

## **APPENDIX F**

### **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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This appendix includes the Phase I Environmental Site Assessment (ESA) prepared for the Project site by the Applicant's consultant Environmental Solutions.

**F1:** Phase I Environmental Site Assessment Hermosa Beach Hotel & Mixed Use Project (Environmental Solutions 2015).



**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**Hermosa Beach Hotel & Mixed Use Project**

3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street  
Hermosa Beach, California 90254

**For:**

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ES Project No. E15-001

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## 1.0 SUMMARY

Environmental Solutions (ES) has performed a Phase I Environmental Site Assessment (ESA) of the approximately 0.5967-acre site located at 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street, in the City of Hermosa Beach, in the County of Los Angeles, California, 90254 referred to herein as the "subject property."

ES has conducted this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the subject property. Any exceptions to or deletions from this practice are described in Section 2.2 of this report. This report also meets the requirements of All Appropriate Inquiries as defined in CERCLA 42, U.S.C. 9601(35)(B). The enclosed report and opinion are based on the intent to obtain entitlements for the redevelopment of the subject property. We understand that you will rely on this opinion in connection with such purposes.

This assessment has revealed no evidence of recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions in connection with the subject property.

Findings, opinions, and recommendations regarding liquefaction conditions on the subject property are discussed in section 3.2.6; possible methane related issues are discussed in section 3.2.7; possible asbestos containing materials are discussed in Section 6.1; and the possible presence of lead based paint is discussed in Section 6.2.

## 2.0 INTRODUCTION

### 2.1 Definitions

To assist the reader with the interpretation of this report, ES would like to provide the following definitions of significant ESA terminology as defined by ASTM E1527-13.

#### ***Recognized environmental condition***

*A recognized environmental condition* is defined as, "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a subject property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

### ***Historical recognized environmental condition***

A *historical recognized environmental condition* is defined as, "a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the subject property to any required controls (for example, subject property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

### ***Controlled recognized environmental condition***

A *controlled recognized environmental condition* is defined as, "a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *subject property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*)."

### ***De minimis condition***

A *de minimis condition* is defined as, "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *recognized environmental conditions* nor *controlled recognized environmental conditions*."

## **2.2 Purpose and Scope**

A Phase I ESA is intended to provide a brief description of the subject property, its location and surroundings and to identify, to the extent feasible, associated *recognized environmental conditions*, *controlled recognized environmental conditions*, *historical recognized environmental condition*, and *de minimis conditions* associated with the subject property or surrounding land use and to create a list of the potential human and environmental receptors. The protocol followed for this assessment is in conformance with the requirements of All Appropriate Inquiries as defined in CERCLA 42, U.S.C. 9601(35)(B) and the American Society for Testing and Materials Standard Practice for Environmental Site Assessment for Commercial Real Estate Transactions, ASTM Standard E1527-13. Any exceptions are noted in Section 2.2 – Limiting Conditions and Methodology Used. ES understands that this ESA will be used by Bolour Associates, Inc. to perform due diligence with respect to environmental conditions at the subject property.

## 2.3 Limitations, Exceptions and Methodology of Assessment

Due care was taken during the investigation process, but a Phase I ESA cannot eliminate uncertainty about a subject property's potential for Environmental Conditions. It should be noted that all Phase I ESAs are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. ES accepts no liability for hidden conditions, variations in composition of materials and identification of materials not normally found in construction use. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the surface observations. ES has relied on one or more documents developed by other parties and is not liable for any conclusions drawn using these sources if their findings or procedures were erroneous. Additionally, the passage of time may result in a change in the environmental characteristics at this subject property and surrounding sites.

The scope of work for this report did not include testing of electrical equipment for the potential presence of polychlorinated biphenyls or the collection of other environmental samples. The scope of work did not include a detailed assessment of natural hazards such as naturally occurring asbestos, arsenic, radon gas or methane gas, an assessment of the potential presence of radionuclides, an assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. The scope of work for this report did not include an assessment of the environmental compliance status of the subject property, the businesses operating at the subject property, or a health-based risk assessment. The scope of work for this report did not include any wetland studies, indoor air quality assessment, or vapor intrusion assessment.

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering. The subject property boundaries and other drawings have been compiled from the best available recorded information and have not been verified by a field survey and may therefore vary from actual conditions.

The entire subject property was visually inspected as part of this ESA except for the apartments and some of the commercial spaces. ES attempted to access these areas but was unable to due to tenant privacy requests. It is the opinion of ES that the ability to identify conditions indicative of releases or threatened releases has not been hampered by the lack of the visual inspection in these areas.

## 2.4 Data Gaps

In accordance with the ASTM standard, an attempt to confirm the history and use of the subject property was performed from the present back to when the subject property was first developed with any structures or was used for residential, agricultural, commercial, industrial or governmental purposes. Multiple historical sources were consulted to fill in any data gaps dating back to 1896, the first reasonably available information. Information from the subject property owner representatives, Mr. Adam Eisenberg, dated back approximately three years to 2012. Sanborn Fire Insurance Maps were researched with coverage of the subject property found and reviewed from the years 1908, 1912, 1927, 1946, and 1960. Aerial photographs with coverage of the subject property were found and reviewed from the years 1928, 1938, 1947, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2015. City directory information was obtained from 1953, 1958, 1967, and 2008. Historical USGS topographic maps of the subject property were reviewed from the years 1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996.

ASTM E1527-13 does not require the environmental professional to undertake a review of recorded land title records or search for environmental liens. This responsibility is placed upon the user. It is ES's understanding that a lender will engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records relating to the subject property. Per the scope of work, ES did not obtain recorded land title records or conduct an environmental lien search. If the Client provides ES with this information, it can be added to the Phase I report.

ES requested records for the subject property from the Department of Toxic Substance Control, the Los Angeles Regional Water Quality Control Board, and the County of Los Angeles Public Health Department. As of the publication of this report, these agencies have not responded to our requests. Using various resources referenced in this report, ES was able to form an opinion on the subject property. ES does not anticipate that there are any significant records to be reviewed for the subject property at these agencies. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

It is the professional opinion of ES that there were no significant data gaps with regards to the ability of ES to identify conditions indicative of releases and threatened releases.

## **2.5 Reliance**

This report was prepared for the sole use and benefit of Strand and Pier Holding Company, LLC and Bolour Associates, Inc. The information and opinions rendered in this report are for the exclusive use and reliance by Strand and Pier Holding Company, LLC and Bolour Associates, Inc. ES will not distribute or publish this report without the consent of Strand and Pier Holding Company, LLC or Bolour Associates, Inc. except as required by law and court order. The information and opinions expressed in this report are given in response to a limited assignment by Bolour Associates, Inc. and should be considered and implemented only in light of that assignment. The services provided by ES in completing this project have been provided in a manner consistent with normal standards of the profession. This report is not a legal opinion and does not offer warranties or guarantees expressed or implied.

## **3.0 SITE DESCRIPTION**

### **3.1 Location and Legal Description**

The subject property is approximately 0.5967-acres and the street addresses are 20-32 13th Street, 3-31 Pier Avenue, and 1212-1286 The Strand, in the City of Hermosa Beach, in the County of Los Angeles, California, 90254. The subject property is located on the southeast corner of the intersection of 13th Street and The Strand. 13th Street delimits the subject property to the north, Pier Avenue delimits the subject property to the south, The Strand delimits the subject property to the east, and adjacent sites delimit the subject property to the east.

The approximate latitude and longitude near the center of the subject property are 33°51'45.36" (33.8626) north and 118°24'5.04" (118.4014) west, respectively. The subject property is composed of seven parcels. The APN numbers for the subject property are 4183-002-001, 4183-002-002, 4183-002-003, 4183-002-004, 4183-002-017, 4183-002-018, and 4183-002-019. The subject property is rectangular with the dimensions of approximately 170-feet along the north and south borders and 210-feet along the east and west borders.

The subject property was occupied by two, four unit apartment buildings, four single tenant commercial buildings, and one multi-tenant commercial building. The owners of the subject property were reported to be the Strand and Pier Holding Company, LLC. ES was not provided with a legal description of the subject property.



## **3.2 Site and Vicinity Characteristics**

### **3.2.1 Surface Characteristics**

The general topography of the subject property slopes to the west, towards the Pacific Ocean. According to the U.S. Geological Survey (USGS) topographic map, Redondo Beach, Quadrangle, the finished elevation of the subject property is approximately 15-feet above Mean Sea Level (MSL). Except for small planters and minor landscaped areas, the entire subject property is either paved or occupied by the subject property buildings.

### **3.2.2 Drainage Patterns/Basins**

No special flood hazards are noted at the subject property on the FEMA Q3 Flood Insurance Rate Map, Los Angeles (panel number 06037C) dated 2003 and 2011. The nearest significant surface water is the Pacific Ocean located approximately 200-feet west of the subject property.

There was no industrial water discharge from the subject property into a sanitary sewer system. There were two sources of wastewater at the subject property including sanitary sewage and stormwater runoff. The sanitary sewage discharges into the municipal system. The stormwater runoff moves via sheet flow to the north, west, or south, draining onto the adjacent streets. There were no drinking water wells, groundwater monitoring wells, sumps, septic system or french drains noted on the subject property. Cooking grease clarifiers and/or floor drains exist on the subject property but do not represent a recognized environmental condition because their uses have been limited to restaurant and bar operations.

### **3.2.3 Geology**

The Coastal Plain of Los Angeles County encompasses an area of 480 square miles and is bounded by the Santa Monica Mountains to the north, the low-lying Elysian, Repetto, Merced, and Puente Hills on the northeast, Coyote Creek to the east, and the Pacific Ocean to the south and west. The Coastal Plain slopes gently from the bordering highlands on the north and northeast toward the ocean (State of California Department of Water Resources (DWR) Bulletin 104, 1961).

The generalized stratigraphy beneath the area includes a deep basement of Mesozoic metamorphic rocks, overlain unconformably by thick sedimentary strata of mostly Miocene and younger age. The Puente and Repetto formations contain late Miocene to early Pliocene alternating shale, sandy shale, sandstone, and minor micaceous and carbonaceous siltstone. These strata are overlain conformably by the Pico formation, which contains late

Pliocene alternating sands, sandy shale, and silts. These are overlain by the Palos Verdes and San Pedro formations, both of which contain loosely consolidated Quaternary sands, gravels, and silts, although these two formations contact unconformably. These strata are overlain by the Lakewood formation, containing Quaternary age clays, silts, sands, and gravels.

According to United States Department of Agriculture's (USDA) Soil Conservation Service (SCS) the soil component name at the subject property is "Urban Land." This soil component does not classify the hydrologic group, soil drainage class or the corrosion potential for steel. The soil profile at the subject property has been changed to an extent such that accurately classifying the soil is not possible. The soil surface texture is reported as variable and the depth to bedrock is more than ten-inches.

### 3.2.4 Hydrogeology

The area around the subject property includes the Coastal Plain occurring within the southwestern block of the Los Angeles Basin. The Newport-Inglewood uplift divides the Coastal Plain into two distinct groundwater basins; the Central Basin and the West Coast Basin. The West Coast Basin extends from the Ballona Escarpment and Baldwin Hills on the northwest to the Long Beach Plain on the southeast.

Shallow groundwater in the area is characterized as unconfined or semiperched and is typically found in unconsolidated Quaternary sediments less than 100 feet below ground surface (bgs). The semiperched aquifer has been found to maximum depths of 80 to 100 feet in the surrounding area. In general, the semiperched aquifer is of little beneficial use due to its poor

ES reviewed subsurface data from a site located near the subject property. Key Centers, Inc. at 1325 Hermosa Avenue is located approximately 30-feet east, northeast of the subject property. In a report dated August 7, 2013 by The Reynolds Group entitled "*Groundwater Monitoring and Status Report, July 2013*" groundwater was reported to be at a depth of approximately 9.58 to 10.57-feet below ground surface (bgs).

Shallow groundwater generally flows in directions subparallel to the ground surface slopes and under the influence of gravity toward points of discharge such as creeks, swamps, drainage swales, or pumped groundwater wells. Based upon review of the topographic map, it appeared that the primary groundwater flow direction in the uppermost water-bearing unit across the subject property was to the west, towards the Pacific Ocean located approximately 200-feet west of the subject property.



### 3.2.5 Wetlands

ES screened the subject property for the presence of suspect wetlands during the site reconnaissance and by reviewing the U.S. Department of the Interior, Fish and Wildlife Service, *National Wetlands Inventory* online map dated April 23, 2015 and the most recently available topographic map dated 1996. These sources indicated that the subject property is not in an area mapped as a potential wetlands area and there were no mapped bodies of water indicative of possible wetlands on the subject property. During ES's site reconnaissance, no suspect wetlands areas were observed on the subject property. The Environmental Professional who performed the subject property reconnaissance is not a specialist trained in wetlands delineation. A wetland delineation was beyond the scope of this assessment. ES notes that the Wetlands Inventory Map is prepared through the analysis of aerial photography and not by actual ground reconnaissance. It is normally used as a screening method to assess if potential wetlands areas exist in a given area. No further assessment is recommended.

### 3.2.6 Earthquake Fault Lines, Epicenters, and Liquefaction

A USGS graphic map published in 1975 shows digitized quaternary fault lines in California. This map shows no fault lines located within one-mile of the subject property.

The Department of Commerce, National Oceanic and Atmospheric Administration (NOAA) publishes the locations of earthquake epicenters measuring five (5) or greater on the Richter scale. This information was researched and there were no such epicenters reported with one-mile of the subject property.

The Department of Conservation, California Geological Survey developed the Seismic Hazard Zone Report 031 for the Redondo Beach California 7.5 Minute Quadrangle map dated 1998. According to this map, the subject property is located in a designated Liquefaction Area but not in an Earthquake Induced Landslide Area. While this may affect the development of the subject property or the condition of the subject property in the event of an earthquake, it is not considered to be a Recognized Environmental Condition. This map is presented in Appendix A.

### 3.2.7 Methane Zone

According to a map entitled, “*District 1 Oil Fields*” by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources dated April 16, 2001, the subject property is located above the Torrance oil field. This map is presented in Appendix A. Although the presence of an oil field below the subject property is not a recognized environmental condition, increasing attention is being given by regulatory agencies regarding the presence of methane in developments located over oil fields. Some local agencies have developed specific testing requirements for methane prior to the development or renovation of properties located over oil fields. The level of methane measured at a site will determine which design standards may be used. It is recommended that the Hermosa Beach building department be consulted prior to any planned renovations to define specific requirements, if any. Additional oil field information and oil well data are described below in Section 5.8.

### 3.3 Structures, Roads and Other Improvements on the Site

The subject property was developed with seven buildings, asphalt paved parking lots, and minor landscaped grounds. The subject property can be accessed from the adjacent streets and alleys.

Along the west subject property border, fronting The Strand, were three single tenant commercial buildings and an asphalt paved parking lot. The north single-story building was addressed 1272 The Strand, was approximately 2,310 square feet, and was partially constructed in approximately 1922 with later expansions. The next building to the south was a single-story building addressed 1250 The Strand, was approximately 2,150 square feet, and was partially constructed in approximately 1927 with later expansions. The south building was a single-story building addressed 11 Pier Avenue, was approximately 2,560 square feet, and was constructed in approximately 1946.

Along the north subject property border, fronting 13th Street, were one single tenant commercial building and two four unit apartment buildings. The west two-story building was addressed 20 13th Street, was approximately 1,575 square feet, and was partially constructed between 1928 and 1938 with later expansions. The center one-story building was addressed 30 13th Street, was approximately 1,625 square feet, and was constructed in 1948. The east one-story building was addressed 32 13th Street, was approximately 1,625 square feet, and was constructed in 1948.

Along the south subject property border, fronting Pier Avenue, was a two-story, multi-tenant, commercial building with a small asphalt paved parking lot in the rear of the building. The building was addressed 19 Pier Avenue, was approximately 6,950 square feet, and was partially constructed in 1922 with later expansions.

Electricity serving the subject property is from Southern California Edison (SCE). Solid waste disposal is provided by Athens Service. Natural gas is supplied by Southern California Gas Company. Sewer service is provided by Hermosa Beach Public Works. The supplier of potable water is West Basin Municipal Water who purchase water from the Metropolitan Water District. In a report entitled, "Annual Drinking Water Quality Report" by the Metropolitan Water District dated 2014, it is stated that "Metropolitan's water quality is equal to or better than required to safeguard public health."

### **3.4 Current Uses of the subject property**

At the time of the subject property reconnaissance on December 22, 2015, the three northeast subject property buildings fronting 13th Street were occupied by the West Bay Apartments and the Hermosa Cyclery. The three buildings fronting The Strand, along the west subject property border, were occupied by two restaurants and a bar. This included, from north to south: Good Stuff restaurant, The Deck bar, and the Mermaid restaurant. The southeast subject property building fronting Pier Avenue was occupied by, from west to east: Killer Shrimp restaurant, Pier Surf Rental, and Scapegoat T-Shirt Shop. There were no significant hazardous materials or petroleum products identified with these uses.

The north side, two story, commercial building fronting 13th Street was occupied by Hermosa Cyclery. This tenant uses small quantities of cleaners and lubricants for bicycle repair and maintenance operations. Based on the small quantities of these materials and the lack of any conduits to the subsurface, ES does not consider this current use to be a threat to the environmental integrity of the subject property.

### **3.5 User and Owner Information**

#### **Owner/User**

Mr. Adam Eisenberg with Strand and Pier Holding Company, LLC, the subject property owners and users of this report, filled out an environmental questionnaire dated December 21, 2015. A copy of this form is provided in Appendix G. Mr. Eisenberg indicated that he knew of no significant amounts of hazardous or petroleum products used on the subject property.

Mr. Eisenberg marked that he knew of no current or past environmental liens in association with the subject property. He was not aware of any Activity or Use Limitations (ALUs) such as engineering controls, land use restrictions or institutional controls in place or on file under federal, tribal, state or local law. He indicated that he had no knowledge of any Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs) or the storage of any hazardous materials or petroleum products in any container greater than five-gallons on the subject property. Mr. Eisenberg wrote that to the best of his knowledge, there have never been any spills or violations on the subject property in association with hazardous materials or petroleum products. Mr. Eisenberg was aware of no soil or groundwater contamination on the subject property or on adjacent sites. He wrote that he was not aware of a reduction in the subject property value due to environmental issues. Mr. Eisenberg wrote that to the best of his knowledge, which dates back three years, the subject property uses have been apartments, retail, and restaurants.

### **3.6 Historical Uses of the subject property**

Historical information was obtained from Sanborn Fire Insurance Maps (1908, 1912, 1927, 1946, and 1960) presented in Appendix D, aerial photographs (1928, 1938, 1947, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2015) presented in Appendix C, USGS Topographic maps (1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996) presented in Appendix E, and City Directories (1953, 1958, 1967, and 2008). Information from the subject property owner representative, Mr. Adam Eisenberg, dated back approximately three years to 2012.

The subject property was undeveloped in the first reasonably available historical documentation dated 1896. Between 1896 and 1908, a single family residence was developed near the center of the subject property and a small commercial building was built in the southwest subject property corner. By 1912, the subject property was developed with a bathhouse, grocery store, single family residence, and the remainder of the subject property was vacant. In 1927, the subject property was occupied by three restaurants, a bathhouse, two grocery stores, a beauty shop, two candy stores, one vacant commercial space, and three vacant lots. By 1946, all of the commercial spaces were developed but not fully built out. These were occupied by five restaurants and six commercial tenant spaces. In 1948, the two apartment buildings were developed and the commercial spaces were all developed as they were observed during the subject property reconnaissance. Since 1953, the subject property had been used for apartments and a variety of commercial uses. None of the current or past subject property tenants were identified as gasoline stations, drycleaners, manufacturing operations, or other uses that would have been suspected of using or storing significant quantities of hazardous materials or petroleum products.

There were no historical recognized environmental conditions or controlled recognized environmental conditions identified in the historical documents reviewed.

### **3.6.1 Sanborn Fire Insurance Maps**

The following is a summary of the findings of the Sanborn Fire Insurance maps reviewed by ES. These maps can be found in Appendix D of this report.

#### **1908**

In the 1908 Sanborn map, a single-family residence was developed near the center of the subject property and a small commercial building was in the southwest corner. The remainder of the subject property was vacant. The adjacent site to the north, across 13th Street, was occupied by three single family residences. The east adjacent sites were occupied by a "Town Hall" building and a commercial building. The south adjacent sites, across Pier Avenue, were vacant except for a pavilion adjacent to the beach. The adjacent and nearby streets and alleys had already been graded as they were observed during the subject property reconnaissance. The area surrounding the subject property was partially developed with commercial buildings and single-family residences. There were no obvious signs of the storage or disposal of hazardous materials in this map.

#### **1912**

There were no significant differences on the subject property or surrounding sites in the 1912 map from the 1908 map. The building in the southwest corner of the subject property was listed as a grocery store. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in this map.

#### **1927**

In the 1927 Sanborn map, the single-family residence on the subject property had been demolished and the northeast quadrant of the subject property was vacant. The remainder of the subject property was developed with three restaurants, a bath house, two grocery stores, a beauty shop, three candy stores, and one vacant commercial suite. The adjacent sites to the north, across 13th Street, were occupied by two single family residences, a bath house, and vacant lots. The east adjacent sites were occupied by the vacant Town Hall building, a restaurant, and bakery. The south adjacent sites, across Pier Avenue, were occupied by a restaurant, hotel, vacant lots, and retail stores. There were no obvious signs of the storage or disposal of hazardous materials in this map.

## 1946

In the 1946 Sanborn map, the subject property was occupied by five restaurants and six commercial tenant spaces. The adjacent sites to the north, across 13th Street, were occupied by two single family residences, a commercial building, and vacant lots. The remainder of the adjacent sites were depicted the same as in the 1927 map except for one of the east adjacent sites. The former "Town Hall" building had been demolished and this site was vacant. There were no obvious signs of the storage or disposal of hazardous materials in this map.

## 1960

In the 1960 Sanborn map, the subject property was developed as it was observed during the subject property reconnaissance. The only exceptions were some additions to buildings along the west border and cycle shop which had not yet been completed. The subject property was depicted as occupied by five restaurants, six commercial spaces, two apartment buildings, and parking lots. The adjacent sites to the north, across 13th Street, had been cleared of all single family residences and were occupied by a parking lot and a commercial building. The south adjacent sites, across Pier Avenue, were developed with a hotel, restaurant, and multiple commercial spaces. The east adjacent sites were occupied by the existing parking lot and commercial building. There were no obvious signs of the storage or disposal of hazardous materials in this map.

A gasoline station was depicted on the northwest corner of the intersection of 13th Street and Hermosa Avenue in the maps from 1927 through 1960. This site is located approximately 240-feet northwest and crossgradient from the subject property. This site was not listed in any environmental databases detailed in Section 4.0. The former gasoline station had been cleared, graded, excavated, and this site has since been redeveloped with a parking garage and retail shops. This site does not represent a recognized environmental condition for the subject property because of its distance from the subject property, its location crossgradient from the subject property, and it has been completely excavated and redeveloped with no environmental issues identified.

### 3.6.2 Historical Aerial Photographs

The following are descriptions of the historical aerial photographs taken at the subject property and reviewed by ES. This review has been supplemented by geographic place names and other data obtained in other assessment activities of this ESA. These photographs can be found in Appendix C.



## **1928**

In the 1928 aerial photograph, the northeast quadrant of the subject property appeared to have been undeveloped and had no obvious use but had been cleared and graded. The northwest quadrant was occupied by two small buildings. The southwest quadrant was occupied by a commercial building and the existing commercial building occupied the southeast quadrant. The adjacent sites to the north, across 13th Street, were occupied by two single family residences, a commercial building, and vacant lots. The south adjacent sites, across Pier Avenue, were occupied by commercial buildings and vacant lots. The east adjacent sites were occupied by a commercial building and a vacant lot. The surrounding area was partially developed with a mix of residential and commercial uses. The adjacent and nearby streets and alleys had already been graded and paved as they were observed during the subject property reconnaissance. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in this photograph.

## **1938 and 1947**

The only significant difference in the 1938 and 1947 photographs from the 1928 photograph was the two-story portion of the west subject property building was visible in both of these photographs. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in these photographs.

## **1953**

In the 1953 aerial photograph, with minor exceptions, the subject property appeared to have been developed as it was observed during the subject property reconnaissance. Portions of the commercial buildings along the west and north sides of the subject property had not yet been expanded to their current configurations. The adjacent sites to the north, across 13th Street, were occupied by a parking lot and commercial building. The east adjacent sites were occupied by the existing paved parking lot and commercial building. The south adjacent sites, across Pier Avenue, were occupied by the existing commercial buildings. The surrounding area was almost fully developed with a mix of residential and commercial uses. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in this photograph.

### **1963, 1972, 1977, 1981, and 1989**

With minor exceptions, there were no significant differences on the subject property or adjacent sites in the 1963, 1972, 1977, 1981, and 1989 aerial photographs from the 1953 aerial photograph. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in these photographs.

### **1994**

The only significant difference in the 1994 photograph from the 1989 photograph was the expansion of the north and west subject property commercial buildings to their current configurations. Also, the existing hotel was under construction on one of the north adjacent sites, across 13th Street. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in these photographs.

### **2002, 2005, 2009, 2010, 2012, and 2015**

With one exception, there were no significant differences on the subject property or adjacent sites in the 2002, 2005, 2009, 2010, 2012, and 2015 aerial photographs from the 1994 aerial photograph. The one exception was the development of the exiting parking structure and hotel on the north adjacent sites between 1994 and 2002. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in these photographs.

### **3.6.3 Topographic Maps**

Topographic maps from 1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996 are presented in Appendix E. The 1896 map depicted the subject property, adjacent sites, and surrounding area as vacant with no use indicated. There were no roads or alleys depicted near the subject property. The 1924 and 1934 maps depicted the subject property and adjacent sites as developed with multiple small and larger building with uses that could not be interpreted based on the provided information. The streets and alleys adjacent to the subject property and in the surrounding area had been paved and graded as they were observed during the subject property reconnaissance. The 1948, 1951, 1963, 1972, 1981, and 1996 maps showed the subject property and surrounding area as developed using house omission tint indicating dense urban development. These maps did not depict individual building footprints or uses on or near the subject property. There were no obvious signs of the storage or disposal of hazardous materials on the subject property in any of the topographic maps.



### 3.6.4 Environmental Liens

No environmental liens were found during this investigation. The subject property was not listed in the search of the Federal NPL Liens database. The subject property owner stated that there were no environmental liens on the subject property. In order for there to be an environmental lien against the subject property, it must be a suspected, or confirmed, contributor to subsurface contamination. Research conducted for this report did not find any uses that would have contributed to subsurface contamination on the subject property and no regulatory agencies identified it as such.

### 3.6.5 City Directories

According to city directory information, a portion of the subject property was occupied by a market in 1953, 1958, and 1967. The subject property was listed as occupied by the existing Hermosa Cyclery in 2008. There were no environmentally significant listings for the subject property identified in the city directories.

### 3.6.6 Title Report

It was not in the scope of work for ES to obtain a Title report for the subject property. The Client did not provide ES with a Title report for review.

### 3.6.7 Previous subject property Inspection Reports

The Client provided ES with *ALTA/ACSM Land Title Surveys* of the northeast quadrant of the subject property performed by JRN Civil Engineers dated April 3 and 5, 2015. These surveys depicted the subject property as it was observed on the day of the subject property reconnaissance. There were no items of environmental significance identified in these surveys. Copies of these drawings are provided in Appendix A.

ES reviewed a previous Phase I ESA performed on a portion of the subject property entitled, "*Phase I Environmental Site Assessment*" by AEI Consultants dated December 28, 2012. Based on drawings and information provided in this report, ES concluded that the boundaries of the subject property assessed by this consultant were the same as that performed by ES except this report did not include the two apartment buildings and cycle shop in the northeast subject property corner. The subject property was occupied by a restaurant, two cafés, two bars, a clothing company, and surf shop at the time of their site reconnaissance. Chemical storage observed during their site reconnaissance was limited to cleaning supplies and detergents.

AEI Consultants did not identify *recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions* in connection with the subject property. AEI Consultants stated that no further investigation of the subject property was necessary.

ES reviewed a previous Phase I ESA performed on a portion of the subject property entitled, "*Phase I Environmental Site Assessment Report*" by Partner Engineering and Science, Inc. (Partner) dated May 1, 2014. Based on drawings and information provided in this report, ES concluded that the boundaries of the subject property assessed by this consultant were the same as that performed by ES except this report did not include the two apartment buildings and cycle shop in the northeast subject property corner. At the time of their investigation, the subject property was occupied by Good Stuff Restaurant, Poop Deck Bar, The Mermaid Bar, Cantina Real Restaurant, Tiki Mon Surf Shop, Pier Surf, and The Grindz for commercial retail and restaurant use. Onsite operations consisted of restaurants, bars, and retail apparel stores. There was no use or storage of hazardous substances observed by Partner in association with the subject property tenants. Partner did not identify *recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions* in connection with the subject property. Partner stated that no further investigation of the subject property was necessary.

ES reviewed a previous Phase I ESA performed on a portion of the subject property entitled, "*Phase I Environmental Site Assessment, Apartments and Retail - Hermosa Beach*" by ES dated December 24, 2015. Based on drawings and information provided in this report, ES concluded that the boundaries of the subject property assessed by this consultant were the limited to the northeast quadrant that included the two apartment buildings and the commercial cycle shop building. The subject property was occupied by apartments and Hermosa Cyclery at the time of their site reconnaissance. Chemical storage observed during their site reconnaissance was limited to cleaners, lubricants, paint, and aerosols typically associated with bicycle maintenance and repair operations. ES did not identify *recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions* in connection with the subject property. ES stated that no further investigation of the subject property was necessary.

### 3.7 Current Uses of Adjoining Sites

Current uses of the immediately adjacent sites and their addresses as noted on the buildings or researched on-line are as follows:

- North – 13th Street followed by the Beach House Hotel Hermosa Beach and a multilevel parking structure; 1300 The Strand;
- South – Pier Avenue followed by, from west to east: Hennessey's Tavern, Silvio's Brazilian BBQ restaurant, Waterman's Safehouse Restaurant and Bar, Surf City Hostel, Lighthouse Café, and Project Taco; 8-34 Pier Avenue;
- East – An asphalt paved parking lot, Café Bonaparte, and Palmilla Cocina y Tequila; 39 Pier Avenue;
- West – The Strand followed by the beach and the Pacific Ocean.

Based on observations and research, there is a low likelihood that a recognized environmental condition exists at the subject property as a result of the current adjacent land use. ES did not detect obvious indications that these adjacent sites have Underground Storage Tanks (USTs) or have been identified as a business that would involve the use of significant quantities of hazardous materials.

### 3.8 Past Uses of Adjoining Sites

#### 3.8.1 North

Historical sources indicated that the sites adjacent to and north of the subject property, across 13th Street, were undeveloped in 1896. Between 1896 and 1908, these sites had been developed with two single family residences. The residences were demolished in phases. Between 1912 and 1927, a bathhouse was developed along The Strand. From at least 1927 through 1946, these sites were occupied by a single family residence, vacant lots, and a commercial building. By 1953, these sites were limited to a commercial building adjacent to The Strand and a parking lot. The existing parking structure and hotel were constructed on these sites between 1994 and 2002.

There were no signs of the storage or disposal of hazardous materials on the north adjacent sites in the historical information reviewed. None of these sites were identified as gasoline stations, drycleaners, manufacturing operations, or other uses that would have been suspected of using or storing significant quantities of hazardous materials or petroleum products. There were no indications from any historical sources that the subject property has suffered environmental damage from the north adjacent sites.

### **3.8.2 South**

Historical sources indicated that the sites adjacent to and south of the subject property, across Pier Avenue, were undeveloped in 1896. Between 1896 and 1908, a pavilion was developed adjacent to The Strand and the remaining sites were vacant. Between 1908 and 1912, the pavilion was converted to a commercial use and the other sites remained vacant. Between 1912 and 1927, some of these sites remained vacant and others were developed with a hotel, restaurant, and commercial spaces. Since 1947, all of these sites were developed had have since been used for a variety of commercial uses.

There were no signs of the storage or disposal of hazardous materials on the south adjacent sites in the historical information reviewed. None of these sites were identified as gasoline stations, drycleaners, manufacturing operations, or other uses that would have been suspected of using or storing significant quantities of hazardous materials or petroleum products. There were no indications from any historical sources that the subject property has suffered environmental damage from the south adjacent sites.

### **3.8.3 East**

Historical sources indicated that the sites adjacent to and east of the subject property were undeveloped in 1896. Between 1896 and 1912, the site to the north was developed with the Town Hall/City Hall building and the existing commercial building to the south was developed. Between 1927 and 1928, the Town Hall/City Hall building was demolished and this site usage has since been a parking lot. The uses of the commercial building to the south has been occupied by a variety of tenants that have included restaurants and bakeries.

There were no signs of the storage or disposal of hazardous materials on the east adjacent sites in the historical information reviewed. None of these sites were identified as gasoline stations, drycleaners, manufacturing operations, or other uses that would have been suspected of using or storing significant quantities of hazardous materials or petroleum products. There were no indications from any historical sources that the subject property has suffered environmental damage from the east adjacent sites.

### **3.8.4 West**

Historical sources indicated that the site adjacent to and west of the subject property, across The Strand, has been undeveloped since 1896. The only exception may have been some small commercial sheds that may have been used for equipment rental or snack sales.

There were no signs of the storage or disposal of hazardous materials on the west adjacent site in the historical information reviewed. There were no indications from any historical sources that the subject property has suffered environmental damage from the west adjacent site.

## **4.0 RECORDS REVIEW**

### **4.1 Standard Environmental Record Sources, Federal and State**

A Federal, State and Local Radius Profile Report from Environmental Data Resources, Inc. dated December 18, 2015 was reviewed by ES. The radius report, found in Appendix F, contains records of registered sites in the vicinity of the subject property for the classifications and distances listed in the following tables and as required by ASTM Practice E1527-13. Descriptions of each database, their source, and their report dates are also discussed in this appendix section.

<b>TABLE I - FEDERAL ENVIRONMENTAL RECORD SOURCES SUMMARY</b>		
<b>FEDERAL DATABASES</b>	<b>SEARCH RADIUS</b>	<b>NUMBER OF REPORTED SITES</b>
National Priorities List (NPL)	1.00 mile	0
De-listed National Priorities List (NPL)	1.00 mile	0
Corrective Action Facilities (CORRACTS)	1.00 mile	0
Records of Decision (ROD)	1.00 mile	0
Superfund Consent Decrees (CONSENT)	1.00 mile	0
Sites under review by EPA (CERCLIS/NFRAP)	0.50 mile	0
Treatment, Storage and Disposal Facilities (TSD)	0.50 mile	0
Mines Master Index File (MINES)	0.25 mile	0
RCRA Admin. Action Tracking System (RAATS)	0.25 mile	0
Small/Large/Non Generators (RCRA-LQG/SQG)	0.25 mile	3
Emergency Response Notification Sys.(ERNS)	0.25 mile	0
Facility Index System (FINDS)	Subject Property	0
Haz Mat Info Reporting System (HMIRS)	Subject Property	0
Material Licensing Tracking System (MLTS)	Subject Property	0
Federal Superfund Liens (NPL LIENS)	Subject Property	0
PCB Activity Database System (PADS)	Subject Property	0
Toxic Chem. Release Inventory System (TRIS)	Subject Property	0
FIFRA/TSCA Tracking System (FTTS)	Subject Property	0
Toxic Substances Control Act (TSCA)	Subject Property	0

<b>TABLE II - STATE AND LOCAL ENVIRONMENTAL RECORD SOURCES SUMMARY</b>		
<b>STATE AND LOCAL DATABASE</b>	<b>SEARCH RADIUS</b>	<b>NUMBER OF REPORTED SITES</b>
Cal-Sites/Cal-Sites Annual Work Plan (AWP)	1.00 mile	0
Notify 65	1.00 mile	2
Areas Of Concern (AOCONCERN)	1.00 mile	0
California Bond Expenditure Plan (CA BEP)	1.00 mile	0
(CORTESE) and Historical CORTESE	1.00 mile	4
Toxic Pits Cleanup facilities (TOXIC PITS)	1.00 mile	1
ENVIROSTOR	1.00 mile	2
RESPONSE	1.00 mile	0
Tribal Records (Indian LUST, UST)	Up to 1.50 miles	0
CA Spills/Leaks/Invest. & Clean-up (CA SLIC)	0.50 mile	1
State Landfills	0.50 mile	0
Leaking Underground Storage Tanks (LUST)	0.50 mile	5
Waste Management Unit Database (WMUDS)	0.50 mile	0
State Water Resources Control Board (SWAT)	0.50 mile	0
California City Land Fills (CA LA LF)	0.50 mile	0
Voluntary Cleanup Program Properties (VCP)	0.50 mile	0
Registered Underground Storage Tanks (UST)	0.25 mile	0
CA Facility Inventory Database (CA FID UST)	0.25 mile	0
Haz Sub. Storage Containers (HIST UST)	0.25 mile	2
State Env Evaluation/Planning (SWEEPS UST)	0.25 mile	1
Drycleaners	0.25 mile	0
Historical Auto Stations/Dry Cleaners	0.25 mile	4
Registered Above Ground Storage Tanks (AST)	0.25 mile	0
Emissions Inventory Data (EMI)	Subject Property	0
Hazardous Waste Information System (HAZNET)	Subject Property	0
Ca Haz Mat Incident Report System (CHMIRS)	Subject Property	0
California Waste Discharge System (CA WDS)	Subject Property	0
Los Angeles County Hazardous Materials Sites	Subject Property	0
Los Angeles County Site Mitigation List	Subject Property	0

#### 4.1.1 Subject Property Environmental Database Summary

*Hermosa Cyclery*, the tenant in the north commercial subject property building, was listed in the HAZNET database. In 1998, this tenant manifested the offsite disposal of a small quantity (less than five gallons) of an aqueous solution with total organic residues of less than ten percent. Based on the small quantity of waste produced and the lack of conduits to the subsurface, ES does not consider this listing to be a threat to the environmental integrity of the subject property.



#### 4.1.2 Adjacent Sites Environmental Database Summary

The adjacent sites were not listed in any of the databases searched.

#### 4.1.3 Sites Within 0.125-miles of the subject property

*Branches Cleaners* at 53 Pier Avenue is located approximately 175-feet east and upgradient of the subject property. This site was listed in the Historic Cleaners database. This site was a cleaners in at least 1929. This business may have used pervasive solvents in its operations. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; there are no records of spills or releases on this site; and it has been at least fifty years since this site was a cleaners. No further action is recommended regarding this site.

*Key Centers, Inc./Carl Greener* at 1325 Hermosa Avenue is located approximately 355-feet northeast and crossgradient of the subject property. This site was listed in the LUST, HIST UST, SWEEPS UST, and HIST CORTESE databases. At one time, this site was a gasoline station. This site has a release of gasoline that impacted soil and groundwater. Testing and/or remediation have been performed on this site and its current status is closed. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; its location crossgradient from the subject property; and the site status has been closed with remedial action completed or deemed unnecessary. No further action is recommended regarding this site.

*Development Photo Lab* at 1246 ½ Hermosa Avenue is located approximately 370-feet east, northeast and crossgradient of the subject property. This site was listed in the FINDS and RCRA-SQG databases. This site generated small quantities of hazardous waste and/or petroleum products for off-site disposal or recycling. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; its location crossgradient from the subject property; there are no records of spills or releases on this site; and the nature and small quantities involved in photochemical/photoprocessing wastes do not pose an obvious threat. No further action is recommended regarding this site.



*Rainbow One Hour* at 1150 Hermosa Avenue is located approximately 470-feet east, southeast and crossgradient of the subject property. This site was listed in the FINDS and RCRA-SQG databases. This site generated small quantities of hazardous waste and/or petroleum products for off-site disposal or recycling. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; its location crossgradient from the subject property; there are no records of spills or releases on this site; and the nature and small quantities involved in photochemical/photoprocessing wastes do not pose an obvious threat. No further action is recommended regarding this site.

*Rose Cleaners* at 1048 Hermosa Avenue is located approximately 595-feet southeast and crossgradient of the subject property. This site was listed in the Historic Cleaners database. This site was a cleaners in at least 1999 through 2012. This business may have used pervasive solvents in its operations. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; its location crossgradient from the subject property; and there were no records of spills or releases on this site. No further action is recommended regarding this site.

*Shell Service Station* at 1031 Hermosa Avenue is located approximately 650-feet southeast and crossgradient of the subject property. This site was listed in the LUST and HIST CORTESE databases. This site was a gasoline station. This site has a release of gasoline that impacted soil and groundwater. Testing and/or remediation have been performed on this site and its current status is closed. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; its location crossgradient from the subject property; and the site status has been closed with remedial action completed or deemed unnecessary. No further action is recommended regarding this site.

*Auto Quest* at 200 Pier Avenue is located approximately 650-feet east and upgradient of the subject property. This site was listed in the Historic Auto Stations database. This site was listed due to the word "Auto" in its name. This site is a retail operation and there were no records of hazardous materials usage on this site. No further action is recommended regarding this site.

