Nova
SIGNATURE: ___________________________  DATE: 8/11/2014
DRIVER LIC NO: C0186923  EXP: 12/07/2017
ADDRESS FOR WHICH RECORDS ARE REQUESTED: Residential Rentals 7376 Waring Ave.
REASON FOR REQUEST: Phase I Environmental Assessment

NO COPY SERVICES ALLOWED

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- REQUEST COPIES

NUMBER OF PAGES: ___________
X .10¢
= ______________
+ $11.00
TOTAL FEE AMOUNT: ______________

BILLING & ACCOUNTS RECEIVABLE
4TH FLOOR, 201 N. Figueroa (REV CODE #3887)
Los Angeles Fire Department
Underground Tanks Request for Fire Prevention Records
Address: 221 North Figueroa St., 15th Flr. Ste. 1500
Office# - 213/482-7115 New Fax# - 213/482-6529

Please give us 7 to 10 business days to honor your request.

One address only - per sheet
◆ Complete this box. One for each property concerned ◆

Phone No: (949) 493-4757 Fax #/Email: ghalbert@cox.net
Name of Requester (Please print): Gary J. Halbert, PG
Representing (Company name): Nova
Signature: ___________________________ Date: 8/7/2014
Driver Lic No: C0186923 Exp: 12/07/2017
Address for which records are requested:
Residential Rentals 754 N. Edinburgh Ave.
Reason for request: Phase I Environmental Assessment

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☐ Request copies

Number of Pages: ______
\[ \times \] .10 ¢
=[_______________________]
\[+\]$11.00
Total fee amount: ___________________
Los Angeles City Fire Department
Telephone (213) 978-3691  Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012
Request for Information
Hazardous Materials Records

* COMPLETE ONE FORM FOR EACH ADDRESS

Request Date: February 19, 2014
Requestor's Name: Gary J. Halbert
Fax #: (949) 493-7690
Company/Agency: Nova Consulting Group
Ph. #: (949) 493-4757
Address: 133 Shorebreaker Drive
City: Laguna Niguel
State: CA Zip: 92677

Information is requested for

[ ] Active Facilities Only

Check all that apply:

[ ] Inventory Summary
[ ] Review File

Business Name: Residential Rental
Storage Address: 754 N. Edinburgh Ave.
City: Los Angeles
State: CA Zip: 90046

Reason for Request: Phase I Environmental Site Assessment, Financing

FOR OFFICE USE ONLY

[ ] NO INFORMATION ON FILE
[ ] HARD FILE DESTROYED

INFORMATION AVAILABLE

Facility I.D. No.: 
Request No.: 
Processed Date: 12/14
APPT. TO REVIEW FILE:
Processor Signature: 

Fee Schedule:
Inventory Summary $11.00

Request Review File Copies:
Initial Fee $ 1.10
# of pgs. $0.10 = $

TOTAL: $ 

Allow 5 working days for processing: 30 Days for File Review "WEDNESDAY ONLY"
Los Angeles City Fire Department
Telephone (213) 978-3691 Fax (213) 978-3615
200 N. Main St., 17th Fl., Los Angeles CA 90012
Request for Information
Hazardous Materials Records

* COMPLETE ONE FORM FOR EACH ADDRESS

Request Date: February 19, 2014
Requestor's Name: Gary J. Halbert
Fax #: (949) 493-7690
Company/Agency: Nova Consulting Group
Ph. #: (949) 493-4757
Address: 133 Shorebreaker Drive
City: Laguna Niguel
State: CA Zip: 92677

Information is requested for

☐ Active Facilities Only
☐ Check all that apply:
☐ Inventory Summary
☐ Review File

Business Name: Residential Rental
Storage Address: 750 N. Edinburgh Ave.
City: Los Angeles
State: CA Zip: 90046
Reason for Request: Phase I Environmental Site Assessment, Financing

FOR OFFICE USE ONLY

☑ NO INFORMATION ON FILE
HARD FILE DESTROYED

INFORMATION AVAILABLE

Facility I.D. No.: Request Review File Copies:
Request No.: Initial Fee:
Processed Date: # of pgs. x $0.10 = $11.00
APPT. TO REVIEW FILE:
Processor Signature: TOTAL:
Allow 5 working days for processing; 30 Days for File Review "WEDNESDAY ONLY"
Representing: NOVA Consulting Group, Salt Lake City, Utah

Custodian of Records
Los Angeles County Department of Health Services
Public Health Investigations
5555 Ferguson Dr. Commerce, CA

(323) 890-7806 Fax (323) 728-0217

DATE: August 7, 2014

REFERENCE: Residential Apartments
APN 5527-013-016
750-754 N. Edinburgh Ave.
Los Angeles, CA 90046

I am performing a Phase I Environmental Site Assessment for the above residential Property located in Los Angeles, CA.

Please check your records for hazardous materials investigations and cleanup at the site.

Reply to:
Gary Halbert, PG
133 Shorebreaker Drive
Laguna Niguel, CA 92677

(949) 493-4757 Fax (949) 493-7690
ghalbert@cox.net

Thank you.
August 14, 2014

GARY HALBERT
133 SHOREBREAKER DR.
LAGUNA NIGUEL, CA 92677

RE: 750 - 754 N. EDINBURGH AVE., LOS ANGELES, CA 90046

I, the undersigned, being the Custodian or the Keeper of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or under another classification. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7806.

Sincerely,

Yvonne Curtis, Deputy Health Officer
Public Health Investigation

COR ID No.144561
APPENDIX E

LABORATORY REPORTS

NO DOCUMENTS HAVE BEEN ASSOCIATED WITH THIS APPENDIX
APPENDIX G

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS
PROFESSIONAL EDUCATION
Graduate Coursework in Engineering/Geology/Hydrogeology, California State University, Los Angeles, CA, 1984
B.S. Geology, Southeast Missouri State University, Cape Girardeau, MO, 1979
A.S. Construction Technology, Mineral Area College, Park Hill, MO, 1975

CERTIFICATIONS/QUALIFICATIONS
- Certified Hydrogeologist, California, No. 239
- Certified Engineering Geologist (CEG), No. 1318
- Professional Geologist (PG), California, No. 4189
- Registered Environmental Assessor, California, No. 00871
- AHERA Asbestos Building Inspector, No. IBFA-R-493-11
- Property Condition Assessment On-the-Job Training, Aaron & Wright, 1998 and ASTM Course, 2006

SELECTED EXPERIENCE
Mr. Halbert has more than thirty years of Engineering and Environmental industry experience performing environmental, hydrogeology, and geotechnical investigations. He has managed soil and groundwater environmental assessments and remediation for underground tanks, commercial developments, industrial facilities, public agencies, landfills, refineries, and power plants involving petroleum products, solvents, metals, PCBs and pesticides. He is familiar with the complex, multi-tiered, environmental regulatory matrix unique to California.