*Elite Auto Care* at 1142 Manhattan Avenue is located approximately 650-feet east and upgradient of the subject property. This site was listed in the Historic Auto Stations database. This site has been involved in vehicle repair operations. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; there were no records of wastes having been generated on this site; and there were no records of spills or releases on this site. No further action is recommended regarding this site.

The *Gasco Service Station #041* site was incorrectly mapped and is actually located in the city of Lancaster, California.

#### **4.1.4 Sites Between 0.125-miles and 0.25-miles of the subject property**

*Bright Cleaners* at 1505 Hermosa Avenue is located approximately 690-feet north, northeast and crossgradient of the subject property. This site was listed in the RCRA-SQG, SLIC, and Historic Cleaners databases. This site generated small quantities of hazardous for off-site disposal or recycling. This site was a cleaners that had a release of Volatile Organic Compounds (VOCs) that impacted soil and possibly groundwater. Testing and/or remediation have been performed on this site and its current status is closed. There is a low likelihood that a recognized environmental condition exists at the subject property as a result of this site for the following reasons: because of its distance from the subject property; its location crossgradient from the subject property; and the site status has been closed with remedial action completed or deemed unnecessary. No further action is recommended regarding this site.

There are other multiple sites on multiple databases that are located between 0.125 and 0.25 miles from the subject property that have a low likelihood of creating a recognized environmental condition at the subject property and no further action is recommended regarding any of these site because of their distance from the subject property and there are no reports of spills or releases on any of these sites.

#### **4.1.5 Sites Located More than 0.25-miles from the subject property**

There are multiple sites on multiple databases that are all located more than 0.25-miles from the subject property that have a low likelihood of creating a recognized environmental condition at the subject property and no further action is recommended regarding any of these for the following reasons:

- Their distance from the subject property;
- There are no reports of spills or releases, and/or;
- The release is not of a magnitude that would be expected to impact the subject property and/or;
- The site status has been closed with remedial action completed or deemed unnecessary.

#### **4.1.6 Orphan (Unmapped) Sites**

Orphan (unmapped) sites indicated in the radius report were reviewed to determine their locations relative to the subject property. The one listed site was not found to be in close proximity to the subject property. Based upon ES's area reconnaissance, types of regulatory listings identified for the orphan facility, and conditions typical of the identified facility activities, the orphan facility was not considered a suspect *recognized environmental conditions* to the subject property.

#### **4.1.7 Los Angeles County Department of Public Works, Agency Records**

The Los Angeles County Department of Public Works (LACDPW) maintains records of industrial waste and underground storage tank sites. These sites are not necessarily those that have had releases or spills.

The search in their online database records was limited to the subject property and adjacent sites. The subject property and adjacent sites were not listed in the search of this database.

#### **4.1.8 Los Angeles County Fire Department**

ES requested information for hazardous materials, petroleum product spills and USTs on the subject property from the Los Angeles County Fire Department, Public Health Division, Hazardous Materials Request Unit. As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report, ES was able to form an opinion on the subject property. ES does not anticipate that there are any significant records to be reviewed for the subject property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

#### **4.1.9 Los Angeles Regional Water Quality Control Board**

ES requested information for hazardous materials, petroleum product spills and USTs on the subject property from the Los Angeles Regional Water Quality Control Board. As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report,

ES was able to form an opinion on the subject property. ES does not anticipate that there are any significant records to be reviewed for the subject property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

#### **4.1.10 Department of Toxic Substances Control (DTSC)**

##### **DTSC Files**

ES requested information for any information on file for the subject property from the Department of Toxic Substances Control (DTSC). As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report, ES was able to form an opinion on the subject property. ES does not anticipate that there are any significant records to be reviewed for the subject property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

##### **EnviroStor**

ES searched for the subject property and adjacent sites on the EnviroStor website published by the DTSC. This website contains listings of Federal Superfund sites, State Response sites, Voluntary Cleanup sites, School Cleanup sites, Evaluation sites, School Evaluation sites, Military Evaluation sites, Tiered Permit sites, Corrective Action sites, Operating Permit sites, Post Closure Permit sites, and Non-Operating Permit sites. The subject property and adjacent sites were not listed on the EnviroStor website.

#### **4.1.11 State Water Resources Control Board (GeoTracker)**

ES searched for the subject property and adjacent sites on the GeoTracker website published by the State Water Resources Control Board. This site contains listing of DTSC cleanup sites, other cleanup sites, LUST sites, UST sites, land disposal sites, military sites, and DTSC Disposal Permit sites. The subject property and adjacent sites were not listed on the GeoTracker website.

#### **4.1.12 South Coast Air Quality Management District (SCAQMD)**

ES performed a search of the SCAQMD Facility Information Detail database for records pertaining to the subject property. These records include air pollution permits, applications, and violations. Regularly scheduled updates are made to this database by the SCAQMD at least once per week. There were no records found pertaining to the subject property.

#### **4.1.13 County of Los Angeles Public Health Department**

ES requested information for hazardous materials, petroleum product spills and USTs on the subject property from the County of Los Angeles Public Health Department. As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report, ES was able to form an opinion on the subject property. ES does not anticipate that there are any significant records to be reviewed for the subject property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

### **5.0 INFORMATION FROM SITE RECONNAISSANCE**

#### **5.1 Hazardous Substances in Connection with Identified Uses**

An unaccompanied site reconnaissance of the subject property was performed by Mr. Doug Kochanowski, Biologist and Project Manager, on December 22, 2015 that included a walk of the subject property to determine the presence of hazardous materials and environmental conditions. Mr. Kochanowski is an Environmental Professional as defined by ASTM E1527-13 and 40 CFR §312.10(b). All public areas of the subject property were inspected as part of this investigation.

Except for small containers of one gallon or less of cleaners, lubricants, paint, and aerosols typically associated with bicycle maintenance and repair operations, there were no signs of hazardous materials or petroleum products being used or stored on the subject property.

#### **5.2 Unidentified Substance Containers**

There were no unidentified substance containers observed on the subject property.

#### **5.3 Storage Tanks**

No USTs, ASTs, or clarifiers were noted on the subject property at the time of the subject property reconnaissance.

#### **5.4 Hydraulic Equipment**

There were no hydraulic lift systems observed on the subject property.

## 5.5 Indications of PCBs

There were no pad-mounted transformers, pole-mounted transformers, or hydraulic lift systems located on the subject property.

The subject property buildings were constructed prior to the 1950s, therefore, the florescent light ballasts may contain PCBs. There was no evidence of leaks from the ballasts and they are not an obvious threat to the environmental integrity of the subject property.

## 5.6 Indications of Solid Waste Disposal

There was no evidence observed of buried drums, buried containers, free liquids, odors or unusual depressions or excavations that would indicate solid waste disposal activity on the subject property. There was no evidence of fill material from an unknown source on the subject property. There was no surface evidence of spills, releases, or illegal disposal noted during the subject property reconnaissance.

## 5.7 Surface Staining

There was no evidence noted of discolored soils, odors or surface staining on the subject property during the site reconnaissance. There was no evidence of sparse, stressed, or dead vegetation. There was no visual evidence of improper handling or disposal of hazardous chemicals or materials on the grounds or in the subject property buildings.

## 5.8 Physical Setting Analysis

The subject property is located in an area surrounded by commercial and residential developments. The area around the subject property began to significantly develop in the 1920s.

According to the California Department of Conservation Field and Wells Map presented in Appendix A, the subject property is located above the Torrance oil field.

State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) on-line, digital database, *Oil Well Finder* map was reviewed which contains the most current information on oil well locations. According to this map there are no oil wells located on the subject property or adjacent sites.



## **6.0 NON SCOPE ASTM CONSIDERATIONS**

### **6.1 Asbestos**

Physical sampling of suspect Asbestos Containing Materials (ACMs) was not part of the scope of this project and only a very limited and cursory visual inspection was performed. Materials suspected of containing asbestos were noted in and on the subject property buildings. These materials included, but may not be limited to, the following: drywall, floor tile and mastic, drywall joint compound, drop ceiling tile, stucco, covebase mastic, window putty, and roofing materials. These materials were found to be in good condition with limited or no damage. In the current conditions and if they are not disturbed, the suspect ACMs are not a concern to the health of the building occupants or workers and do not represent a recognized environmental condition for the subject property.

The California Health and Safety Code requires owners of structures with ACM to notify tenants and employees that buildings have ACMs. ES recommends that if not already issued, this notice be sent to tenants and employees at the subject property.

The South Coast Air Quality Management District (SCAQMD) maintains specific regulations concerning demolition and renovation activities involving ACMs. If renovation or demolition will disturb any suspect ACMs, a licensed California Certified Asbestos Consultant must first survey the materials for asbestos. If asbestos is found, an asbestos abatement contractor must remove these items prior to the renovation or demolition.

### **6.2 Lead Based Paint**

Surveying and inspecting for lead based paint was not included in the scope of this project and only a very limited and cursory visual inspection was performed by a non-licensed professional. Any building constructed prior to 1978, such as the subject property buildings, should be suspected of containing lead based paint. ES did not note the presence of any significant quantities of delaminating, chipping, peeling or chalking coatings at the subject property. The possible presence of lead based paint on the subject property is not considered a recognized environmental condition. It should be noted that this assessment is provided to the Client from a professional who is NOT a licensed lead based paint inspector/risk assessor.

Under EPA's Title X, before signing or renewing a lease or rental agreement, a landlord must disclose any known lead-based paint or hazards on the subject property. Both the landlord and tenant must sign an EPA-approved disclosure form to prove that the landlord told the tenants about any known lead on the premises.

The subject property owners must keep this disclosure form as part of their records for three years from the date that the tenancy begins. Also, the landlord must give every tenant the EPA pamphlet, "Protect Your Family From Lead In Your Home," or a state-approved version of this pamphlet. ES recommends that if not already issued, these notices be sent to tenants and employees at the subject property.

If any renovations on the subject property will involve the sanding, chipping, stripping or welding of painted surfaces or if demolition will occur, a licensed California Certified Lead Based Paint Inspector and Risk Assessor may be required to survey the materials for lead content. This survey will determine the necessary precautions and disposal requirements needed to perform the work safely.

### **6.3 Lead Contamination of Drinking Water**

The condition of the drinking water at the subject property is unknown. There were no lead welds or lead pipes noted on the potable water piping system. Physical sampling of drinking water for lead was not part of the scope of this project.

### **6.4 Radon**

Based on the results of the State of California Department of Health Services' 1990 California Statewide Radon Survey, the U.S. Environmental Protection Agency (U.S. EPA) lists Los Angeles County as being in Radon Zone 2. Zone 2 areas have a predicated average indoor radon screening potential of between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L. The level at which the U.S. EPA considers radon levels to be unhealthful is 4.0 pCi/L in residential structures.

There can be extreme variations of indoor radon levels within a local area based upon geologic, soil structure and building characteristics. The EPA recommends testing as the definitive method in determining the radon level within a specific structure. Radon testing was not part of this project's scope of work.

### **6.5 Urea-Formaldehyde**

The sale and installation of Urea Formaldehyde Foam Insulation (UFFI) as thermal insulation began in approximately 1970. In December of 1980, its installation was banned under the federal *Hazardous Products Act*. UFFI was installed in new buildings during this period and may also have been added to existing buildings. UFFI was not commonly used in industrial or commercial buildings.



Although a UFFI survey was not included in the scope of services for this project, there was no evidence noted of UFFI in the subject property buildings during the subject property reconnaissance.

## **6.6 Mold**

Surveying or physical sampling for mold was not part of the scope of this project. Only a limited and cursory visual inspection for signs of water intrusion or visible mold growth was performed by ES. There were no obvious signs of water intrusion or mold growth noted in the areas inspected in the subject property buildings during the site reconnaissance on December 22, 2015.

## **6.7 Mercury**

The subject property was inspected for the presence of mercury containing building components. Some of the high voltage lighting systems, such as the exterior lighting, may contain mercury vapor but these are not a threat to the environmental integrity of the subject property.

## **6.8 Vapor Intrusion**

ES has not identified any potential sources of contamination by vapor intrusion emanating from offsite sources. It should be noted that ES was not contracted to perform an assessment of the subject property in accordance with ASTM Standard E2600 nor does this assessment meet the requirements of said standard.

## **7.0 FINDINGS, OPINIONS, AND RECOMMENDATIONS**

This assessment has revealed no evidence of recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions in connection with the subject property.

Findings, opinions, and recommendations regarding liquefaction conditions on the subject property are discussed in section 3.2.6; possible methane related issues are discussed in section 3.2.7; possible asbestos containing materials are discussed in Section 6.1; and the possible presence of lead based paint is discussed in Section 6.2.

## 8.0 REFERENCES

Aerial Photographs, EDR Collection; 1928, 1938, 1947, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2015.

*ALTA/ACSM Land Title Surveys*, JRN Civil Engineers, April 3 and 5, 2015.

*California Statewide Radon Survey*. 1990. California Department of Health Services.

California Department of Conservation. 2001. *Oil and Gas Fields in California*.

Digitized quaternary fault lines, United State Geological Survey (USGS), 1975.

*EnviroStor* website, Department of Toxic Substances Control, December 22, 2015, <http://www.envirostor.dtsc.ca.gov/public>.

Federal Emergency Management Agency (FEMA) Q3 Flood Insurance Rate Map, Los Angeles (panel number 06037C) dated 2003 and 2014.

*GeoTracker* website, State Water Resources Control Board, December 22, 2015, <http://geotracker.waterboards.ca.gov>.

Los Angeles County Department of Public Works, Industrial Waste and Underground Storage Tank Environmental Program Divisions; online database search; <http://ladpw.org/epd/CleanLA/OpenFileReview.aspx>.

Los Angeles County Office of the Assessor, subject property Assessment Information System, subject property, December 22, 2015.

Sanborn Fire Insurance Maps, The Sanborn Library, LLC; 1908, 1912, 1927, 1946, and 1960.

*The EDR Radius Map Report with GeoCheck*, Environmental Data Resources, Inc., December 18, 2015.

State Of California, Department of Conservation. 1998, Open File Report 031. *Seismic Hazard Zones, Redondo Beach California Quadrangle*.

*Oil Well Finder*, State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources, Online Mapping, December 22, 2015, <http://www.conservation.ca.gov/dog/Pages/Wellfinder.aspx>.

United States Geological Survey Topographic Maps, 1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996, *Redondo Beach, Redondo, Torrance, and Long Beach Vicinity, California Quadrangles*.

*National Wetlands Inventory, Wetlands Mapper*, U.S. Department of the Interior, Fish and Wildlife Service, April 23, 2015, <http://www.fws.gov/wetlands/Data/Mapper.html>.

*Phase I Environmental Site Assessment*, AEI Consultants, December 28, 2012.

*Phase I Environmental Site Assessment Report*, Partner Engineering and Science, Inc., May 1, 2014.

*Phase I Environmental Site Assessment, Apartments and Retail - Hermosa Beach*, Environmental Solutions, December 24, 2015.

Annual Drinking Water Quality Report, Metropolitan Water District, 2014.

*Web Soil Survey*, National Resources Conservation Service, [websoilsurveydate, http://websoilsurvey.nrcs.usda.gov/Appendix](http://websoilsurvey.nrcs.usda.gov/Appendix).

*Groundwater Monitoring and Status Report, July 2013*, The Reynolds Group, August 7, 2013.

## 9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

The undersigned certifies that the professional services have been performed, our findings obtained and our recommendations have been prepared in accordance with customary principles and practices in the field of environmental science and engineering. ES has acted in good faith and has no relationship with sellers, buyers or agents of the subject property. There have been no conflicts of interest involved in the drawing of conclusions, which have been based solely on materials reviewed and visual inspections performed by ES. The undersigned declares that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312 Section 312.10. We have the specific qualifications based on education, training, and experience to assess a subject property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 with any exceptions noted in Section 2.2 - Limitations, Exceptions and Methodology of Assessment.

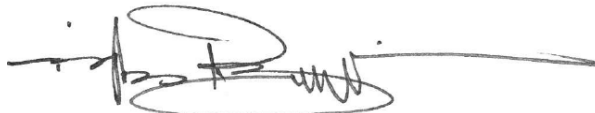
Prepared and reviewed by:



Douglas B. Kochanowski  
Biologist and Project Manager  
CHMM (#9970), CAC (#99-2699)



Prepared and reviewed by:



Michael Rezvani, PE, REPA #554617, CAC#93-1225  
Senior Environmental Consultant

## 10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ESA

### **Michael Rezvani** **PE, CAC (Senior Environmental Consultant)**

#### *Professional Experience:*

Michael Rezvani has been directly involved with various aspects of the environmental engineering and consulting industry for over 31 years (since 1982). As the principal officer of The Environmental Solutions, he actively continues to develop and execute new environmental projects and sustains his lasting relationships with his older clients. He is knowledgeable in understanding the intent and the importance of environmental site assessments (phase I and phase II), subsurface soils-testing and soil-gas surveys, asbestos consulting services, physical risk assessments, indoor air quality testing, emission testing, lead surveys and hazard mitigation monitoring. He involves himself personally in the daily activities and correspondences of his projects. He is uniquely qualified when it comes to making sense out of an overwhelming amount of technical data and simplifying the results into an understandable form for his clients. He has performed hundreds of “phase I and phase II” environmental site assessments since 1988 and specifically prior to the issuance of the current ASTM standards.

He has uniquely designed and personally managed major construction and/or demolition projects involving asbestos and lead abatement. He has been conducting asbestos and lead awareness classes since 1990. He is unique in his ability to educate his clients about a given environmental or geotechnical problem and involving them in the step by step process of mitigation. He creates a sense of personal trust and transparency in his execution of a given environmental project. His litigation experience as an expert witness which stems from many years in the consulting industry is further exemplified by his personal participation as a key part of several defense teams for his clients in environmental related law suits. He has testified many times as expert witness at the Superior Court of Los Angeles and in out-of-court settlements for environmental mitigation cases. His knowledge, common sense and uniquely simple approach to interpret the intent of the environmental regulations have assisted his client’s legal team to succeed in several major cases.

In the late 1980’s he performed over 10 million square feet of EPA/AHERA asbestos surveys and provided the documentation for the associated EPA management plans for the schools (K-12) throughout the central and western parts of the United States.

In the mid 1980's, he performed the original volumetric testing and damage assessment of the underground storage tanks (USTs) in Southern and Central California following the US EPA issuance of the Subtitle I & II of RCRA. He later managed the subsequent phase II assessment and the removal of the USTs.

In the early 1980's, and on behalf of Halliburton's subsidiary, Analytical Inspection Inc., he utilized his radiography and radiation training to coordinate and performed the radiographic inspections of the Louisiana and Texas off-shore production platforms for determination of internal erosion throughout the Gulf of Mexico. He worked under direct supervision of the Louisiana Chief Radiation Safety Officer (RSO), Lloyd Anderson.

*Education:*

Bachelor of Science Industrial Technology, University of Louisiana, 1982  
Bachelor of Science Civil Engineering, University of Louisiana, 1982  
EPA-NIOSH Microscopy, University of Southern California, 1989

*Registrations and Certifications:*

Registered Environmental subject property Assessor  
Certified Asbestos Consultant  
Certified UST Assessor  
Certified EPA/NIOSH 582  
Certified EPA Hazardous Waste Operations  
Certified Level II Radiographer

**Doug Kochanowski**  
**CHMM, CAC (Biologist and Project Manager)**

*Professional Experience:*

Mr. Kochanowski has been performing Phase I Environmental Site Assessments (ESAs) for over twenty years and is considered an industry expert. The environmental consulting profession was in its infancy when he performed his first ESA. Over the past two decades, Mr. Kochanowski has performed ESAs on almost every type of real subject property in over ten different states and in Europe. This includes military bases, medical facilities, high-rise office buildings, learning institutions, factories, shopping malls and plazas, gasoline stations, industrial parks, vacant land, agricultural land, housing tracks, multifamily developments, and government facilities. His wide array of experience has made him a key component of complex ESAs and his expertise is sought after by a wide variety of clients and other consulting firms. His practical approach and comprehensive knowledge of the ASTM standards result in ESAs that are accurate, comprehensive, and address environmental issues with a common sense approach.



Some ESAs must make recommendations for subsurface testing, also referred to as Phase II's. Mr. Kochanowski's extensive ESA portfolio has lead him to a perform Phase II's at a variety of locations and subject property types for as long as he has been in the industry. His Phase II experience includes soil testing, groundwater testing and modeling, landfill leachate testing, and soil vapor studies. Where contamination has been identified in a Phase II, Mr. Kochanowski has worked with clients to remedy the situation. He has implemented remedial systems for contaminated soil and groundwater. He has also assisted clients in obtaining regulatory closures of releases without the need for remediation.

For as long as Mr. Kochanowski has been writing ESAs and performing Phase II's, he has been performing asbestos testing and consulting. Mr. Kochanowski performs asbestos surveys, develops removal specifications and drawings, writes Operations and Management (O&M) Plans, and performs contractor observation and air monitoring during abatement projects. His asbestos experience includes schools, nuclear facilities, universities, airports, hospitals, military bases, shopping malls, high-rise office buildings, industrial complexes, port facilities, apartments and single-family homes. Mr. Kochanowski was the Manager and Facility Security Officer (FSO) for a high profile asbestos survey, air monitoring and abatement project of the White House, Washington D.C. His AHERA survey experience includes inspecting over eight million square feet of building space for school districts in California, Kansas, New Mexico and Tennessee.

Mr. Kochanowski has teaching experience including OSHA 1910.120 HAZWOPR, Confined Space Entry, and asbestos awareness classes. He has served as Secretary on the Board of Directors and is a founding father for the SoCal ACHMM chapter. In the past, he has served on the technical committee for a Local Emergency Planning Commission (LEPC) and was elected Secretary on the Board of Directors for the Rhine-Main Post of the Society of American Military Engineers (SAME). He has managed several large IDT contracts for the European District Corps of Engineers, working at over twenty bases in Germany and Spain. Projects included remediation design, soil and groundwater sampling, landfill leachate testing, asbestos surveys, air monitoring, and radon testing.

*Education:*

Bachelor of Science, Biology, San Diego State University, 1987.

Continuing Education; Strategies for Conducting Meaningful Microbial IAQ Investigations/American Indoor Air Quality Council

*Registrations and Certifications:*

CHMM, Master Level; Secretary of the SoCal ACHMM Chapter  
California Certified Asbestos Consultant (#09-2699)  
Registered Environmental Assessor-I (#07411)  
NIOSH 582 Accredited Sampling and Evaluation Airborne Asbestos  
Certified, OSHA 40Hr Trained 1910.120/Site Supervisor  
Certified TRGS 519 Under German Hazardous Materials Regulations  
AHERA Certified Asbestos Inspector, Management Planner, Designer, and  
Abatement Supervisor  
Certified Radiation Worker  
Confined Space Entry Certified

## **11.0 LIST OF APPENDIX SECTIONS**

APPENDIX A	Maps, Figures, Additional Information & Documentation
APPENDIX B	Site Photographs
APPENDIX C	Aerial Photographs
APPENDIX D	Sanborn Fire Insurance Maps
APPENDIX E	Historical Topographic Maps
APPENDIX F	Radius Profile Report
APPENDIX G	Questionnaire
APPENDIX H	Excerpts from 2012 ESA
APPENDIX I	Excerpts from 2014 ESA
APPENDIX J	Excerpts from 2015 ESA

## **APPENDIX A**

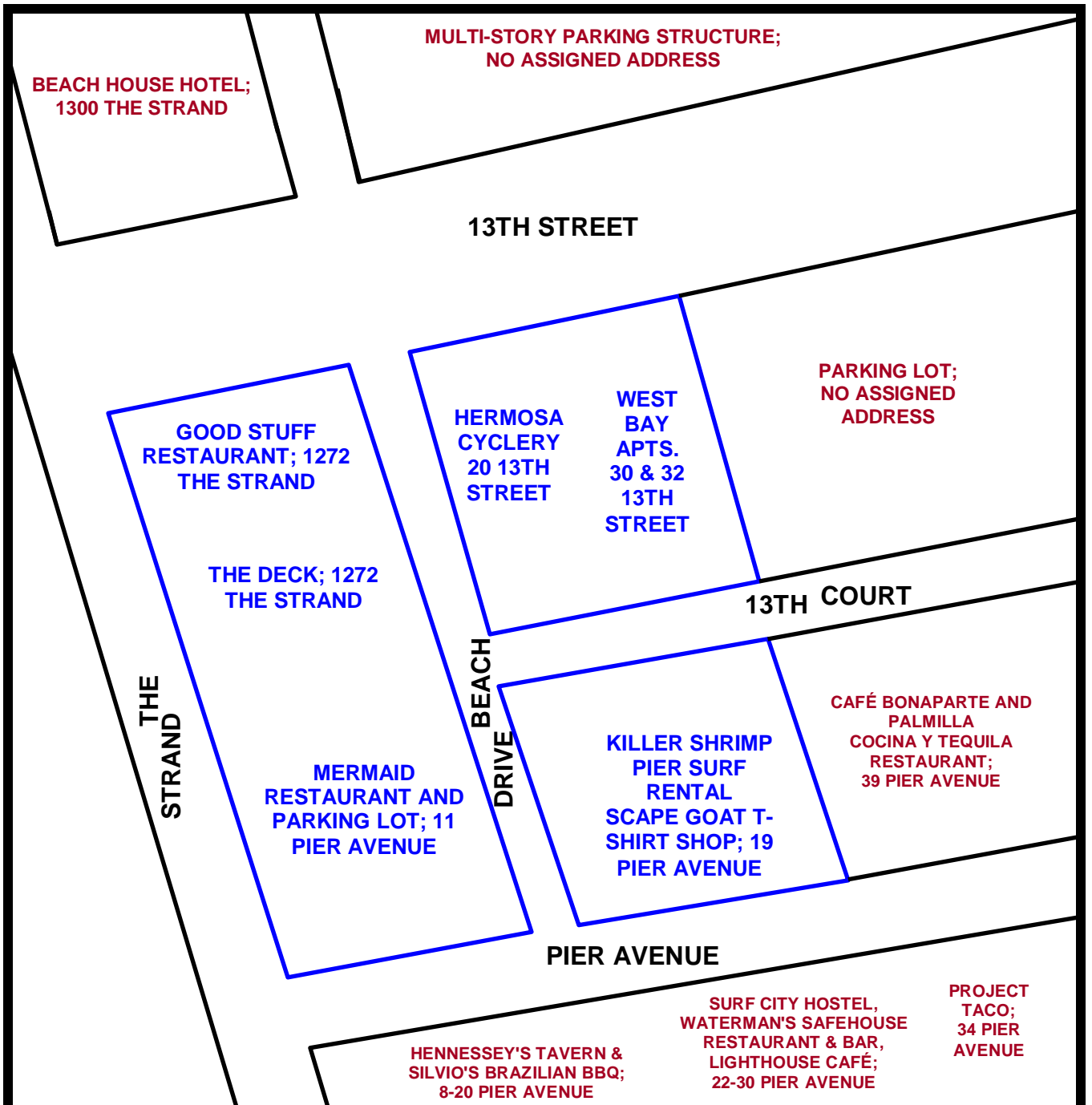
### **Maps, Figures, Additional Information & Documentation**



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Scale: 1:24,000
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

## Environmental Solutions





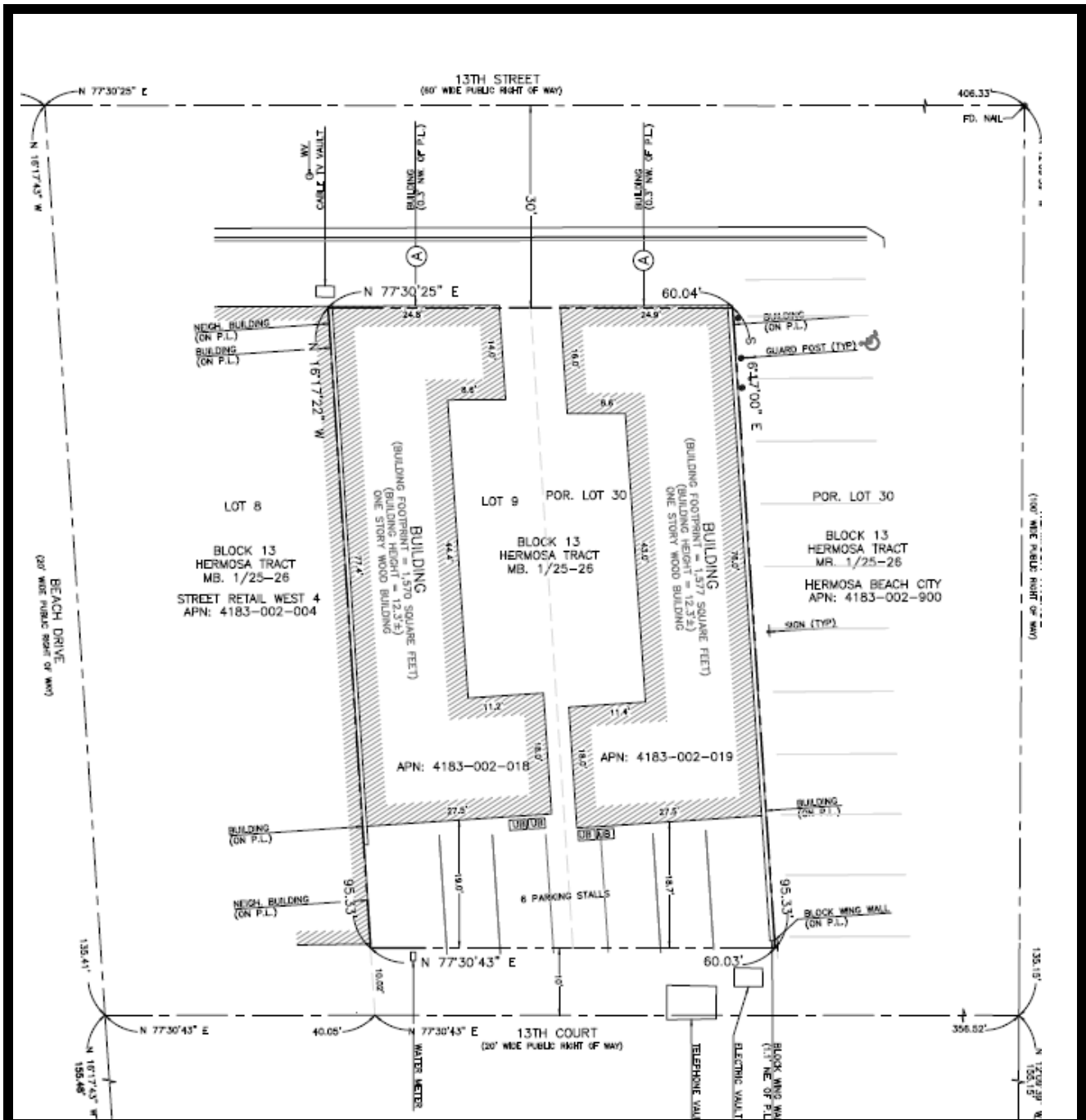
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Date: December 22, 2015
Scale: Not To Scale
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

NORTH



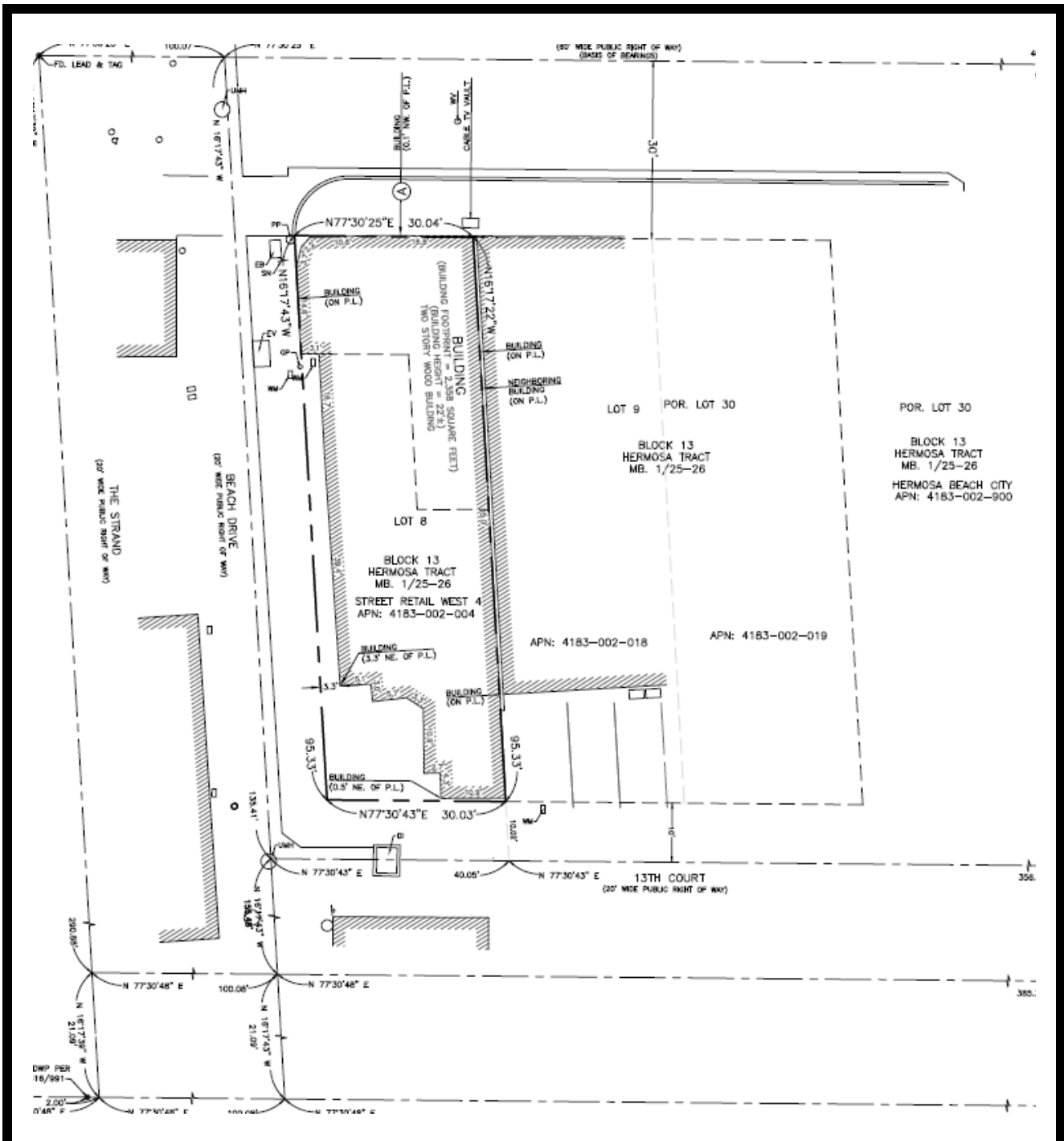




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Date: April 3, 2015
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001


**Environmental Solutions**

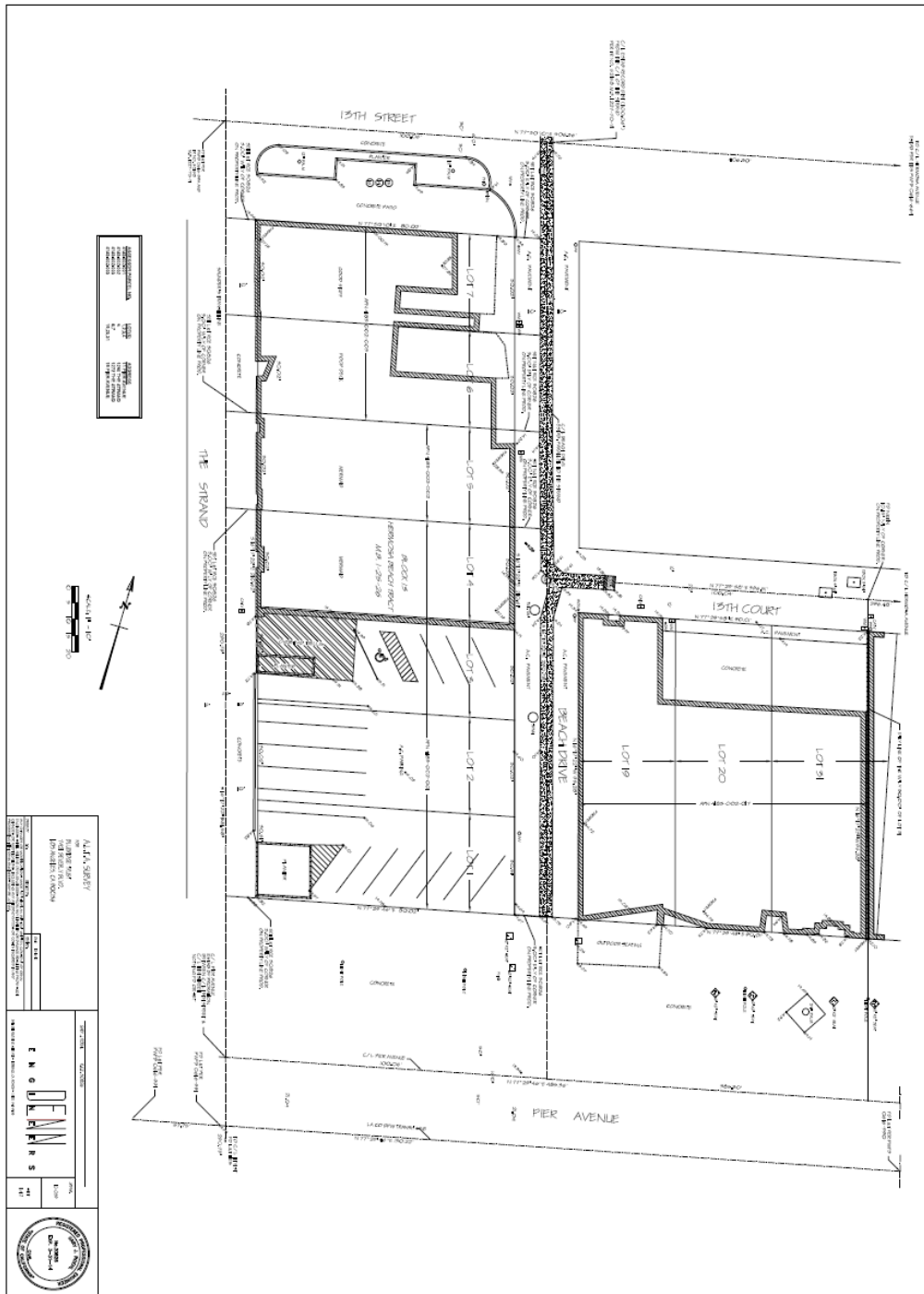
NORTH  
↑



Item: Site Plan, North Commercial Building From ALTA/ASCM Land Title Survey
Date: April 6, 2015
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

NORTH  




Item: Site Plan, West & South Commercial Buildings From ALTA/ASCM Land Title Survey

Date: 2014

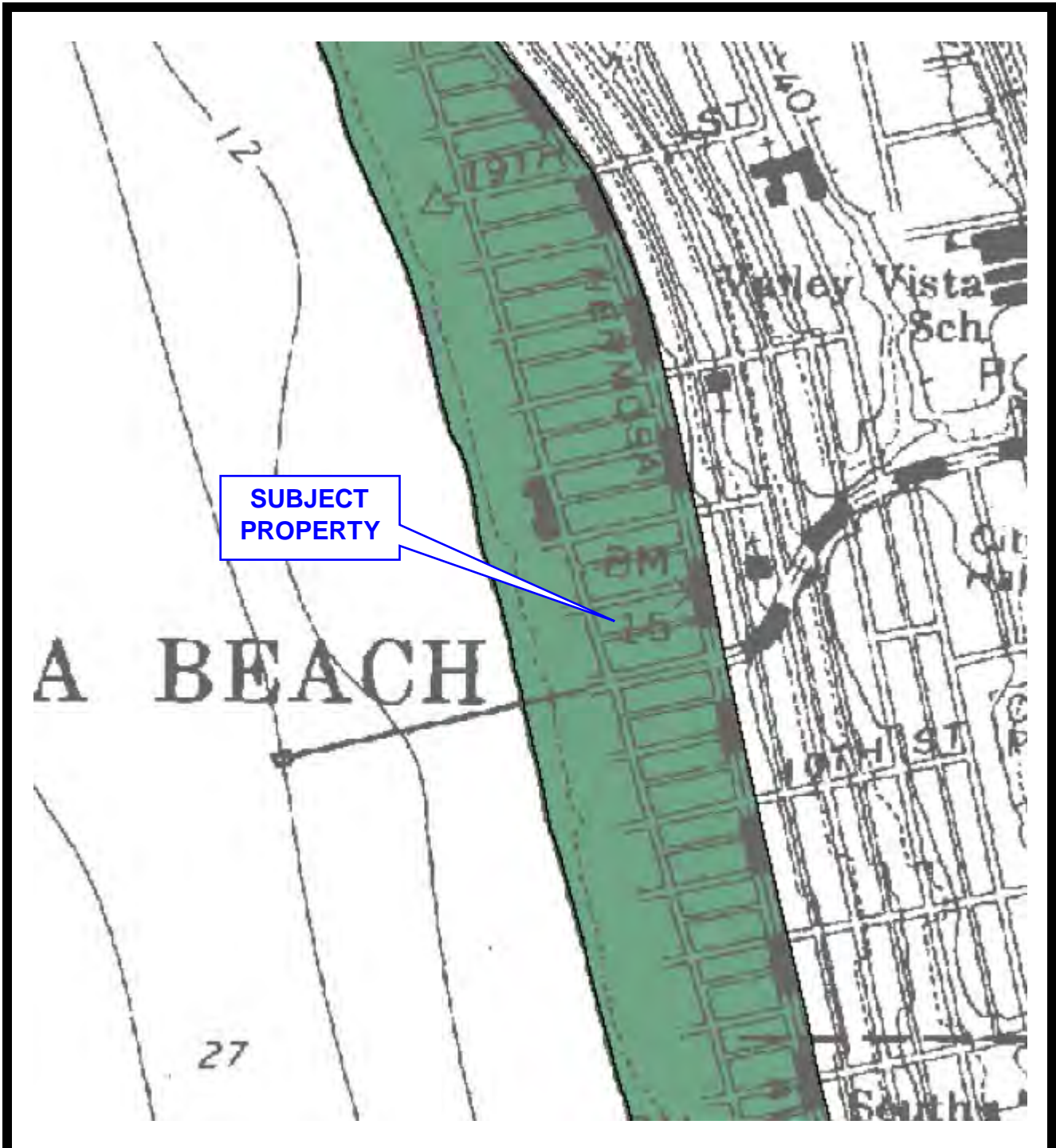
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Project: Hermosa Beach Hotel & Mixed Use ESA