Mr. Halbert’s experience includes more than twenty-five years of Phase I and Phase II Environmental Site Assessments (ESA) for more than 500 commercial and industrial properties in the western United States for a wide range of lenders, attorneys, and real estate companies. He has completed these assignments in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, and HUD guidelines. He has also managed environmental planning, permitting and cleanups for hundreds of leaking underground storage tanks.

Since 1997, Mr. Halbert has performed hundreds of engineering Property Condition Assessments (PCAs) of commercial, industrial and multi-family residential properties. His engineering inspection background includes engineering geology investigations and geotechnical engineering field inspection for construction of commercial and industrial developments, high-rise buildings, landfills, wastewater treatment facilities, hazardous waste cleanups and closures, fault studies and landslide repairs.

PROFESSIONAL AFFILIATIONS
- California Groundwater Association, Member
PHILLIP A. HOEKSEMA  
SENIOR PROJECT MANAGER

PROFESSIONAL EDUCATION

Bachelor of Science, Geology, Illinois State University, Normal, Illinois-May 1995

CERTIFICATIONS/QUALIFICATIONS

- EPA Environmental Professional (EP)
- IL/AHERA Certified Asbestos Building Inspector
- OSHA 40 Hour Hazardous Waste Operations Certification (29CFR 1910.120)
- ASTM E2600 Vapor Encroachment Technical & Professional Training (Certificate #1910)
- HUD MAP Training
- Council-certified Residential Mold Inspector Training

SELECTED EXPERIENCE

Mr. Hoeksema is a Senior Project Manager in Chicago, Illinois with over seventeen years of experience in the environmental consulting industry including conducting Phase I ESAs, Phase II Investigations, underground storage tank (UST) removals and subsequent remediation oversight, managing industrial properties within the Illinois voluntary Site Remediation Program and the Indiana Voluntary Remediation Program in efforts to obtain No Further Remediation (NFR) letters for clients. As an Environmental Professional, he has conducted, participated on, reviewed, and overseen the completion of thousands of Phase I ESAs ranging from individual sites to several hundred property portfolios consisting of vacant land, multi-family residential properties, hotels, offices, retail, nursing homes, warehouses, military bases, and industrial facilities. He has also conducted asbestos surveys, completed operations & maintenance plans, asbestos abatement oversight, mold surveys and sampling, radiation remediation oversight, performed Tier 1 VEC Screening and consulted on potential vapor intrusion issues.

As a Project Manager, Mr. Hoeksema was responsible for underground storage tank removal oversight, closure reports, contamination assessments, installation of ground water monitoring wells, and remedial investigations for gas station clients within the Chicagoland area. With the help of a team of environmental engineers and geologists, he provided comprehensive response and contaminant release mitigation, including organizing reimbursement packages under the Illinois LUST reimbursement fund.

Mr. Hoeksema was a Project Leader for an Illinois State Superfund Site. He was tasked with finding a cost-effective cleanup technology as an alternative to off-site soil disposal for an investment casting facility. The site history included degreasing solvents that were discharged to a surface impoundment over several years, resulting in the contamination of soil and groundwater. Low Temperature Thermal Desorption technology was used to remediate over 6,000 tons of soil contaminated with chlorinated solvents and a pump and treat system was utilized to remediate the contaminated groundwater.

Mr. Hoeksema worked as a team leader for the remedial feasibility investigation of an Industrial Waste Cleanup Facility on the south side of Chicago. He had an integral role in determining if on-site activities had resulted in releases to soil or ground water and assessing the need for remediation. Project activities consisted of the installation of approximately 170 soil borings and groundwater monitoring wells, as well as subsequent groundwater sampling in Level B and C protective equipment.
Mr. Hoeksema oversaw the environmental remediation component of the redevelopment of a property historically occupied by a chemical manufacturing facility: The northwestern Indiana property was vacant after being operated by a nationally recognized chemical manufacturer since the 1940s. He managed the Project from conducting the Phase I Environmental Assessment and Phase II investigations to entering the site into the voluntary cleanup program, working with regulators, designing and implementing the remediation program, and obtaining the NFR letter. This site was subsequently developed into a shopping center.

**PROFESSIONAL ORGANIZATIONS**

- American Institute of Professional Geologists (AIPG) Illinois/Indiana Chapter
CARY S. ASPER
SENIOR VICE PRESIDENT

PROFESSIONAL EDUCATION

Bachelor of Science Degree, Forest Resources Management, Humboldt State University, California, 1986
UC Irvine  Extension, various environmental and legal workshops 1992 - 1994

CERTIFICATIONS/QUALIFICATIONS

- Registered Environmental Assessor #03440 (5/91 – 5-97)
- EPA Accredited Asbestos Inspector/Management Planner
- EPA Accredited Asbestos Contractor Supervisor
- HUD MAP Training, October 2010
- OSHA 40-Hour Health and Safety Training
- RMD XRF Certification
- IAQ/ Mold Identification and Assessment
- ASTM Committee Member (E-57)

SELECTED EXPERIENCE

Mr. Asper, Vice President with Nova Consulting Group, Inc. (Nova), has 25 years of experience in the commercial real estate assessment field. He has a strong background in providing environmental and physical due diligence for all types of real estate throughout the United States including multifamily (FHA, Fannie Mae DUS, Freddie Mac Program Plus, CME and TAH), healthcare (HUD 232/223), office, warehouse, educational and industrial properties. Mr. Asper has managed hundreds of projects involving Phase I - III ESAs, Physical Condition Assessments, asbestos studies, dry cleaner assessments, compliance audits, and lead-based paint surveys.

His primary responsibilities at Nova include Management of Nova’s National Client Program, which includes providing all aspects of project management and coordination of services for Nova’s portfolio of prominent national clients. Mr. Asper provides senior technical review of client deliverables to ensure all aspects of the scope are met, and consults closely with field personnel and in-house professionals. As a SVP with Nova, his work involves extensive client contact, including state and nationwide project management; program implementation; QA/QC; and liaison with Federal, State and local regulatory agencies. Mr. Asper focuses on innovative problem solving with clients, in order to assist transactions to a successful close.
F-2
Limited Asbestos Survey
1.0 Introduction/ Laboratory Summary:

This report presents the analytical results of the Limited Asbestos Survey performed on the subject property listed above by Envirocheck, Inc. Please read entire report prior to initiating any action.

The sampled materials that exceeded the EPA level of 1% and/or the Cal-OSHA level of 0.1% for asbestos content were:

- Vinyl Sheet Flooring
- Vinyl Sheet Adhesive
- Roof Penetration Mastic

Positive Results:

<table>
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<tr>
<th>#</th>
<th>Location</th>
<th>Material</th>
<th>Notes</th>
<th>% Asbestos and Type</th>
<th>% Other Asbestos and Type</th>
<th>Friable Condition</th>
<th>Sq. Ft.*</th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
<td>Unit #756½-Kitchen</td>
<td>Vinyl Sheet Flooring</td>
<td>Top Layer</td>
<td>30% Chrysotile</td>
<td>N/A</td>
<td>No</td>
<td>Good</td>
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<tr>
<td>29</td>
<td>Unit #756½-Kitchen</td>
<td>Vinyl Sheet Adhesive</td>
<td>Top Layer</td>
<td>&lt;1% Chrysotile</td>
<td>N/A</td>
<td>No</td>
<td>Good</td>
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<tr>
<td>52</td>
<td>Roof</td>
<td>Roof Penetration Mastic</td>
<td>N/A</td>
<td>5% Chrysotile</td>
<td>N/A</td>
<td>No</td>
<td>Good</td>
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<tr>
<td>53</td>
<td>Roof</td>
<td>Roof Penetration Mastic</td>
<td>N/A</td>
<td>5% Chrysotile</td>
<td>N/A</td>
<td>No</td>
<td>Good</td>
</tr>
<tr>
<td>54</td>
<td>Roof</td>
<td>Roof Penetration Mastic</td>
<td>N/A</td>
<td>5% Chrysotile</td>
<td>N/A</td>
<td>No</td>
<td>Good</td>
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</tbody>
</table>

*Square footages are the estimated quantities of the homogeneous material. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.

Negative Results:

<table>
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<th>Location</th>
<th>Material</th>
<th>Notes</th>
</tr>
</thead>
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<tr>
<td>1</td>
<td>Unit #754-Bedroom</td>
<td>Acoustical Ceiling Spray</td>
<td>N/A</td>
</tr>
<tr>
<td>2</td>
<td>Unit #754-Bedroom</td>
<td>Acoustical Ceiling Spray</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
<td>Unit #754-Bedroom</td>
<td>Acoustical Ceiling Spray</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>Unit #752-Living Room</td>
<td>Texture Coat</td>
<td>N/A</td>
</tr>
<tr>
<td>5</td>
<td>Unit #752-Living Room</td>
<td>Texture Coat</td>
<td>N/A</td>
</tr>
<tr>
<td>Unit #</td>
<td>Room Location</td>
<td>Texture Coating</td>
<td>Layers</td>
</tr>
<tr>
<td>----------</td>
<td>------------------</td>
<td>-----------------</td>
<td>--------</td>
</tr>
<tr>
<td>6</td>
<td>Unit #752-Living</td>
<td>Texture Coat</td>
<td>N/A</td>
</tr>
<tr>
<td>7</td>
<td>Unit #750-Bathroom</td>
<td>Texture Coat</td>
<td>2 Layers</td>
</tr>
<tr>
<td>8</td>
<td>Unit #750-Bathroom</td>
<td>Texture Coat</td>
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<td>9</td>
<td>Unit #750-Bathroom</td>
<td>Texture Coat</td>
<td>2 Layers</td>
</tr>
<tr>
<td>10</td>
<td>Unit #756-Living Room</td>
<td>Ceiling Tile</td>
<td>N/A</td>
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<tr>
<td>11</td>
<td>Unit #750-Living Room</td>
<td>Plaster</td>
<td>2 Layers</td>
</tr>
<tr>
<td>12</td>
<td>Unit #750½-Kitchen</td>
<td>Plaster</td>
<td>2 Layers</td>
</tr>
<tr>
<td>12a</td>
<td>Unit #750½-Kitchen</td>
<td>Plaster Mud</td>
<td>N/A</td>
</tr>
<tr>
<td>13</td>
<td>Unit #752-Bedroom</td>
<td>Plaster</td>
<td>2 Layers</td>
</tr>
<tr>
<td>13a</td>
<td>Unit #752-Bedroom</td>
<td>Plaster Mud</td>
<td>N/A</td>
</tr>
<tr>
<td>14</td>
<td>Unit #752½-Bedroom</td>
<td>Plaster</td>
<td>2 Layers</td>
</tr>
<tr>
<td>14a</td>
<td>Unit #752½-Bedroom</td>
<td>Plaster Mud</td>
<td>N/A</td>
</tr>
<tr>
<td>15</td>
<td>Unit #754-Bathroom</td>
<td>Plaster</td>
<td>N/A</td>
</tr>
<tr>
<td>15a</td>
<td>Unit #754-Bathroom</td>
<td>Plaster Mud</td>
<td>N/A</td>
</tr>
<tr>
<td>16</td>
<td>Unit #754½-Kitchen</td>
<td>Plaster</td>
<td>N/A</td>
</tr>
<tr>
<td>16a</td>
<td>Unit #754½-Kitchen</td>
<td>Plaster Mud</td>
<td>N/A</td>
</tr>
<tr>
<td>17</td>
<td>Unit #756½-Living Room</td>
<td>Plaster</td>
<td>N/A</td>
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<tr>
<td>17a</td>
<td>Unit #756½-Living Room</td>
<td>Plaster Mud</td>
<td>N/A</td>
</tr>
<tr>
<td>18</td>
<td>Unit #750½-Kitchen</td>
<td>Grout</td>
<td>N/A</td>
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2.0 Background, Sampling Protocol, and Test Methods

Testing by: Jack Baker, CSST# 04-3696  Engaged by Representative: BLDG Partners
Survey by: John Meador, CAC# 90-2780

Purpose of inspection:
Purpose of inspection was to test certain building materials that will be impacted due to planned demolition.

Exterior: Stucco  Roof: Tile  Occupied?: Yes
Exterior Condition: Good  Roof Condition: Good  Year Built: 1923
Exterior Debris Pile(s): No  No. of Stories: 1
Debris Pile Location(s): N/A  Approx. SQ FT: 4,256
Debris Pile Size: N/A  Foundation: Raised
Debris Pile Contents: N/A  Air Handling: Wall/Window AC

- Envirocheck personnel identified all accessible and recognizable types of suspect ACM and PACM that were anticipated to be impacted by the renovation or demolition. Suspect materials which were not anticipated to be impacted were not sampled.
- The samples were submitted to Envirocheck's in-house laboratory, located at 2211 W. Orangewood Avenue, Orange, CA 92868
- The inspector performed an inspection for suspect asbestos containing materials listed above following the provisions of 40 CFR Part 763.86.
- The inspector is Cal/OSHA certified and conformed to procedures outlined in the EPA Building Inspector Course.
- Modified AHERA (Asbestos Hazard Emergency Response Act) sampling methods and protocols were used.
- Each asbestos sample collected was analyzed utilizing the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM) Method by a NVLAP-certified Laboratory.

3.0 General Recommendations:

- Periodic surveillance for materials found in Good Condition
- As applicable, materials found to be in Good Condition can be left and managed in place under a proper Operations and Maintenance (O & M) Plan
- Repair or removal for materials found in Damaged Condition
- Removal for materials found in Significant Damage
- Removal prior to renovation or demolition activities that may cause disturbance
- Prior to any renovation or planned disturbance of any ACM, the contractor should be furnished with a copy of this survey report

Notice 1: According to AHERA, 40 CFR, 763.87 (c)(1),(2) - A homogeneous area is considered not to be Asbestos Containing Material (ACM) only when all required samples collected from a homogeneous area indicate levels below regulated limits and a homogeneous area is considered ACM when at least one of the required samples collected indicates levels above regulated limits.