Project Number: ES15-001

### Environmental Solutions

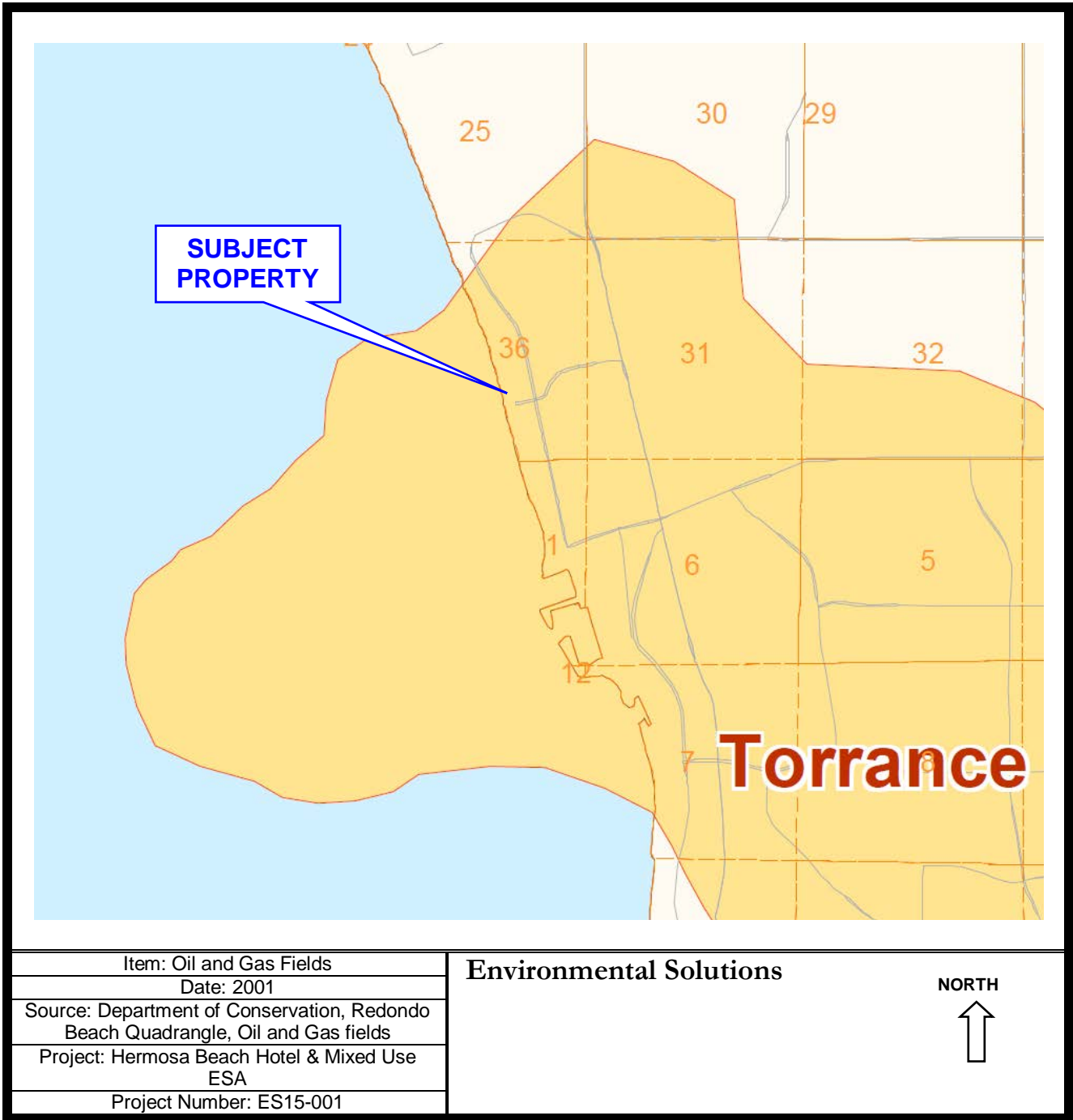




Item: Liquefaction and Earthquake Induced Landslide Areas
Date: 1998
Source: Department of Conservation, California Geologic Survey
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**





**APPENDIX B**  
**Site Photographs**



## SUBJECT PROPERTY PHOTOS



**NORTHEAST SUBJECT PROPERTY BUILDINGS, APARTMENTS AND BIKE SHOP, LOOKING SOUTHWEST**



**WEST SUBJECT PROPERTY BUILDINGS, THREE RESTAURANTS, LOOKING NORTHEAST**



**PARKING LOT IN THE SOUTHWEST SUBJECT PROPERTY CORNER, LOOKING NORTHEAST**



**SOUTHWEST MULTITENANT SUBJECT PROPERTY BUILDING, LOOKING NORTHEAST**



**PARKING LOT BEHIND THE SOUTHWEST MULTITENANT SUBJECT PROPERTY BUILDING, LOOKING SOUTHEAST**



**PARKING LOT BEHIND THE NORTH APARTMENT BUILDINGS, LOOKING NORTHWEST**



**INTERIOR OF SOUTHWEST SUBJECT PROPERTY BUILDING, TYPICAL OF FOUR RESTAURANTS ON THE SUBJECT PROPERTY**



**INTERIOR OF SOUTHWEST SUBJECT PROPERTY BUILDING, RETAIL SPACE**

# SUBJECT PROPERTY PHOTOS



**INTERIOR OF HERMOSA CYCLERY**



**NORTH SUBJECT PROPERTY BORDER LOOKING EAST FROM THE NORTHWEST CORNER**



**SOUTH SUBJECT PROPERTY BORDER LOOKING EAST FROM THE SOUTHWEST CORNER**



**EAST SUBJECT PROPERTY BORDER LOOKING SOUTH FROM THE NORTHEAST CORNER**



**WEST SUBJECT PROPERTY BORDER LOOKING SOUTH FROM THE NORTHWEST CORNER**



**NORTH ADJACENT SITES, LOOKING NORTHEAST FROM THE NORTHWEST SUBJECT PROPERTY CORNER**



**SOUTH ADJACENT SITES, LOOKING SOUTHEAST FROM THE SOUTHWEST SUBJECT PROPERTY CORNER**



**EAST ADJACENT SITE, LOOKING SOUTHEAST FROM THE NORTHEAST SUBJECT PROPERTY CORNER**

## SUBJECT PROPERTY PHOTOS



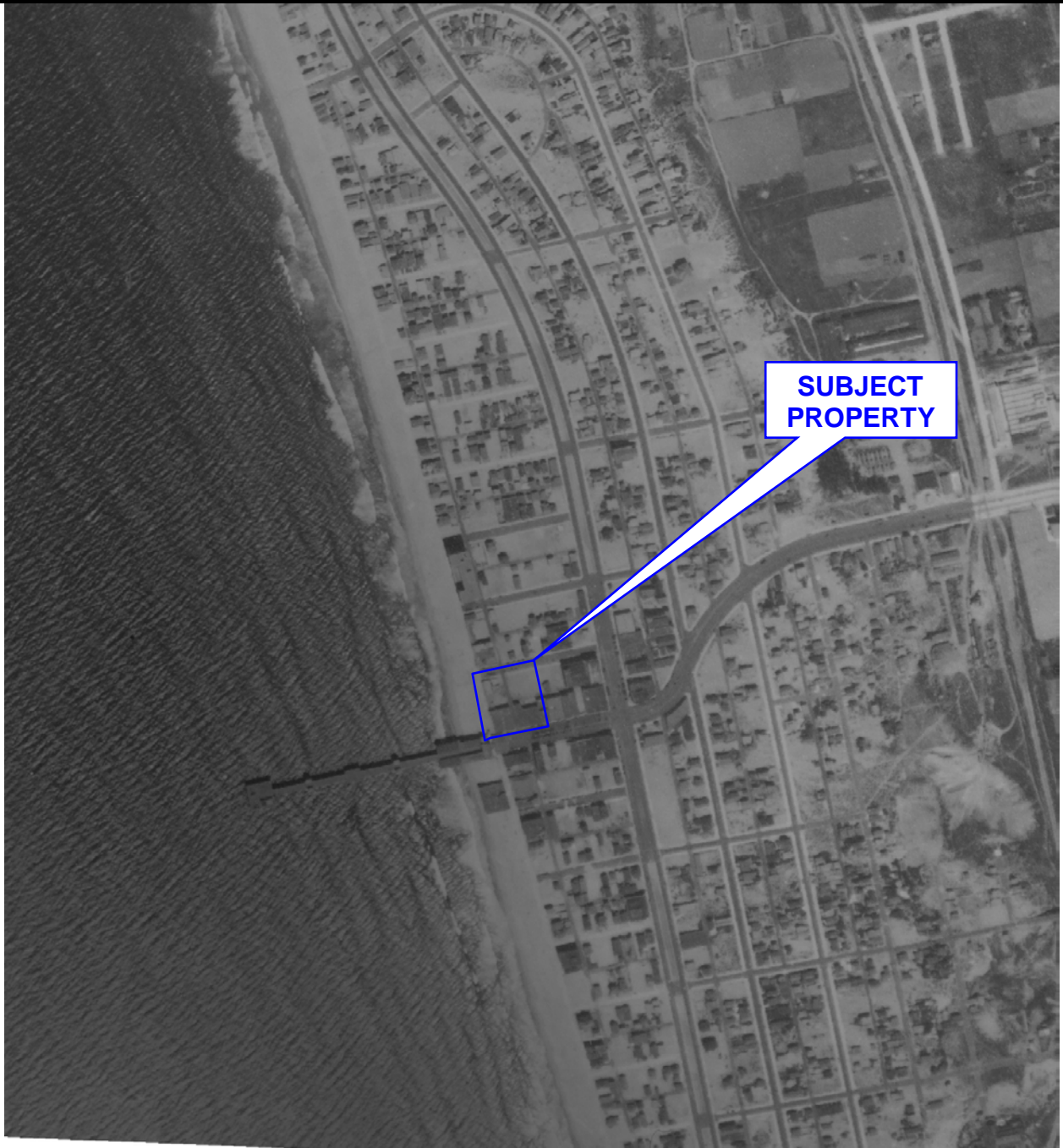
**EAST ADJACENT SITE, LOOKING NORTHEAST  
FROM PIER AVENUE**



**WEST ADJACENT SITE, LOOKING SOUTHWEST  
FROM THE NORTHWEST SUBJECT PROPERTY  
CORNER**

**APPENDIX C**  
**Aerial Photographs**

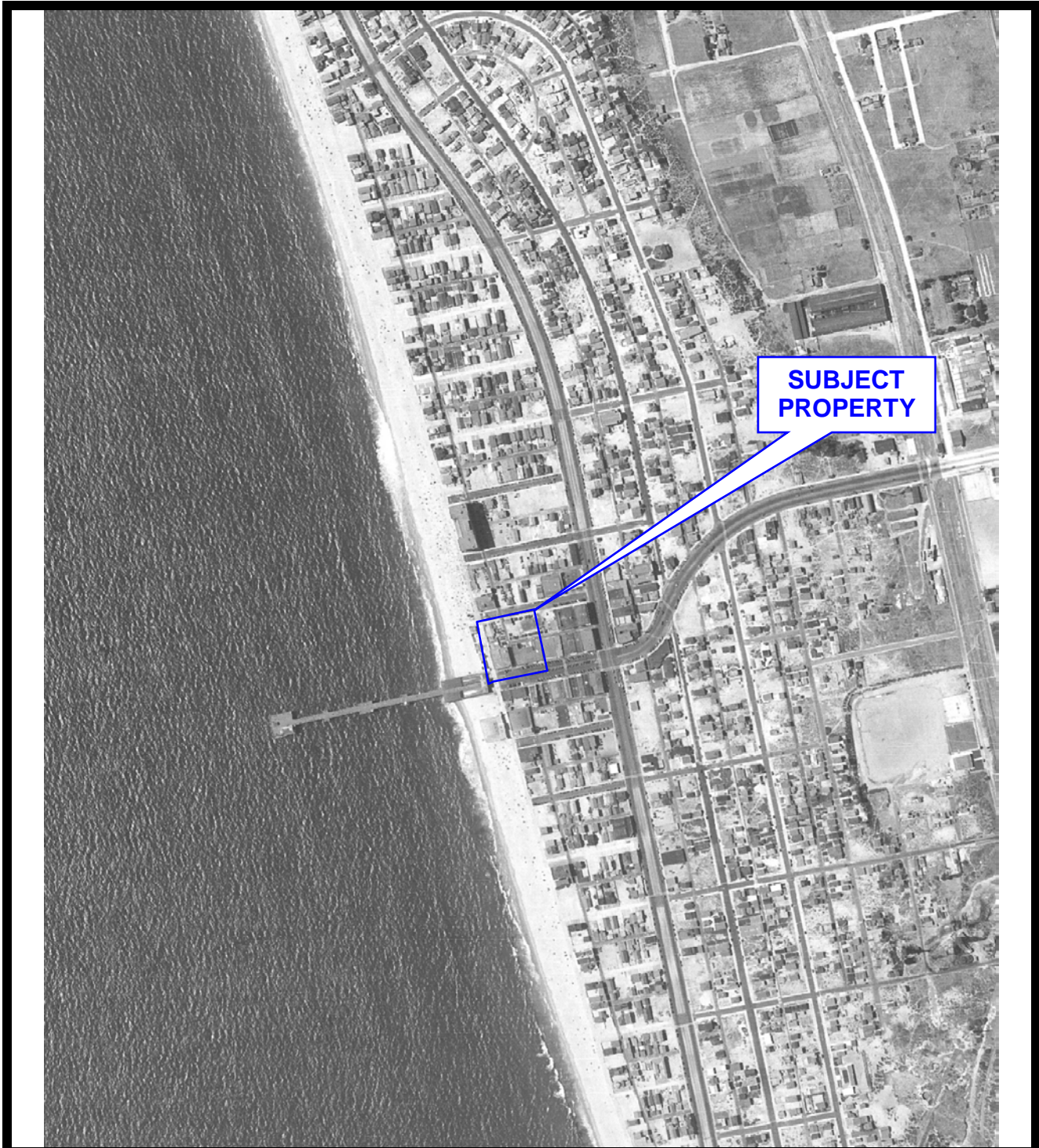




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Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**





**SUBJECT  
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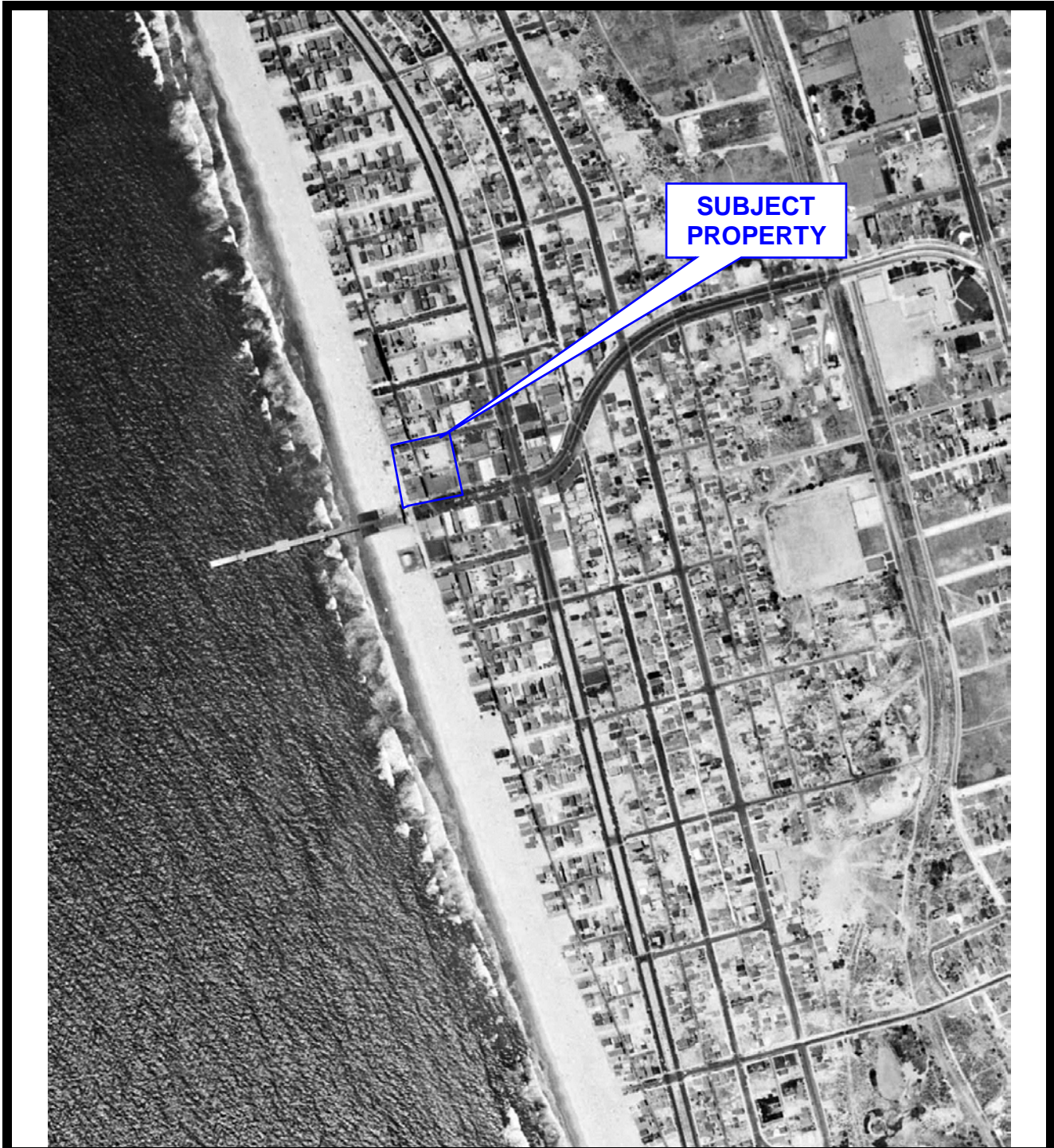
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Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

**NORTH**







**SUBJECT  
PROPERTY**

Item: Aerial Photograph
Date: 1947
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

**NORTH**







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Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

**NORTH**





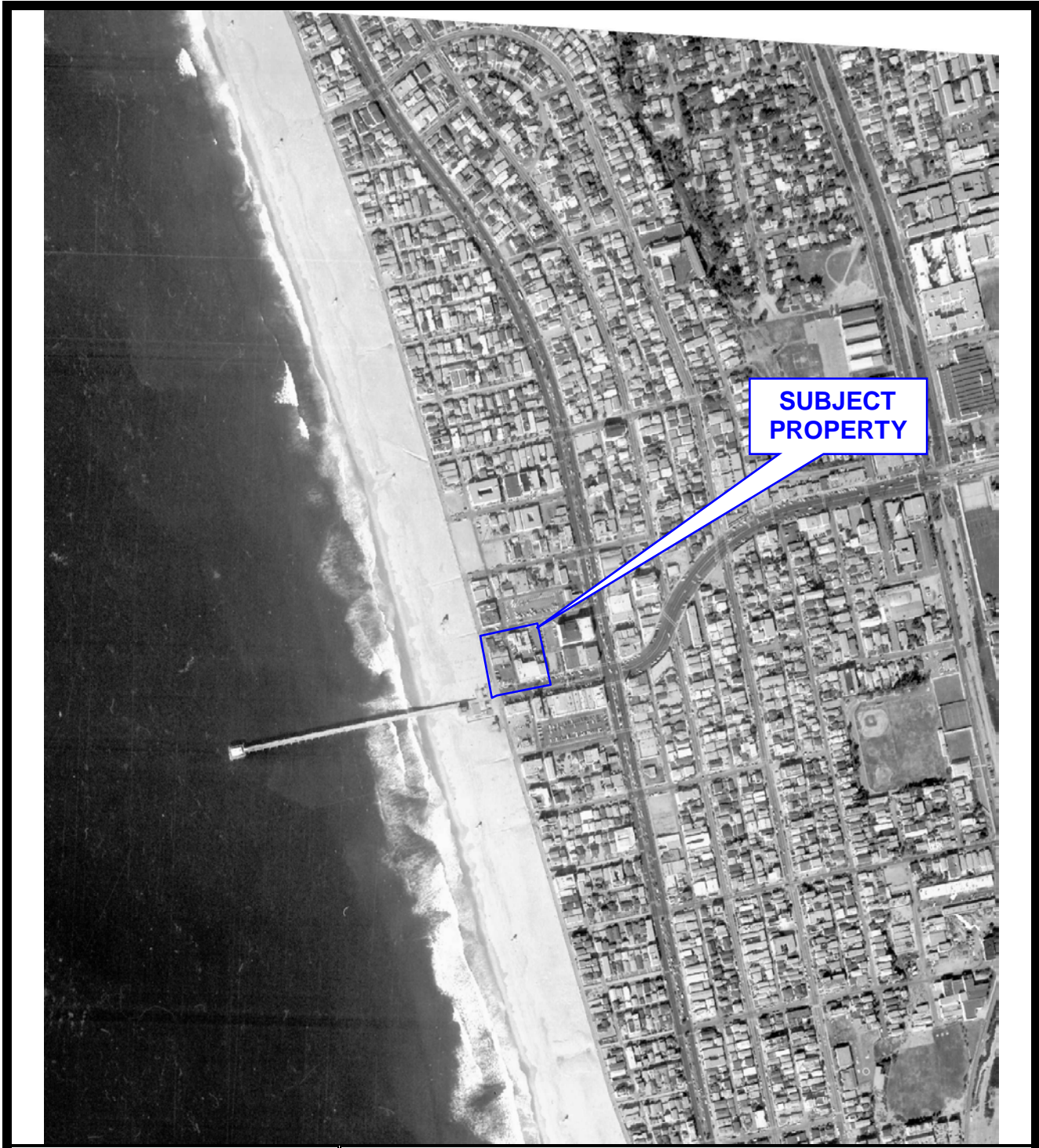


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Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

Environmental Solutions







Item: Aerial Photograph
Date: 1972
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Project Number: ES15-001

**Environmental Solutions**





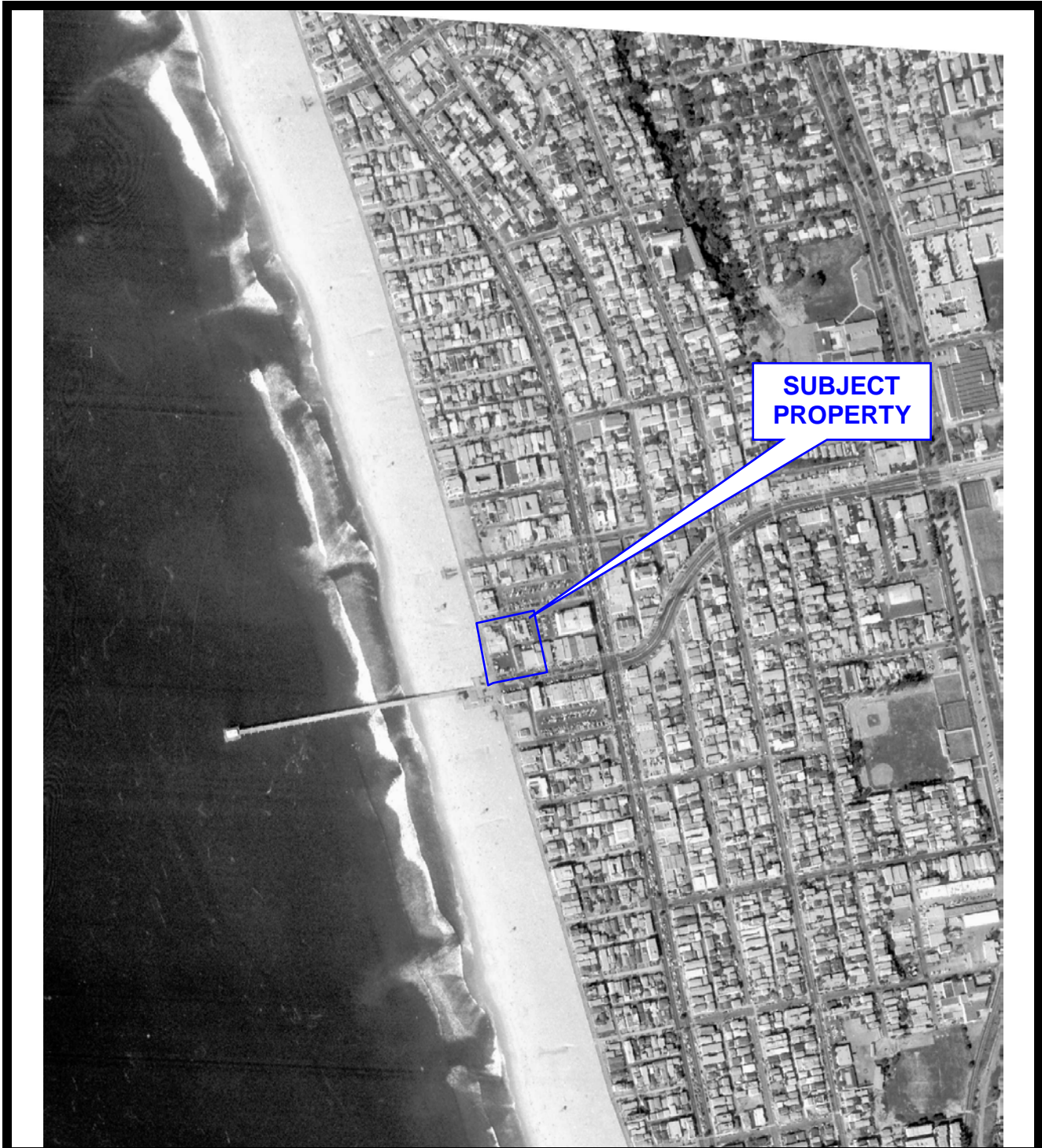
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Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

NORTH







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Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**





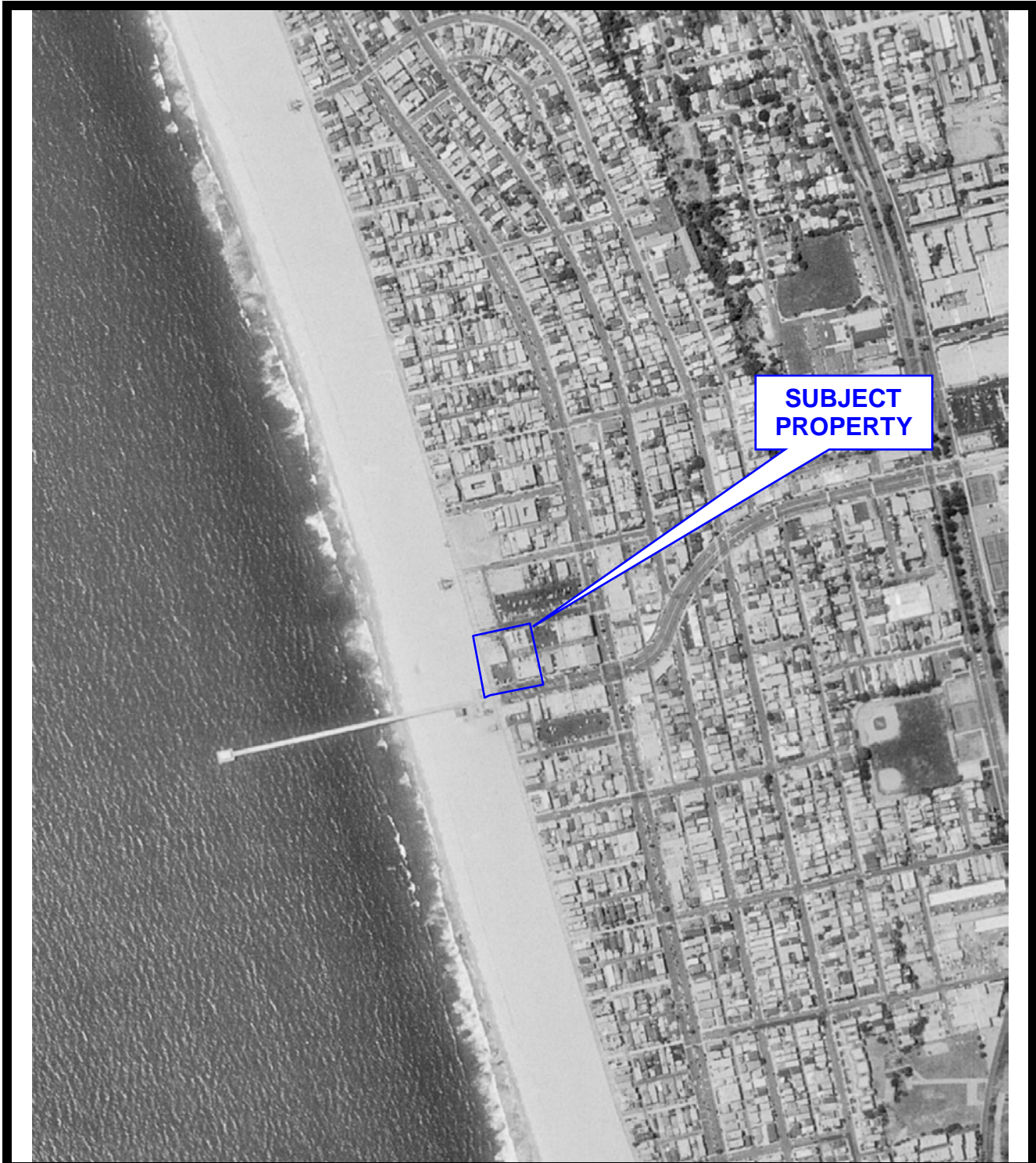


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Project Number: ES15-001

**Environmental Solutions**

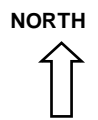




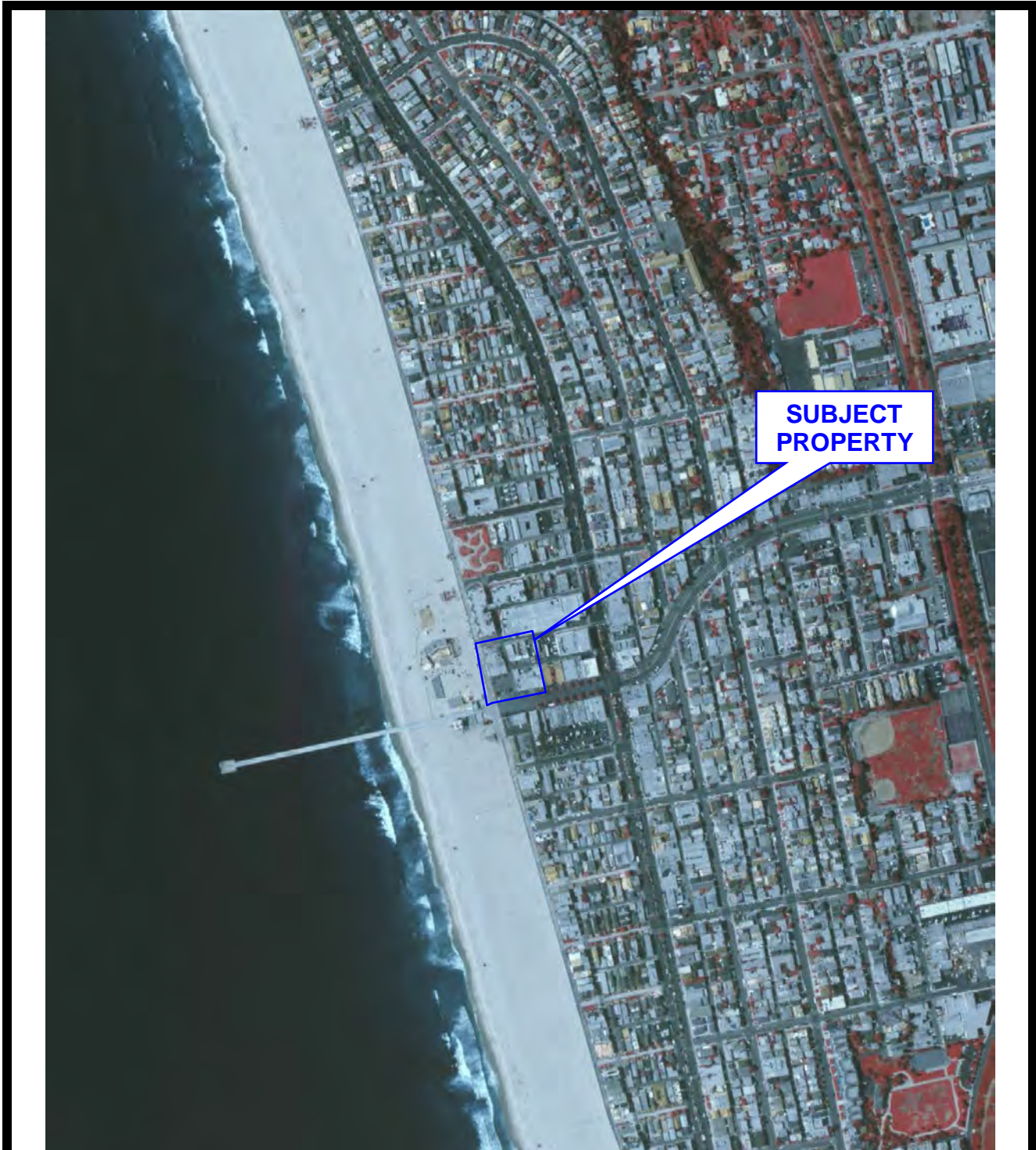


Item: Aerial Photograph
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Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

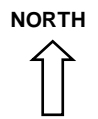




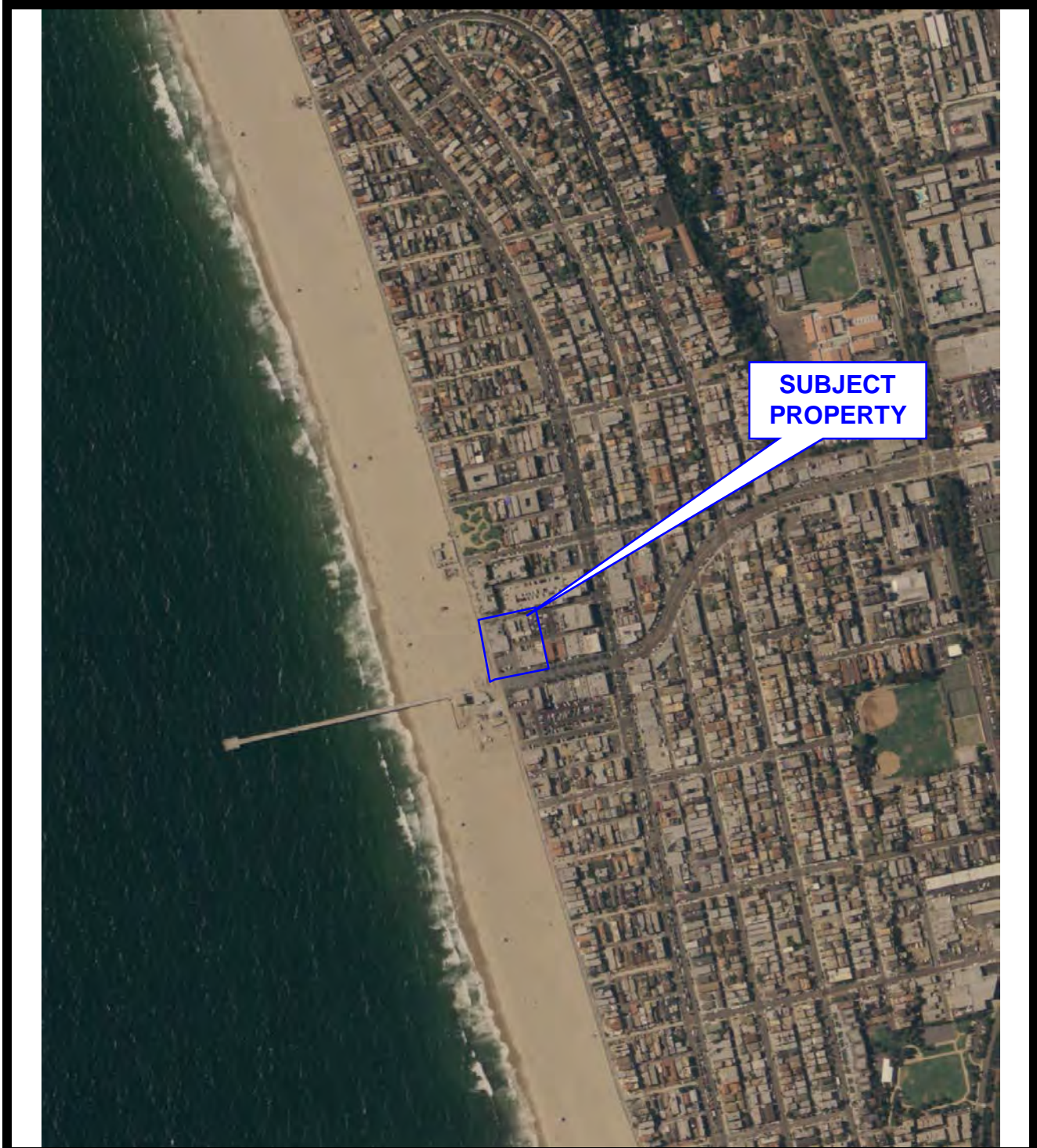


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Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

Environmental Solutions







Item: Aerial Photograph
Date: 2005
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**







Item: Aerial Photograph
Date: 2009
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**







Item: Aerial Photograph
Date: 2010
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**

**NORTH**







Item: Aerial Photograph
Date: 2012
Scale: None
Project: Hermosa Beach Hotel & Mixed Use ESA
Project Number: ES15-001

**Environmental Solutions**







Aerial Photograph, Courtesy of  
Google Earth

Date: 2015

Scale: None

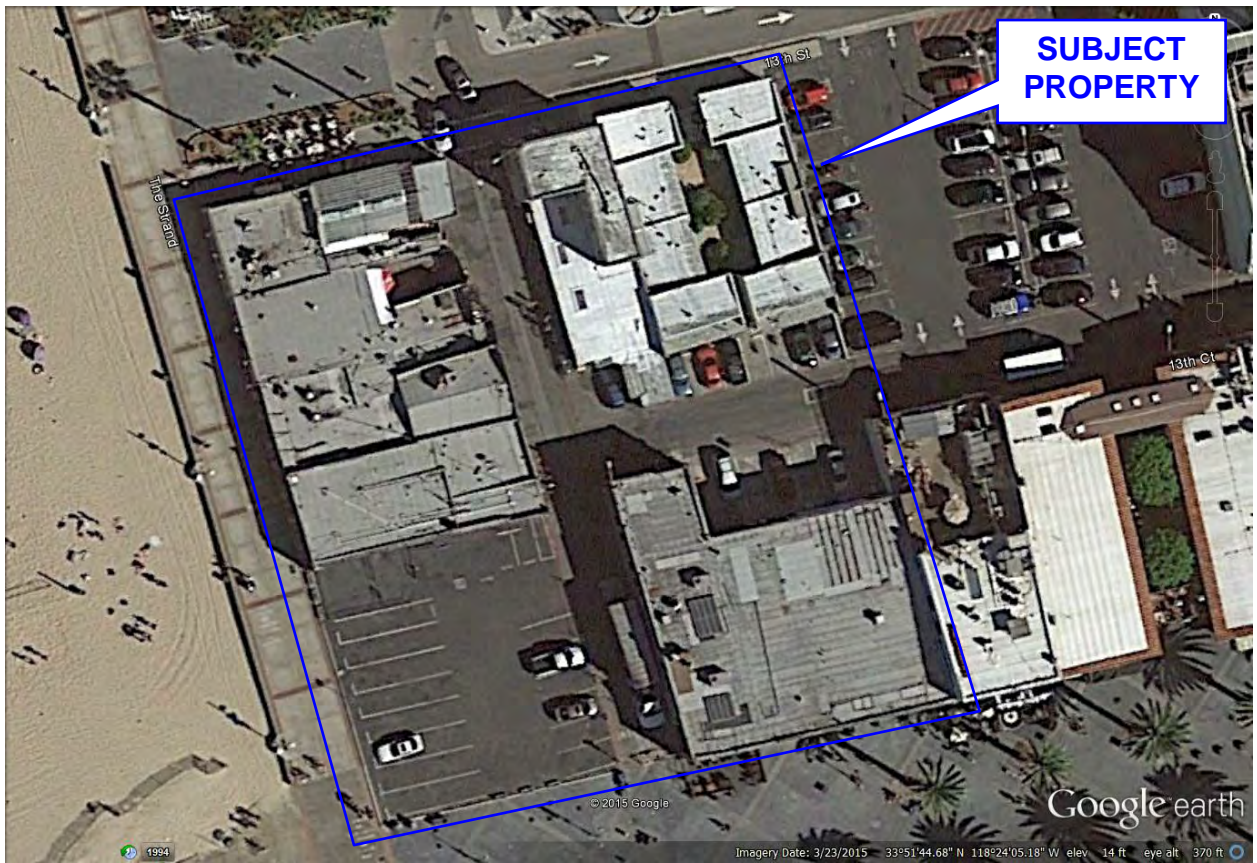
Project: Hermosa Beach Hotel &  
Mixed Use ESA