Notice 2: Cal-OSHA defines asbestos containing construction materials as materials containing asbestos in amounts greater than 0.1% by weight. The EPA defines asbestos containing materials as materials containing asbestos in amounts greater than 1% by weight. When materials are determined to be less than 1% and greater than 0.1% only Cal-OSHA requirements will apply to removal procedures unless determined otherwise by a Certified Asbestos Consultant or the Local Air Quality Management District. Polarized Light Microscopy (PLM) analysis has a limit of quantification of 1%. PLM samples determined to contain levels of less than 1% can be presumed to contain levels greater than 0.1% or can be submitted for Transmission Electron Microscopy (TEM) analysis to determine levels with quantification limits of at a minimum of 0.1%.
3.1 Removal Procedure

Applies when asbestos material is greater than 1%

In the United States, building materials containing more than one percent (1%) asbestos by weight are considered by the Environmental Protection Agency (EPA) to be asbestos containing materials (ACM). All asbestos containing materials (ACM) and Class II asbestos-containing materials shall be removed from a facility prior to any demolition activity, or materials to be impacted by renovation activities as promulgated by National Emissions Standards for Hazardous Air Pollutants (NESHAP). A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing materials and must follow Cal-OSHA and local NESHAP (South Coast AQMD) regulations as well as other applicable local regulations. Furthermore, ACM greater than 1% asbestos by weight that is removed shall be disposed of as asbestos containing hazardous waste.

Applies when asbestos material is greater than 0.1% and less than or equal to 1%

In the State of California, building materials containing more than one tenth of one percent (>0.1%) asbestos by weight are considered asbestos containing construction materials (ACCM). A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing construction materials and must follow Cal-OSHA regulations (ACCM <0.1% is outside the jurisdiction of the local NESHAPs (South Coast AQMD). Furthermore, ACCM greater than 0.1% and less than 1% asbestos by weight that is removed is not considered asbestos containing hazardous waste and may be disposed of as general construction waste.

The following South Coast AQMD procedure(s) shall be used when removing or stripping ACM that is greater than 1%:

Procedure 1 - HEPA Filtration

Procedure 3 - Adequate Wetting (Roof)

Refer to the most current version of Rule 1403 for procedure descriptions. (http://www.aqmd.gov/rules/reg/reg14/r1403.pdf, as of 10/5/2007)

4.0 Asbestos-Related Terms

AHERA – Asbestos Hazard Emergency Response Act (Regulates school facilities)
ASHARA – Asbestos School Hazard Reauthorization Act (Includes public and commercial buildings under AHERA regulation)
ACM – Asbestos Containing Materials (Materials containing greater than one (1) percent by weight)
ACCM – Asbestos Containing Construction Materials (CAL-OSHA’s term for materials containing greater than one tenth of one (0.1) percent by weight)
PACM – Presumed Asbestos Containing Materials (Materials considered asbestos containing without laboratory analysis)
CAC – Certified Asbestos Consultant (State of California certified individual allowed to perform all aspects of asbestos related inspection, management, planning, and design work and to direct CSST(s) and review and execute asbestos reports under state law)
CSST – Certified Site Surveillance Technician (Allowed to perform all aspects of asbestos related inspection, management, and work under the direction of a CAC)
CAL-OSHA a.k.a. (DOSH) Division of Occupational Safety and Health (California governing body regulating worker protection)
OSHA – Occupational Health and Safety Administration
NIOSH – National Institute of Occupational Safety and Health
EPA – Environmental Protection Agency (Regulates environment and waste stream)
DOT – Department of Transportation
NESHAP – National Emissions Standards for Hazardous Air Pollutants
AQMD – Air Quality Management District (Local division of NESHAP)
4.1 Laboratory Report Terms

ND – None Detected
A – Area Sample (Air monitoring)
AA – Area After (Clearance type sample)
P – Personal Sample (Employee monitoring type sample)
EX – Excursion (Employee monitoring type of sample during peak activities)
BK – Blank (Used for quality assurance)

4.2 Laboratory Accreditation

NIST/NVLAP
National Institute of Standards and Technology
National Voluntary Laboratory Accreditation Program
NVLAP Lab Code: 200548-0

For a detailed explanation of our accreditations and quality assurance program, contact Envirocheck.

5.0 Limitations

The findings set forth in this report are strictly limited to the time, date and scope of the investigation. The results presented in this report are based on the analytical testing performed by the certified laboratory. The results from the sampled locations are representative of the entire homogeneous material/areas and not just the locations sampled. According to AHERA, 40 CFR, 763.87 (c)(1),(2) - A homogeneous area is considered not to be Asbestos Containing Material (ACM) only when all required samples collected from a homogeneous area indicate levels below regulated limits and a homogeneous area is considered ACM when at least one of the required samples collected indicates levels above regulated limits. This report does not guarantee that all inaccessible, hidden, or indistinguishable materials will be identified or sampled. Samples were limited to the materials and locations listed on the chain of custody. Materials/areas that were not sampled shall be presumed to be asbestos containing until proven otherwise by appropriate sampling procedures. Square footages are estimates only and should not be used for bidding purposes.

6.0 Certified Asbestos Consultant Signature

Any individual performing services as an asbestos consultant or site surveillance technician as referenced and defined in section 1529(b) of Title 8 of the California Code of Regulations must be certified by the State of California, Division of Occupational Safety and Health (DOSH). Asbestos consultant shall maintain copies of AHERA training certificates for management planner, abatement project designer, abatement contractor and supervisor, and all subsequent annual refresher courses. The complete abatement project designer course certificate is only required for certifications provided after July 1, 1994. Site surveillance technician applicants shall maintain copies of AHERA training completion certificates for inspector, and abatement contractor and supervisor, and all subsequent annual refresher courses. Certificates for abatement worker and abatement project designer may be utilized in lieu of the abatement contractor and supervisor certificate. Specific qualifications are required pursuant to section 1529(c) of Title 8 of the California Code of Regulations for certification. The educational qualifications, (diploma, official transcript, or other proof), and qualifying work experience as specified in Business and Professions Code sections 7184 and 7185 have been met by the individual(s) performing asbestos related consulting activities or activities. Qualifying work experience includes technical work associated with asbestos consulting activities. Written site surveillance technician references attesting to the applicant's qualifying work experience which are certified under the penalty of perjury as required.