Project Number: ES15-001

## Environmental Solutions

NORTH





Aerial Photograph, Courtesy of  
Google Earth

Date: 2015

Scale: None

Project: Hermosa Beach Hotel &  
Mixed Use ESA

Project Number: ES15-001

## Environmental Solutions

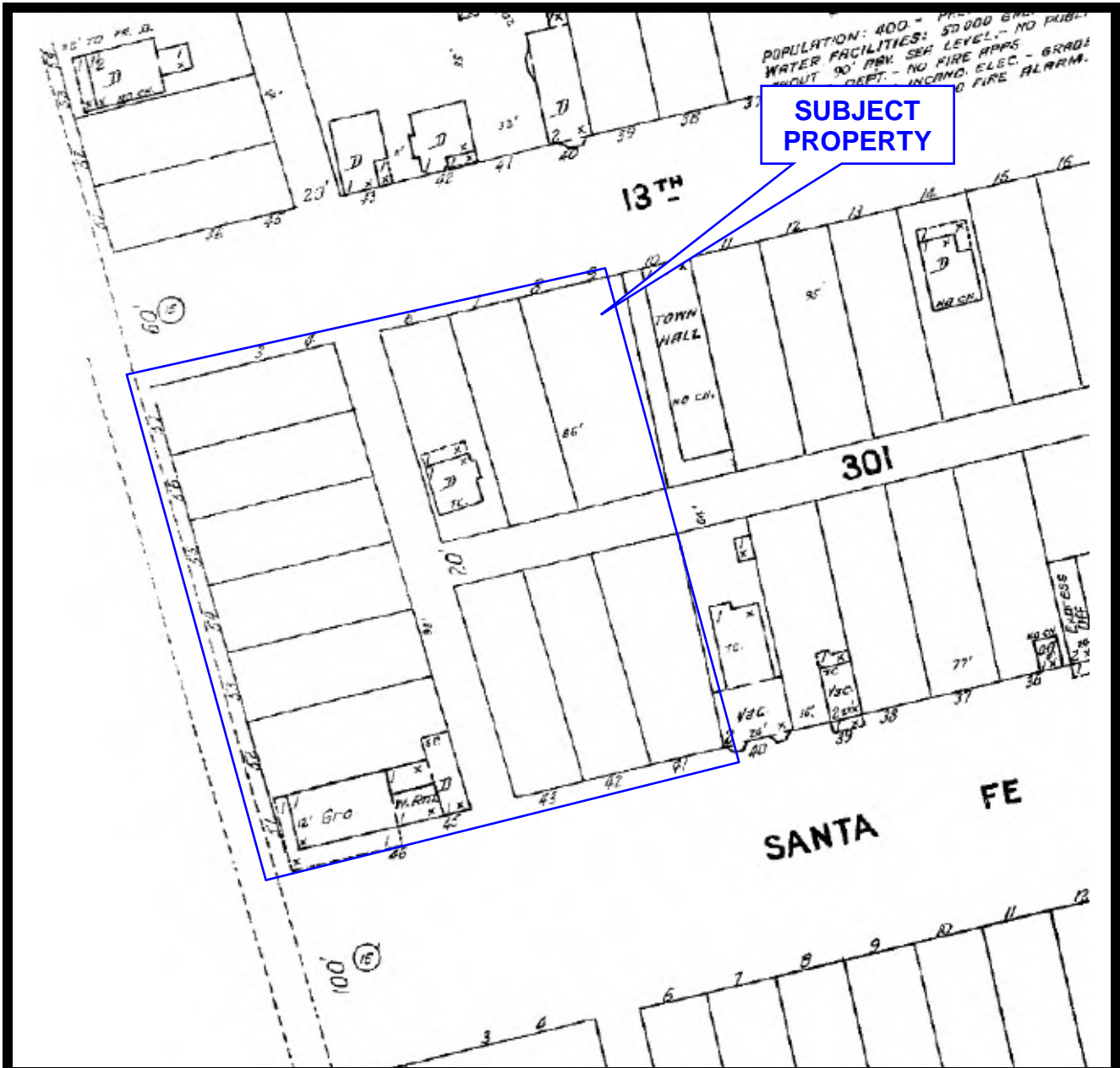
NORTH



## **APPENDIX D**

### **Sanborn Fire Insurance Maps**

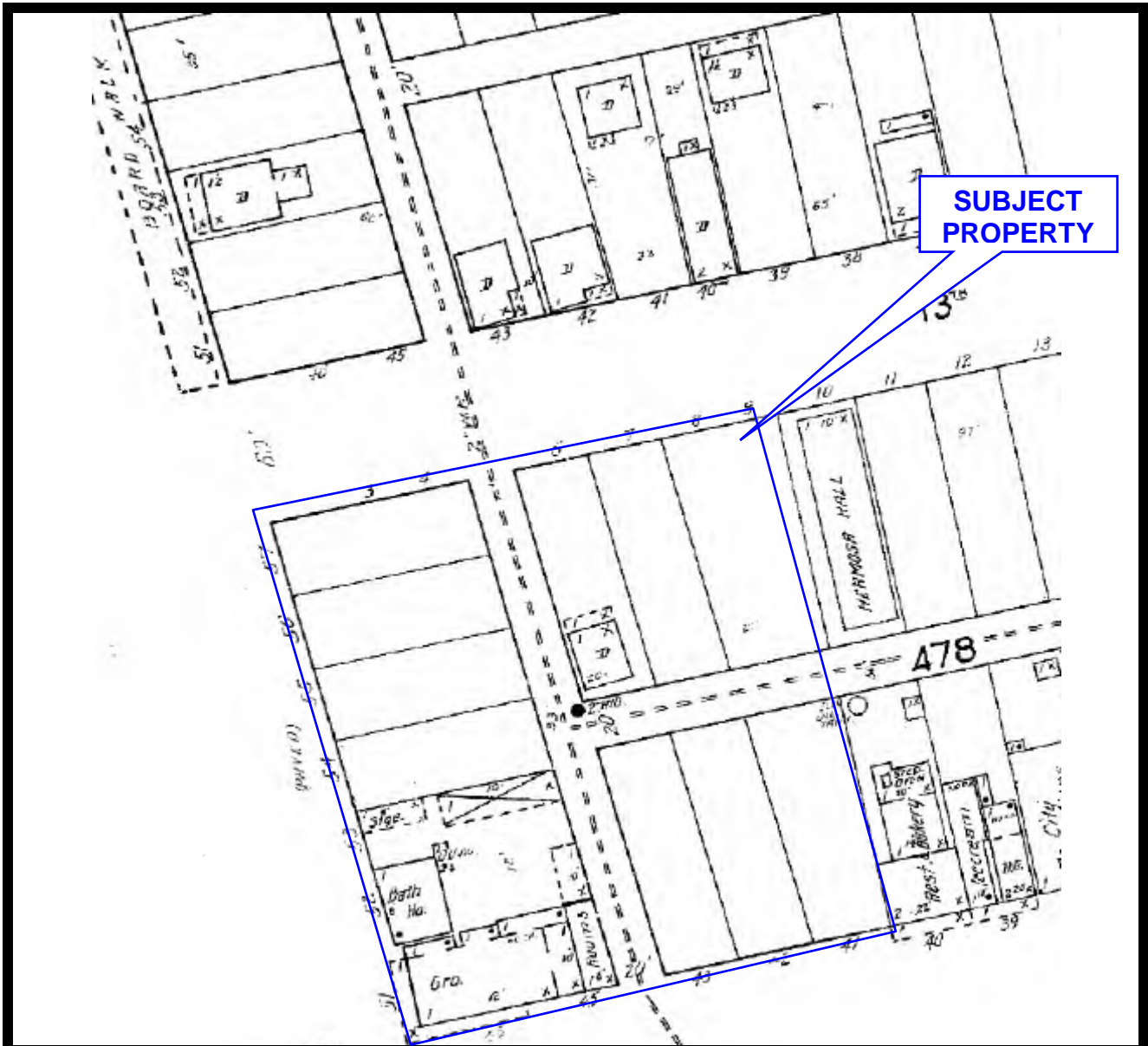




Item: Sanborn Fire Insurance Map
Date: 1908
Scale: None
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

**Environmental Solutions**

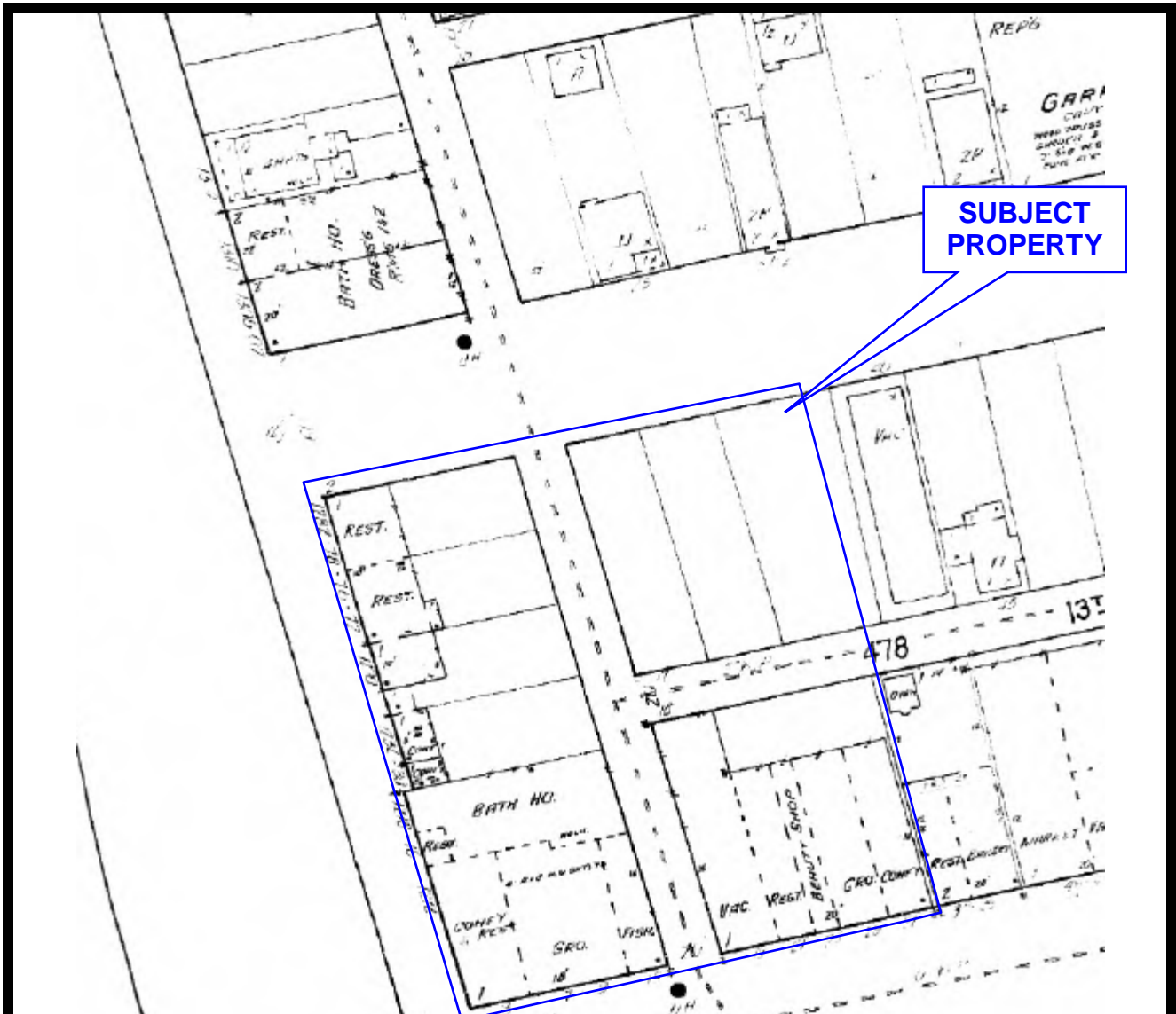
NORTH



Item: Sanborn Fire Insurance Map
Date: 1912
Scale: None
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

**Environmental Solutions**





**SUBJECT  
PROPERTY**

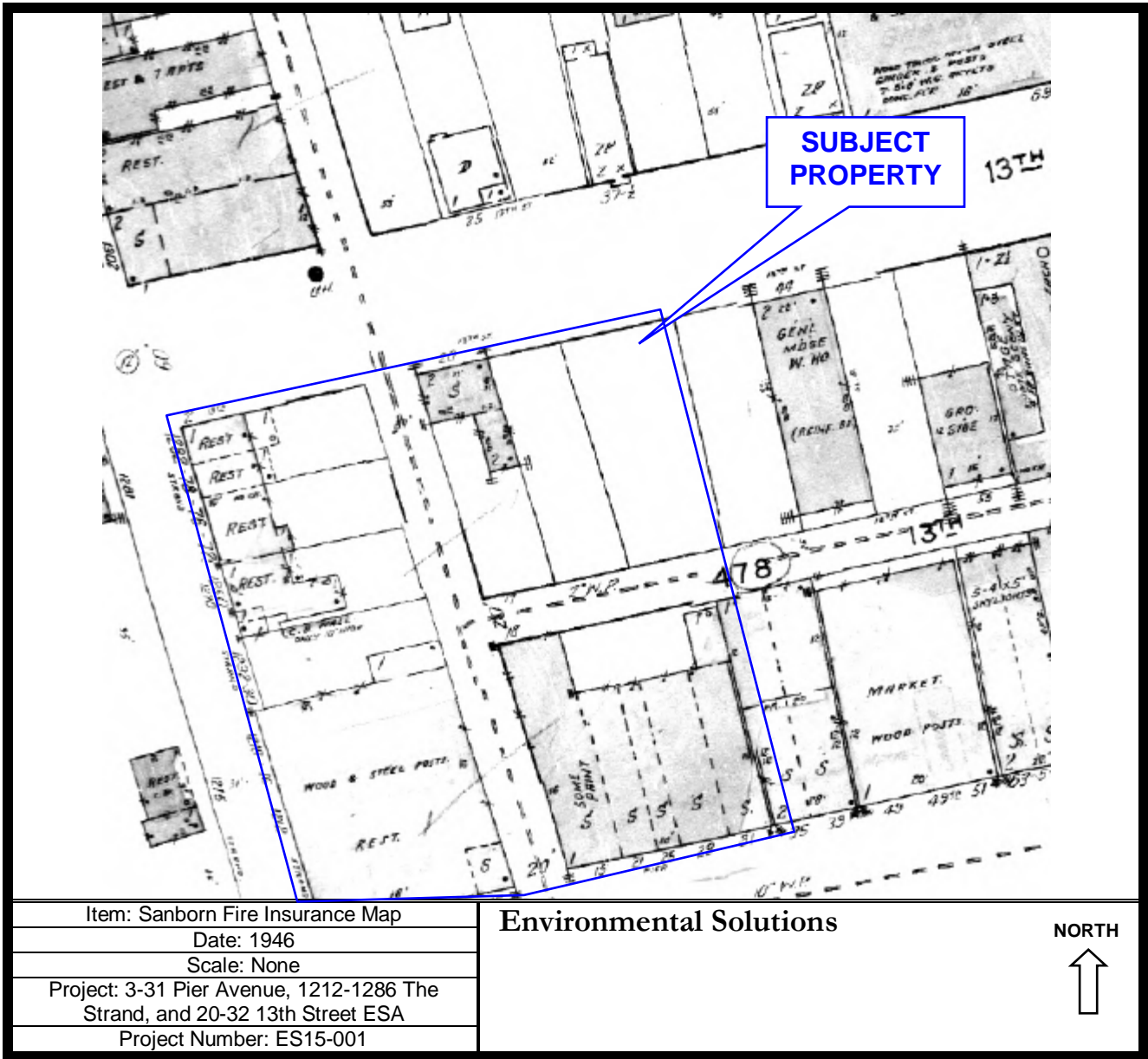
Item: Sanborn Fire Insurance Map
Date: 1927
Scale: None
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

**Environmental Solutions**

**NORTH**



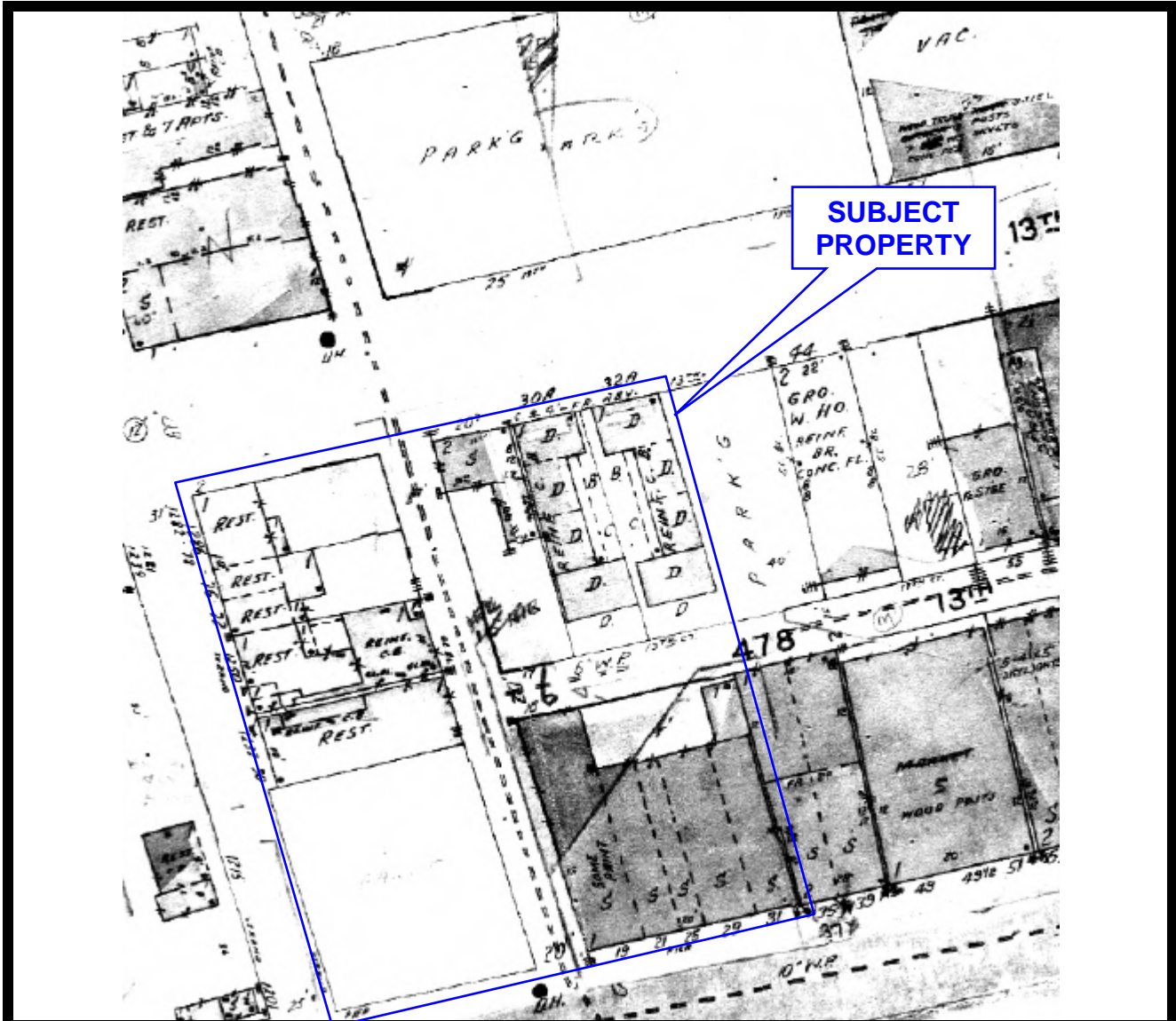




Item: Sanborn Fire Insurance Map
Date: 1946
Scale: None
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

Environmental Solutions

NORTH



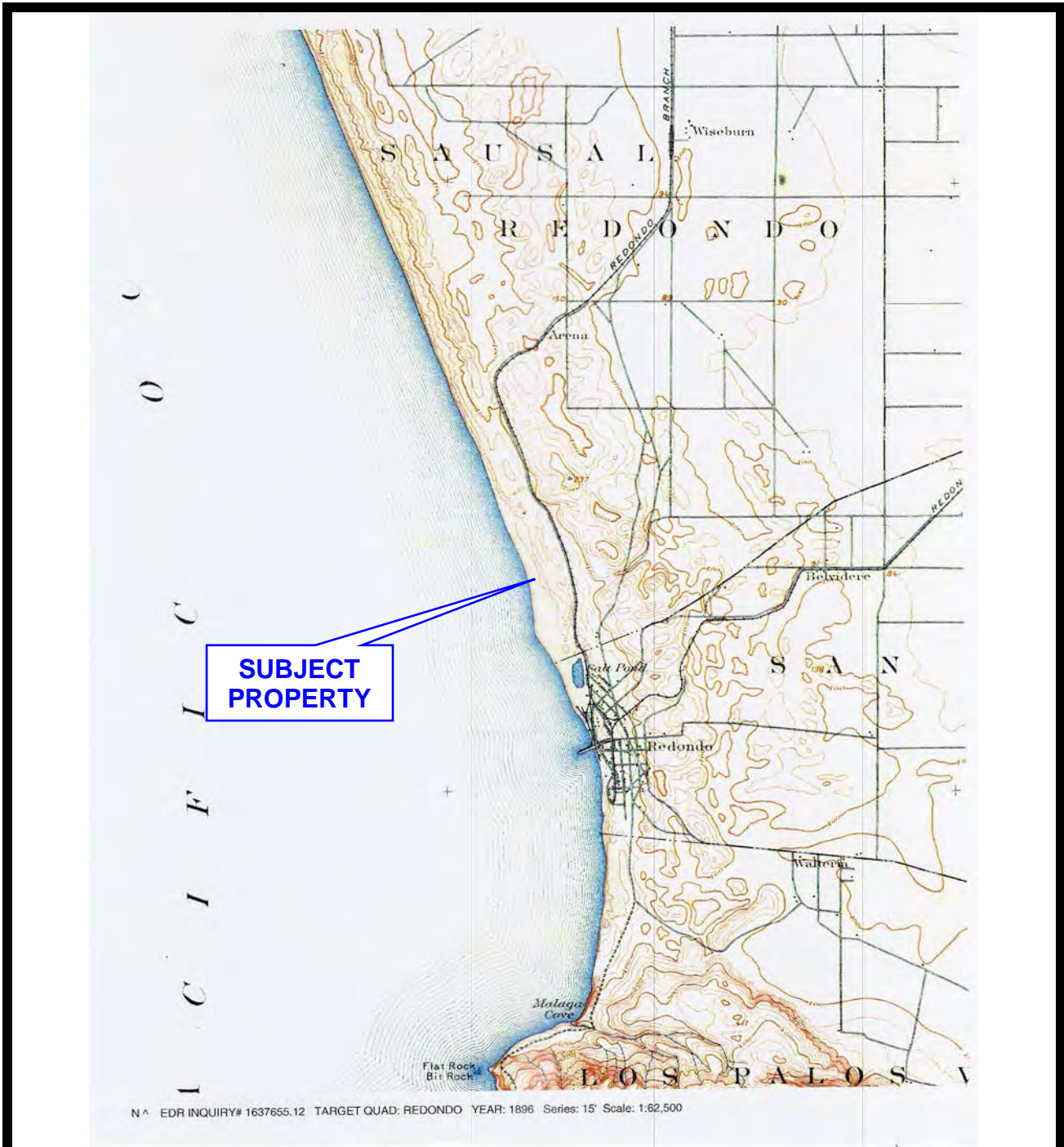
Item: Sanborn Fire Insurance Map
Date: 1960
Scale: None
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

**Environmental Solutions**

NORTH  
↑

## **APPENDIX E**

### **Historical Topographical Maps**



Item: Historical Topographic Map, Redondo
Date: 1896
Scale: 1:62,500
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

## Environmental Solutions

NORTH





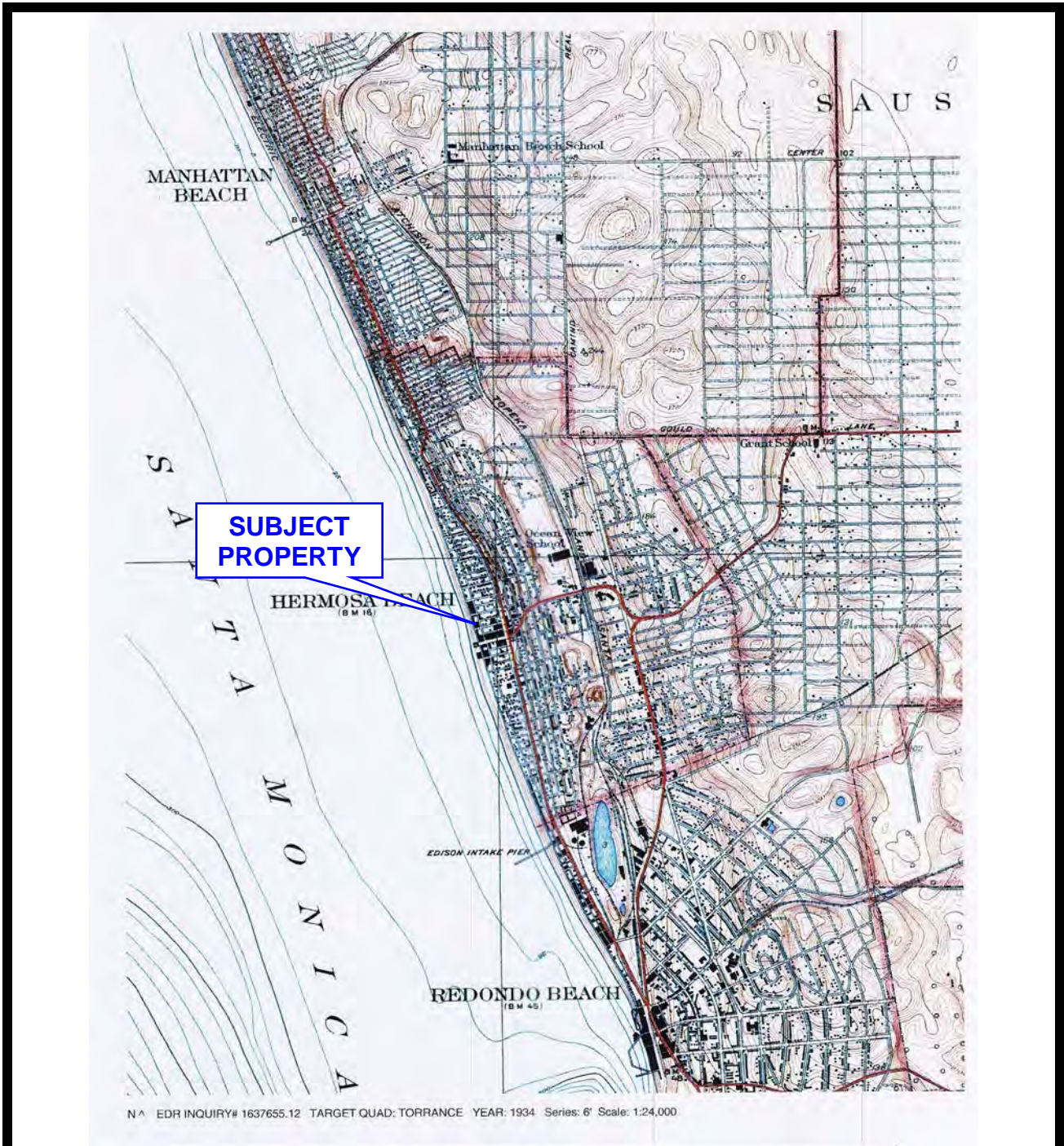


Item: Historical Topographic Map, Torrance
Date: 1924
Scale: 1:24,000
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

### Environmental Solutions







Item: Historical Topographic Map, Torrance
Date: 1934
Scale: 1:24,000
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

## Environmental Solutions

NORTH







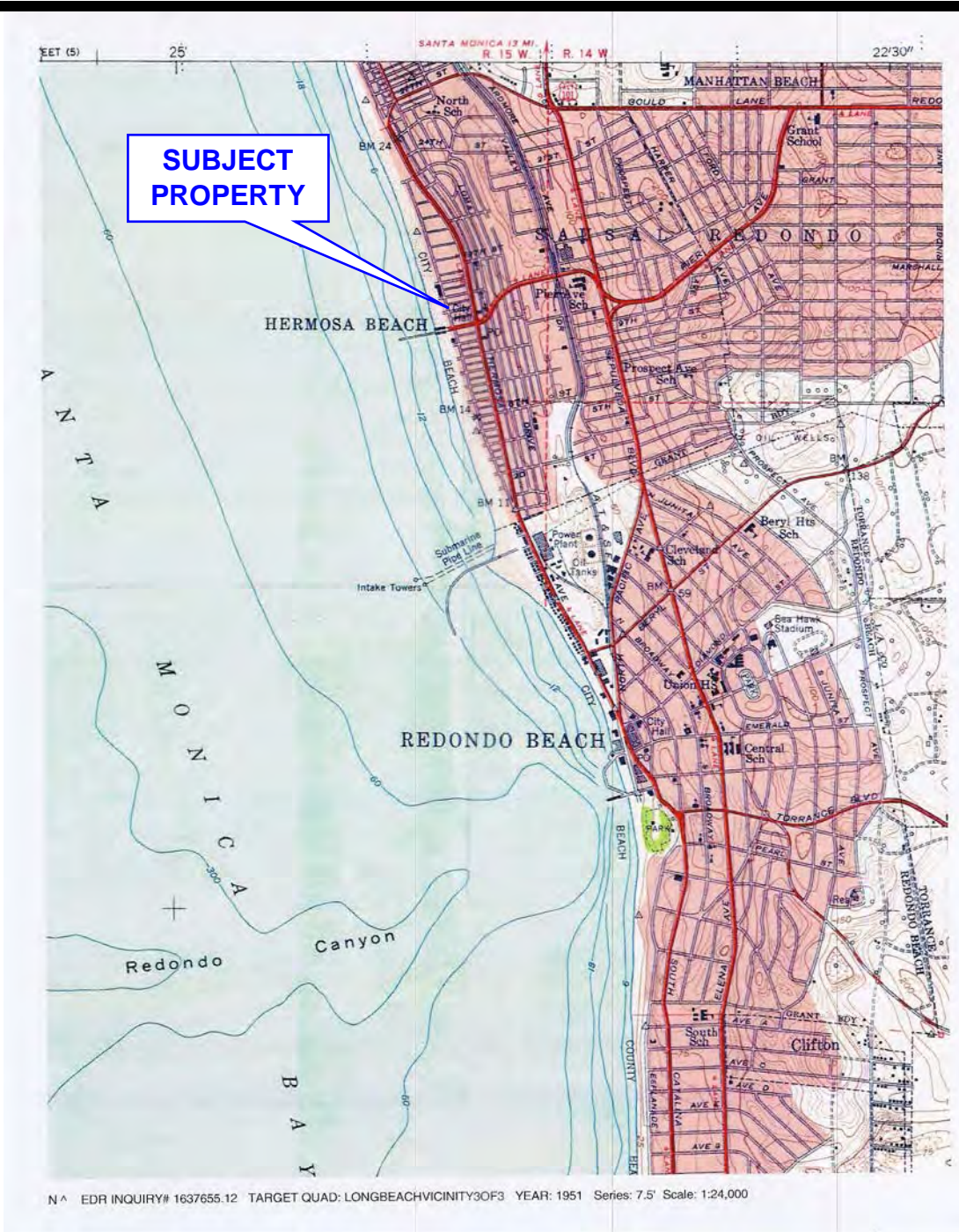
N^A EDR INQUIRY# 1637655.12 TARGET QUAD: REDONDO YEAR: 1948 Series: 15' Scale: 1:50,000

Item: Historical Topographic Map, Redondo
Date: 1948
Scale: 1:50,000
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

### Environmental Solutions





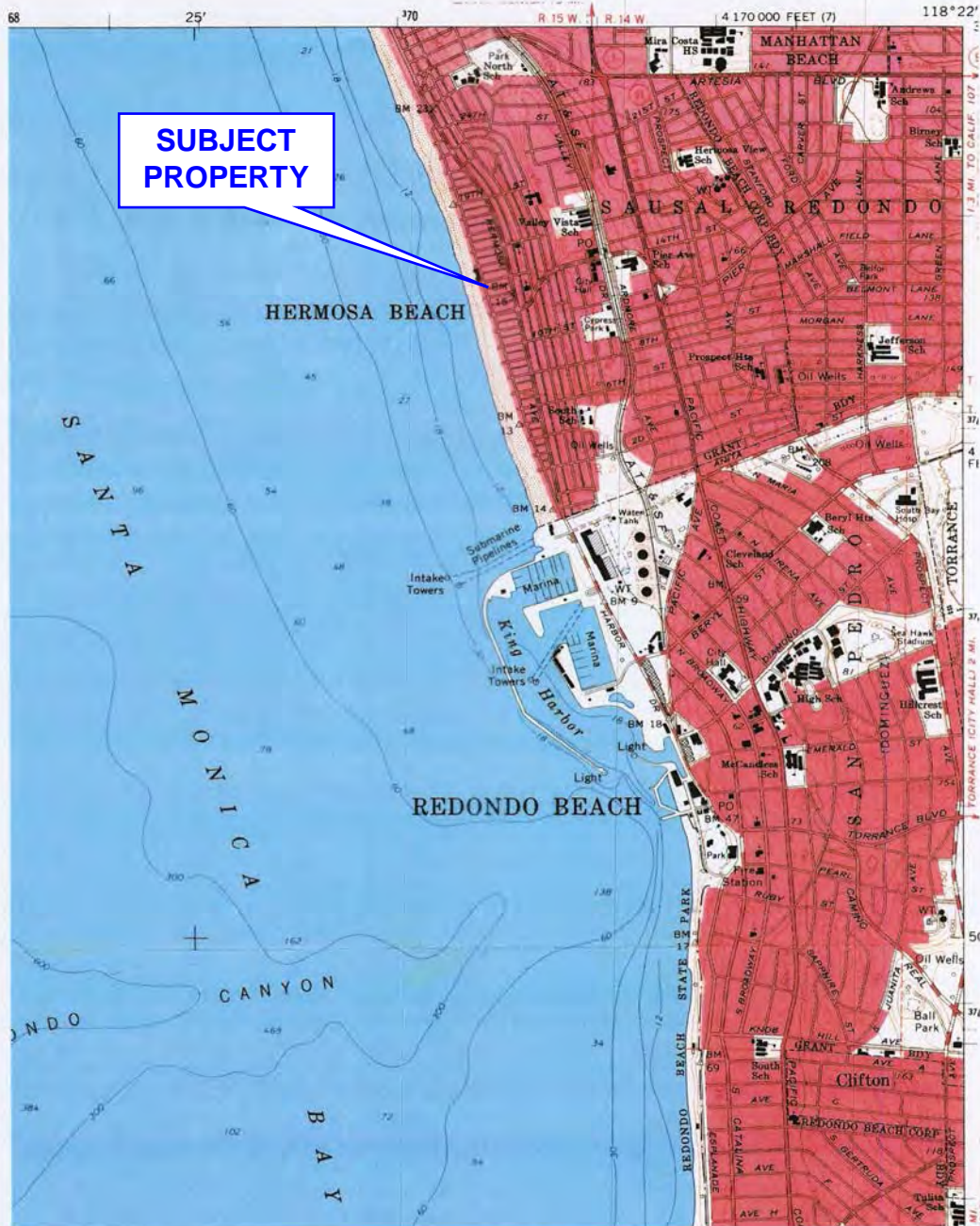


Item: Historical Topographic Map, Long Beach Vicinity
Date: 1951
Scale: 1:24,000
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

## Environmental Solutions

NORTH





NAD EDR INQUIRY# 1637655.12 TARGET QUAD: REDONDOBEACH YEAR: 1963 Series: 7.5' Scale: 1:24,000

Item: Historical Topographic Map, Redondo Beach

Date: 1963

Scale: 1:24,000

Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA

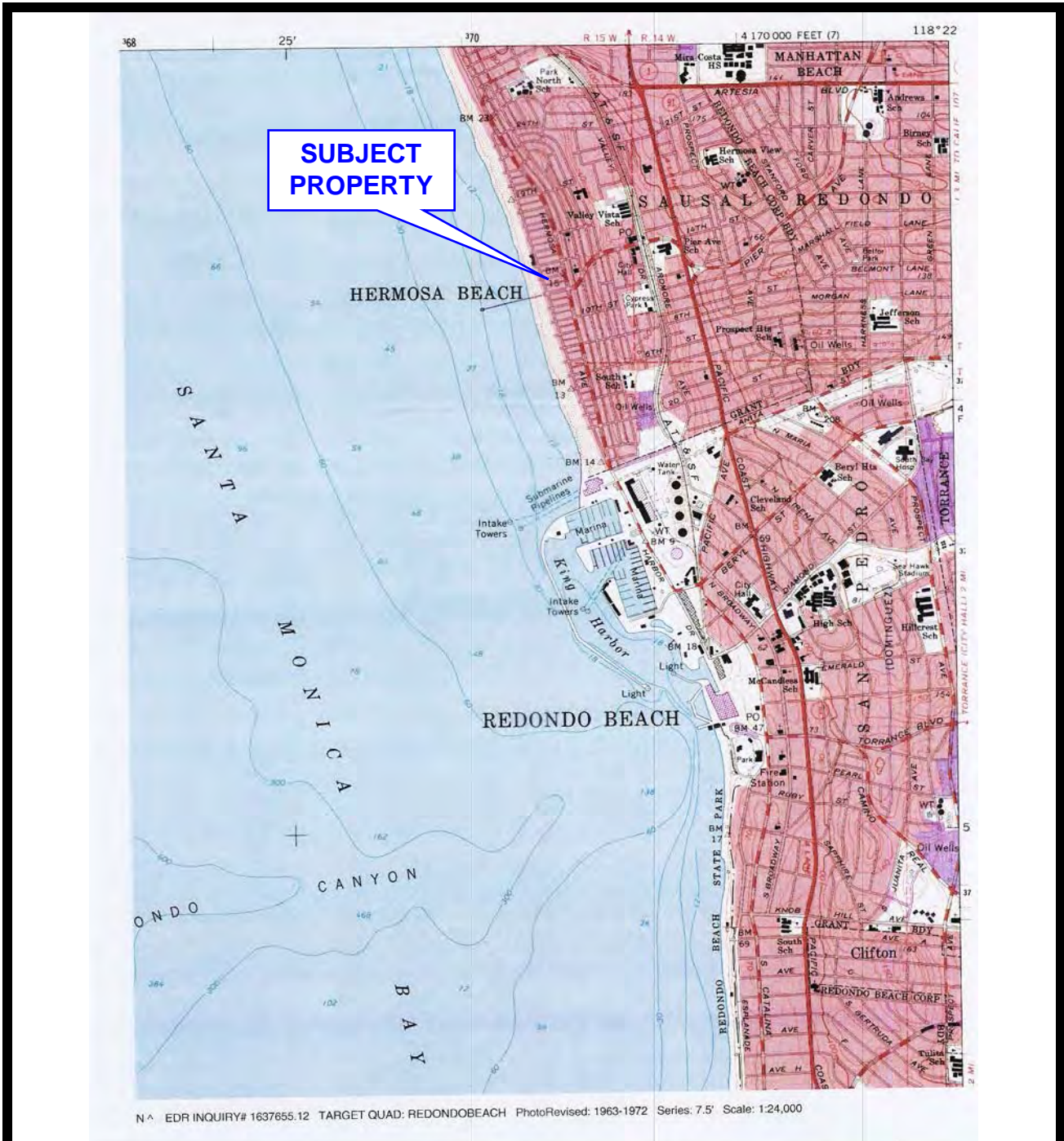
Project Number: ES15-001

## Environmental Solutions

NORTH





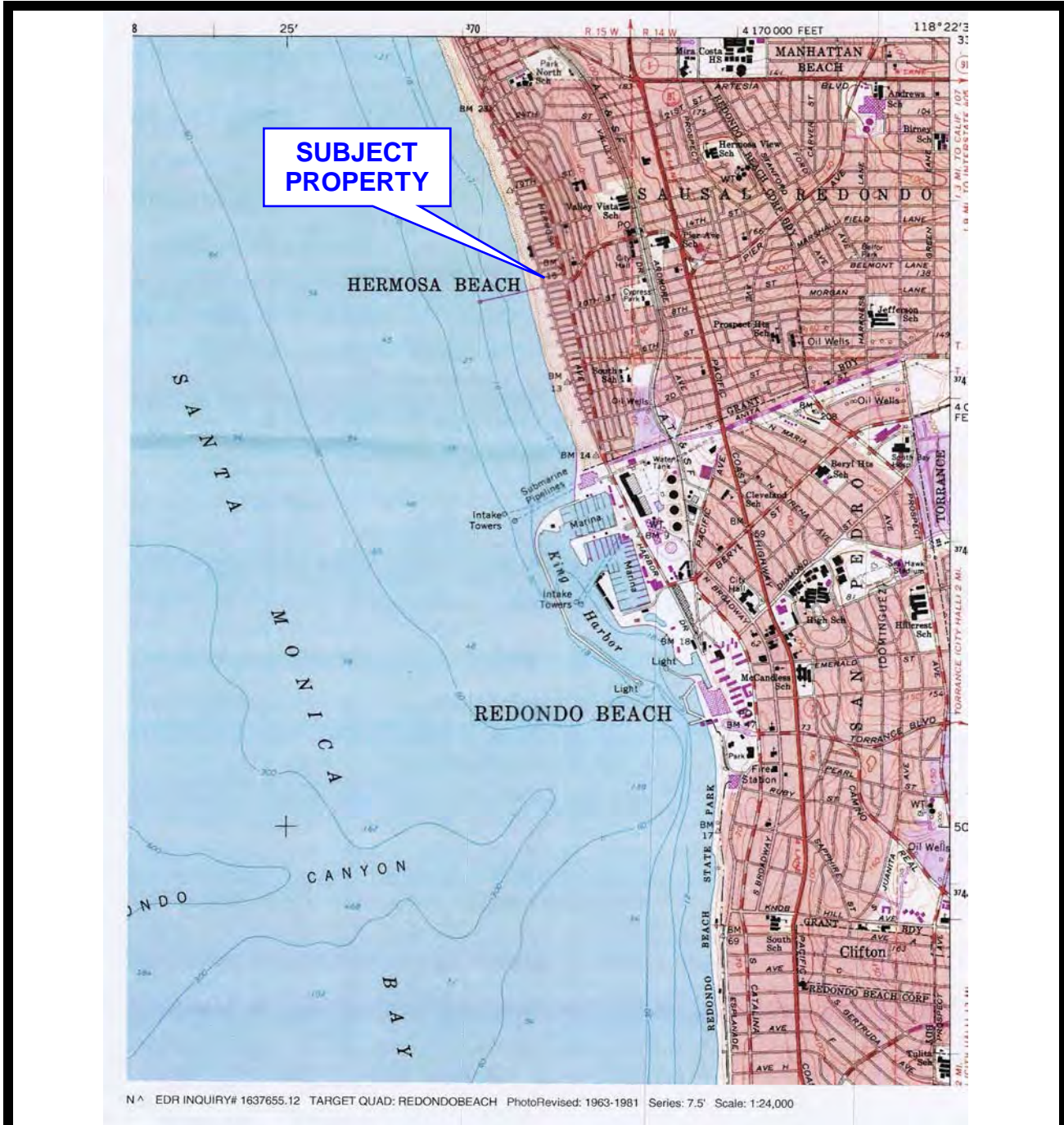


Item: Historical Topographic Map, Redondo Beach
Date: 1972
Scale: 1:24,000
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

### Environmental Solutions







Item: Historical Topographic Map, Redondo Beach

Date: 1981

Scale: 1:24,000

Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA

Project Number: ES15-001

## Environmental Solutions

NORTH





Item: Historical Topographic Map, Redondo Beach
Date: 1996
Scale: 1:24,000
Project: 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street ESA
Project Number: ES15-001

## Environmental Solutions





**APPENDIX F**  
**Radius Profile Report**



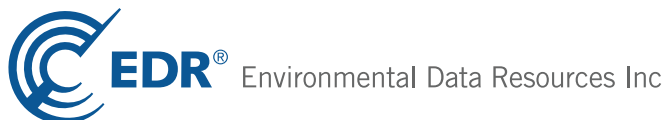
**Hermosa Beach Hotel & Mixed Use Project**

20-32 13th St, 3-31 Pier Ave, 1212-1286 The Strand  
Hermosa Beach, CA 90254

Inquiry Number: 4496235.2s

December 18, 2015

## EDR Summary Radius Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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## GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report 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

20-32 13TH ST, 3-31 PIER AVE, 1212-1286 THE STRAND  
HERMOSA BEACH, CA 90254

#### COORDINATES

Latitude (North): 33.8624000 - 33° 51' 44.64"  
Longitude (West): 118.4014000 - 118° 24' 5.04"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 370367.6  
UTM Y (Meters): 3747588.8  
Elevation: 15 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP  
Source: U.S. Geological Survey

Target Property: N  
Source: U.S. Geological Survey

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120428  
Source: USDA



MAPPED SITES SUMMARY

Target Property Address:  
 20-32 13TH ST, 3-31 PIER AVE, 1212-1286 THE STRAND  
 HERMOSA BEACH, CA 90254

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	HERMOSA-CYCLERY	#20 13TH ST	HAZNET		TP
A2	BRANCHES	53 PIER AV	EDR Hist Cleaner	Higher	88, 0.017, ESE
B3	CARL GREENER	1325 HERMOSA AVE	HIST UST	Higher	338, 0.064, NE
B4	KEY CENTERS, INC	1325 HERMOSA AVE	LUST, SWEEPS UST, HIST CORTESE	Higher	338, 0.064, NE
B5	DEVELOPMENT PHOTO LA	1246 1/2 HERMOSA AVE	RCRA-SQG, FINDS	Higher	367, 0.070, ENE
C6	RAINBOW ONE HOUR	1150 HERMOSA AVENUE	RCRA-SQG, FINDS	Higher	409, 0.077, ESE
C7	SHELL SERVICE STATIO	1031 HERMOSA AVE	LUST, HIST CORTESE	Higher	545, 0.103, SE
C8	SHELL SERVICE STATIO	1031 HERMOSA AVE	LUST	Higher	545, 0.103, SE
C9		1048 HERMOSA AVE	EDR Hist Cleaner	Higher	594, 0.112, SE
10	GASCO SERVICE STATIO	44-854 NORTH 10TH ST	HIST UST	Higher	606, 0.115, SSE
D11		1142 MANHATTAN AVE	EDR Hist Auto	Higher	647, 0.123, East
D12		200 PIER AVE	EDR Hist Auto	Higher	648, 0.123, ENE
13	BRIGHT CLEANERS	1505 HERMOSA AVE	RCRA-SQG, SLIC, FINDS, EMI, HAZNET, LA Co. Site...	Higher	680, 0.129, NNE
E14	VONS STORE #2110	715 PIER AVE	SWRCY, HAZNET	Higher	2396, 0.454, ENE
E15	TOSCO S.S. #1840	755 PIER AVE	LUST, SWEEPS UST	Higher	2510, 0.475, ENE
E16	TOSCO S.S. #1840	755 PIER	LUST, HIST CORTESE	Higher	2510, 0.475, ENE
17	ARCO # 9652	1131 NORTH PACIFIC C	LUST, HAZNET, LOS ANGELES CO. HMS	Higher	2581, 0.489, East
18	THRIFTY #258	1311 PACIFIC COAST H	LUST, HIST CORTESE	Higher	2582, 0.489, ENE
E19	PRESTIGE AUTO WORKS	1420 PACIFIC COAST H	LUST	Higher	2633, 0.499, ENE
20	GTE REDONDO BEACH CE	102 PACIFIC COAST	LUST, HIST CORTESE, Notify 65	Higher	3975, 0.753, SE
F21	REDONDO GENERATING S	1100 NORTH HARBOR DR	ENVIROSTOR, SLIC, CHMIRS, ENF, NPDES, LA Co. Site...	Higher	4559, 0.863, SSE
F22	AES REDONDO BEACH, L	1100 HARBOR DR	RCRA-SQG, US AIRS, FINDS, HWP	Higher	4559, 0.863, SSE
F23	REDONDO BEACH G. S.	1100 HARBOR BOULEVAR	Notify 65	Higher	4559, 0.863, SSE
F24	SCE, REDONDO GENERAT	1100 HARBOR BLVD.	Toxic Pits	Higher	4559, 0.863, SSE
25	CALIFORNIA DELTA BAK	604-612 REYNOLDS LAN	ENVIROSTOR, LA Co. Site Mitigation	Higher	4906, 0.929, ESE

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
HERMOSA-CYCLERY #20 13TH ST HERMOSA BEACH, CA 90254	HAZNET GEPaid: CAL000093907	N/A

### 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: A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>DEVELOPMENT PHOTO LA</i></b>	<b><i>1246 1/2 HERMOSA AVE</i></b>	<b><i>ENE 0 - 1/8 (0.070 mi.)</i></b>	<b><i>B5</i></b>	<b><i>9</i></b>
<b><i>RAINBOW ONE HOUR</i></b>	<b><i>1150 HERMOSA AVENUE</i></b>	<b><i>ESE 0 - 1/8 (0.077 mi.)</i></b>	<b><i>C6</i></b>	<b><i>9</i></b>
<b><i>BRIGHT CLEANERS</i></b>	<b><i>1505 HERMOSA AVE</i></b>	<b><i>NNE 1/8 - 1/4 (0.129 mi.)</i></b>	<b><i>13</i></b>	<b><i>10</i></b>

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 11/07/2015 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>REDONDO GENERATING S</i></b> Facility Id: 60001195 Status: Active	<b><i>1100 NORTH HARBOR DR</i></b>	<b><i>SSE 1/2 - 1 (0.863 mi.)</i></b>	<b><i>F21</i></b>	<b><i>13</i></b>
<b><i>CALIFORNIA DELTA BAK</i></b>	<b><i>604-612 REYNOLDS LAN</i></b>	<b><i>ESE 1/2 - 1 (0.929 mi.)</i></b>	<b><i>25</i></b>	<b><i>15</i></b>

## EXECUTIVE SUMMARY

Facility Id: 19130115  
 Status: Refer: 1248 Local Agency

### ***State and tribal leaking storage tank lists***

LUST: A review of the LUST list, as provided by EDR, and dated 10/21/2015 has revealed that there are 8 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KEY CENTERS, INC</b> Global Id: T0603705023 Global ID: T0603705023 Status: Completed - Case Closed Facility Id: R-11141 Status: Pollution Characterization	<b>1325 HERMOSA AVE</b>	<b>NE 0 - 1/8 (0.064 mi.)</b>	<b>B4</b>	<b>8</b>
<b>SHELL SERVICE STATIO</b> Global Id: T0603705418 Status: Completed - Case Closed	<b>1031 HERMOSA AVE</b>	<b>SE 0 - 1/8 (0.103 mi.)</b>	<b>C7</b>	<b>9</b>
SHELL SERVICE STATIO Global ID: T0603705418 Facility Id: R-23748 Status: Case Closed	1031 HERMOSA AVE	SE 0 - 1/8 (0.103 mi.)	C8	9
<b>TOSCO S.S. #1840</b> Global ID: T0603704777 Facility Id: R-09028 Status: Leak being confirmed	<b>755 PIER AVE</b>	<b>ENE 1/4 - 1/2 (0.475 mi.)</b>	<b>E15</b>	<b>11</b>
<b>TOSCO S.S. #1840</b> Global Id: T0603704777 Status: Completed - Case Closed	<b>755 PIER</b>	<b>ENE 1/4 - 1/2 (0.475 mi.)</b>	<b>E16</b>	<b>12</b>
<b>ARCO # 9652</b> Global Id: T0603791477 Status: Completed - Case Closed	<b>1131 NORTH PACIFIC C</b>	<b>E 1/4 - 1/2 (0.489 mi.)</b>	<b>17</b>	<b>12</b>
<b>THRIFTY #258</b> Global Id: T0603703691 Global ID: T0603703691 Status: Completed - Case Closed Facility Id: I-10949 Status: Case Closed	<b>1311 PACIFIC COAST H</b>	<b>ENE 1/4 - 1/2 (0.489 mi.)</b>	<b>18</b>	<b>12</b>
PRESTIGE AUTO WORKS Global Id: T0603779961 Status: Completed - Case Closed	1420 PACIFIC COAST H	ENE 1/4 - 1/2 (0.499 mi.)	E19	13

## EXECUTIVE SUMMARY

SLIC: A review of the SLIC list, as provided by EDR, and dated 10/21/2015 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BRIGHT CLEANERS</b> Facility Status: Completed - Case Closed Global Id: SLT43391389 Facility Status: No further action required	<b>1505 HERMOSA AVE</b>	<b>NNE 1/8 - 1/4 (0.129 mi.)</b>	<b>13</b>	<b>10</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Lists of Landfill / Solid Waste Disposal Sites**

SWRCY: A review of the SWRCY list, as provided by EDR, and dated 09/14/2015 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>VONS STORE #2110</b> Cert Id: RC171536.001	<b>715 PIER AVE</b>	<b>ENE 1/4 - 1/2 (0.454 mi.)</b>	<b>E14</b>	<b>11</b>

#### **Local Lists of Hazardous waste / Contaminated Sites**

Toxic Pits: A review of the Toxic Pits list, as provided by EDR, and dated 07/01/1995 has revealed that there is 1 Toxic Pits site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCE, REDONDO GENERAT Closure Date: / / Task #: 04014 Status: ACTIVE	1100 HARBOR BLVD.	SSE 1/2 - 1 (0.863 mi.)	F24	15

#### **Local Lists of Registered Storage Tanks**

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KEY CENTERS, INC</b> Status: A Comp Number: 11141	<b>1325 HERMOSA AVE</b>	<b>NE 0 - 1/8 (0.064 mi.)</b>	<b>B4</b>	<b>8</b>



## EXECUTIVE SUMMARY

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CARL GREENER Facility Id: 00000047183	1325 HERMOSA AVE	NE 0 - 1/8 (0.064 mi.)	B3	8
GASCO SERVICE STATIO Facility Id: 00000004853	44-854 NORTH 10TH ST	SSE 0 - 1/8 (0.115 mi.)	10	10

### **Other Ascertainable Records**

HIST CORTESE: 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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KEY CENTERS, INC</b> Reg Id: R-11141	1325 HERMOSA AVE	NE 0 - 1/8 (0.064 mi.)	B4	8
<b>SHELL SERVICE STATIO</b> Reg Id: R-23748	1031 HERMOSA AVE	SE 0 - 1/8 (0.103 mi.)	C7	9
<b>TOSCO S.S. #1840</b> Reg Id: R-09028	755 PIER	ENE 1/4 - 1/2 (0.475 mi.)	E16	12
<b>THRIFTY #258</b> Reg Id: I-10949	1311 PACIFIC COAST H	ENE 1/4 - 1/2 (0.489 mi.)	18	12

HWP: A review of the HWP list, as provided by EDR, and dated 08/24/2015 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>AES REDONDO BEACH, L</b> EPA Id: CAD000631093 Cleanup Status: UNKNOWN	1100 HARBOR DR	SSE 1/2 - 1 (0.863 mi.)	F22	14

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 08/04/2015 has revealed that there are 2 Notify 65 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GTE REDONDO BEACH CE</b> REDONDO BEACH G. S.	102 PACIFIC COAST 1100 HARBOR BOULEVAR	SE 1/2 - 1 (0.753 mi.) SSE 1/2 - 1 (0.863 mi.)	20 F23	13 14

# EXECUTIVE SUMMARY

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1142 MANHATTAN AVE	E 0 - 1/8 (0.123 mi.)	D11	10
Not reported	200 PIER AVE	ENE 0 - 1/8 (0.123 mi.)	D12	10

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

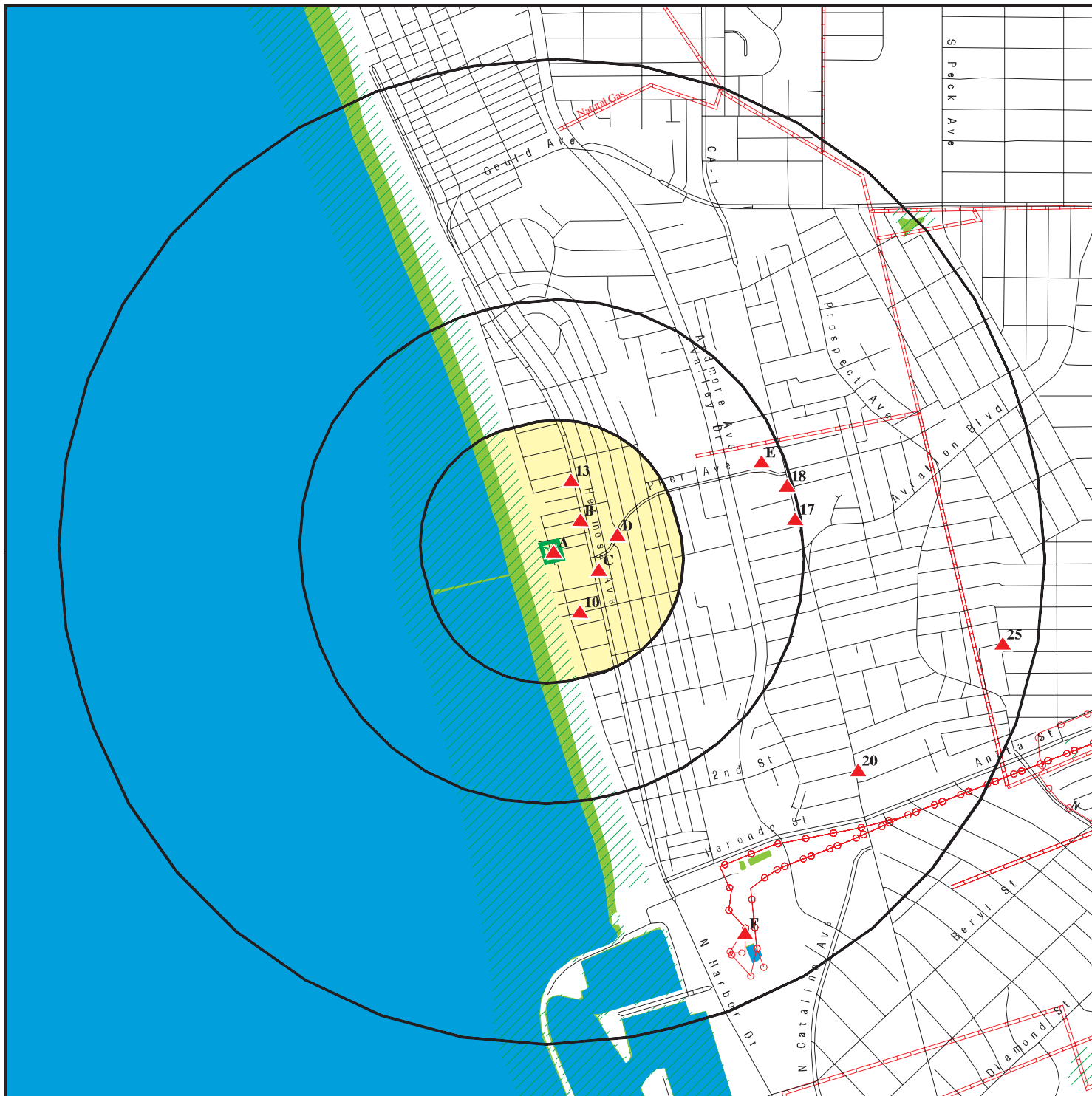
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRANCHES	53 PIER AV	ESE 0 - 1/8 (0.017 mi.)	A2	8
Not reported	1048 HERMOSA AVE	SE 0 - 1/8 (0.112 mi.)	C9	10







Count: 1 records.









ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MANHATTAN BEACH	1003878813	MOBIL REFINERY MANHATTAN BEACH	MANHATTAN BEACH	90266	CERCLIS-NFRAP

# OVERVIEW MAP - 4496235.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  Pipelines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

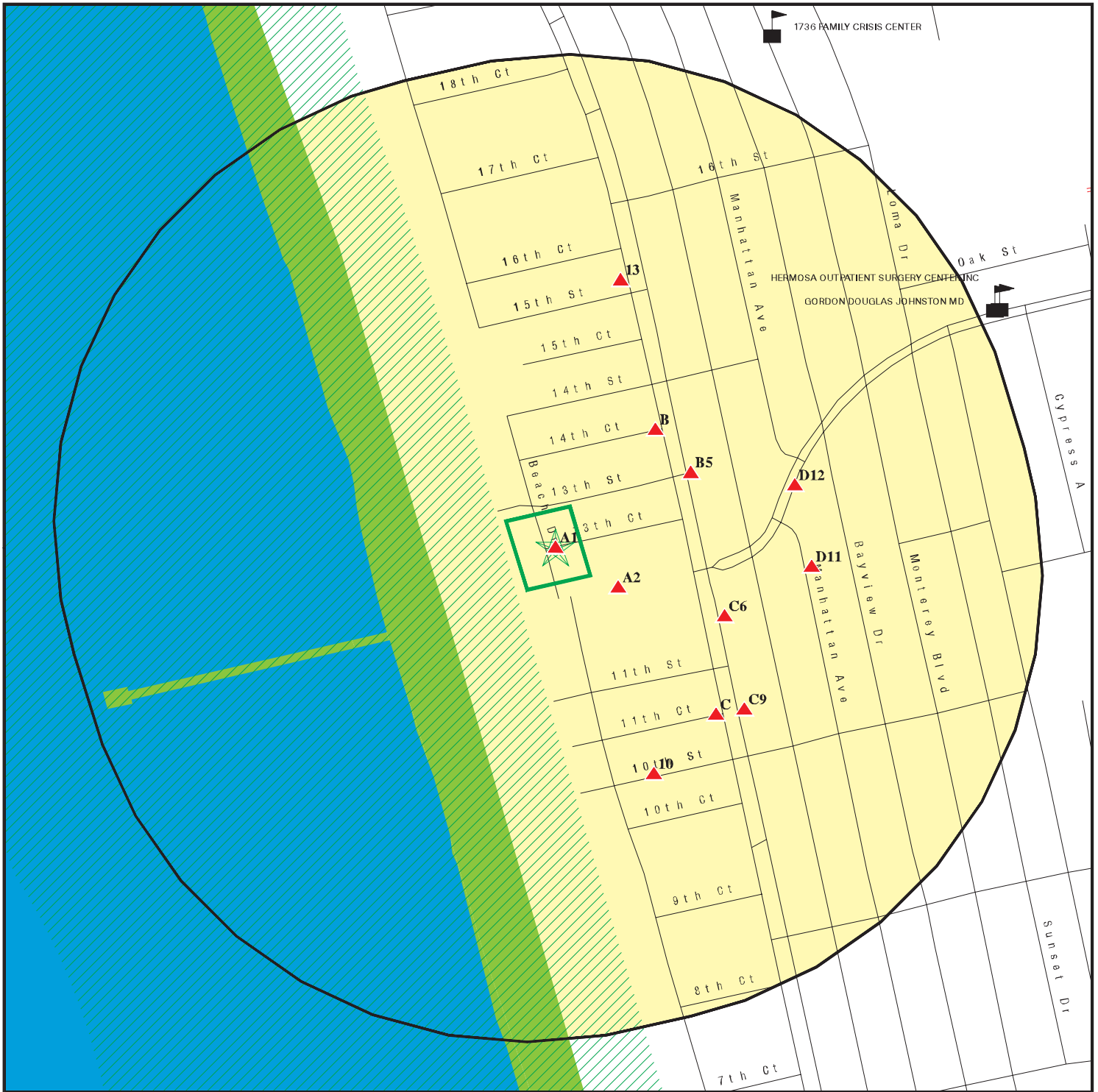
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.








SITE NAME: Hermosa Beach Hotel & Mixed Use Project  
 ADDRESS: 20-32 13th St, 3-31 Pier Ave, 1212-1286 The Strand  
 Hermosa Beach CA 90254  
 LAT/LONG: 33.8624 / 118.4014








CLIENT: Environmental Solutions  
 CONTACT: Mike Rezvani  
 INQUIRY #: 4496235.2s  
 DATE: December 18, 2015 2:06 pm



# DETAIL MAP - 4496235.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Pipelines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Hermosa Beach Hotel & Mixed Use Project  
 ADDRESS: 20-32 13th St, 3-31 Pier Ave, 1212-1286 The Strand  
 Hermosa Beach CA 90254  
 LAT/LONG: 33.8624 / 118.4014

CLIENT: Environmental Solutions  
 CONTACT: Mike Rezvani  
 INQUIRY #: 4496235.2s  
 DATE: December 18, 2015 2:06 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERCLIS-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	1	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL RESPONSE</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i></b>								
ENVIROSTOR	1.000		0	0	0	2	NR	2
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		3	0	5	NR	NR	8

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	1	0	NR	NR	1
<b>State and tribal registered storage tank lists</b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	0	0	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	1	NR	1
US CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
SWEEPS UST	0.250		1	0	NR	NR	NR	1
HIST UST	0.250		2	0	NR	NR	NR	2
CA FID UST	0.250		0	0	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	1	NR	NR	NR	NR	NR	1
HIST CORTESE	0.500		2	0	2	NR	NR	4
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	2	NR	2
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
<b><u>EDR HIGH RISK HISTORICAL RECORDS</u></b>								
<b><i>EDR Exclusive Records</i></b>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
<b><u>EDR RECOVERED GOVERNMENT ARCHIVES</u></b>								
<b><i>Exclusive Recovered Govt. Archives</i></b>								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		1	14	2	8	6	0	31

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A1** HERMOSA-CYCLERY  
Target #20 13TH ST  
Property HERMOSA BEACH, CA 90254

HAZNET S113057602  
N/A

Actual:  
15 ft.

[Click here for full text details](#)

HAZNET  
GEPaid: CAL000093907

**A2** BRANCHES  
ESE 53 PIER AV  
< 1/8  
0.017 mi.  
88 ft.

EDR Hist Cleaner 1009190320  
N/A

[Click here for full text details](#)

Relative:  
Higher

**B3** CARL GREENER  
NE 1325 HERMOSA AVE  
< 1/8  
0.064 mi.  
338 ft.

HIST UST U001563331  
N/A

[Click here for full text details](#)

Relative:  
Higher

HIST UST  
Facility Id: 00000047183

**B4** KEY CENTERS, INC  
NE 1325 HERMOSA AVE  
< 1/8  
0.064 mi.  
338 ft.

LUST S100224427  
SWEEPS UST N/A  
HIST CORTESE

[Click here for full text details](#)

Relative:  
Higher

LUST  
Global Id: T0603705023  
Global ID: T0603705023  
Status: Pollution Characterization  
Status: Completed - Case Closed  
Facility Id: R-11141

[Click here to access the California GeoTracker records for this facility](#)

SWEEPS UST  
Status: A  
Comp Number: 11141

HIST CORTESE  
Reg Id: R-11141

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
--------	-----------	----------	-----------	------	-------------	---------------	---------------

<b>B5</b>				<b>DEVELOPMENT PHOTO LAB</b>	<b>RCRA-SQG</b>	<b>1000205293</b>	
<b>ENE</b>				<b>1246 1/2 HERMOSA AVE</b>	<b>FINDS</b>	<b>CAD981583040</b>	
<b>&lt; 1/8</b>				<b>HERMOSA BEACH, CA 90254</b>			
<b>0.070 mi.</b>							
<b>367 ft.</b>							

[Click here for full text details](#)

**Relative:**  
**Higher**

**RCRA-SQG**  
EPA Id: CAD981583040

**FINDS**  
Registry ID:: 110008270334

<b>C6</b>				<b>RAINBOW ONE HOUR</b>	<b>RCRA-SQG</b>	<b>1000307956</b>	
<b>ESE</b>				<b>1150 HERMOSA AVENUE</b>	<b>FINDS</b>	<b>CAD982514093</b>	
<b>&lt; 1/8</b>				<b>HERMOSA BEACH, CA 90254</b>			
<b>0.077 mi.</b>							
<b>409 ft.</b>							

[Click here for full text details](#)

**Relative:**  
**Higher**

**RCRA-SQG**  
EPA Id: CAD982514093

**FINDS**  
Registry ID:: 110002838387

<b>C7</b>				<b>SHELL SERVICE STATION (FORMER)</b>	<b>LUST</b>	<b>S102430334</b>	
<b>SE</b>				<b>1031 HERMOSA AVE</b>	<b>HIST CORTESE</b>	<b>N/A</b>	
<b>&lt; 1/8</b>				<b>HERMOSA BEACH, CA 90254</b>			
<b>0.103 mi.</b>							
<b>545 ft.</b>							

[Click here for full text details](#)

**Relative:**  
**Higher**

**LUST**  
Global Id: T0603705418  
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

**HIST CORTESE**  
Reg Id: R-23748

<b>C8</b>				<b>SHELL SERVICE STATION (FORMER)</b>	<b>LUST</b>	<b>S103281846</b>	
<b>SE</b>				<b>1031 HERMOSA AVE</b>		<b>N/A</b>	
<b>&lt; 1/8</b>				<b>HERMOSA BEACH, CA 90254</b>			
<b>0.103 mi.</b>							
<b>545 ft.</b>							

[Click here for full text details](#)

**Relative:**  
**Higher**

**LUST**  
Global ID: T0603705418  
Status: Case Closed  
Facility Id: R-23748

MAP FINDINGS

Map ID			
Direction			
Distance			EDR ID Number
Elevation	Site	Database(s)	EPA ID Number

---

<b>C9</b> SE < 1/8 0.112 mi. 594 ft.  Relative: Higher	1048 HERMOSA AVE HERMOSA BEACH, CA 90254  <a href="#">Click here for full text details</a>	EDR Hist Cleaner	1014970863 N/A
---	---	------------------	-------------------

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<b>10</b> SSE < 1/8 0.115 mi. 606 ft.  Relative: Higher	GASCO SERVICE STATION #041 44-854 NORTH 10TH STREET LANCASTER, CA 93534  <a href="#">Click here for full text details</a>  HIST UST Facility Id: 00000004853	HIST UST	U001586696 N/A
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<b>D11</b> East < 1/8 0.123 mi. 647 ft.  Relative: Higher	1142 MANHATTAN AVE HERMOSA BEACH, CA 90254  <a href="#">Click here for full text details</a>	EDR Hist Auto	1015166525 N/A
--	---	---------------	-------------------

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<b>D12</b> ENE < 1/8 0.123 mi. 648 ft.  Relative: Higher	200 PIER AVE HERMOSA BEACH, CA 90254  <a href="#">Click here for full text details</a>	EDR Hist Auto	1015301419 N/A
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<b>13</b> NNE 1/8-1/4 0.129 mi. 680 ft.  Relative: Higher	BRIGHT CLEANERS 1505 HERMOSA AVE HERMOSA BEACH, CA 90254  <a href="#">Click here for full text details</a>	RCRA-SQG SLIC FINDS EMI HAZNET LA Co. Site Mitigation	1000234970 CAD981389463
--	--	--	----------------------------

**RCRA-SQG**  
 EPA Id: CAD981389463

**SLIC**  
 Facility Status: Completed - Case Closed  
 Facility Status: No further action required  
 Global Id: SLT43391389

Click here to access the California GeoTracker records for this facility

**FINDS**



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BRIGHT CLEANERS (Continued)**

1000234970

Registry ID:: 110002690972

**EMI**

Facility Id: 39666

**HAZNET**

GEPaid: CAD981389463

**LA Co. Site Mitigation**

Facility Id: FA0013551

Site ID: SD0012087

Case ID: RO0012087

E14  
ENE  
1/4-1/2  
0.454 mi.  
2396 ft.

**VONS STORE #2110**  
715 PIER AVE  
HERMOSA BEACH, CA 90254

**SWRCY** S113158989  
**HAZNET** N/A

[Click here for full text details](#)

Relative:  
Higher

**SWRCY**

Cert Id: RC171536.001

**HAZNET**

GEPaid: CAL000353941

E15  
ENE  
1/4-1/2  
0.475 mi.  
2510 ft.

**TOSCO S.S. #1840**  
755 PIER AVE  
HERMOSA BEACH, CA 90254

**LUST** S103282017  
**SWEEPS UST** N/A

[Click here for full text details](#)

Relative:  
Higher

**LUST**

Global ID: T0603704777

Status: Leak being confirmed

Facility Id: R-09028

**SWEEPS UST**

Status: A

Tank Status: A

Comp Number: 9028

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**E16**  
**ENE**  
**1/4-1/2**  
**0.475 mi.**  
**2510 ft.**

**TOSCO S.S. #1840**  
**755 PIER**  
**HERMOSA BEACH, CA 90254**

**LUST** **S104580108**  
**HIST CORTESE** **N/A**

[Click here for full text details](#)

Relative:  
Higher

**LUST**  
Global Id: T0603704777  
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

**HIST CORTESE**  
Reg Id: R-09028

**17**  
**East**  
**1/4-1/2**  
**0.489 mi.**  
**2581 ft.**

**ARCO # 9652**  
**1131 NORTH PACIFIC COAST HIGHWAY**  
**HERMOSA BEACH, CA 90254**

**LUST** **S109117549**  
**HAZNET** **N/A**  
**LOS ANGELES CO. HMS**

[Click here for full text details](#)

Relative:  
Higher

**LUST**  
Global Id: T0603791477  
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

**HAZNET**  
GEPaid: CAL000385699

**LOS ANGELES CO. HMS**  
Facility ID: 010967-058214  
Facility Status: Permit

**18**  
**ENE**  
**1/4-1/2**  
**0.489 mi.**  
**2582 ft.**

**THRIFTY #258**  
**1311 PACIFIC COAST HWY**  
**HERMOSA BEACH, CA 90254**

**LUST** **S102438989**  
**HIST CORTESE** **N/A**

[Click here for full text details](#)

Relative:  
Higher

**LUST**  
Global Id: T0603703691  
Global ID: T0603703691  
Status: Case Closed  
Status: Completed - Case Closed  
Facility Id: I-10949

[Click here to access the California GeoTracker records for this facility](#)

**HIST CORTESE**  
Reg Id: I-10949

MAP FINDINGS

Map ID				EDR ID Number
Direction				EPA ID Number
Distance				
Elevation	Site	Database(s)		

<b>E19</b>	<b>PRESTIGE AUTO WORKS</b>	<b>LUST</b>	<b>S108997070</b>
<b>ENE</b>	<b>1420 PACIFIC COAST HIGHWAY</b>		<b>N/A</b>
<b>1/4-1/2</b>	<b>HERMOSA BEACH, CA 90254</b>		
<b>0.499 mi.</b>			
<b>2633 ft.</b>			

[Click here for full text details](#)

Relative:  
Higher

**LUST**

Global Id: T0603779961  
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

<b>20</b>	<b>GTE REDONDO BEACH CENTRAL</b>	<b>LUST</b>	<b>S100177979</b>
<b>SE</b>	<b>102 PACIFIC COAST</b>	<b>HIST CORTESE</b>	<b>N/A</b>
<b>1/2-1</b>	<b>HERMOSA BEACH, CA 90254</b>	<b>Notify 65</b>	
<b>0.753 mi.</b>			
<b>3975 ft.</b>			

[Click here for full text details](#)

Relative:  
Higher

**LUST**

Global Id: T0603701295  
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

**HIST CORTESE**

Reg Id: 902540025

<b>F21</b>	<b>REDONDO GENERATING STATION</b>	<b>ENVIROSTOR</b>	<b>S104404832</b>
<b>SSE</b>	<b>1100 NORTH HARBOR DRIVE</b>	<b>SLIC</b>	<b>N/A</b>
<b>1/2-1</b>	<b>REDONDO BEACH, CA 90277</b>	<b>CHMIRS</b>	
<b>0.863 mi.</b>		<b>ENF</b>	
<b>4559 ft.</b>		<b>NPDES</b>	

[Click here for full text details](#)

Relative:  
Higher

**ENVIROSTOR**

Facility Id: 60001195  
Status: Active

**SLIC**

Facility Status: Open - Site Assessment  
Facility Status: Site Assessment  
Global Id: SL204401576

[Click here to access the California GeoTracker records for this facility](#)

**CHMIRS**

OES Incident Number: 10-1053  
OES Incident Number: 8-1006  
OES Incident Number: 15-0975  
OES Incident Number: 13-3021

**ENF**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**REDONDO GENERATING STATION (Continued)**

**S104404832**

Status: Active  
Facility Id: 253953  
Status: Historical  
Status: Withdrawn

**NPDES**

Facility Status: Active

**LA Co. Site Mitigation**

Facility Id: FA0013236  
Site ID: SD0012171  
Case ID: RO0012171

**F22**  
**SSE**  
1/2-1  
0.863 mi.  
4559 ft.

**AES REDONDO BEACH, LLC**  
1100 HARBOR DR  
REDONDO BEACH, CA 90277

**RCRA-SQG** 1000167570  
**US AIRS** CAD000631093  
**FINDS**  
**HWP**

[Click here for full text details](#)

Relative:  
Higher

**RCRA-SQG**  
EPA Id: CAD000631093

**US AIRS**

EPA plant ID:: 110014322170

**FINDS**

Registry ID:: 110014322170

**HWP**

EPA Id: CAD000631093  
Cleanup Status: UNKNOWN

**F23**  
**SSE**  
1/2-1  
0.863 mi.  
4559 ft.

**REDONDO BEACH G. S.**  
1100 HARBOR BOULEVARD  
REDONDO BEACH, CA 90277

**Notify 65** **S100177981**  
**N/A**

[Click here for full text details](#)

Relative:  
Higher



MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

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<b>F24</b> <b>SSE</b> <b>1/2-1</b> <b>0.863 mi.</b> <b>4559 ft.</b>	<b>SCE, REDONDO GENERATING STATION</b> <b>1100 HARBOR BLVD.</b> <b>REDONDO BEACH, CA 90277</b>  <a href="#">Click here for full text details</a>	<b>Toxic Pits</b>	<b>S100925088</b> <b>N/A</b>
<b>Relative:</b> <b>Higher</b>	<b>Toxic Pits</b> Status: ACTIVE Task #: 04014 Closure Date: / /		

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<b>25</b> <b>ESE</b> <b>1/2-1</b> <b>0.929 mi.</b> <b>4906 ft.</b>	<b>CALIFORNIA DELTA BAKER</b> <b>604-612 REYNOLDS LANE</b> <b>REDONDO BEACH, CA 90278</b>  <a href="#">Click here for full text details</a>	<b>ENVIROSTOR</b> <b>LA Co. Site Mitigation</b>	<b>S106797556</b> <b>N/A</b>
<b>Relative:</b> <b>Higher</b>	<b>ENVIROSTOR</b> Facility Id: 19130115 Status: Refer: 1248 Local Agency		

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	08/01/2009	09/10/2009	10/01/2009
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	06/25/2015	09/08/2015	10/12/2015
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2014	03/10/2015	03/18/2015
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	09/25/2015	10/27/2015	11/16/2015
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	09/28/2015	09/29/2015	11/05/2015
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	09/08/2015	09/09/2015	10/13/2015
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/10/2015	08/27/2015	10/01/2015
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2013	09/25/2015	11/05/2015
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	08/24/2015	08/26/2015	10/01/2015
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	11/02/2015	11/07/2015	12/17/2015
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/17/2015	08/18/2015	09/03/2015
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/21/2015	09/22/2015	11/05/2015
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2014	10/14/2015	12/11/2015
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	08/24/2015	08/26/2015	10/01/2015
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	07/27/2015	10/14/2015	11/19/2015
CA	LDS	Land Disposal Sites Listing	State Water Quality Control Board	10/21/2015	10/22/2015	11/05/2015
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	09/08/2015	09/10/2015	10/12/2015
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	10/21/2015	10/22/2015	11/05/2015
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	10/21/2015	10/22/2015	11/05/2015
CA	MINES	Mines Site Location Listing	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	09/03/2015	09/09/2015	10/12/2015
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	08/04/2015	08/25/2015	10/05/2015
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	08/17/2015	08/18/2015	09/11/2015
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	09/08/2015	09/09/2015	10/12/2015
CA	PROC	Certified Processors Database	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	10/21/2015	10/22/2015	11/06/2015
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/17/2015	08/18/2015	09/03/2015
CA	SWRCY	Recycler Database	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	07/23/2015	09/15/2015	10/13/2015
CA	UST	Active UST Facilities	SWRCB	10/21/2015	10/22/2015	11/19/2015
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	11/25/2015	12/01/2015	12/17/2015
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	04/15/2015	04/17/2015	06/23/2015
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2014	04/17/2015	06/02/2015
US	CORRACTS	Corrective Action Report	EPA	06/09/2015	06/26/2015	09/16/2015
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	03/26/2015	04/08/2015	06/22/2015
US	EDR Hist Auto	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/22/2015	06/26/2015	09/16/2015
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	03/26/2015	04/08/2015	06/11/2015
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	07/20/2015	09/09/2015	11/03/2015
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/24/2015	06/26/2015	09/02/2015
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	01/23/2015	02/06/2015	03/09/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/03/2015	04/30/2015	06/22/2015
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	07/21/2015	07/29/2015	10/13/2015
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2015	08/07/2015	10/13/2015
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	07/28/2015	08/07/2015	10/13/2015
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/13/2015	08/03/2015	10/13/2015
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	03/30/2015	04/28/2015	06/22/2015
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/30/2015	05/05/2015	06/22/2015
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/08/2015	01/08/2015	02/09/2015
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/03/2015	04/30/2015	06/22/2015
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	07/21/2015	07/29/2015	10/13/2015
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2015	08/07/2015	10/13/2015
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	07/28/2015	08/07/2015	10/13/2015
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/13/2015	08/03/2015	10/13/2015
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/28/2015	08/14/2015	10/13/2015
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	12/14/2014	02/13/2015	03/13/2015
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/29/2014	10/01/2014	11/06/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	11/25/2014	11/26/2014	01/29/2015
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2015	05/29/2015	06/11/2015
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/26/2015	07/10/2015	10/13/2015
US	NPL	National Priority List	EPA	03/26/2015	04/08/2015	06/22/2015
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	03/26/2015	04/08/2015	06/22/2015
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/07/2015	07/09/2015	09/16/2015
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2015	08/26/2015	11/03/2015
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2013	02/12/2015	06/02/2015



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	07/22/2015	07/24/2015	09/02/2015
US	US AIRS MINOR	Air Facility System Data	EPA	07/22/2015	07/24/2015	09/02/2015
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/22/2015	06/24/2015	09/02/2015
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	08/12/2015	09/04/2015	11/03/2015
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/01/2015	09/03/2015	11/03/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	08/12/2015	09/04/2015	11/03/2015
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/14/2015	06/03/2015	09/02/2015
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/17/2015	08/12/2015
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/02/2015	11/08/2015	12/09/2015
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2014	07/24/2015	08/18/2015
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	06/19/2015	07/15/2015
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2014	03/19/2015	04/07/2015
<p>Oil/Gas Pipelines</p> <p>Source: PennWell Corporation</p> <p>Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.</p>						
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US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl. Date</u>	<u>Active Date</u>
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			

### STREET AND ADDRESS INFORMATION

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## **APPENDIX G**

### **Questionnaire**

# Environmental Solutions

Assessment – Engineering – Management

Environmental Solutions is conducting a Phase I ESA of the site located at 3-31 Pier Avenue, 1212-1286 The Strand, and 20-32 13th Street, Hermosa Beach, California, hereinafter referred to as the, "Property." Please answer the following questions to the best of your knowledge, scan and e-mail to: [es65@packbell.net](mailto:es65@packbell.net) or FAX to: (714) 593-0012.