John Meador, CAC# 90-2780
<table>
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<th>1</th>
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**Primary Asbestos Location**
- Unit #754-
  - Bedroom
- Unit #754-
  - Bedroom
- Unit #752-
  - Living Room
- Unit #752-
  - Living Room
- Unit #752-
  - Living Room
- Unit #750-
  - Bathroom
- Unit #750-
  - Bathroom
- Unit #750-
  - Bathroom
- Unit #756-
  - Living Room

**Material**
- Acoustical Ceiling Spray
- Acoustical Ceiling Spray
- Acoustical Ceiling Spray
- Texture Coat
- Texture Coat
- Texture Coat
- Texture Coat
- Texture Coat
- Ceiling Tile

**Notes**
- 2 Layers
- 2 Layers

**Color**
- White
- Cream
- White
- White
- White
- White, Gray
- Gray
- Gray
- Brown & White

**Homogeneous**
- Yes
- Yes
- Yes
- Yes
- Yes
- Yes
- No
- No
- No
- Yes

**Materials:**
- Minerals
- Calcite
- Gypsum
- Mica
- Perlite
- Plastic
- Paint
- Cellulose
- Fiberglass
- Synthetic Fib.
- Other 1
- Other 2

**Comments/Method Departures**
- None

*Point counts not covered by NVLAP accreditation. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.*
## Asbestos Laboratory Test Report

### Customer: BLDG Partners
Attention: Guy Penini  
441 North Beverly Drive, Ste. 205  
Beverly Hills, CA 90210

### Job Location: Bldg. Edinburgh, LLC  
750, 750 (Garage) 752, 754 & 756  
North Edinburgh Avenue  
Los Angeles, CA 90046

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| Unit #750½-  
Kitchen | Plaster |
| Unit #750½-  
Bedroom | Plaster |
| Unit #752-  
Bedroom | Plaster |
| Unit #752½-  
Bedroom | Plaster |
| Unit #752½-  
Bedroom | Plaster |
| Unit #752½-  
Bedroom | Plaster |
| Unit #754-  
Bathroom | Plaster |
| Unit #754-  
Bathroom | Plaster |
| Unit #754½-  
Kitchen | Plaster |

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Samples were analyzed by the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA-600/M4-82-020, and EPA/600/R-93/116. The limit of detection for asbestos is <1% by weight, and the limit of quantification is 1.0% or greater by weight. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos by weight. All samples are disposed of within 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. Test results relate only to the items tested. Samples having no asbestos detected by PLM may test positive by TEM analysis. Asbestos percentage obtained through calibrated visual estimate.

*Point counts not covered by NVLAP accreditation. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.
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*Point counts not covered by NVLAP accreditation. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.*
### Asbestos Laboratory Test Report

**Customer:** BLDG Partners  
**Attention:** Guy Penini  
**Job Location:** Bldg. Edinburgh, LLC  
**Address:** 441 North Beverly Drive, Ste. 205  
**City:** Beverly Hills, CA 90210  
**Contact:** 441 North Beverly Drive, Ste. 205 North Edinburgh Avenue  
**City:** Beverly Hills, CA 90210 Los Angeles, CA 90046

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Samples were analyzed by the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA-600/M4-82-020, and EPA/600/R-93/116. The limit of detection for asbestos is <1% by weight, and the limit of quantification is 1.0% or greater by weight. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos by weight. All samples are disposed of within 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. Test results relate only to the items tested. Samples having no asbestos detected by PLM may test positive by TEM analysis. Asbestos percentage obtained through calibrated visual estimate.

*Point counts not covered by NVLAP accreditation. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.
### Asbestos Laboratory Test Report

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#### Primary Asbestos
- **Location:** Unit #756½-
- **Asbestos:** Kitchen
- **Material:** Vinyl Base Cove Adhesive

#### Other Asbestos
- **Location:** Exterior Exterior Exterior Exterior Exterior Exterior Exterior Roof
- **Material:** Stucco Stucco Stucco Stucco Stucco Window Putty Window Putty Window Putty Rolled Roofing Materials

#### Notes
- **Color:** 2 Layers 2 Layers Top Layer
  - **Homogeneous:** No No No Yes Yes Yes No No No No
  - **Materials:**
    - **Minerals:**
      - Minerals: x x x x x x x x x x
      - Calcium: x
      - Gypsum: x x x x x
      - Mica: x x x x x
      - Perlite: x x x x x
      - Plastic Paint: x x x x x
      - Tar: Cream Cream Cream Cream Cream White Off White White
      - Cellulose: 5% <1% <1% <1% <1%<1%
      - Fiberglass: x
      - Synthetic Fib: x
      - Other 1: Rocks
      - Other 2: None

#### Method
- **Departures:** None None None None None None None None None None

---

Samples were analyzed by the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA-600/M4-82-020, and EPA/600/R-93/116. The limit of detection for asbestos is <1% by weight, and the limit of quantification is 1.0% or greater by weight. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos by weight. All samples are disposed of within 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. Test results relate only to the items tested. Samples having no asbestos detected by PLM may test positive by TEM analysis.

Asbestos percentage obtained through calibrated visual estimate.

*Point counts not covered by NVLAP accreditation. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.
Sample Reception Date: 09/09/2015

### Asbestos Laboratory Test Report

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### Comments/Method Departures

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- None
- None
- None
- None
- None
- None
- None
- None
- None

### Notes

- Samples were analyzed by the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA-600/M4-82-020, and EPA/600/R-93/116. The limit of detection for asbestos is <1% by weight, and the limit of quantification is 1.0% or greater by weight. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos by weight. All samples are disposed of within 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. Test results relate only to the items tested. Samples having no asbestos detected by PLM may test positive by TEM analysis. Asbestos percentage obtained through calibrated visual estimate.
- *Point counts not covered by NVLAP accreditation.*
- *Various sample locations combined for composite purposes.*
- ***Not covered by NVLAP accreditation.*
### Asbestos Laboratory Test Report

**Customer:** BLDG Partners  
**Attention:** Guy Penini  
441 North Beverly Drive, Ste. 205  
Beverly Hills, CA 90210

**Job Location:** Bldg, Edinburgh, LLC  
750, 750 (Garage) 752, 754 & 756  
North Edinburgh Avenue  
Los Angeles, CA 90046

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### Notes

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### Asbestos Laboratory Test Report

**Customer:** BLDG Partners  
**Job Location:** Bldg. Edinburgh, LLC  
**Attention:** Guy Penini  
**Job Location:** 750, 750 (Garage) 752, 754 & 756 North Edinburgh Avenue  
**Address:** Los Angeles, CA 90046  

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**Primary Asbestos Location:** Garage Roof  
**Material:** Rolled Roofing  
**Notes:** Color Black  
**Homogeneous:** No, No, No, No, Yes, Yes, Yes  

#### Materials:

- **Minerals:** Calcite, Gypsum, Mica, Perlite, Plastic, Tar, Cellulose, Fiberglass, Synthetic Fib.  
- **Other 1:** Rocks  
- **Other 2:** Soot

#### Comments/Method

- **Departures:** None

---

Samples were analyzed by the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA-600/M4-82-020, and EPA/600/R-93/116. The limit of detection for asbestos is <1% by weight, and the limit of quantification is 1.0% or greater by weight. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos by weight. All samples are disposed of within 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. Test results relate only to the items tested. Samples having no asbestos detected by PLM may test positive by TEM analysis. Asbestos percentage obtained through calibrated visual estimate.