- 1) Is the property, past or present, been occupied by a tenant using significant amounts of hazardous materials or petroleum products?  
YES  NO  IF YES, EXPLAIN:
  
- 2) Are there any adjoining sites, past or present, occupied by a tenant using significant amounts of hazardous materials or petroleum products?  
YES  NO  IF YES, EXPLAIN:
  
- 3) Are you aware of spills or releases on the Property or adjacent sites?  
YES  NO  IF YES, EXPLAIN:
  
- 4) In regards to the Property, are there any environmental liens or Activity or Use Limitations (ALUs) such as engineering controls, land use restrictions or institutional controls in place or on file under federal, tribal, state or local law?  
YES  NO  IF YES, EXPLAIN:
  
- 5) Are you aware of any fill (dirt) on the Property that originated from a contaminated site or that is of an unknown origin?  
YES  NO  IF YES, EXPLAIN:
  
- 6) Have there been any pits, ponds, or lagoons located on the Property?  
YES  NO  IF YES, EXPLAIN:
  
- 7) Have there been any Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) located on the Property?  
YES  NO  IF YES, EXPLAIN:
  
- 8) Has the sale price of the Property been discounted for any environmental reason?  
YES  NO  IF YES, EXPLAIN:
  
- 9) Have you been informed of any environmental violations with respect to the Property?  
YES  NO  IF YES, EXPLAIN:



10) Do you have knowledge of any past environmental reports performed on the Property such as: an environmental site assessment, asbestos survey, lead based paint survey, mold testing, soil and/or groundwater testing?

YES  NO

IF YES, EXPLAIN:

Phase I, 2012 + 2015

11) Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of a hazardous substance or petroleum product involving the Property?

YES  NO

IF YES, EXPLAIN:

12) Does the Property discharge any industrial wastewater, other than stormwater, into a sanitary sewer system?

YES  NO

IF YES, EXPLAIN:

13) What is the reason for having the Phase I Environmental Site Assessment performed?

Purchase  Lease  Other (please attach explanation)

Sale  Loan

Entitlements for Dev. Project

14) Are there hydraulic lifts and or elevators on the subject property? If so, please provide the number of lifts and the name of the company that has been hired to maintain the hydraulic lifts or elevators.

YES  NO

IF YES, NUMBER OF LIFTS AND NAME OF MAINTENANCE COMPANY:

15) Has the hydraulic lift/elevator maintenance company ever indicated that there had been a significant releases of hydraulic fluid from the system(s)?

YES  NO

IF YES, EXPLAIN:

16) How many years of firsthand knowledge do you possess regarding the Property:

3 yrs.

17) Please explain your relationship to the Property (owner, tenant, purchaser, real estate agent), the company you represent, and your title:

Owner

18) Please provide, to the best of your knowledge, a brief description of the present and historical uses and/or tenants on the Property:

Restaurant / Retail / Apartments

19) Please list the Property owner's name on record along with a representatives name and phone number:

Completed By (Signature)

Adam Eisenberg

Printed Name

Polcar Associates

Company

Title

Acquisitions

Date

## **APPENDIX H**

### **Excerpts from 2012 ESA**



# AEI Consultants

Environmental & Engineering Services

December 28, 2012

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Property Identification:**

3-31 Pier Avenue and 1212-1286 The Strand  
Hermosa Beach, Los Angeles County, California 90254

AEI Project No. 315392

**Prepared for:**

Strand and Pier Holding Company, LLC  
8383 Wilshire Boulevard, Suite 920  
Beverly Hills, CA 90211

**Prepared by:**

AEI Consultants  
5933 West Century Boulevard, Suite 360  
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San Francisco HQ

Atlanta

Chicago

Dallas

Denver

Irvine

Los Angeles

Miami

New York

Phoenix

Portland

San Jose

National Presence

Regional Focus

Local Solutions

## PROJECT SUMMARY

---

**3-31 Pier Avenue and 1212-1286 The Strand, Hermosa Beach, Los Angeles County,  
California**

Report Section		No Further Action	REC	HREC	BER	Recommended Action
2.1	Current use of subject property	X				
2.2	Adjoining property information	X				
3.1	Historical Summary	X				
4.0	Regulatory Agency Records Review	X				
5.0	Regulatory Database Records Review	X				
6.3	Previous Reports	X				
7.0	Site Inspection and Reconnaissance	X				
7.2.1	Asbestos-Containing Materials	X			X	
7.2.2	Lead-Based Paint	X			X	
7.2.3	Radon	X				
7.2.4	Lead in Drinking Water	X				
7.2.5	Mold	X				



## EXECUTIVE SUMMARY

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AEI Consultants (AEI) was retained by Blueridge Trust to conduct a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 3-31 Pier Avenue and 1212-1286 The Strand in the City of Hermosa Beach, Los Angeles County, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

### PROPERTY DESCRIPTION

The subject property, which consists of two non-continuous plots of land, is located adjacent to the east of The Strand and adjacent to the north of Pier Avenue in a commercial area of Hermosa Beach, California. The first plot, hence forth referred to as Plot A, is approximately 0.4-acre in size. Plot A is developed with three adjoining single-story buildings of slab-on-grade construction. The first building occupies the northernmost section of Plot A and is approximately 2,300 square feet in size. This building is currently occupied by Good Stuff, a beach-side café and restaurant. The second building is abutting to the south of the previously mentioned building and is approximately 2,100 square feet in size. This building is currently occupied by Poop Deck, a bar. The last building is abutting to the south of the Poop Deck and is approximately 4,800 square feet in size. This building is currently occupied by Mermaid Restaurant. On site operations for Plot A consist of food and drink preparation and service. In addition to the property buildings, Plot A is further improved with asphalt-paved parking areas and associated landscaping. The addresses associated with Plot B are 3-15 Pier Avenue and 1212-1286 The Strand. The second plot, hence forth referred to as Plot B, is developed with a single multi-tenant building consisting of approximately 6,900 square feet of slab-on-grade construction with mezzanines. This building is currently occupied by Cantina Real, Pier Surf, Tiki Mon Creamery and Café, and Tiki Mon Surf Shop. On-site operations for Plot B include food and drink preparation and service as well as commercial retail sales. The addresses associated with Plot B are 19-31 Pier Avenue. In addition to the property building, Plot B is further improved with asphalt-paved parking areas and associated landscaping.

According to historical sources, Plot A was developed for mixed commercial use, as a grocery store, and residential use as early as 1908. Beginning as early as 1912 Plot A was used entirely for commercial purposes. During this 1908 to 1912 time period, Plot B appears to have remained vacant land. Plot A was developed with current improvements in; 1922 (Good Stuff), 1927 (Poop Deck building), and 1946 (Mermaid Restaurant). Plot B was developed with current improvements as early as 1922. Commercial uses of the subject property have included various restaurant, a grocery store, confections stores, and a bathhouse. No potential environmental concerns were identified in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in the report appendices.

The subject property was not identified in the regulatory database.

The immediately surrounding properties consist of the following:

Direction from Site	Address-Tenant/Use
---------------------	--------------------

<b>North</b>	13 <sup>th</sup> Street, beyond which is Beach House Hotel Hermosa Beach (1300 The Strand) The intersection of 13 <sup>th</sup> Street and Beach Drive, beyond which is a parking lot (no address associated)
<b>East</b>	<ul style="list-style-type: none"> <li>• Palmilla Cocina y Tequila (39 Pier Avenue)</li> <li>• Beach Drive beyond which is Hermosa Cyclery (20 13<sup>th</sup> Street)</li> </ul>
<b>South</b>	Pier Avenue beyond which are the following; <ul style="list-style-type: none"> <li>• Southern Section Lifeguard Tower (1201 The Strand)</li> <li>• Hennessy's Tavern and Silvio's Brazilian BBQ (8-20 Pier Avenue)</li> <li>• Multi-Tenant Commercial Buildings with the occupants Waterman's, Lighthouse, and Treasure Chest (22-50 Pier Avenue)</li> </ul>
<b>West</b>	The Strand beyond which is the beach/vacant land

No adjacent sites were identified in the regulatory database.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the west. Based on the proximity to the Pacific Ocean (adjacent) groundwater beneath the subject property is believed to fluctuate with tidal currents and thus accurate data was not reasonably ascertainable.

## FINDINGS

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's assessment has revealed the following RECs associated with the subject property or nearby properties:

- No on-site RECs were identified during the course of this assessment.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's assessment has revealed the following HRECs associated with the subject property or nearby properties:

- No on-site HRECs were identified during the course of this assessment.

De Minimis Environmental Conditions include environmental concerns identified by AEI that warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E1527-05. AEI's assessment has revealed the following de minimis environmental conditions associated with the subject property or nearby properties:

- No on-site de minimis environmental conditions were identified during the course of this assessment.

Business Environmental Risks (BERs) include risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property, not necessarily limited to those environmental issues required to be investigated in the standard ASTM scope. BERs may affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability

of the subject property. AEI's assessment has revealed the following BERs associated with the subject property or nearby properties:

- Due to the age of the subject property buildings, there is a potential that asbestos-containing materials (ACMs) are present. All suspect ACMs were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.
- Due to the age of the subject property buildings, there is a potential that lead-based paint (LBP) is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62.

#### **CONCLUSIONS, OPINIONS AND RECOMMENDATIONS**

We have performed a Phase I Environmental Site Assessment for the property located at 3-31 Pier Avenue and 1212-1286 The Strand in the City of Hermosa Beach, Los Angeles County, California, in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of RECs in connection with the property. AEI recommends no further investigations for the subject property at this time.

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## **1.0 INTRODUCTION**

---

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 3-31 Pier Avenue and 1212-1286 The Strand in the City of Hermosa Beach, Los Angeles County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

### **1.1 SCOPE OF WORK**

The purpose of the Phase I Environmental Site Assessment is to assist the client in identifying potential environmental liabilities associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the Phase I Environmental Site Assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

### **1.2 SIGNIFICANT ASSUMPTIONS**

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI Consultants has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

### 1.3 LIMITATIONS

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

If requested by the client, these non-scope issues are discussed in Section 7.2. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

- 1) 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-05.
- 2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted

procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

#### **1.4 LIMITING CONDITIONS**

The performance of this Phase I Environmental Site Assessment was limited by the following conditions:

- The User did not complete the ASTM User questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this investigation.
- On December 13, 2012, AEI contacted the Los Angeles County Public Health Investigation (LACPHI) for information on the subject property and nearby sites of concern. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area. However, due to the time frame of this investigation, records at the LACPHI were not available for review. If this review reveals any items of concern for the subject property, an addendum to this report will be issued. Based on the quality of information obtained from other sources such as aerial photographs, building records, and Sanborn maps, the LACPHI record review is not expected to indicate additional environmental concerns.
- The subject property owner was not interviewed as part of this assessment. Due to information obtained from other sources, this limitation is not expected to significantly alter the findings of this investigation.
- On December 18, 2012, a site reconnaissance of the subject property and adjacent properties was conducted by Mr. Victor DeTroy of AEI in order to obtain information indicating the likelihood of RECs at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4. During the onsite reconnaissance, AEI was not accompanied. Although access into Mermaids Restaurant and Tiki Mon Creamery and Café was not provided, based on the nature of onsite operations, this lack of access is not expected to alter the findings of this report.

#### **1.5 DATA GAPS AND DATA FAILURE**

According to ASTM E1527-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

The following data gaps were identified during the course of this assessment:

Data Gap:	The earliest historical resource obtained during this investigation was a Sanborn map from 1908 which indicated development of Plot A for mixed commercial and residential use. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure.			
Does this data gap affect the EP's ability to identify RECs?	Yes	<input type="checkbox"/>	No	X
Rationale	It is assumed that prior to 1908 Plot A would have been developed for this mixed use, if not undeveloped.			
Information/ sources consulted	Sanborn Maps			

Data Gap:	AEI was not able to track the history of the subject property between the years 1912 and 1922 as none of the historical sources utilized as part of this assessment covered this time period.			
Does this data gap affect the EP's ability to identify RECs?	Yes	<input type="checkbox"/>	No	X
Rationale	In the 1912 aerial photograph, the subject property appears as a mix of commercial and vacant land and in assessor's records, dated 1922; the subject property is indicated to have been developed with early configurations of current improvements. Thus, it is assumed that during the 1912 and 1922 time period the subject property would have been vacant land if not under preparation for current developments. Based on this notion, this data gap is not expected to significantly alter the findings of this investigation.			
Information/ sources consulted	Aerial Photographs			

Data Gap:	Lack of complete and/or continuous historical tenancy data for the subject property during period of commercial development.			
Does this data gap affect the EP's ability to identify RECs?	Yes	<input type="checkbox"/>	No	X
Rationale	The subject property has been occupied by various commercial tenants since at least 1908 for Plot A and 1922 for Plot B. Complete and continuous historical tenancy data for the subject property was not reasonably ascertainable. However, based on the quality of information obtained from other sources such as aerial photographs, building records, EDR regulatory database report, and Sanborn maps, no current or historical tenants of environmental concern were identified.			
Information/ sources consulted	Sanborn Maps, Aerial Photographs, City Directories, regulatory database, Building Records			



## **1.6 RELIANCE**

All reports, both verbal and written, are for the benefit of Strand and Pier Holding Company, LLC and Bolour Associates, Inc. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by Blueridge Trust on December 11, 2012. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

## 2.0 SITE AND VICINITY DESCRIPTION

### 2.1 SITE LOCATION AND DESCRIPTION

The subject property, which consists of two non-continuous plots of land, is located adjacent to the east of The Strand and adjacent to the north of Pier Avenue in a commercial area of Hermosa Beach, California. The first plot, hence forth referred to as Plot A, is approximately 0.4-acre in size. Plot A is developed with three adjoining single-story buildings of slab-on-grade construction. The first building occupies the northernmost section of Plot A and is approximately 2,300 square feet in size. This building is currently occupied by Good Stuff, a beach-side café and restaurant. The second building is abutting to the south of the previously mentioned building and is approximately 2,100 square feet in size. This building is currently occupied by Poop Deck, a bar. The last building is abutting to the south of the Poop Deck and is approximately 4,800 square feet in size. This building is currently occupied by Mermaid Restaurant. On site operations for Plot A consist of food and drink preparation and service. In addition to the property buildings, Plot A is further improved with asphalt-paved parking areas and associated landscaping. The addresses associated with Plot B are 3-15 Pier Avenue and 1212-1286 The Strand. The second plot, hence forth referred to as Plot B, is developed with a single multi-tenant building consisting of approximately 6,900 square feet of slab-on-grade construction with mezzanines. This building is currently occupied by Cantina Real, Pier Surf, Tiki Mon Creamery and Café, and Tiki Mon Surf Shop. On-site operations for Plot B include food and drink preparation and service as well as commercial retail sales. The addresses associated with Plot B are 19-31 Pier Avenue. In addition to the property building, Plot B is further improved with asphalt-paved parking areas and associated landscaping.

The subject property was not identified in the regulatory database.

The Assessor's Parcel Numbers (APNs) for the subject property are 4183-002-001, 4183-002-002, 4183-002-003, and 4183-002-017. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Southern California Gas and Southern California Edison, respectively, and potable water and sewage disposal are provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

### 2.2 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a commercial area of Hermosa Beach. The immediately surrounding properties consist of the following:

Direction from Site	Address-Tenant/Use
North	13 <sup>th</sup> Street, beyond which is Beach House Hotel Hermosa Beach (1300 The Strand) The intersection of 13 <sup>th</sup> Street and Beach Drive, beyond which is a parking lot (no address associated)
East	<ul style="list-style-type: none"><li>• Palmilla Cocina y Tequila (39 Pier Avenue)</li><li>• Beach Drive beyond which is Hermosa Cyclery (20 13<sup>th</sup> Street)</li></ul>

<b>South</b>	Pier Avenue beyond which are the following; <ul style="list-style-type: none"> <li>• Southern Section Lifeguard Tower (1201 The Strand)</li> <li>• Hennessy's Tavern and Silvio's Brazilian BBQ (8-20 Pier Avenue)</li> <li>• Multi-Tenant Commercial Buildings with the occupants Waterman's, Lighthouse, and Treasure Chest (22-50 Pier Avenue)</li> </ul>
<b>West</b>	The Strand beyond which is the beach/vacant land

No adjacent sites were identified in the regulatory database.

### 2.3 PHYSICAL SETTING

<p><b>Geology:</b> According to the United States Department of Agriculture's Report and General Soil Map for Los Angeles County, the area surrounding the subject property is underlain by soils of the Oceano Association. The soils of this association occur on undulating dune-like areas between elevations from sea level to 100 feet.</p> <p>Oceano soils are over 60 inches deep, are excessively drained, and have rapid subsoil permeability. They have grayish-brown, slightly acid and medium acid surface layers about 4 inches thick, underlain by a light brownish-gray strongly acid sand subsoil about 16 inches thick. The substratum is pale-brown, strongly acid sand. These soils are highly susceptible to wind erosion if left unprotected. Available water-holding capacity is 3.5 to 4.5 inches for 60 inches of soil depth.</p>	
<b>USGS Topographic Map:</b>	Redondo Beach, California Quadrangle
<b>Nearest surface water to subject property :</b>	Pacific Ocean/Adjacent to West
<b>Gradient Direction/Source:</b>	West/ Redondo Beach, California Quadrangle
<b>Estimated Depth to Groundwater/Source:</b>	Based on the proximity to the Pacific Ocean (adjacent) groundwater beneath the subject property is believed to fluctuate with tidal currents.

### 3.0 HISTORICAL REVIEW OF SITE AND VICINITY

---

#### 3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-05 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historic city directories, Sanborn fire insurance maps and agency records is as follows:

##### *Plot A*

Date Range	Subject Property Description/Use	Source(s)
1908	Mix Residential, Commercial, and Vacant Land	Sanborn Maps
1912	Commercial and Vacant Land	Sanborn Maps
1922-Present	Commercial Use with Current Improvements (former grocery store building demolished between 1947 and 1953 and replaced with current parking lot)	Aerial Photographs, Sanborn Maps, Assessor's Records, Building Records, and On Site Observations

##### *Plot B*

Date Range	Subject Property Description/Use	Source(s)
1908-1912	Vacant Land	Sanborn Maps
1922-Present	Commercial Use with Current Improvements	Aerial Photographs, Sanborn Maps, Assessor's Records, Building Records, and On Site Observations

According to historical sources, Plot A was developed for mixed commercial use, as a grocery store, and residential use as early as 1908. Beginning as early as 1912 Plot A was used entirely for commercial purposes. During this 1908 to 1912 time period, Plot B appears to have remained vacant land. Plot A was developed with current improvements in; 1922 (Good Stuff), 1927 (Poop Deck building), and 1946 (Mermaid Restaurant). Plot B was developed with current improvements as early as 1922. Commercial uses of the subject property have included various restaurant, a grocery store, confections stores, and a bathhouse. A former grocery store building was present on Plot A from at least 1908 to at least 1947; by 1953, this building was demolished and replaced with the current parking lot area. No potential environmental concerns were identified in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in the report appendices.

#### 3.2 AERIAL PHOTOGRAPH REVIEW

AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date(s)	Scale	Subject Property Description	Surrounding Area Descriptions
1928 1938 1947	1:750 1:555 1:750	Plot A appears to be developed with an early configuration of the current commercial buildings as well as an additional building occupying the current parking area. This is presumably the grocery store noted in Sanborn maps.  Plot B appears to be developed with the current commercial building	<b>North:</b> Appears to be developed for commercial use with several small structures <b>East:</b> Appears to be developed with the current commercial structure <b>South:</b> Appears to be developed with an early configuration of the current commercial structures <b>West:</b> Beach
1953 1956 1965	1:750 1:400 1:750	Plot A appears to be developed with an early configuration of the current commercial buildings, the previously noted grocery structure appears to have been demolished and replaced with the current parking area  Parcel B remains unchanged	<b>North:</b> No significant change <b>East:</b> No significant change <b>South:</b> No significant change <b>West:</b> No significant change
1976 1982 1989	1:750 1:750 1:666	Parcel A appears to be developed as it is today.  Parcel B remains unchanged	<b>North:</b> No significant change <b>East:</b> No significant change <b>South:</b> Appears to be developed with the current commercial structures <b>West:</b> No significant change
1994	1:750	No significant change	<b>North:</b> Appears as vacant graded land <b>East:</b> No significant change <b>South:</b> No significant change <b>West:</b> No significant change
2002 2005	1:750	No significant change	<b>North:</b> Appears to be developed with the current hotel and parking structure <b>East:</b> No significant change <b>South:</b> No significant change <b>West:</b> No significant change

### 3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of Environmental Data Resources (EDR) collection of Sanborn Fire Insurance maps.

Sanborn maps were available and reviewed for the years 1908, 1912, 1927, 1946, and 1960.



Date(s)	Subject Property Description	Surrounding Area Descriptions
1908	<p>The southern portion of Plot A appears to be developed for mixed residential and commercial use with a grocery store and a dwelling. The rest of Plot A appears as vacant land.</p> <p>Plot B is depicted as vacant land</p>	<p><b>North:</b> 13<sup>th</sup> Street beyond which is a mix of dwellings and vacant land  <b>East:</b> A residential dwelling and a vacant commercial unit  <b>South:</b> Santa Fe (current Pier Avenue) beyond which is a Pavilion and vacant land  <b>West:</b> Vacant land</p>
1912	<p>The southern portion of Plot A appears to be developed for commercial use with a grocery store, bath house, a dwelling, rooms (presumably for rent), and storage. The rest of Plot A appears as vacant land.</p> <p>No significant changes were noted for Plot B.</p>	<p><b>North:</b> No significant change  <b>East:</b> Residential dwelling, a restaurant, bakery, an oil tank  <b>South:</b> No significant change  <b>West:</b> No significant change</p>
1927	<p>Plot A appears to be entirely developed for commercial use with a grocery store, fish market, bath house, confections shops, and several restaurants.</p> <p>Plot B is developed for commercial use as a grocery store, restaurant, beauty shop, and confections shops</p> <p>The addresses associated with the subject property include 3-31 Pier Avenue and 1212-1282 The Strand.</p>	<p><b>North:</b> Depicted with a bath house and residential dwelling  <b>East:</b> Depicted with a restaurant, bakery, and vacant land (oil tank no longer depicted)  <b>South:</b> Pier Avenue beyond which are several commercial structures labeled as offices, restaurants, barber shop, library, a pressing facility, and a hotel  <b>West:</b> No significant change</p>
1946	<p>Plot A is depicted with a restaurant, store, and several restaurants.</p> <p>Plot B is depicted with five stores, one of which stored paint</p>	<p><b>North:</b> Depicted with a store, several restaurants, and a dwelling  <b>East:</b> Depicted with three stores  <b>South:</b> No significant changes  <b>West:</b> Depicted with two restaurants and a store</p>
1960	<p>The southern portion of Plot A is depicted with the current parking lot; the rest of Plot A is depicted with five restaurants.</p> <p>No significant changes were noted for Plot B.</p> <p>The addresses associated with the subject property include 19-31 Pier Avenue and 1230-1282 The Strand.</p>	<p><b>North:</b> Depicted with a store, several restaurants, and a parking lot  <b>East:</b> No significant change  <b>South:</b> No significant change, except for an additional structure occupied by an aquarium  <b>West:</b> No significant change</p>

In the 1912 Sanborn map, the adjacent property was developed with an oil tank. However, this oil tank was not depicted in the 1908 or 1927 Sanborn map. Due to the relatively short duration of use, this former adjacent oil tank is not expected to represent a significant environmental concern to the subject property.

### 3.4 CITY DIRECTORIES

AEI requested a search of historic city for the subject property from Environmental Data Resources (EDR). No listings were found for the subject property. If additional information is

obtained from EDR that identifies any environmental concerns, an addendum will be issued to this report.

### **3.5 HISTORICAL TOPOGRAPHIC MAPS**

In accordance with our approved scope of services, historical topographic maps were not reviewed as a part of this assessment.

### **3.6 CHAIN OF TITLE**

In accordance with our approved scope of services, a Chain of Title search was not performed as part of this assessment.

## 4.0 REGULATORY AGENCY RECORDS REVIEW

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### 4.1 REGULATORY AGENCIES

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to Activity and Use Limitations (AULs), defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

#### 4.1.1 HEALTH DEPARTMENT

On December 13, 2012, AEI contacted the Los Angeles County Public Health Investigation (LACPHI) for information on the subject property and nearby sites of concern. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area. However, due to the time frame of this investigation, records at the LACPHI were not available for review. If this review reveals any items of concern for the subject property, an addendum to this report will be issued. Based on the quality of information obtained from other sources such as aerial photographs, building records, and Sanborn maps, the LACPHI record review is not expected to indicate additional environmental concerns.

Additionally, according to a response from the LACPHI from a request submitted by AEI during a previous assessment (see Section 6.3), no information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the LACPHI.

#### 4.1.2 FIRE DEPARTMENT

The Los Angeles County Department of Public Works (LACDPW) maintains fire department records for the City of Hermosa Beach. On December 13, 2012, AEI contacted the LACDPW for information on the subject property to identify any evidence of previous or current hazardous material usage.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the LACDPW.

#### 4.1.3 BUILDING DEPARTMENT

On December 18, 2012, AEI visited the Hermosa Beach Building Department (HBBD) for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

*Plot A Building Permits Reviewed*

Year(s)	Owner/Applicant	Description of Permit/Building Use
1954	Mermaid Café	3-11 Pier Avenue: Letter requesting a sidewalk ingress to a commercial property (denied by the City of Hermosa Beach)
1962	Mermaid Restaurant	11 Pier Avenue: Approval for a canopy

Year(s)	Owner/Applicant	Description of Permit/Building Use
1972	Arlo's Hamburgers	1286 The Strand: Inspection notice for a new restaurant
1974	D. Koutis	1286 The Strand: Interior remodels permit for a restaurant
1976	Poop Deck	1272 The Strand: Inspection notice for a transfer of an existing cocktail lounge
1983	Poop Deck	1272 The Strand: Permit for a new satellite
1984	Poop Deck	1272 The Strand: Application for Alcoholic Beverage License
1985	Good Stuff	1272 The Strand: Permit for an outside dining area
1993	Good Stuff	1272 The Strand: Roofing permit
2005	Mermaid Restaurant	11 Pier Avenue: Tenant alteration permit
2006	Mermaid Restaurant	11 Pier Avenue: Tenant alteration permit for a new restroom

Based on AEI's review of HBBD, Plot A has been occupied by restaurant tenants since as early as 1954. No information indicating current or prior use or storage of hazardous materials or the existence of AULs was on file for Plot A with the HBBD.

*Plot B Building Permits Reviewed*

Year(s)	Owner/Applicant	Description of Permit/Building Use
1965	Hurley's Gifts	29 Pier Avenue: Inspection notice for a transferred gift shop
1966	Hermosa Tackle Box	21 Pier Avenue: Inspection notice for a surfboard rental shop
1968	Anthony's Jewelers	31 Pire Avenue: Inspection report for a jewelry store
1973	Pio's Restaurant	19 Pier Avenue: Permit to remodel the exterior of a restaurant
1976	Mark McNeely	29 Pier Avenue: Tenant improvement permit for an ice cream shop
1978	Plums Coffee Shop	19 Pier Avenue: Inspection report for a new restaurant
1979	Cantina Real	19 Pier Avenue: Letter indicating a new restaurant (Cantina Real) is taking over a previous restaurant (Pio's)
1979	Security Pacific National Bank	19 Pier Avenue: Certificate of Occupancy for a remodeled restaurant
1981	Woman's Concern, Beauty Salon, and Plant Shop	25 Pire Avenue: Illegal sign citation
1983	Skate Rental Shop	25 Pire Avenue: Illegal sign citation
1986	Alton Takabayashi	29 Pier Avenue: Tenant improvement to an ice cream shop
2011	Cantina Real	19 Pier Avenue: Electrical permit

Based on AEI's review of HBBD, Plot B has been occupied by commercial and restaurant tenants since as early as 1965. No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the HBBD.

#### **4.1.4 PLANNING DEPARTMENT**

On December 18, 2012, AEI visited the Hermosa Beach Planning Department (HBPD) for information on the subject property in order to identify AULs associated with the subject property.

No information indicating the existence of AULs was on file for the subject property with the HBPD.

#### **4.1.5 COUNTY ASSESSOR OFFICE**

On December 18, 2012, AEI visited the Los Angeles County assessor's office online database for information on the subject property in order to determine the earliest recorded date of development and use.

According to the Los Angeles County assessor's office, Plot A was developed with current improvements in; 1922 (Good Stuff), 1927 (Poop Deck building), and 1946 (Mermaid Restaurant). All parcels are zoned for commercial/industrial use. According to the Los Angeles County assessor's office, Plot B was developed with current improvements as early as 1922 and is zoned for commercial/industrial use.

#### **4.1.6 DEPARTMENT OF OIL GAS AND GEOTHERMAL RESOURCES**

Department of Oil Gas and Geothermal Resources (DOGGR) maps concerning the subject property and nearby properties were reviewed. DOGGR maps contain information regarding oil and gas development.

According to the DOGGR map, there are no oil or gas wells within 500 feet of the subject property. No environmental concerns were noted during the DOGGR map review.

#### **4.1.7 OTHER AGENCIES SEARCHED**

On December 18, 2012, AEI visited the **Regional Water Quality Control Board (RWQCB) GeoTracker** website for information on the subject property and/or nearby sites of concern to identify any evidence of unauthorized releases of hazardous materials to the groundwater. Cases typically handled by the RWQCB include releases from underground storage tanks (USTs).

No information indicating any release of hazardous materials on the subject property was on file with the RWQCB GeoTracker website.

On December 18, 2012, AEI visited the **Hazardous Waste Tracking System (HWTS)** online database maintained by the Department of Toxic Substances Control (DTSC) for information regarding documented hazardous wastes generated at the subject property.

The subject property was identified once in the DTSC HWTS database as Avanti Vewelevs at 31 Pier Avenue. This listing was entered in 2008 and was listed as inactive by 2010. No hazardous materials were identified.

**South Coast Air Quality Management District (SCAQMD)** On December 18, 2012, AEI visited the SCAQMD website for information regarding any records of Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) issued to occupants of the subject



property and associated with air emission equipment primarily related to stationary sources of air pollution, such as dry cleaning machines, boilers, and/or underground storage tanks.

Several restaurant facilities located at the subject property were on file with the SCAQMD. Documents associated with these facilities included PTOs for broilers. No hazardous materials were identified.

## 5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Environmental Data Resources (EDR) to conduct a search of federal, state, tribal, and local databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. A copy of the regulatory database report is included in Appendix B of this report.

The subject property was not identified in the databases reviewed.

In determining if a site is a potential environmental concern to the subject property in the records summary table below, AEI has applied the following criteria to classify the site(s) as low concern: 1) the site(s) only hold an operating permit (which does not imply a release), 2) the site(s) have been granted "No Further Action" by the appropriate regulatory agency, and/or 3) based upon AEI's review, the distance and/or topographic position relative to the subject property reduce the level of risk associated with the site(s).

### 5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
NPL	1	No	0	
DELISTED NPL	0.5	No	0	
CERCLIS	0.5	No	0	
CERCLIS NFRAP	0.5	No	0	
RCRA CORRACTS	1	No	0	
RCRA-TSD	0.5	No	0	
RCRA LG-GEN, SM-GEN, CESQGs, VGN, NLR	TP/ADJ	No	0	
US ENG CONTROLS	TP	No	0	
US INST CONTROLS	TP	No	0	
ERNS	TP	No	0	
STATE/TRIBAL HWS	1	No	3	No
STATE/TRIBAL SWLF	0.5	No	0	
STATE/TRIBAL REGISTERED STORAGE TANKS	TP/ADJ	No	0	

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
STATE/TRIBAL LUST	0.5	No	5	No, however, due to the regulatory status, relative distance, and direction of groundwater flow, one of these sites is discussed below
STATE/TRIBAL ENG-INST CONTROLS	TP	No	0	
STATE/TRIBAL VCP	0.5	No	0	
STATE/TRIBAL BROWNFIELD	0.5	No	0	
ORPHAN	N/A	No	5	None of the identified orphan sites are located in the immediate vicinity (500-feet) of the subject property, and therefore, these sites are not expected to represent a significant environmental concern.
NON-ASTM DATABASES	TP/ADJ	No	0	

<p>Site Name: Key Centers, Inc/ Carl Greener  Database(s): LUST, HIST CORTESE, SWEEPS UST, HIST UST  Address: 1325 Hermosa Avenue  Distance: 0.1-mile  Direction: Northeast (hydrologically cross- to upgradient)</p>
<p>Comments:  According to the regulatory database as well as information obtained from Sanborn maps and the RWQCB GeoTracker website, this site was formerly developed as a gas station and was equipped with several USTs. In 1986, ten soil borings were completed and one groundwater monitoring well was installed; soil and groundwater contamination was detected during UST removal activities. No additional information on any subsequent investigations was available. This site is currently open. On February 22, 2012, the RWQCB submitted a directive to take corrective action letter to the owner of this facility. Due to the regulatory oversight and the identification of a responsible party, the subject property owner would not likely be liable for any cleanup costs and/or remediation resulting from this off site release. However, it would be prudent for the subject property owner to review subsequent monitoring/subsurface investigation reports to ensure that contamination has not migrated onto the subject property.</p>

## 6.0 INTERVIEWS AND USER PROVIDED INFORMATION

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### 6.1 INTERVIEWS

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

#### 6.1.1 INTERVIEW WITH OWNER

The subject property owner was not interviewed as part of this assessment. Due to information obtained from other sources, this limitation is not expected to significantly alter the findings of this investigation.

#### 6.1.2 INTERVIEW WITH KEY SITE MANAGER

AEI interviewed representatives for the tenants, Good Stuff, Poop Deck, Cantina Real, Pier Surf, and Tiki Mon on August 7, 2012. These representatives provided general information regarding historic and current operations at the subject property.

These representatives were asked if they were aware of any of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.	Yes	<input checked="" type="checkbox"/>	No
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.	Yes	<input checked="" type="checkbox"/>	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	Yes	<input checked="" type="checkbox"/>	No
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.	Yes	<input checked="" type="checkbox"/>	No

#### 6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable. However, based on information obtained from other sources including aerial photographs, Sanborn maps, and building records, it is likely that the information provided by past owners and operators would have been duplicative.

#### 6.1.4 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

### 6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-05 and EPA's AAI Rule, certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the inquiries ultimately rests with the User, and providing the information to the environmental professional would be prudent if such information is available.

The User did not complete the ASTM User questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

### **6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION**

AEI completed a Phase I ESA of the subject property on August 8, 2012. No RECs were identified. Pertinent information from this previous assessment is incorporated into the appropriate segments of the current assessment.



## 7.0 SITE INSPECTION AND RECONNAISSANCE

On August 7, 2012, a site reconnaissance of the subject property and adjacent properties was conducted by Mr. Victor DeTroy of AEI in order to obtain information indicating the likelihood of RECs at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4. During the onsite reconnaissance, AEI was not accompanied and was provided access to Good Stuff, Poop Deck, Cantina Real, Pier Surf, and Tiki Mon Surf Shop. Although access into Mermaids Restaurant and Tiki Mon Creamery and Café was not provided, based on the nature of onsite operations, this lack of access is not expected to alter the findings of this report.

### 7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
	X	Hazardous Substances and/or Petroleum Products in Connection with Property Use
	X	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
	X	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
	X	Unidentified Substance Containers
	X	Electrical or Mechanical Equipment Likely to Contain Fluids
	X	Interior Stains or Corrosion
	X	Strong, Pungent or Noxious Odors
	X	Pools of Liquid
	X	Drains, Sumps and Clarifiers
	X	Pits, Ponds and Lagoons
	X	Stained Soil or Pavement
	X	Stressed Vegetation
	X	Solid Waste Disposal or Evidence of Fill Materials
	X	Waste Water Discharges
	X	Wells
	X	Septic Systems
X		Other

The subject property is currently occupied by Good Stuff, Poop Deck, Mermaid Restaurant, Cantina Real, Pier Surf, and Tiki Mon Creamery and Surf Shop. On-site operations consist of commercial-retail sales and food/drink preparation and service. The above identified observed items are further discussed below.

#### OTHER

Cleaning supplies and detergents are stored in designated areas throughout the subject property's tenant units. All chemicals were packaged in consumer quantities and did not exceed five-gallons in size. Based on the nature of these materials, the presence of cleaning supplies at the subject property is not expected to represent a significant environmental concern.

## 7.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

### OSHA

For buildings constructed prior to 1981, the Code of Federal Regulations (29 CFR 1926.1101 and 29 CFR 1910.1001) define presumed asbestos-containing material (PACM) as 1. Thermal System Insulation (TSI), e.g., boiler insulation, pipe lagging, fireproofing; and 2. Surfacing Materials, e.g., acoustical ceilings. Building owners/employers are responsible for locating the presence and quantity of PACM. Building Owners/employers can rebut installed material as PACM by either having an inspection in accordance with Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763, Subpart E) or hiring an accredited inspector to take bulk samples of the suspect material.

Typical materials not covered by the presumptive rule include but are not limited to: floor tiles and adhesives, wallboard systems, siding and roofing. Building materials such as wallboard systems may contain asbestos but unless a building owner/employer has specific knowledge or should have known through the exercise of due diligence that these other materials contain asbestos, the standard does not compel the building owner to sample these materials.

### NESHAP

The applicability of the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Chapter 61, Subpart M) apply to the owner or operator of a facility where an inspection for the presence of asbestos-containing materials (ACM), including Category I (asbestos containing packings, gaskets, resilient floor coverings and asphalt roofing products), and Category II (all remaining types of non-friable asbestos containing material not included in Category I that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure), non-friable ACM must occur prior to the commencement of demolition or renovation activities. NESHAP defines ACM as any material or product that contains *greater than* 1% asbestos. It should be noted that the NESHAP regulation applies to all facilities regardless of construction date, including: 1. Any institutional, commercial, public, industrial, or residential structure, installation, or building; 2. Any ship; and 3. Any active or inactive waste disposal site. This requirement is typically enforced by the EPA or by local air pollution control/air quality management districts.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Due to the age of the subject property buildings, there is a potential that ACMs are present. The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

<b>Material</b>	<b>Location</b>	<b>Friable</b>	<b>Condition</b>
Drywall Systems	Throughout Building Interiors	Yes	Good
12"X12" Vinyl Floor Tiles	Good Stuff	No	Good
Vinyl Floors	Poop Deck	No	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to AHERA sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.