*Point counts not covered by NVLAP accreditation. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.
**Bulk Samples Chain of Custody**

**Date Sampled:** 9/8/15

**P.O. #:**

**Client:** RLDE Paukners

**Contact Name:** Guy Penini

**Address:** 750 N Edinburg

**City, State, Zip:** Los Angeles 90066

**Inspection:** Residential

**Type of Loss:** Fire

**Possible PRO-5? Yes**

---

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**Asbestos/Lead**

**Turnaround Time (T.A.T.)**

- Please see Key below
- □ Same day  □ Next day
- □ 2 days   □ 3-5 days
- □ 6-10 days □ Other: __________

**Procedure Requested**

- □ Asbestos Bulk
  - EPA-600/M4-82-020
  - "The Interim Method" and EPA-600/R-93/116.
- □ Asbestos by TEM
  - Method: __________

**Soil, dust wipes, paint, etc.**

- these analyses are not covered by our NVLAP accreditation.

**Turnaround Time (T.A.T.) Key and Definitions:**

- Same day = samples must be received by lab before 2pm for same business day results
- Next day = results provided by end of next business day
- 2 days = results provided by end of 2nd business day (received Mon., results by Wed.)
- 3-5 days = results provided by end of 5th business day or sooner
- 6-10 days = results provided by end of 10th business day or sooner

---

**Date**  | **Time**  | **Samples Relinquished By** | **Samples Received By**
---|---|---|---
9/8/15 | 4:14 PM | [Signature]

*By signing above, Client acknowledges that he/she/it has read the Terms and Conditions on the reverse side and agrees to be bound thereby.*
**Asbestos/Lead**

**Date Sampled:** 9/8/15

**Client:** BLDE Partners

**Contact Name:** Guy Penini

**Address:**

**City, State, Zip:**

**Ph:** 323 509 2534

**Fax:**

**Project Name:**

**Contact:**

**Address:** 150 N EDINBURGH

**City, State, Zip:**

**Ph:** 323 509 2534

**Fax:**

**Inspection:** Residential

**Type of Loss:** Fire Water Reno/Demo

**Possible PRO-5? Yes (consult with OAC) or No:**

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**Procedure Requested**

**Asbestos Bulk**

EPA-600/M4-82-020

"The Interim Method" and EPA/600/R-93/116.

**Asbestos by TEM Method**

- Paint chips
- Dust wipes
- Soil
- Other

**Rotometer Calibration**

**Other**

**Asbestos by TEM Method**

- Materials that are not covered in the "Interim method" or EPA/600/R-93/116.
- Soil, dust wipes, paint, etc. these analyses are not covered by our NVLAP accreditation.

**Turnaround Time (T.A.T.)**

- See Key below
- Same day
- Next day
- 2 days
- 3-5 days
- 6-10 days

**Asbestos/Lead**

**Date Sampled:** 9/8/15

**Client:** BLDE Partners

**Contact Name:** Guy Penini

**Address:**

**City, State, Zip:**

**Ph:** 323 509 2534

**Fax:**

**Project Name:**

**Contact:**

**Address:** 150 N EDINBURGH

**City, State, Zip:**

**Ph:** 323 509 2534

**Fax:**

**Inspection:** Residential

**Type of Loss:** Fire Water Reno/Demo

**Possible PRO-5? Yes (consult with OAC) or No:**

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**Turnaround Time (T.A.T.)**

- Same day
- Next day
- 2 days
- 3-5 days
- 6-10 days

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**Issued by Vish Q. Pham 2-21-13**
### ENVIROCHECK, INC.

2211 W. Orangewood Ave.
Orange, CA 92868
Ph: (800) 665-7586 * Fax: (714) 937-0755
www.envirocheck.com

---

**Bulk Samples Chain of Custody**

- **Date Sampled:** 9/18/15
- **P.O. #:**
- **Project Name:**
- **Contact:** Ory Pezini
- **Address:** 750 N Edinburgh
- **Type of Loss:** Residential
- **Possible PRO-5? Yes (consult with CAC) or No

---

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**Asbestos/Lead**

- **Turnaround Time (T.A.T.):**
  - Same day
  - Next day
  - 2 days
  - 3-5 days
  - 6-10 days
  - Other: ___

---

**Procedure Requested**

- **Asbestos Bulk**
  - EPA-600/M4-82-020

  Soils, dust wipes, paint, etc.
  - These analyses are not covered by our NVLAP accreditation.

- **Asbestos by TEM**
  - Method ___

---

**Lead**

- Paint chips
- Dust wipes
- Soil
- Other

---

**Rotometer Calibration**

- Other

---

**Turnaround Time (T.A.T.) Key and Definitions:**

- T.A.T. starts upon receipt of samples by the laboratory.
- Same day = samples must be received by lab before 2pm for same business day results
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2211 W. Orangewood Ave. • Orange, CA • Telephone: (800) 665-7586 • Fax: (714) 937-0755 • www.envirocheck.com • Issued by Vinh Q. Pham 2-21-13
**ENVIROCHECK, INC.**

2211 W. Orangewood Ave.
Orange, CA 92868
Ph: (800) 665-7586 * Fax: (714) 937-0755
www.envirocheck.com

---

**Bulk Samples Chain of Custody**

Date Sampled: 9/8/15

P.O. #:

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<tr>
<th>Client: BLDG Partners</th>
<th>Project Name:</th>
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<td>Contact: Guy Pennini</td>
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<tr>
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<tr>
<td>City, State, Zip: 373 255 2834</td>
<td>City, State, Zip: Los Angeles CA 9000</td>
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<td>Ph: 373 255 2834</td>
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<td>Fax:</td>
<td>Type of Loss: Fire Water Renovation</td>
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**Asbestos/Lead**

Turnaround Time (T.A.T.)

- Same day
- 2 days
- 6-10 days

Please see Key below:

- [ ] 2 days
- [ ] 6-10 days

Procedure Requested:

- Asbestos Bulk
  - EPA-800/M4-82-020
  - "The Interim Method" and EPA/600/R-93/116.

- Asbestos Bulk
  - Materials that are not covered in the "Interim method" or EPA/600/R-93/116.
  - Soil, dust wipes, paint, etc.
  - These analyses are not covered by our NVLAP accreditation.

- Asbestos by TEM
  - Method

- Lead
  - Paint chips
  - Dust wipes
  - Soil
  - Other

- Rotometer Calibration
  - Other

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<th>Sq/FT</th>
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**Date:** 9/8/15

**Time:** 14:14

*By signing above, Client acknowledges that he/she/it has read the Terms and Conditions on the reverse side and agrees to be bound thereby.

---

**Turnaround Time (T.A.T.) Key and Definitions:**

- T.A.T. starts upon receipt of samples by the laboratory.
- "Same day" = samples must be received by lab before 2pm for same business day results.
- "Next day" = results provided by end of next business day.
- 2 days = results provided by end of 2nd business day (received Mon., results by Wed.)
- 3-5 days = results provided by end of 5th business day or sooner.
- 6-10 days = results provided by end of 10th business day or sooner.