### 7.2.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has  $\geq 1$  mg/cm<sup>2</sup> (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm<sup>2</sup> to 2.0 mg/cm<sup>2</sup>. Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition and monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned or subsidized housing are affected by this rule.

Lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state or local regulations in regards to lead-containing paints.

In buildings constructed after 1978, it is unlikely that LBP is present. Structures built prior to 1978 and especially prior to the 1960's should be expected to contain LBP.

Due to the age of the subject property buildings, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

### **7.2.3 RADON**

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 pCi/L and 4 pCi/L, equal to or below the action level of 4.0 pCi/L set forth by the EPA.

### **7.2.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER**

The California Water Service supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were well within standards established by the USEPA.

### **7.2.5 MOLD/INDOOR AIR QUALITY ISSUES**

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently green, gray, white, brown or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. 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. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

AEI observed interior areas of the subject property buildings in order to identify the significant presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to mold appears to be warranted at this time.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based

on observed areas) mold growth is present at the subject 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 subject property.



### 7.3 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
	X	Hazardous Substances and/or Petroleum Products in Connection with Property Use
	X	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
	X	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
	X	Unidentified Substance Containers
	X	Electrical or Mechanical Equipment Likely to Contain Fluids
	X	Strong, Pungent or Noxious Odors
	X	Pools of Liquid
	X	Drains, Sumps and Clarifiers
	X	Pits, Ponds and Lagoons
	X	Stained Soil or Pavement
	X	Stressed Vegetation
	X	Solid Waste Disposal or Evidence of Fill Materials
	X	Waste Water Discharges
	X	Wells
	X	Septic Systems
	X	Other

None of the above listed items were observed during the site inspection.

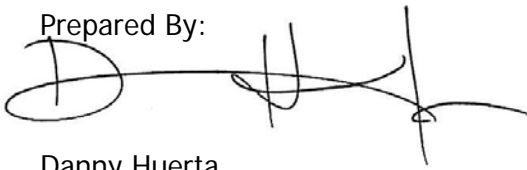
## 8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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By signing this report, the senior author declares that, to the best of his or her professional knowledge and belief, he or she meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

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

Prepared By:



Danny Huerta  
Project Manager

Reviewed By:



Victor DeTroy  
Senior Author

**APPENDIX I**  
**Excerpts from 2014 ESA**



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

### **1250 & 1272 The Strand and 11 & 19 Pier Avenue**

Hermosa Beach, California 90254

May 1, 2014

Partner Project No. 14-118750.1



Prepared for:

#### **Resource Real Estate, Inc.**

2121 Rosecrans Avenue, Suite 3310

El Segundo, California 90245

May 1, 2014

Mr. Christopher Hetzel  
Resource Real Estate, Inc.  
2121 Rosecrans Avenue, Suite 3310  
El Segundo, California 90245

Subject: Phase I Environmental Site Assessment  
1250 & 1272 The Strand and 11 & 19 Pier Avenue  
Hermosa Beach, California 90254  
Partner Project No. 14-118750.1

Dear Mr. Hetzel:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,



Jenny Redlin, REPA  
Principal



## EXECUTIVE SUMMARY

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Resource Real Estate, Inc. for the property located at 1250 & 1275 The Strand and 11 & 19 Pier Avenue in the City of Hermosa Beach, Los Angeles County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Resource Real Estate, Inc. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

### Property Description

The subject property is located on the northeast side of The Strand and Pier Avenue within a mixed commercial/residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

#### *Subject Property Data*

<b>Address(es):</b>	1250 & 1275 The Strand and 11 & 19 Pier Avenue, Hermosa Beach, California
<b>Historical Address(es):</b>	3, 7, 9, 15, 21, 25, 29, and 31 Pier Avenue; 1212, 1216, 1218, 1230, 1232, 1270, 1272, 1276, 1278, 1282, and 1286 The Strand; 41, 42, 43, 45, 46, 52 – 57 Santa Fe (1908, 1912)
<b>Property Use:</b>	Commercial
<b>Land Acreage (Ac):</b>	0.58 Ac
<b>Number of Buildings:</b>	2
<b>Number of Floors:</b>	One with mezzanine; no basement
<b>Gross Building Area (SF):</b>	9,510 SF (Building A – 11-19 Pier Avenue); 4,280 SF (Building B – 1250-1272 The Strand)
<b>Date of Construction:</b>	1946/1950 (11 Pier Avenue); 1922/1929 (19 Pier Avenue); 1927/1935 (1250 The Strand); and 1922/1947 (1272 The Strand)
<b>Assessor's Parcel Number (APN):</b>	4183-002-001 (11 Pier); 4183-002-017 (19 Pier); 4183-002-002 (1250 The Strand); and 4183-002-003 (1272 The Strand)
<b>Type of Construction:</b>	Slab on grade with brick and painted CMU veneer
<b>Current Tenants:</b>	Good Stuff Restaurant, Poop Deck Bar, The Mermaid Bar, Cantina Real Restaurant, Tiki Mon Surf Shop, Pier Surf, The Grindz
<b>Site Assessment Performed By:</b>	Jeremy Russell of Partner
<b>Site Assessment Conducted On:</b>	April 22, 2014

The subject property is currently occupied by Good Stuff Restaurant, Poop Deck Bar, The Mermaid Bar, Cantina Real Restaurant, Tiki Mon Surf Shop, Pier Surf, and The Grindz for commercial retail and restaurant use. Onsite operations consist of restaurants, bars, and retail apparel stores. No use or storage of hazardous substances was observed in association with the subject property tenants. In addition to the current structures, the subject property is also improved with a parking lot and minimal landscaping.

According to available historical sources, the subject property was formerly undeveloped as early as 1908, with the exception of a small grocery on the south corner of the subject property; developed with residential buildings between 1908 and 1927; and, developed with the existing commercial structures between 1935 and 1950. Tenants on the subject property include various dwellings, stores, and restaurants (1912-Present).

The immediately surrounding properties consist of a hotel and a parking garage to the north across 13<sup>th</sup> Street; Commercial retail and restaurant buildings to the south across Pier Avenue; restaurant and retail stores to the east; and Hermosa Beach and the Pacific Ocean to the west.

According to a case closure report prepared by the Los Angeles Regional Water Quality Control Board for a site located less than ½-mile northeast of the subject property, the depth and direction of groundwater in the vicinity of the subject property is reported to be approximately 8 to 10 feet below ground surface (bgs) and flow toward the southwest.

## Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property; due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

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

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

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

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

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

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building/buildings, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Overall, all suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos and LBP prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

### **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1250 & 1275 The Strand and 11 & 19 Pier Avenue in the City of Hermosa Beach, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, an environmental issue was identified. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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# 1.0 INTRODUCTION

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 1250 & 1275 The Strand and 11 & 19 Pier Avenue in the City of Hermosa Beach, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

## 1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

## 1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

### **1.3 Limitations**

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

### **1.4 User Reliance**

Resource Real Estate, Inc. engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Resource Real Estate, Inc.. Either

verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

## **1.5 Limiting Conditions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property prior to 1908. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1928; Sanborn Fire Insurance Maps were not available prior to 1908; city directories were not available prior to 1949; and topographic maps prior to 1896 were not reasonably ascertainable from local agencies. This data failure is not considered critical and does not change the conclusions of this report, as the 1908 fire insurance map revealed the subject property to be predominantly undeveloped with the exception of a small grocery building on the southern part of the subject property. In addition, the adjacent and surrounding areas are also shown mostly as undeveloped or as residential development.
- Partner submitted Freedom of Information Act (FOIA) requests to County of Los Angeles Department of Public Works - Environmental Programs Division, and the Los Angeles County Fire Department - Hazardous Materials Management Program, Public Health Investigation for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjacent properties. As of this writing, these

agencies have not responded to Partner's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

## 2.0 SITE DESCRIPTION

---

### 2.1 Site Location and Legal Description

The subject property at 1250 & 1275 The Strand and 11 & 19 Pier Avenue in Hermosa Beach, California is located on the northeast side of The Strand and The Pier Avenue. A Preliminary Title Report dated May 31, 2012, contains the legal descriptions of the four subject property parcels. Ownership is currently vested in Strand and Pier Holding Company LLC since May 31, 2013.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

### 2.2 Current Property Use

The subject property is currently occupied by Good Stuff Restaurant, Poop Deck Bar, The Mermaid Bar, Cantina Real Restaurant, Tiki Mon Surf Shop, Pier Surf, and The Grindz for commercial retail and restaurant use. Onsite operations consist of restaurants, bars, and retail apparel stores. No use or storage of hazardous substances was observed in association with the subject property tenants. The subject property consists of two, one-story buildings with a mezzanine area located on the property. In addition to the current structures, the subject property is also improved with an asphalt-paved parking lot and limited landscaping.

The subject property is designated for commercial development by the City of Hermosa Beach.

The subject property was not identified in the regulatory database report of Section 4.2.

### 2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial/residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

#### *Immediately Surrounding Properties*

**North:** 13<sup>th</sup> Street beyond which is The Beach House Hotel at Hermosa (1300 The Strand)

**South:** Pier Avenue beyond which is Hennessey's Tavern (8 Pier Avenue); Silvio's (20 Pier Avenue); Waterman's (22 Pier Avenue); Light House Café (30 Pier Avenue)

**East:** Café Bonaparte (37 Pier Avenue); Beach Drive beyond which is Hermosa Cyclery (20 13<sup>th</sup> Street)

**West:** Hermosa Beach and the Pacific Ocean

No adjacent properties were identified in the regulatory database report of Section 4.2.

### 2.4 Physical Setting Sources

#### 2.4.1 Topography

The United States Geological Survey (USGS) *Redondo Beach, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 14 feet above mean sea level (MSL). The contour lines in the



area of the subject property indicate the area is sloping gently toward the west. The subject property is depicted on the 1927 map as undeveloped.

A copy of the most recent topographic map is included as Figure 3 of this report.

### **2.4.2 Hydrology**

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the west or southwest. The nearest surface water in the vicinity of the subject property is the Pacific Ocean located approximately ¼ mile west of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Central Basin Municipal Water District serves the subject property vicinity. According to a representative of the district, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Hermosa Beach are surface water from surface waters from the Colorado River and from water wells operated by the district.

According to a case closure report prepared by the Los Angeles Regional Water Quality Control Board for a site located less than ½-mile northeast of the subject property the depth and direction of groundwater in the vicinity of the subject property is reported to be approximately 8 to 10 feet below ground surface (bgs) and flow toward the southwest.

### **2.4.3 Geology/Soils**

The subject property is situated within the coastal plain of Los Angeles of the Transverse Range Geomorphic province of the State of California. The uppermost geologic formation underlying the soils at the subject property is the Recent alluvium formation. The Recent alluvium comprises the underlying stratigraphy and consists mostly of gravel, sand, silt and clay. The thickness of the Recent alluvium is estimated to be over 100 feet. The Recent alluvium is underlain by the Lakewood and San Pedro Formations, which are estimated to be a total of approximately 400 feet thick.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, no soil data are available for the subject property area (Los Angeles County, Southeast Part, California (CA696). Soils encountered from borings drilled at a property to the northeast were described as silt, sandy silt, and sand to depths of 28 feet bgs.

### **2.4.4 Flood Zone Information**

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1907F, dated September 26, 2008, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

### 3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

<i>Historical Use Information</i>		
<b>Period/Date</b>	<b>Source</b>	<b>Description/Use</b>
1896-1907	Topographic Maps	Undeveloped
1908-1927	Aerial Photographs, Sanborn Maps, Topographic Maps	Residential and Commercial
1928-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Sanborn Maps	Commercial

Tenants on the subject property include various dwellings, stores, and restaurants (1912-Present). Current tenants include Good Stuff Restaurant, Poop Deck Bar, The Mermaid Bar, Cantina Real Restaurant, Tiki Mon Surf Shop, Pier Surf, and The Grindz for commercial retail and restaurant use.

No potential environmental concerns were identified in association with the current or former use of the subject property.

#### 3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on August 26, 2011. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

<i>Date:</i>	<i>1928</i>	<i>Scale:</i>	<i>1"=500'</i>
<b>Subject Property:</b>	The south half of Parcel A appeared to be developed; north half undeveloped. Parcel B appeared to be developed		
<b>North:</b>	Developed		
<b>South:</b>	Developed across Pier Avenue		
<b>East:</b>	Undeveloped and developed		
<b>West:</b>	Undeveloped		
<b>Southwest:</b>	Appears to be developed with a pier		

<i>Date:</i>	<i>1938</i>	<i>Scale:</i>	<i>1"=500'</i>
<b>Subject Property:</b>	Developed		
<b>North:</b>	Developed		
<b>South:</b>	Developed across Pier Avenue		
<b>East:</b>	Developed		
<b>West:</b>	Undeveloped		
<b>Southwest:</b>	No significant changes visible		

*Date:* 1947 *Scale:* 1"=500'

**Subject Property:** No significant changes visible  
**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible  
**Southwest:** No significant changes visible

*Date:* 1956 *Scale:* 1"=500'  
1965  
1976  
1989

**Subject Property:** No significant changes visible  
**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible  
**Southwest:** No significant changes visible

*Date:* 1994 *Scale:* 1"=500'

**Subject Property:** The southern half of subject property Parcel A appears to be developed as a parking lot  
**North:** The property north of subject property Parcel A appears redeveloped with a different commercial building  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible  
**Southwest:** No significant changes visible

*Date:* 2002 *Scale:* 1"=500'

**Subject Property:** No significant changes visible  
**North:** No significant changes visible other than a parking garage structure appears developed northeast of the subject property  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible  
**Southwest:** No significant changes visible

*Date:* 2005 *Scale:* 1"=500'

**Subject Property:** No significant changes visible  
**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible  
**Southwest:** No significant changes visible

Copies of select aerial photographs are included in Appendix B of this report.

### 3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on April 16, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

*Date:* 1908

**Subject Property:** Predominantly undeveloped with the exception of a building labeled as a grocery on the south portion of Parcel A  
**North:** Undeveloped and developed with residential dwellings  
**South:** Predominantly undeveloped, and developed with one commercial structure labeled as a pavilion across Santa Fe (Pier Avenue)  
**East:** Undeveloped and developed with a dwelling and a structure labeled as town hall  
**West:** Undeveloped

*Date:* 1912

**Subject Property:** North half of Parcel A undeveloped; south half developed with a grocery and a bathhouse. Parcel B undeveloped.  
**North:** No significant changes depicted  
**South:** No significant changes depicted  
**East:** No significant changes depicted  
**West:** Developed with a boardwalk

*Date:* 1927

**Subject Property:** Parcel A developed with structures labeled bathhouse and grocery on the south portion, and structures labeled restaurants on the north portion. Parcel B developed with one structure labeled as restaurant, grocery, confectionary, a shop, and vacant.  
**North:** Developed with a bath house and dwellings  
**South:** Developed with restaurants and other structures  
**East:** Undeveloped and developed with commercial building labeled with restaurant and bakery  
**West:** A structure appears developed however the labeling is illegible.

**Date:** 1946

**Subject Property:** The south half of Parcel A appears developed with a structure labeled as a restaurant, and the north half appears developed with structures labeled as restaurants. Parcel B developed with one structure labeled with five stores.

**North:** Developed with dwellings and structures labeled as stores

**South:** Developed with structures labeled as stores and a structure labeled as the Hermosa Hotel

**East:** Developed with structures labeled as stores and market

**West:** Developed with two small structures labeled as restaurants and a structure labeled as a store. A commercial structures appears developed southwest and is labeled as stores, lifeguard stand, and public library.

**Date:** 1960

**Subject Property:** The south half of Parcel A appears undeveloped, and the north half appears developed with structures labeled as restaurants. Parcel B developed with one structure labeled with five stores.

**North:** Developed with structures labeled as stores and restaurants, and a parking lot to the northeast

**South:** Developed with structures labeled as stores and a structure labeled as the Hermosa Hotel

**East:** Developed with structures labeled as stores and market

**West:** Developed with two small structures labeled as restaurants and a structure labeled as a store. A commercial structure appears developed southwest and is labeled as stores. A structure further southwest appears developed and labeled as a "Seal Pool capacity 120,000 gallons"

Copies of reviewed Sanborn Maps are included in Appendix B of this report.

### 3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Data Resources (EDR) on April 17, 2014, for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

*City Directory Search for 3, 7, 9, 15, 21, 25, 29 and 31 Pier Avenue; 1212, 1216, 1218, 1230, 1232, 1270, 1272, 1276, 1278, 1282 and 1286 The Strand (Subject Property)*

<b>Year(s)</b>	<b>Occupant Listed</b>
1926	No listings
1953	Betty's Café (1250 The Strand)
1958	Mermaid Café (1250 The Strand)
1962	Little Mermaid Restaurant (11 Pier Avenue)
1967	Little Mermaid Restaurant (11 Pier Avenue); Hurley's Gifts (29 Pier Avenue); Hermosa Tackle Box (21 Pier Avenue); Anthony's Jewelers (31 Pier Avenue)
1972,	
1976	Arlo's Hamburgers (1286 The Strand); Little Mermaid Restaurant (11 Pier Avenue); Hurley's Gifts (29 Pier Avenue); Hermosa Tackle Box (21 Pier Avenue); Anthony's Jewelers (31 Pier Avenue)



2006,  
2008 Good Stuff (1286 The Strand); Poop Deck (11 Pier Avenue); Mermaid Café (11 Pier Avenue); Cantina Real Restaurant (19 Pier Avenue); Tiki Mon (21 Pier Avenue)

According to the city directory review, the subject property has been occupied by various restaurant and retail businesses. Based on the city directory review, no environmentally sensitive listings were identified for the subject property addresses.

#### *City Directory Search for Adjacent Properties*

##### **Year(s) Occupant Listed**

1926	No listings
1953	Several restaurants and retail stores (1300 – 1312 The Strand); stores (35-39 Pier Avenue); Market (20 13 <sup>th</sup> Street)
1958	Several restaurants and retail stores (1300 – 1312 The Strand); stores (35-39 Pier Avenue); Market (20 13 <sup>th</sup> Street)
1962	Several restaurants and retail stores (1300 – 1312 The Strand); stores (35-39 Pier Avenue);
1967	Market (20 13 <sup>th</sup> Street)
1972,	
1976	
2006,	
2008	Hermosa Cyclery (20 13 <sup>th</sup> Street); Hennessy's Tavern (8 Pier Avenue); Silvios BBQ (20 Pier Avenue); Café Bonaparte (37 Pier Avenue)

Based on the city directory review, no environmentally sensitive listings were identified for the adjacent property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

### **3.4 Historical Topographic Maps**

Partner reviewed historical topographic maps obtained from NETR Online on April 28, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

*Date:* 1896  
1899  
1905  
1910  
1916  
1922  
1924  
1926  
1927

**Subject Property:** Undeveloped  
**North:** Undeveloped  
**South:** Undeveloped

**East:** Undeveloped  
**West:** Undeveloped

*Date:* 1952  
1957  
1955  
1965  
1982

**Subject Property:** Shaded as developed  
**North:** Shaded as developed  
**South:** Shaded as developed  
**East:** Shaded as developed  
**West:** Shaded as developed

Copies of reviewed topographic maps are not included in Appendix B of this report due to copyright issues.

## 4.0 REGULATORY RECORDS REVIEW

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### 4.1 Regulatory Agencies

#### 4.1.1 State Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	California Environmental Protection Agency (CalEPA)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	1001 I Street, Sacramento, California
<b>Agency Phone Number:</b>	926 323 2514
<b>Date of Contact:</b>	April 23, 2014
<b>Method of Communication:</b>	Telephone
<b>Summary of Communication:</b>	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the CalEPA.

#### 4.1.2 Health Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Los Angeles County Department of Public Works, Public Health Investigation
<b>Point of Contact:</b>	Yvonne Curtis
<b>Agency Address:</b>	5555 Ferguson Drive, Commerce, California
<b>Agency Phone Number:</b>	323 890 7301
<b>Date of Contact:</b>	April 22, 2014
<b>Method of Communication:</b>	Letter
<b>Summary of Communication:</b>	As of the date of this report, Partner has not received a response from this agency for inclusion in this report. In a previous Phase I ESA report prepared in 2012 for the subject property, this agency indicated that no records were found for the subject property.

#### 4.1.3 Fire Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Los Angeles County Fire Department
<b>Point of Contact:</b>	Not Provided
<b>Agency Address:</b>	900 S. Fremont Avenue, Los Angeles, California
<b>Agency Phone Number:</b>	Fax: (626) 458-3569
<b>Date of Contact:</b>	April 22, 2014
<b>Method of Communication:</b>	Letter
<b>Summary of Communication:</b>	As of the date of this report, Partner has not received a response from the LACFD for inclusion in this report.

A copy of pertinent documents is included in Appendix B of this report.

#### 4.1.4 Air Pollution Control Agency

##### Regulatory Agency Data

<b>Name of Agency:</b>	South Coast Air Quality Management District (SCAQMD)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	21865 Copley Drive, Diamond Bar, California
<b>Agency Phone Number:</b>	909 396 2000
<b>Date of Contact:</b>	April 23, 2014
<b>Method of Communication:</b>	<a href="http://www.aqmd.gov/webappl/fim/default.htm">http://www.aqmd.gov/webappl/fim/default.htm</a>
<b>Summary of Communication:</b>	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the SCAQMD.

A copy of pertinent documents is not included in Appendix B of this report.

#### 4.1.5 Regional Water Quality Agency

##### Regulatory Agency Data

<b>Name of Agency:</b>	Los Angeles Regional Water Quality Control Board (SARWQCB)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	320 West Fourth Street, Los Angeles, CA 90013
<b>Agency Phone Number:</b>	909 782 4130
<b>Date of Contact:</b>	April 23, 2014
<b>Method of Communication:</b>	<a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>
<b>Summary of Communication:</b>	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the SARWQCB.

#### 4.1.6 Department of Toxic Substances Control

##### Regulatory Agency Data

<b>Name of Agency:</b>	California Department of Toxic Substances Control (DTSC)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	5796 Corporate Avenue, Cypress, California
<b>Agency Phone Number:</b>	714 484 5300
<b>Date of Contact:</b>	April 23, 2014
<b>Method of Communication:</b>	<a href="http://hwts.dtsc.ca.gov/report_search.cfm?id=5">http://hwts.dtsc.ca.gov/report_search.cfm?id=5</a>
<b>Summary of Communication:</b>	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file on the DTSC website.

#### 4.1.7 Building Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	City of Hermosa Beach Building Department
<b>Point of Contact:</b>	Not Provided
<b>Agency Address:</b>	1315 Valley Drive, Hermosa Beach, California
<b>Agency Phone Number:</b>	(310) 318-0235
<b>Date of Contact:</b>	April 22, 2014
<b>Method of Communication:</b>	In Person
<b>Summary of Communication:</b>	Records were available for review, as further discussed in the following table.

##### *Building Records Reviewed for (Subject Property)*

<b>Year(s)</b>	<b>Owner/Applicant</b>	<b>Description</b>
1926-1957	Not listed	Index card listing subject property addresses 1230, 1238 and 1250 The Strand. The 1926 date lists a refreshment stand and an alteration to a residence. An entry for 4/21/1940 lists the removal and demolition of a building. In 1947 to 1957, alterations were listed for a café at 1250 The Strand.
1965	Bruce Hurley	City of Hermosa Beach inspection notice for 29 Pier Avenue for a proposed ice cream shop
1966	Frank Peacock	City of Hermosa Beach inspection notice for 21 Pier Avenue for a proposed bait and tackle shop
1968	Anthony Harris	City of Hermosa Beach inspection notice for 31 Pier Avenue for a jewelry store
1977	Fred Ameri	Permit inspection for 19 Pier Avenue for a restaurant
1979	Security Pacific National Bank	Certificate of Occupancy issued for remodel of a restaurant at 19 Pier Avenue
1972, 1974	Logan Hubbs	Building permit application and a City of Hermosa Beach inspection notice for 1286 The Strand for Arlo's Hamburgers
1986	Chandler Roofing	Reroofing permit for 1286 The Strand for the tenant Good Stuff

A copy of pertinent documents is included in Appendix B of this report.

#### 4.1.8 Planning Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Hermosa Beach Planning Department (HBPD)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	1315 Valley Drive, Hermosa Beach, California
<b>Agency Phone Number:</b>	(310) 318-0242
<b>Date of Contact:</b>	April 22, 2014
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	According to records reviewed, the subject property is zoned C-2 for commercial development by the City of Hermosa Beach



#### 4.1.9 Oil & Gas Exploration

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	California Division of Oil, Gas and Geothermal Resources (DOGGR)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	801 K Street, Sacramento, California
<b>Agency Phone Number:</b>	(916) 324-0850
<b>Date of Contact:</b>	April 22, 2014
<b>Method of Communication:</b>	<a href="http://maps.conservation.ca.gov/doms/doms-app.html">http://maps.conservation.ca.gov/doms/doms-app.html</a>
<b>Summary of Communication:</b>	According to the DOGGR interactive website, no oil gas, or geothermal wells were identified on or adjoining to the subject property.

#### 4.1.10 Assessor's Office

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Los Angeles County Assessor (LACA)
<b>Point of Contact:</b>	N/A
<b>Agency Address:</b>	500 West Temple Street, Los Angeles, California
<b>Agency Phone Number:</b>	(213) 974-3211
<b>Date of Contact:</b>	April 22, 2014
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 4183-002-001 (11 Pier); 4183-002-017 (19 Pier); 4183-002-002 (1250 The Strand); and 4183-002-003 (1272 The Strand). Current ownership was identified as Strand and Pier Holding Company LLC since May 31, 2013. The APNs were listed as 0.064 acres each.

## 4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

### 4.2.1 Regulatory Database Summary

##### *Radius Report Data*

<b>Database</b>	<b>Search Radius (mile)</b>	<b>Subject Property</b>	<b>Adjacent Properties</b>	<b>Sites of Concern</b>
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N
Federal RCRA Generators Site (LOG, SOG, CESQG)	0.25	N	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	<b>Y</b>
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	N	N
EDR US Hist Cleaners	Varies	N	N	N

#### **4.2.2 Subject Property Listings**

The subject property is not identified in the regulatory database report.

#### **4.2.3 Adjacent Property Listings**

The adjacent properties are not identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

#### **4.2.4 Sites of Concern Listings**

The property to the northeast is identified as a LUST site in the regulatory database report, as discussed below:

- The property, identified as Key Centers, Inc. at 1325 Hermosa Avenue, is located approximately 370 feet to the northeast of the subject property, and situated hydrologically up-gradient. This site reported a release of petroleum hydrocarbons on April 10, 1986, which reportedly impacted soil and groundwater. The release occurred as a result of leaking USTs and was reported to the lead agency (Los Angeles Regional Water Quality Control Board). Groundwater was reported to be approximately 8 to 10 feet bgs with a flow direction toward the southwest. Four USTs were removed in 1986. Soil and groundwater contamination were reported to be limited to onsite.

The responsible party is identified as Celina Douglas Beach Market, Inc., and regulatory closure was obtained on February 14, 2014. Based on the regulatory closure status, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

#### **4.2.5 Orphan Listings**

No orphan listings are identified on or adjacent to the subject property in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

## 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Resource Real Estate, Inc. (User of this report).

### *User Responsibilities*

<b>Item</b>	<b>Provided By User</b>	<b>Not Provided By User</b>	<b>Discussed Below</b>	<b>Does Not Apply</b>
Environmental Pre-Survey Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	<b>Section 5.1.3</b>			
Reason for Performing Phase I ESA	<b>Section 1.1</b>			
Prior Environmental Reports	X			
Other		X		

## **5.1 Interviews**

### **5.1.1 Interview with Owner**

Ms. Katherine Mah, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Ms. Mah, the subject property was developed in 1929 and 1950 for commercial use. Prior use of the subject property was not reported. Ms. Mah further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of her knowledge. A previous ESA was conducted, as further discussed in Section 5.2.6.

### **5.1.2 Interview with Report User**

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

### **5.1.3 Interview with Key Site Manager**

Mr. Adam Eisenberg, key site manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### **5.1.4 Interviews with Past Owners, Operators and Occupants**

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

### **5.1.5 Interview with Others**

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.



## **5.2 User Provided Information**

### **5.2.1 Title Records, Environmental Liens, and AULs**

Partner was provided with title records for review as part of this assessment. A Preliminary Title Report dated May 31, 2012, contains the legal descriptions of the four subject property parcels. Ownership is currently vested in Strand and Pier Holding Company LLC since May 31, 2013.

Copies of pertinent pages are included in Appendix B of this report.

### **5.2.2 Specialized Knowledge**

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.3 Actual Knowledge of the User**

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

### **5.2.4 Valuation Reduction for Environmental Issues**

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.5 Commonly Known or Reasonably Ascertainable Information**

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

### **5.2.6 Previous Reports and Other Provided Documentation**

The following information was provided to Partner for review during the course of this assessment:

*Phase I Environmental Site Assessment, 3-31 Pier Avenue, and 1212 to 1286 The Strand, Hermosa Beach, Los Angeles County, California, AEI Consultants (December 28, 2012)*

AEI Consultants (AEI) prepared this report on behalf of Strand and Pier Holding Company LLC. The assessment was performed in general accordance with ASTM Standard E1527-05. The assessment consisted of a site reconnaissance, interviews with knowledgeable personnel, review of historical information, a review of federal, state and local regulatory databases. The assessment was performed on a larger parcel of land that included the subject property. Pertinent information contained in this report is summarized below:

- At the time of the 2012 assessment, the subject property was occupied by Good Stuff Café, Poop Deck Bar, The Mermaid Restaurant, Cantina Real, Pier Surf, Tiki Mon Creamery and Café, and Tiki Mon Surf Shop for restaurant and retail uses.
- According to the AEI report, the subject property was formerly occupied by various restaurants and retail shops.
- No current or former ASTs or USTs were identified on the subject property.

- No hazardous substances were identified at the subject property.
- As part of the 2012 assessment, AEI conducted a limited visual survey for the presence of asbestos-containing material (ACM) at the subject property. Based on the age of the subject property buildings, AEI concluded that there is a potential for the presence of ACM as well as lead-based paint.
- AEI identified no RECs and recommended no further investigation.

Copies of pertinent pages reviewed are included in Appendix B of this report.

## 6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

### *Site Assessment Data*

**Site Assessment Performed By:** Jeremy Russell  
**Site Assessment Conducted On:** April 22, 2014

The table below provides the subject property personnel interviewed during the field reconnaissance:

### *Site Visit Personnel for 1250 & 1275 The Strand and 11 & 19 Pier Avenue (Subject Property)*

<b>Name</b>	<b>Title/Role</b>	<b>Contact Number</b>	<b>Site Walk* Yes/No</b>
Ms. Ilana Bolour	Site Manager	(323) 677-0550	Yes

\* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

### **6.1 General Site Characteristics**

#### **6.1.1 Solid Waste Disposal**

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the subject property. An independent solid waste disposal contractor, Athens Services, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

Grease generated from on-site operations is disposed of in bins, which are collected by Athens Service and disposed of off-site on an as-needed basis. Based on the non-hazardous natures of grease, the on-site storage of grease is not considered a REC for the subject property.

#### **6.1.2 Sewage Discharge and Disposal**

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Hermosa Beach services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

#### **6.1.3 Surface Water Drainage**

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture; however, a comprehensive wetlands survey would be

required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

#### **6.1.4 Source of Heating and Cooling**

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity/natural gas provided by Southern California Edison and The Gas Company. The mechanical system is comprised of a split system with a central unit and interior air-handler and exterior rooftop-mounted packaged electric HVAC units. Hot water is provided by individual natural gas water heaters.

#### **6.1.5 Wells and Cisterns**

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

#### **6.1.6 Wastewater**

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

#### **6.1.7 Septic Systems**

No septic systems were observed or reported on the subject property.

#### **6.1.8 Additional Site Observations**

No additional general site characteristics were observed during the site reconnaissance.

### **6.2 Potential Environmental Hazards**

#### **6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site**

No evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

#### **6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)**

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

#### **6.2.3 Evidence of Releases**

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

#### **6.2.4 Polychlorinated Biphenyls (PCBs)**

No potential PCB-containing equipment (exterior transformers, interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

#### **6.2.5 Strong, Pungent or Noxious Odors**

No strong, pungent or noxious odors were evident during the site reconnaissance.

#### **6.2.6 Pools of Liquid**

No pools of liquid were observed on the subject property during the site reconnaissance.

#### **6.2.7 Drains, Sumps and Clarifiers**

Partner observed several floor drains within the on-site restaurants. These drains are connected to the municipal sanitary sewer and Partner did not observe the storage or use of hazardous substances in the vicinity of the drains. Based on observations, these on-site floor drains are not considered a REC for the subject property.

#### **6.2.8 Pits, Ponds and Lagoons**

No pits, ponds or lagoons were observed on the subject property.

#### **6.2.9 Stressed Vegetation**

No stressed vegetation was observed on the subject property.

#### **6.2.10 Additional Potential Environmental Hazards**

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

### **6.3 Non-ASTM Services**

#### **6.3.1 Asbestos-Containing Materials (ACMs)**

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed from the 1920s to the 1950s. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:



## Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Stucco	Throughout Building Exterior	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

### 6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

### 6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and

local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

<i>EPA Radon Zones</i>		
<b>EPA Zones</b>	<b>Average Predicted Radon Levels</b>	<b>Potential</b>
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

#### **6.3.4 Lead in Drinking Water**

According to available information, a public water system operated by the Central Basin Municipal Water District serves the subject property vicinity. According to a representative of the district shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Hermosa Beach are surface water from surface waters from the Colorado River and from water wells operated by the district. According to the 2013 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

#### **6.3.5 Mold**

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

#### **6.4 Adjacent Property Reconnaissance**

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

## 7.0 FINDINGS AND CONCLUSIONS

---

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

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

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

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

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

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

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property building/buildings, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Overall, all suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos and LBP prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

### Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 1250 & 1275 The Strand and 11 & 19 Pier Avenue in the City of Hermosa Beach, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, an environmental issue was identified. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.



## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

---

Partner has performed a Phase I Environmental Site Assessment of the property located at 1250 & 1275 The Strand and 11 & 19 Pier Avenue in the City of Hermosa Beach, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Jeremy Russell  
Environmental Professional

Reviewed By:



David Boyce  
Senior Author

**APPENDIX J**  
**Excerpts from 2015 ESA**

# Environmental Solutions

Assessment – Engineering – Management



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

### **Apartments and Retail - Hermosa Beach**

20-32 13th Street  
Hermosa Beach, California 90254

**For:**

**Bolour Associates, Inc.**  
8383 Wilshire Boulevard  
Beverly Hills, CA 90211

**By:**

**Environmental Solutions**  
2601 E. Chevy Chase Dr.  
Glendale, California 91206  
Ph: 818-243-2656

A handwritten signature in black ink, appearing to read "Michael Rezvani".

**Michael Rezvani, PE, REPA, CAC**  
Senior Environmental Consultant

April 27, 2015  
ES Project No. E15-001

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## 1.0 SUMMARY

Environmental Solutions (ES) has performed a Phase I Environmental Site Assessment (ESA) of the approximately 0.1967-acre site located at 20-32 13th Street, in the City of Hermosa Beach, in the County of Los Angeles, California, 90254 referred to herein as the "Property."

ES has conducted this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property. Any exceptions to or deletions from this practice are described in Section 2.2 of this report. This report also meets the requirements of All Appropriate Inquiries as defined in CERCLA 42, U.S.C. 9601(35)(B). The enclosed report and opinion are based on the intent to purchase the Property. We understand that you will rely on this opinion in connection with such purposes.

This assessment has revealed no evidence of recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions in connection with the Property.

Findings, opinions, and recommendations regarding liquefaction conditions on the Property are discussed in section 3.2.6; possible methane related issues are discussed in section 3.2.7; possible asbestos containing materials are discussed in Section 6.1; and the possible presence of lead based paint is discussed in Section 6.2.

## 2.0 INTRODUCTION

### 2.1 Definitions

To assist the reader with the interpretation of this report, ES would like to provide the following definitions of significant ESA terminology as defined by ASTM E1527-13.

#### ***Recognized environmental condition***

*A recognized environmental condition* is defined as, "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

### ***Historical recognized environmental condition***

*A historical recognized environmental condition* is defined as, "a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, Property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

### ***Controlled recognized environmental condition***

*A controlled recognized environmental condition* is defined as, "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*)."

### ***De minimis condition***

*A de minimis condition* is defined as, "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *recognized environmental conditions* nor *controlled recognized environmental conditions*."

## **2.2 Purpose and Scope**

A Phase I ESA is intended to provide a brief description of the Property, its location and surroundings and to identify, to the extent feasible, associated *recognized environmental conditions*, *controlled recognized environmental conditions*, *historical recognized environmental condition*, and *de minimis conditions* associated with the Property or surrounding land use and to create a list of the potential human and environmental receptors. The protocol followed for this assessment is in conformance with the requirements of All Appropriate Inquiries as defined in CERCLA 42, U.S.C. 9601(35)(B) and the American Society for Testing and Materials Standard Practice for Environmental Site Assessment for Commercial Real Estate Transactions, ASTM Standard E1527-13. Any exceptions are noted in Section 2.2 – Limiting Conditions and Methodology Used. ES understands that this ESA will be used by Bolour Associates, Inc. to perform due diligence with respect to environmental conditions at the Property.

## **2.3 Limitations, Exceptions and Methodology of Assessment**

Due care was taken during the investigation process, but a Phase I ESA cannot eliminate uncertainty about a Property's potential for Environmental Conditions. It should be noted that all Phase I ESAs are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. ES accepts no liability for hidden conditions, variations in composition of materials and identification of materials not normally found in construction use. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the surface observations. ES has relied on one or more documents developed by other parties and is not liable for any conclusions drawn using these sources if their findings or procedures were erroneous. Additionally, the passage of time may result in a change in the environmental characteristics at this Property and surrounding sites.

The scope of work for this report did not include testing of electrical equipment for the potential presence of polychlorinated biphenyls or the collection of other environmental samples. The scope of work did not include a detailed assessment of natural hazards such as naturally occurring asbestos, arsenic, radon gas or methane gas, an assessment of the potential presence of radionuclides, an assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. The scope of work for this report did not include an assessment of the environmental compliance status of the Property, the businesses operating at the Property, or a health-based risk assessment. The scope of work for this report did not include any wetland studies, indoor air quality assessment, or vapor intrusion assessment.

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering. The Property boundaries and other drawings have been compiled from the best available recorded information and have not been verified by a field survey and may therefore vary from actual conditions.

The entire Property was visually inspected as part of this ESA except for the apartments. ES attempted to access these areas but was unable to due to tenant privacy requests. It is the opinion of ES that the ability to identify conditions indicative of releases or threatened releases has not been hampered by the lack of the visual inspection in these areas.

## **2.4 Data Gaps**

In accordance with the ASTM standard, an attempt to confirm the history and use of the Property was performed from the present back to when the Property was first developed with any structures or was used for residential, agricultural, commercial, industrial or governmental purposes. Multiple historical sources were consulted to fill in any data gaps dating back to 1896, the first reasonably available information. Information from one of the Property owner representatives, Mr. Donald A. English, dated back approximately forty-years to the mid 1970s. Sanborn Fire Insurance Maps were researched with coverage of the Property found and reviewed from the years 1908, 1912, 1927, 1946, and 1960. Aerial photographs with coverage of the Property were found and reviewed from the years 1928, 1938, 1947, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2014. City directory information was obtained from 1953, 1958, 1967, and 2008. Historical USGS topographic maps of the Property were reviewed from the years 1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996.

A Property owner representative for the 20 13th Street building was not available for an interview. Using various resources referenced in this report, ES was able to form an opinion on the Property. It is the professional opinion of ES that the lack of this interview does not represent a significant data gap with regards to the ability of ES to identify conditions indicative of releases and threatened releases on the Property. Where "Property owner" is indicated in this report, it is referring to the owner of the 30-32 13th Street parcels.

ASTM E1527-13 does not require the environmental professional to undertake a review of recorded land title records or search for environmental liens. This responsibility is placed upon the user. It is ES's understanding that a lender will engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records relating to the Property. Per the scope of work, ES did not obtain recorded land title records or conduct an environmental lien search. If the Client provides ES with this information, it can be added to the Phase I report.

ES requested records for the Property from the Los Angeles County Fire Department, Public Health Division, Hazardous Materials Request Unit, Los Angeles Regional Water Quality Control Board, and the County of Los Angeles Public Health Department. As of the publication of this report, these agencies have not responded to our requests. Using various resources referenced in this report, ES was able to form an opinion on the Property. ES does not anticipate that there are any significant records to be reviewed for the Property at these agencies. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

It is the professional opinion of ES that there were no significant data gaps with regards to the ability of ES to identify conditions indicative of releases and threatened releases.

## **2.5 Reliance**

This report was prepared for the sole use and benefit of Bolour Associates, Inc. The information and opinions rendered in this report are for the exclusive use and reliance by Bolour Associates, Inc. ES will not distribute or publish this report without the consent of Bolour Associates, Inc. except as required by law and court order. The information and opinions expressed in this report are given in response to a limited assignment by Bolour Associates, Inc. and should be considered and implemented only in light of that assignment. The services provided by ES in completing this project have been provided in a manner consistent with normal standards of the profession. This report is not a legal opinion and does not offer warranties or guarantees expressed or implied.