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2211 W. Orangewood Ave. * Orange, CA * Telephone: (800) 665-7586 * Fax: (714) 937-0755 * www.envirocheck.com * Issued by Vinh Q. Pham 2-21-13
**Bulk Samples Chain of Custody**

**Date Sampled:** 9/8/15

**PO #:**

**Client:** Blue Partners

**Contact Name:** Guy Penini

**Address:**

City, State, Zip: Los Angeles CA 90040

**Inspection:** Residential

**Type of Loss:** Fire

**Possible PRO-5?** Yes (consult with CAC) or No

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**Procedure Requested**

- Asbestos Bulk
  - EPA-600/4-82-020 "The Interim Method" and EPA/600/R-93/116.
  - Materials that are not covered in the "Interim method" or EPA/600/R-93/116.

- Soil, dust wipes, paint, etc.
  - These analyses are not covered by our NVLAP accreditation.

- Asbestos by TEM Method

- Lead
  - Paint chips
  - Dust wipes
  - Soil
  - Other

- Rotometer Calibration

**Turnaround Time (T.A.T.)**

- T.A.T. starts upon receipt of samples by the laboratory.
- Some days = samples must be received by lab before 2pm for same business day results.
- Next day = results provided by end of next business day.
- 2 days = results provided by end of 2nd business day (received Mon., results by Wed.)
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<td><strong>DATE:</strong> 9/15/19</td>
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| **Diagram Legend:**  
  - △ = Asbestos Bulk Samples  
  - O = Positive Lead Reading  
  - □ = Other |
F-3
Limited Lead-Based Paint Survey
LIMITED LEAD-BASED PAINT SURVEY

Subject Property:
Bldg. Edinburgh, LLC
750, 750 (Garage) 752, 754 & 756
North Edinburgh Avenue
Los Angeles, CA 90046
Inspection Date: September 8, 2015

Prepared For:
BLDG Partners
Attn: Guy Penini
441 North Beverly Drive, Ste. 205
Beverly Hills, CA 90210
Report Date: September 10, 2015

1.0 Introduction
A limited lead-based paint (LBP) inspection was conducted by Envirocheck, Inc. at the subject property located listed above.

The purpose and objective of the inspection was a pre renovation survey on the selected surfaces and/or materials determined by the client as listed on the laboratory report.

The scope of this limited lead-based paint (LBP) inspection included the collection of XRF readings of the selected accessible painted components on the above listed subject property as described above.

2.0 Sampling Methodology
Appropriate calibration readings were obtained during the course of the inspection pursuant to the Performance Characteristic Sheet (PCS) provided by the manufacturer of the XRF device.
The inspection was conducted by Jack A. Baker, a CDPH Sampling Technician, under the direction of John A. Meador, a State of California Department of Health Services Certified Inspector/Risk Assessor No. 1387. A Niton Corporation XLp305A Spectrum Analyzer, Serial No. 83448 was utilized for the inspection and all work was in general accordance with the Housing and Urban Development (HUD) 1997 Guidelines and the manufacturer's instructions for LBP Inspections, utilizing x-ray fluorescence (XRF) instrumentation All information contained within must be disclosed to tenants and prospective purchasers in accordance with federal law (24 CFR part 35 or 40 CFR part 745).

3.0 Overview of Historical Data
No historical data or surveys were supplied as of the time of this inspection.
## 4.0 XRF Results

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<tr>
<td>365</td>
<td>WNDW SILL</td>
<td>WOOD</td>
<td>B</td>
<td>POOR</td>
<td>EXTERIOR</td>
<td>752.5</td>
<td>Positive</td>
<td>5.68</td>
</tr>
<tr>
<td>366</td>
<td>WALL</td>
<td>STUCCO</td>
<td>C</td>
<td>POOR</td>
<td>EXTERIOR</td>
<td>752.5</td>
<td>Positive</td>
<td>3.21</td>
</tr>
<tr>
<td>367</td>
<td>WALL</td>
<td>STUCCO</td>
<td>A</td>
<td>POOR</td>
<td>EXTERIOR</td>
<td>752.5</td>
<td>Positive</td>
<td>1.20</td>
</tr>
<tr>
<td>368</td>
<td>EXT.DOWN SPOUTS</td>
<td>METAL</td>
<td>D</td>
<td>POOR</td>
<td>EXTERIOR</td>
<td>752.5</td>
<td>Negative</td>
<td>0.30</td>
</tr>
<tr>
<td>369</td>
<td>CALIBRATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Negative</td>
<td>0.80</td>
</tr>
<tr>
<td>370</td>
<td>CALIBRATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Negative</td>
<td>0.80</td>
</tr>
<tr>
<td>371</td>
<td>CALIBRATE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Negative</td>
<td>1.20</td>
</tr>
</tbody>
</table>

**NOTE:** “Pos” or “positive” means that the XRF result is at or above the action level.

**NOTE:** A “Neg” or “Negative” result does not indicate a zero level of lead present in the sample, a “Neg” result means that the XRF result is below the action level of EPA, HUD, and CDPH as it related to lead based paint.

### 5.0 Conclusions

- Lead was detected in amounts at or above the EPA, HUD, and CDPH level of 1.0 mg/cm² or 0.7 mg/cm² in Los Angeles County; therefore all like materials/components/areas that resulted in levels above 1.0 mg/cm² or 0.7 mg/cm² in Los Angeles County shall be considered “Lead-Based-Paint” and are subject to Federal, State and Local regulations including, but not limited to EPA, EPA’s Renovate Repair and Paint Rule (RRP), CDPH, Title 17, Title “X”, OSHA, Cal-OSHA, and et al. Employers must comply with OSHA’s Lead in Construction standard (29 CFR 1926.62) involving paints having any level of lead, involving assessment measures and any applicable protections of that standard. Furthermore, all information contained within must be disclosed to tenants and prospective purchasers in accordance with federal law (24 CFR part 35 or 40 CFR part 745).
6.0 References

“Title X” - “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing,” U.S. Department of Housing and Urban Development, 1997 Revision

Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 "Accreditation, Certification and Work Practices in Lead-Related Construction,” Final Version: Filed January 8, 1999,

Title 8, California Code of Regulations (CCR), Construction Safety Orders (Cal-OSHA) Section 1532.1, Lead in Construction

Title 22, California Code of Regulations (CCR), Chapter 12, Standards Applicable to Generators of Hazardous Waste


7.0 Limitations
The findings set forth in this assessment are strictly limited to the time, date and scope of the
evaluation and to the condition of the subject property as found at the time of the inspection.
Future conditions may differ from those described herein and this report is not intended for use in
future evaluations of the conditions of the subject structure being evaluated. Changes in the
applicable standards may occur as a result of legislation or by other means, in which case the
current evaluation may be rendered inadequate. The results and conclusions of this investigation
are based on analytical testing, field observations, and in part but not limited to “Title X” -
“Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing,” U.S.
Department of Housing and Urban Development, 1997 Revision; Title 17, California Code of
Regulations (CCR), Division 1, Chapter 8 "Accreditation, Certification and Work Practices in
Lead-Related Construction,” Final Version: Filed January 8, 1999; Title 8, California Code of
Regulations (CCR), Construction Safety Orders (Cal-OSHA) Section 1532.1, Lead in
Construction; Title 22, California Code of Regulations (CCR), Chapter 12, Standards Applicable
[EPA-HQ-OPPT-2005-0049; FRL-8355-7] RIN 2070-AC83 Lead; Renovation, Repair, and
Painting Program and not on any procedures beyond the scope of the agreed upon work. Even so,
local, county, or other, more stringent regulations may apply; the appropriate local and/or regional
agencies should be consulted prior to initiating any action. Instructions including, but not limited
to, procedures, conclusions, recommendations, and specifications, offered to the client, (person(s),
or entity) who may utilize this report, are only opinions made in an effort to assist the client with
their decision making process. Variations in the composition of materials that appear similar may
occasionally occur; therefore analytical results arising from the same testing procedures may vary
by sample site location. Envirocheck, Inc. cannot guarantee the assessment of materials and/or
substrate that are hidden, inaccessible, and/or indistinguishable.
Certain information contained in this report may have been rightfully provided to Envirocheck,
Inc., and its assigns, by the Client or other outside sources. Envirocheck, Inc., and its assigns, do
not make any warranties or representations, whether expressed or implied, regarding the accuracy
of such information, and shall not be held accountable or responsible in the event that any such
inaccuracies are present.

Report prepared by:
Envirocheck, Inc.

John A. Meador
State of California, DHS Certified Inspector/Assessor # I 1387
**LEAD HAZARD EVALUATION REPORT**

**Section 1 — Date of Lead Hazard Evaluation**  
September 8, 2015

**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**  
- [ ] Lead Inspection  
- [ ] Risk assessment  
- [ ] Clearance Inspection  
- [x] Other (specify) Limited LBP Screen

**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

<table>
<thead>
<tr>
<th>Address [number, street, apartment (if applicable)]</th>
<th>City</th>
<th>County</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 North Edinburgh</td>
<td>Los Angeles</td>
<td>Los Angeles</td>
<td>90046</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction date (year) of structure</th>
<th>Type of structure</th>
<th>Children living in structure?</th>
</tr>
</thead>
</table>
| 1923                                  | [x] Multi-unit building | [ ] Yes  
[ ] No | [ ] Don’t Know |
| [ ] School or daycare                | [ ] Single family dwelling | [ ] Other ________ |

**Section 4 — Owner of Structure (if business/agency, list contact person)**

<table>
<thead>
<tr>
<th>Name</th>
<th>Telephone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bldg. Edinburgh LLC</td>
<td>323-505-2534</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address [number, street, apartment (if applicable)]</th>
<th>City</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 North Edinburgh</td>
<td>Los Angeles</td>
<td>CA</td>
</tr>
</tbody>
</table>

**Section 5 — Results of Lead Hazard Evaluation (check all that apply)**

- [ ] No lead-based paint detected  
- [x] Intact lead-based paint detected  
- [x] Deteriorated lead-based paint detected  
- [ ] No lead hazards detected  
- [ ] Lead-contaminated dust found  
- [ ] Lead-contaminated soil found  
- [ ] Other ________

**Section 6 — Individual Conducting Lead Hazard Evaluation**

<table>
<thead>
<tr>
<th>Name</th>
<th>Telephone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>John A. Meador</td>
<td>(714) 937-0750</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address [number, street, apartment (if applicable)]</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>2211 West Orangewood Avenue</td>
<td>Orange</td>
<td>CA</td>
<td>92868</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CDPH certification number</th>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1387</td>
<td>John A. Meador</td>
<td>September 10, 2015</td>
</tr>
</tbody>
</table>

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

- [ ] Powers(20591)  
- [x] San Antonio(24339)  
- [x] Pham(21745)  
- [ ] Cornejo(21746)  
- [ ] Rosenquist(21747)  
- [ ] Baker(6819)  
- [ ] Hopka(7159)  
- [ ] Cornejo(24891)  
- [ ] Esposito(27129)  
- [ ] Rhea(25687)  
- [ ] Estipona(26138)  
- [ ] Braga(226230)  
- [ ] Tower(226481)  
- [ ] Escalante(25539)  
- [ ] Santhavisouk(26139)  
- [x] Wharton(27204)  
- [ ] Mansoor(27240)  
- [ ] Mooring(27098)  

**Section 7 — Attachments**

A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;  
B. Each testing method, device, and sampling procedure used;  
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

California Department of Public Health  
Childhood Lead Poisoning Prevention Branch Reports  
850 Marina Bay Parkway, Building P, Third Floor  
Richmond, CA 94804-6403  
Fax: (510) 620-5656
Appendix B - XRF Field Data Sheet
F-4
Additional Correspondence
September 29, 2015

Mr. Guy Penini
BLDG Edinburgh, LLC
441 N. Beverly Dr., Suite 205
Beverly Hills, CA 90210

Re: 750, 752, 754 and 756 N. Edinburgh, Los Angeles, CA

Dear Mr. Guy Penini,

On September 22, 2015 Focus Environmental Consulting, LLC conducted final visual inspection on the roof areas of the listed units. Asbestos-containing material roof mastic had been removed from the penetrations of all 3 roofs. Upon further inspection, roof mastic was still present on areas of patches, seams, edges, roof drains, etc. These areas were pointed out to the abatement contractor, WDR Contracting.

The 3 roof areas did not pass Focus’ final visual inspection due to the roof mastic present. This material would need to be properly removed by a certified asbestos abatement contractor and re-inspected in order to achieve a satisfactory final inspection.

Sincerely,

David Camarillo
Vice-President
Focus Environmental Consulting, LLC
Appendix G
Project Trip Generation Table
## Trip Generation Rates [a]

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>AM Peak Hour</th>
<th></th>
<th>PM Peak Hour</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached Housing (ITE 210)</td>
<td>per du</td>
<td>9.52</td>
<td>25%</td>
<td>75%</td>
<td>0.75</td>
</tr>
<tr>
<td>Apartment (ITE 220)</td>
<td>per du</td>
<td>6.65</td>
<td>20%</td>
<td>80%</td>
<td>0.51</td>
</tr>
</tbody>
</table>

### Trip Generation Estimates

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>AM Peak Hour</th>
<th></th>
<th>PM Peak Hour</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Project</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family Homes</td>
<td>8 du</td>
<td>76</td>
<td>2</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Existing Uses to be Removed</td>
<td>8 du</td>
<td>(53)</td>
<td>(1)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
</tbody>
</table>

Net New Project Trips: 23

**Notes**

Source: Gibson Transportation Consulting Inc., 2016.