## **3.0 SITE DESCRIPTION**

### **3.1 Location and Legal Description**

The Property is approximately 0.1967-acres and the street addresses are 20, 30, and 32 13th Street, in the City of Hermosa Beach, in the County of Los Angeles, California, 90254. The Property is located on the southeast corner of the intersection of 13th Street and Beach Drive. 13th Street delimits the Property to the north, 13th Court delimits the Property to the south, Beach Drive delimits the Property to the west, and a parking lot delimits the Property to the east.

The approximate latitude and longitude near the center of the Property are 33°51'45.36" (33.8626) north and 118°24'5.04" (118.4014) west, respectively. The Property is composed of three parcels. The APN numbers for the Property are 4183-002-004, 4183-002-018, and 4183-002-019. The Property is rectangular with the dimensions of approximately 90-feet along the north and south borders and 95.2-feet along the east and west borders.

The Property was occupied by two, four unit apartment buildings and a commercial building. The owners of the two apartment building parcels were reported to be Madonna M. English Trust, Donald English Trustee. A legal description of the Property as detailed in ALTA/ACSM Land Title Surveys provided to ES (JRN Civil Engineers, 2015) is as follows:



"LOT 9 AND THE WESTERLY 30 FEET (FRONT AND REAR) OF LOT 30 IN BLOCK 13 OF HERMOSA TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. LOT 8 IN BLOCK 13 OF HERMOSA BEACH TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY."

## **3.2 Site and Vicinity Characteristics**

### **3.2.1 Surface Characteristics**

The general topography of the Property slopes to the west, towards the Pacific Ocean. According to the U.S. Geological Survey (USGS) topographic map, Redondo Beach, Quadrangle, the finished elevation of the Property is approximately 15-feet above Mean Sea Level (MSL). Except for small planters, the entire Property is either paved or occupied by the Property buildings.

### **3.2.2 Drainage Patterns/Basins**

No special flood hazards are noted at the Property on the FEMA Q3 Flood Insurance Rate Map, Los Angeles (panel number 06037C) dated 2003 and 2011. The nearest significant surface water is the Pacific Ocean located approximately 200-feet west of the Property.

There was no industrial water discharge from the Property into a sanitary sewer system. There were two sources of wastewater at the Property including sanitary sewage and stormwater runoff. The sanitary sewage discharges into the municipal system. The stormwater runoff moves via sheet flow to the north, west, or south, draining onto the adjacent streets. There were no drinking water wells, groundwater monitoring wells, floor drains, clarifiers, sumps, septic system or french drains noted on the Property.

### **3.2.3 Geology**

The Coastal Plain of Los Angeles County encompasses an area of 480 square miles and is bounded by the Santa Monica Mountains to the north, the low-lying Elysian, Repetto, Merced, and Puente Hills on the northeast, Coyote Creek to the east, and the Pacific Ocean to the south and west. The Coastal Plain slopes gently from the bordering highlands on the north and northeast toward the ocean (State of California Department of Water Resources (DWR) Bulletin 104, 1961).

The generalized stratigraphy beneath the area includes a deep basement of Mesozoic metamorphic rocks, overlain unconformably by thick sedimentary strata of mostly Miocene and younger age. The Puente and Repetto formations contain late Miocene to early Pliocene alternating shale, sandy shale, sandstone, and minor micaceous and carbonaceous siltstone. These strata are overlain conformably by the Pico formation, which contains late Pliocene alternating sands, sandy shale, and silts. These are overlain by the Palos Verdes and San Pedro formations, both of which contain loosely consolidated Quaternary sands, gravels, and silts, although these two formations contact unconformably. These strata are overlain by the Lakewood formation, containing Quaternary age clays, silts, sands, and gravels.

According to United States Department of Agriculture's (USDA) Soil Conservation Service (SCS) the soil component name at the Property is "Urban Land." This soil component does not classify the hydrologic group, soil drainage class or the corrosion potential for steel. The soil profile at the Property has been changed to an extent such that accurately classifying the soil is not possible. The soil surface texture is reported as variable and the depth to bedrock is more than ten-inches.

### **3.2.4 Hydrogeology**

The area around the Property includes the Coastal Plain occurring within the southwestern block of the Los Angeles Basin. The Newport-Inglewood uplift divides the Coastal Plain into two distinct groundwater basins; the Central Basin and the West Coast Basin. The West Coast Basin extends from the Ballona Escarpment and Baldwin Hills on the northwest to the Long Beach Plain on the southeast.

Shallow groundwater in the area is characterized as unconfined or semiperched and is typically found in unconsolidated Quaternary sediments less than 100 feet below ground surface (bgs). The semiperched aquifer has been found to maximum depths of 80 to 100 feet in the surrounding area. In general, the semiperched aquifer is of little beneficial use due to its poor

ES reviewed subsurface data from a site located near the Property. Key Centers, Inc. at 1325 Hermosa Avenue is located approximately 30-feet east, northeast of the Property. In a report dated August 7, 2013 by The Reynolds Group entitled "*Groundwater Monitoring and Status Report, July 2013*" groundwater was reported to be at a depth of approximately 9.58 to 10.57-feet below ground surface (bgs).

Shallow groundwater generally flows in directions subparallel to the ground surface slopes and under the influence of gravity toward points of discharge such as creeks, swamps, drainage swales, or pumped groundwater wells. Based upon review of the topographic map, it appeared that the primary groundwater flow direction in the uppermost water-bearing unit across the Property was to the west, towards the Pacific Ocean located approximately 200-feet west of the Property.

### **3.2.5 Wetlands**

ES screened the Property for the presence of suspect wetlands during the site reconnaissance and by reviewing the U.S. Department of the Interior, Fish and Wildlife Service, *National Wetlands Inventory* online map dated April 23, 2015 and the most recently available topographic map dated 1996. These sources indicated that the Property is not in an area mapped as a potential wetlands area and there were no mapped bodies of water indicative of possible wetlands on the Property. During ES's site reconnaissance, no suspect wetlands areas were observed on the Property. The Environmental Professional who performed the Property reconnaissance is not a specialist trained in wetlands delineation. A wetland delineation was beyond the scope of this assessment. ES notes that the Wetlands Inventory Map is prepared through the analysis of aerial photography and not by actual ground reconnaissance. It is normally used as a screening method to assess if potential wetlands areas exist in a given area. No further assessment is recommended.

### **3.2.6 Earthquake Fault Lines, Epicenters, and Liquefaction**

A USGS graphic map published in 1975 shows digitized quaternary fault lines in California. This map shows no fault lines located within one-mile of the Property.

The Department of Commerce, National Oceanic and Atmospheric Administration (NOAA) publishes the locations of earthquake epicenters measuring five (5) or greater on the Richter scale. This information was researched and there were no such epicenters reported with one-mile of the Property.

The Department of Conservation, California Geological Survey developed the Seismic Hazard Zone Report 031 for the Redondo Beach California 7.5 Minute Quadrangle map dated 1998. According to this map, the Property is located in a designated Liquefaction Area but not in an Earthquake Induced Landslide Area. While this may affect the development of the Property or the condition of the Property in the event of an earthquake, it is not considered to be a Recognized Environmental Condition. This map is presented in Appendix A.

### 3.2.7 Methane Zone

According to a map entitled, "*District 1 Oil Fields*" by the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources dated April 16, 2001, the Property is located above the Torrance oil field. This map is presented in Appendix A. Although the presence of an oil field below the Property is not a recognized environmental condition, increasing attention is being given by regulatory agencies regarding the presence of methane in developments located over oil fields. Some local agencies have developed specific testing requirements for methane prior to the development or renovation of properties located over oil fields. The level of methane measured at a site will determine which design standards may be used. It is recommended that the Hermosa Beach building department be consulted prior to any planned renovations to define specific requirements, if any. Additional oil field information and oil well data are described below in Section 5.8.

### 3.3 Structures, Roads and Other Improvements on the Site

The Property is developed with three buildings. On the west end is a two-story commercial building. In the center and east side of the Property are two, one-story, four unit apartment buildings. Tax assessor information indicated that the west end commercial building at 20 13th Street was constructed in 1941 and is approximately 1,575 square feet. Other historical documents referenced in this report indicated that the two story portion of this building was actually constructed sometime between 1928 and 1938. The center apartment building at 30 13th Street was constructed in 1948 and is approximately 1,625 square feet. The east end apartment building at 32 13th Street was also constructed in 1948 and is also approximately 1,625 square feet. The courtyard between the two apartment buildings is paved with slate and has planters. The remainder of the Property is paved with asphalt. The Property can be accessed from any of the adjacent streets.

Electricity serving the Property is from Southern California Edison (SCE). Solid waste disposal is provided by Athens Service. Natural gas is supplied by Southern California Gas Company. Sewer service is provided by Hermosa Beach Public Works. The supplier of potable water is West Basin Municipal Water who purchase water from the Metropolitan Water District. In a report entitled, "*Annual Drinking Water Quality Report*" by the Metropolitan Water District dated 2014, it is stated that "Metropolitan's water quality is equal to or better than required to safeguard public health."

### **3.4 Current Uses of the Property**

At the time of the Property reconnaissance on April 21, 2015, the center and east Property buildings were being used as apartments. There were no significant hazardous materials or petroleum products identified with this use.

The west end building was occupied by Hermosa Cyclery. This tenant uses small quantities of cleaners and lubricants for bicycle repair and maintenance operations. Based on the small quantities of these materials and the lack of any conduits to the subsurface, ES does not consider this current use to be a threat to the environmental integrity of the Property.

### **3.5 Tenant, User, and Owner Interviews**

#### **User**

Mr. Adam Eisenberg with Bolour Associates, Inc., the users of this report, filled out an environmental questionnaire dated April 20, 2015. A copy of this form is provided in Appendix G. Mr. Eisenberg indicated that he knew of no significant amounts of hazardous or petroleum products used on the Property. Mr. Eisenberg marked that he knew of no current or past environmental liens in association with the Property. He was not aware of any Activity or Use Limitations (ALUs) such as engineering controls, land use restrictions or institutional controls in place or on file under federal, tribal, state or local law. He indicated that he had no knowledge of any Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs) or the storage of any hazardous materials or petroleum products in any container greater than five-gallons on the Property. Mr. Eisenberg wrote that to the best of his knowledge, there have never been any spills or violations on the Property in association with hazardous materials or petroleum products. Mr. Eisenberg was aware of no soil or groundwater contamination on the Property or on adjacent sites. He wrote that he was not aware of a reduction in the Property value due to environmental issues. Mr. Eisenberg wrote that to the best of his knowledge, which dates back less than one year, the Property use has been apartments.

#### **Owner**

Mr. Donald A. English, Trustee for the Property owners of the center and east parcels, filled out an environmental questionnaire dated April 21, 2015. A copy of this form is provided in Appendix G. Mr. English indicated that he had firsthand knowledge of the Property since approximately the mid 1970s. He indicated that he knew of no significant amounts of hazardous or petroleum products used on the Property. Mr. English marked that he knew of no current or past environmental liens in association with the Property. He was

not aware of any Activity or Use Limitations (ALUs) such as engineering controls, land use restrictions or institutional controls in place or on file under federal, tribal, state or local law. He indicated that he had no knowledge of any Underground Storage Tanks (USTs), Above Ground Storage Tanks (ASTs) or the storage of any hazardous materials or petroleum products on the Property. Mr. English stated that to the best of his knowledge, there had never been any spills or violations on the Property in association with hazardous materials or petroleum products. Mr. English was aware of no soil or groundwater contamination on the Property or on adjacent sites. He wrote that he was not aware of a reduction in the Property value due to environmental issues. Mr. English wrote that to the best of his knowledge, the Property use has always been apartments.

### **3.6 Historical Uses of the Property**

Historical information was obtained from Sanborn Fire Insurance Maps (1908, 1912, 1927, 1946, and 1960) presented in Appendix D, aerial photographs (1928, 1938, 1947, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2014) presented in Appendix C, USGS Topographic maps (1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996) presented in Appendix E, and City Directories (1953, 1958, 1967, and 2008). Information from the Property owner representative, Mr. Donald A. English, dated back approximately forty-years to the mid 1970s.

The Property was undeveloped in the first reasonably available historical documentation dated 1896. Between 1896 and 1908, a small single family residence was developed in the southwest Property corner and the remainder of the Property was vacant. Between 1912 and 1927, the single family residence was demolished and the Property was vacant. The two-story portion of the west Property building was constructed between 1928 and 1938 and the remainder of the Property was used as a parking lot. In 1948, the two existing apartment buildings were constructed. The west side commercial building was reported to have been a market from at least 1953 through 1967. This building was expanded to its current configuration between 1989 and 1994. The existing Hermosa Cyclery tenant has occupied the west Property building since at least 1998.

There were no historical recognized environmental conditions or controlled recognized environmental conditions identified in the historical documents reviewed.



### **3.6.1 Sanborn Fire Insurance Maps**

The following is a summary of the findings of the Sanborn Fire Insurance maps reviewed by ES. These maps can be found in Appendix D of this report.

#### **1908**

In the 1908 Sanborn map, a single-family residence was developed on the southwest corner of the Property. The remainder of the Property was vacant. The adjacent site to the north, across 13th Street, was occupied by three single family residences. The west adjacent sites across Beach Drive and the south adjacent site across 13th Court were vacant. The east adjacent site was occupied by a "Town Hall" building. The adjacent and nearby streets and alleys had already been graded as they were observed during the Property reconnaissance. The area surrounding the Property was partially developed with commercial buildings and single-family residences. There were no obvious signs of the storage or disposal of hazardous materials in this map.

#### **1912**

There were no significant differences on the Property or surrounding sites in the 1912 map from the 1908 map. There were no obvious signs of the storage or disposal of hazardous materials on the Property in this map.

#### **1927**

In the 1927 Sanborn map, the single-family residence on the southwest corner of the Property had been demolished and the entire Property was vacant. The adjacent site to the north, across 13th Street, was occupied by two single family residences. The west adjacent sites, across Beach Drive, were occupied by four small restaurants. The south adjacent site, across 13th Court, was developed with five commercial buildings; one vacant and the others occupied by: a confections store, grocers, beauty shop, and restaurant. The east adjacent site was occupied by a commercial building previously occupied by the Town Hall. There were no obvious signs of the storage or disposal of hazardous materials in this map.

## **1946**

In the 1946 Sanborn map, the two story portion of the west commercial building had been constructed and the remainder of the Property was vacant. The adjacent site to the north, across 13th Street, was occupied by two single family residences. The rest of the adjacent sites were depicted the same as in the 1927 map except for the east adjacent site. The former "Town Hall" building had been demolished and this site was vacant. There were no obvious signs of the storage or disposal of hazardous materials in this map.

## **1960**

In the 1960 Sanborn map, the Property was developed as it was observed during the Property reconnaissance. The only exception was the one-story portion of the west Property building had not yet been constructed. Its uses were commercial and apartments. The adjacent site to the north, across 13th Street, had been cleared of all single family residences and was occupied by a parking lot. The west adjacent sites, across Beach Drive, were occupied by four small restaurants. The south adjacent site, across 13th Court, was developed with five commercial buildings. The east adjacent site was occupied by the existing parking lot. There were no obvious signs of the storage or disposal of hazardous materials in this map.

A gasoline station was depicted on the northwest corner of the intersection of 13th Street and Hermosa Avenue in the maps from 1927 through 1960. This site is located approximately 240-feet northwest and crossgradient from the Property. This site was not listed in any environmental databases detailed in Section 4.0. The former gasoline station had been cleared, graded, excavated, and this site has since been redeveloped with a parking garage and retail shops. This site does not represent a recognized environmental condition for the Property because of its distance from the Property, its location crossgradient from the Property, and it has been completely excavated and redeveloped with no environmental issues identified.

### **3.6.2 Historical Aerial Photographs**

The following are descriptions of the historical aerial photographs taken at the Property and reviewed by ES. This review has been supplemented by geographic place names and other data obtained in other assessment activities of this ESA. These photographs can be found in Appendix C.

## **1928**

In the 1928 aerial photograph, the Property appeared to have been undeveloped and had no obvious use but had been cleared and graded. The adjacent site to the north, across 13th Street, was occupied by two single family residences. The south adjacent site was occupied by the existing commercial buildings. The east adjacent site was vacant. The west adjacent sites were occupied by buildings, smaller than the current buildings, that were known to have been restaurants based on other documents. The surrounding area was partially developed with a mix of residential and commercial uses. The adjacent and nearby streets and alleys had already been graded and paved as they were observed during the Property reconnaissance. There were no obvious signs of the storage or disposal of hazardous materials on the Property in this photograph.

## **1938 and 1947**

The only significant difference in the 1938 and 1947 photographs from the 1928 photograph was the two-story portion of the west Property building was visible in both of these photographs. There were no obvious signs of the storage or disposal of hazardous materials on the Property in these photographs.

## **1953**

In the 1953 aerial photograph, with one exception, the Property appeared to have been developed as it was observed during the Property reconnaissance. The only exception was the single story portion of the west Property building had not yet been constructed. The adjacent site to the north, across 13th Street, was occupied by one single family residence. The south adjacent site was occupied by the existing commercial buildings. The east adjacent site was occupied by the existing paved parking lot. The west adjacent sites were occupied by the restaurant buildings observed during the Property reconnaissance. The surrounding area was almost fully developed with a mix of residential and commercial uses. There were no obvious signs of the storage or disposal of hazardous materials on the Property in this photograph.

## **1963, 1972, 1977, 1981, and 1989**

With one exception, there were no significant differences on the Property or adjacent sites in the 1963, 1972, 1977, 1981, and 1989 aerial photographs from the 1953 aerial photograph. The one exception was the removal of the single family residence and the paving of a parking lot on the north adjacent site in the 1963 photograph. There were no obvious signs of the storage or disposal of hazardous materials on the Property in these photographs.

## **1994**

The only significant difference in the 1994 photograph from the 1989 photograph was the expansion of the west Property building to its current configuration. There were no obvious signs of the storage or disposal of hazardous materials on the Property in these photographs.

## **2002, 2005, 2009, 2010, 2012, and 2014**

With one exception, there were no significant differences on the Property or adjacent sites in the 2002, 2005, 2009, 2010, 2012, and 2014 aerial photographs from the 1994 aerial photograph. The one exception was the development of the exiting parking structure on the north adjacent site between 1994 and 2002. There were no obvious signs of the storage or disposal of hazardous materials on the Property in these photographs.

### **3.6.3 Topographic Maps**

Topographic maps from 1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996 are presented in Appendix E. The 1896 map depicted the Property, adjacent sites, and surrounding area as vacant with no use indicated. There were no roads or alleys depicted near the Property. The 1924 and 1934 maps depicted the Property and adjacent sites as developed with multiple small and larger building with uses that could not be interpreted based on the provided information. The streets and alleys adjacent to the Property and in the surrounding area had been paved and graded as they were observed during the Property reconnaissance. The 1948, 1951, 1963, 1972, 1981, and 1996 maps showed the Property and surrounding area as developed using house omission tint indicating dense urban development. These maps did not depict individual building footprints or uses on or near the Property. There were no obvious signs of the storage or disposal of hazardous materials on the Property in any of the topographic maps.

### **3.6.4 Environmental Liens**

No environmental liens were found during this investigation. The Property was not listed in the search of the Federal NPL Liens database. One of the Property owners stated that there were no environmental liens on the Property. In order for there to be an environmental lien against the Property, it must be a suspected, or confirmed, contributor to subsurface contamination. Research conducted for this report did not find any uses that would have contributed to subsurface contamination on the Property and no regulatory agencies identified it as such.

### 3.6.5 City Directories

According to city directory information, the Property was occupied by a market in 1953, 1958, and 1967. The Property was listed as occupied by the existing Hermosa Cyclery in 2008. There were no environmentally significant listings for the Property identified in the city directories.

### 3.6.6 Title Report

It was not in the scope of work for ES to obtain a Title report for the Property. The Client did not provide ES with a Title report for review.

### 3.6.7 Previous Property Inspection Reports

The Client did not provide any previous inspection reports or Phase I Environmental Site Assessments for the Property.

The Client provided ES with *ALTA/ACSM Land Title Surveys* of the Property performed by JRN Civil Engineers dated April 3 and 5, 2015. These surveys depicted the Property as it was observed on the day of the Property reconnaissance. There were no items of environmental significance identified in these surveys. Copies of these drawings are provided in Appendix A.

### 3.7 Current Uses of Adjoining Sites

Current uses of the immediately adjacent sites and their addresses as noted on the buildings or researched on-line are as follows:

- North – 13th Street followed by a multilevel parking structure; no address assigned;
- South – 13th court followed by, from west to east: Killer Shrimp restaurant, Pier Surf Rental, Scape Goat (coffee shop), and a t-shirt retail shop; 19 Pier Avenue;
- East – An asphalt paved parking lot; no address assigned;
- West – Beach Drive followed by, from north to south: Eat Good Stuff restaurant, The Strand restaurant, and the Mermaid restaurant; 1272 and 1250 The Strand.

Based on observations and research, there is a low likelihood that a recognized environmental condition exists at the Property as a result of the current adjacent land use. ES did not detect obvious indications that these adjacent sites have Underground Storage Tanks (USTs) or have been identified as a business that would involve the use of significant quantities of hazardous materials.

### **3.8 Past Uses of Adjoining Sites**

#### **3.8.1 North**

Historical sources indicated that the site adjacent to and north of the Property, across 13th Street, was undeveloped in 1896. Between 1896 and 1908, this site had been developed with three single family residences. The residences were demolished in phases, one by 1927, the second by 1953, and the last was gone by 1960. From at least 1960 through 1994, this site was a paved parking lot. The existing parking structure was constructed on this site between 1994 and 2002.

There were no signs of the storage or disposal of hazardous materials on the north adjacent site in the historical information reviewed. There were no indications from any historical sources that the Property has suffered environmental damage from the north adjacent site.

#### **3.8.2 South**

Historical sources indicated that the sites adjacent to and south of the Property, across 13th Court, were undeveloped in 1896. Except for some minor expansion in later years, the existing commercial buildings were constructed sometime between 1912 and 1927. Known uses on these sites included: restaurants, a beauty shop, grocery store, candy shop, equipment rental, coffee shop, and retail sales.

There were no signs of the storage or disposal of hazardous materials on the south adjacent sites in the historical information reviewed. There were no indications from any historical sources that the Property has suffered environmental damage from the south adjacent sites.

#### **3.8.3 East**

Historical sources indicated that the site adjacent to and east of the Property was undeveloped in 1896. Between 1896 and 1912, this site was developed with the Town Hall/City Hall. Between 1927 and 1928, this building was demolished and this site usage has since been a parking lot.

There were no signs of the storage or disposal of hazardous materials on the east adjacent site in the historical information reviewed. There were no indications from any historical sources that the Property has suffered environmental damage from the east adjacent site.



### **3.8.4 West**

Historical sources indicated that the sites adjacent to and west of the Property, across Beach Drive, were undeveloped in 1896. Except for some minor expansion in later years, the existing restaurant buildings were constructed sometime between 1912 and 1927. The only known uses of these sites have been for restaurants or cafés.

There were no signs of the storage or disposal of hazardous materials on the west adjacent sites in the historical information reviewed. There were no indications from any historical sources that the Property has suffered environmental damage from the west adjacent sites.

## **4.0 RECORDS REVIEW**

### **4.1 Standard Environmental Record Sources, Federal and State**

A Federal, State and Local Radius Profile Report from Environmental Data Resources, Inc. dated April 20, 2015 was reviewed by ES. The radius report, found in Appendix F, contains records of registered sites in the vicinity of the Property for the classifications and distances listed in the following tables and as required by ASTM Practice E1527-13. Descriptions of each database, their source, and their report dates are also discussed in this appendix section.

<b>TABLE I - FEDERAL ENVIRONMENTAL RECORD SOURCES SUMMARY</b>		
<b>FEDERAL DATABASES</b>	<b>SEARCH RADIUS</b>	<b>NUMBER OF REPORTED SITES</b>
National Priorities List (NPL)	1.00 mile	0
De-listed National Priorities List (NPL)	1.00 mile	0
Corrective Action Facilities (CORRACTS)	1.00 mile	0
Records of Decision (ROD)	1.00 mile	0
Superfund Consent Decrees (CONSENT)	1.00 mile	0
Sites under review by EPA (CERCLIS/NFRAP)	0.50 mile	0
Treatment, Storage and Disposal Facilities (TSD)	0.50 mile	0
Mines Master Index File (MINES)	0.25 mile	0
RCRA Admin. Action Tracking System (RAATS)	0.25 mile	0
Small/Large/Non Generators (RCRA-LQG/SQG)	0.25 mile	3
Emergency Response Notification Sys.(ERNS)	0.25 mile	0
Facility Index System (FINDS)	Property Only	0
Haz Mat Info Reporting System (HMIRS)	Property Only	0
Material Licensing Tracking System (MLTS)	Property Only	0
Federal Superfund Liens (NPL LIENS)	Property Only	0
PCB Activity Database System (PADS)	Property Only	0
Toxic Chem. Release Inventory System (TRIS)	Property Only	0
FIFRA/TSCA Tracking System (FTTS)	Property Only	0
Toxic Substances Control Act (TSCA)	Property Only	0

<b>TABLE II - STATE AND LOCAL ENVIRONMENTAL RECORD SOURCES SUMMARY</b>		
<b>STATE AND LOCAL DATABASE</b>	<b>SEARCH RADIUS</b>	<b>NUMBER OF REPORTED SITES</b>
Cal-Sites/Cal-Sites Annual Work Plan (AWP)	1.00 mile	0
Notify 65	1.00 mile	2
Areas Of Concern (AOCONCERN)	1.00 mile	0
California Bond Expenditure Plan (CA BEP)	1.00 mile	0
(CORTESE) and Historical CORTESE	1.00 mile	4
Toxic Pits Cleanup facilities (TOXIC PITS)	1.00 mile	1
ENVIROSTOR	1.00 mile	2
RESPONSE	1.00 mile	0
Tribal Records (Indian LUST, UST)	Up to 1.50 miles	0
CA Spills/Leaks/Invest. & Clean-up (CA SLIC)	0.50 mile	1
State Landfills	0.50 mile	0
Leaking Underground Storage Tanks (LUST)	0.50 mile	8
Waste Management Unit Database (WMUDS)	0.50 mile	0
State Water Resources Control Board (SWAT)	0.50 mile	0
California City Land Fills (CA LA LF)	0.50 mile	0
Voluntary Cleanup Program Properties (VCP)	0.50 mile	0
Registered Underground Storage Tanks (UST)	0.25 mile	0
CA Facility Inventory Database (CA FID UST)	0.25 mile	0
Haz Sub. Storage Containers (HIST UST)	0.25 mile	2
State Env Evaluation/Planning (SWEEPS UST)	0.25 mile	1
Drycleaners	0.25 mile	0
Historical Auto Stations/Dry Cleaners	0.25 mile	7
Registered Above Ground Storage Tanks (AST)	0.25 mile	0
Emissions Inventory Data (EMI)	Property Only	0
Hazardous Waste Information System (HAZNET)	Property Only	1
Ca Haz Mat Incident Report System (CHMIRS)	Property Only	0
California Waste Discharge System (CA WDS)	Property Only	0
Los Angeles County Hazardous Materials Sites	Property Only	0
Los Angeles County Site Mitigation List	Property Only	0

#### 4.1.1 Property Environmental Database Summary

Hermosa Cyclery, the tenant in the west Property building, was listed in the HAZNET database. In 1998, this tenant manifested the offsite disposal of a small quantity (less than five gallons) of an aqueous solution with total organic residues of less than ten percent. Based on the small quantity of waste produced and the lack of conduits to the subsurface, ES does not consider this listing to be a threat to the environmental integrity of the Property.

#### 4.1.2 Adjacent Sites Environmental Database Summary

The adjacent sites were not listed in any of the databases searched.

#### 4.1.3 Sites Within 0.125-miles of the Property

*Branches Cleaners* at 53 Pier Avenue is located approximately 175-feet southeast and crossgradient of the Property. This site was listed in the Historic Cleaners database. This site was a cleaners in at least 1929. This business may have used pervasive solvents in its operations. There is a low likelihood that a recognized environmental condition exists at the Property as a result of this site for the following reasons: because of its distance from the Property; its location crossgradient from the Property; there are no records of spills or releases on this site; and it has been at least fifty years since this site was a cleaners. No further action is recommended regarding this site.

*Key Centers, Inc./Carl Greener* at 1325 Hermosa Avenue is located approximately 355-feet northeast and crossgradient of the Property. This site was listed in the LUST, HIST UST, SWEEPS UST, and HIST CORTESE databases. At one time, this site was a gasoline station. This site has a release of gasoline that impacted soil and groundwater. Testing and/or remediation have been performed on this site and its current status is closed. There is a low likelihood that a recognized environmental condition exists at the Property as a result of this site for the following reasons: because of its distance from the Property; its location crossgradient from the Property; and the site status has been closed with remedial action completed or deemed unnecessary. No further action is recommended regarding this site.

*Development Photo Lab* at 1246 ½ Hermosa Avenue is located approximately 370-feet east, northeast and crossgradient of the Property. This site was listed in the FINDS and RCRA-SQG databases. This site generated small quantities of hazardous waste and/or petroleum products for off-site disposal or recycling. There is a low likelihood that a recognized environmental condition exists at the Property as a result of this site for the following reasons: because of its distance from the Property; its location crossgradient from the Property; there are no records of spills or releases on this site; and the nature and small quantities involved in photochemical/photoprocessing wastes do not pose an obvious threat. No further action is recommended regarding this site.

*Rainbow One Hour* at 1150 Hermosa Avenue is located approximately 470-feet east, southeast and crossgradient of the Property. This site was listed in the FINDS and RCRA-SQG databases. This site generated small quantities of hazardous waste and/or petroleum products for off-site disposal or recycling. There is a low likelihood that a recognized environmental condition exists at the Property as a result of this site for the following reasons: because of its distance from the Property; its location crossgradient from the Property; there are no records of spills or releases on this site; and the nature and small quantities involved in photochemical/photoprocessing wastes do not pose an obvious threat. No further action is recommended regarding this site.

*Shell Service Station* at 1031 Hermosa Avenue is located approximately 650-feet southeast and crossgradient of the Property. This site was listed in the LUST and HIST CORTESE databases. This site was a gasoline station. This site has a release of gasoline that impacted soil and groundwater. Testing and/or remediation have been performed on this site and its current status is closed. There is a low likelihood that a recognized environmental condition exists at the Property as a result of this site for the following reasons: because of its distance from the Property; its location crossgradient from the Property; and the site status has been closed with remedial action completed or deemed unnecessary. No further action is recommended regarding this site.

*Auto Quest* at 200 Pier Avenue is located approximately 650-feet east and upgradient of the Property. This site was listed in the Historic Auto Stations database. This site was listed due to the word "Auto" in its name. This site is a retail operation and there were no records of hazardous materials usage on this site. No further action is recommended regarding this site.

#### **4.1.4 Sites Between 0.125-miles and 0.25-miles of the Property**

*Bright Cleaners* at 1505 Hermosa Avenue is located approximately 690-feet north, northeast and crossgradient of the Property. This site was listed in the RCRA-SQG, SLIC, and Historic Cleaners databases. This site generated small quantities of hazardous for off-site disposal or recycling. This site was a cleaners that had a release of Volatile Organic Compounds (VOCs) that impacted soil and possibly groundwater. Testing and/or remediation have been performed on this site and its current status is closed. There is a low likelihood that a recognized environmental condition exists at the Property as a result of this site for the following reasons: because of its distance from the Property; its location crossgradient from the Property; and the site status has been closed with remedial action completed or deemed unnecessary. No further action is recommended regarding this site.

There are other multiple sites on multiple databases that are located between 0.125 and 0.25 miles from the Property that have a low likelihood of creating a recognized environmental condition at the Property and no further action is recommended regarding any of these site because of their distance from the Property and there are no reports of spills or releases on any of these sites.

#### **4.1.5 Sites Located More than 0.25-miles from the Property**

There are multiple sites on multiple databases that are all located more than 0.25-miles from the Property that have a low likelihood of creating a recognized environmental condition at the Property and no further action is recommended regarding any of these for the following reasons:

- Their distance from the Property;
- There are no reports of spills or releases, and/or;
- The release is not of a magnitude that would be expected to impact the Property and/or;
- The site status has been closed with remedial action completed or deemed unnecessary.

#### **4.1.5 Orphan (Unmapped) Sites**

Orphan (unmapped) sites indicated in the radius report were reviewed to determine their locations relative to the Property. These sites were not found to be in close proximity to the Property or their location could not be determined. Based upon ES's area reconnaissance, types of regulatory listings identified for the orphan facilities, and conditions typical of the identified facilities activities, the orphan facilities were not considered suspect *recognized environmental conditions* to the subject property.

#### **4.1.6 Los Angeles County Department of Public Works, Agency Records**

The Los Angeles County Department of Public Works (LACDPW) maintains records of industrial waste and underground storage tank sites. These sites are not necessarily those that have had releases or spills.

The search in their online database records was limited to the Property and adjacent sites. The Property and adjacent sites were not listed in the search of this database.



#### **4.1.7 Los Angeles County Fire Department**

ES requested information for hazardous materials, petroleum product spills and USTs on the Property from the Los Angeles County Fire Department, Public Health Division, Hazardous Materials Request Unit. As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report, ES was able to form an opinion on the Property. ES does not anticipate that there are any significant records to be reviewed for the Property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

#### **4.1.8 Los Angeles Regional Water Quality Control Board**

ES requested information for hazardous materials, petroleum product spills and USTs on the Property from the Los Angeles Regional Water Quality Control Board. As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report, ES was able to form an opinion on the Property. ES does not anticipate that there are any significant records to be reviewed for the Property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

#### **4.1.9 Department of Toxic Substances Control (DTSC)**

##### **DTSC Files**

ES requested information for any information on file for the Property from the Department of Toxic Substances Control (DTSC). Ms. Jan Papararo, Regional Records Coordinator, wrote in a letter dated April 24, 2015 that after a thorough review of their files, they have found no records that exist pertaining to the Property.

##### **Generator Information Services Section**

Ms. Papararo indicated in her letter that their Generator Information Services Section has manifests that were generated from the Property. This information was consistent with waste generation information for Hermosa Cyclery as discussed in Section 4.1.1.

## **EnviroStor**

ES searched for the Property and adjacent sites on the EnviroStor website published by the DTSC. This website contains listings of Federal Superfund sites, State Response sites, Voluntary Cleanup sites, School Cleanup sites, Evaluation sites, School Evaluation sites, Military Evaluation sites, Tiered Permit sites, Corrective Action sites, Operating Permit sites, Post Closure Permit sites, and Non-Operating Permit sites. The Property and adjacent sites were not listed on the EnviroStor website.

### **4.1.10 State Water Resources Control Board (GeoTracker)**

ES searched for the Property and adjacent sites on the GeoTracker website published by the State Water Resources Control Board. This site contains listing of DTSC cleanup sites, other cleanup sites, LUST sites, UST sites, land disposal sites, military sites, and DTSC Disposal Permit sites. The Property and adjacent sites were not listed on the GeoTracker website.

### **4.1.11 South Coast Air Quality Management District (SCAQMD)**

ES performed a search of the SCAQMD Facility Information Detail database for records pertaining to the Property. These records include air pollution permits, applications, and violations. Regularly scheduled updates are made to this database by the SCAQMD at least once per week. There were no records found pertaining to the Property.

### **4.1.12 County of Los Angeles Public Health Department**

ES requested information for hazardous materials, petroleum product spills and USTs on the Property from the County of Los Angeles Public Health Department. As of the publication of this report, this agency has not responded to our request. Using various resources referenced in this report, ES was able to form an opinion on the Property. ES does not anticipate that there are any significant records to be reviewed for the Property at this agency. If records are received that will alter the conclusions or recommendations of this report, ES will notify the client.

## **5.0 INFORMATION FROM SITE RECONNAISSANCE**

### **5.1 Hazardous Substances in Connection with Identified Uses**

An unaccompanied site reconnaissance of the Property was performed by Mr. Doug Kochanowski, Biologist and Project Manager, on April 21, 2015 that included a walk of the Property to determine the presence of hazardous materials and environmental conditions. Mr. Kochanowski is an Environmental Professional as defined by ASTM E1527-13 and 40 CFR §312.10(b). All areas of the Property were inspected as part of this investigation except for the apartments.

Except for small containers of one gallon or less of cleaners, lubricants, paint, and aerosols typically associated with bicycle maintenance and repair operations, there were no signs of hazardous materials or petroleum products being used or stored on the Property.

### **5.2 Unidentified Substance Containers**

There were no unidentified substance containers observed on the Property.

### **5.3 Storage Tanks**

No USTs, ASTs, or clarifiers were noted on the Property at the time of the Property reconnaissance.

### **5.4 Hydraulic Equipment**

There were no hydraulic lift systems observed on the Property.

### **5.5 Indications of PCBs**

There were no pad-mounted transformers, pole-mounted transformers, or hydraulic lift systems located on the Property.

The Property buildings were constructed prior to the 1950s, therefore, the florescent light ballasts may contain PCBs. There was no evidence of leaks from the ballasts and they are not an obvious threat to the environmental integrity of the Property.

## 5.6 Indications of Solid Waste Disposal

There was no evidence observed of buried drums, buried containers, free liquids, odors or unusual depressions or excavations that would indicate solid waste disposal activity on the Property. There was no evidence of fill material from an unknown source on the Property. There was no surface evidence of spills, releases, or illegal disposal noted during the Property reconnaissance.

## 5.7 Surface Staining

There was no evidence noted of discolored soils, odors or surface staining on the Property during the site reconnaissance. There was no evidence of sparse, stressed, or dead vegetation (from other than insufficient water). There was no visual evidence of improper handling or disposal of hazardous chemicals or materials on the grounds or in the Property buildings.

## 5.8 Physical Setting Analysis

The Property is located in an area surrounded by commercial and residential developments. The area around the Property began to significantly develop in the 1920s.

According to the California Department of Conservation Field and Wells Map presented in Appendix A, the Property is located above the Torrance oil field.

State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) on-line, digital database, *Oil Well Finder* map was reviewed which contains the most current information on oil well locations. According to this map there are no oil wells located on the Property or adjacent sites.

## 6.0 NON SCOPE ASTM CONSIDERATIONS

### 6.1 Asbestos

Physical sampling of suspect Asbestos Containing Materials (ACMs) was not part of the scope of this project and only a very limited and cursory visual inspection was performed. Materials suspected of containing asbestos were noted in and on the Property buildings. These materials included, but may not be limited to, the following: drywall, floor tile and mastic, drywall joint compound, drop ceiling tile, stucco, covebase mastic, window putty, and roofing materials. These materials were found to be in good condition with limited or no damage. In the current conditions and if they are not disturbed, the suspect ACMs are not a concern to the health of the building occupants or workers and do not represent a recognized environmental condition for the Property.

The California Health and Safety Code requires owners of structures with ACM to notify tenants and employees that buildings have ACMs. ES recommends that if not already issued, this notice be sent to tenants and employees at the Property.

The South Coast Air Quality Management District (SCAQMD) maintains specific regulations concerning demolition and renovation activities involving ACMs. If renovation or demolition will disturb any suspect ACMs, a licensed California Certified Asbestos Consultant must first survey the materials for asbestos. If asbestos is found, an asbestos abatement contractor must remove these items prior to the renovation or demolition.

## **6.2 Lead Based Paint**

Surveying and inspecting for lead based paint was not included in the scope of this project and only a very limited and cursory visual inspection was performed by a non-licensed professional. Any building constructed prior to 1978, such as the Property buildings, should be suspected of containing lead based paint. ES did not note the presence of any significant quantities of delaminating, chipping, peeling or chalking coatings at the Property. The possible presence of lead based paint on the Property is not considered a recognized environmental condition. It should be noted that this assessment is provided to the Client from a professional who is NOT a licensed lead based paint inspector/risk assessor.

Under EPA's Title X, before signing or renewing a lease or rental agreement, a landlord must disclose any known lead-based paint or hazards on the Property. Both the landlord and tenant must sign an EPA-approved disclosure form to prove that the landlord told the tenants about any known lead on the premises. Property owners must keep this disclosure form as part of their records for three years from the date that the tenancy begins. Also, the landlord must give every tenant the EPA pamphlet, "Protect Your Family From Lead In Your Home," or a state-approved version of this pamphlet. ES recommends that if not already issued, these notices be sent to tenants and employees at the Property.

If any renovations on the Property will involve the sanding, chipping, stripping or welding of painted surfaces or if demolition will occur, a licensed California Certified Lead Based Paint Inspector and Risk Assessor may be required to survey the materials for lead content. This survey will determine the necessary precautions and disposal requirements needed to perform the work safely.

### 6.3 Lead Contamination of Drinking Water

The condition of the drinking water at the Property is unknown. There were no lead welds or lead pipes noted on the potable water piping system. Physical sampling of drinking water for lead was not part of the scope of this project.

### 6.4 Radon

Based on the results of the State of California Department of Health Services' 1990 California Statewide Radon Survey, the U.S. Environmental Protection Agency (U.S. EPA) lists Los Angeles County as being in Radon Zone 2. Zone 2 areas have a predicated average indoor radon screening potential of between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L. The level at which the U.S. EPA considers radon levels to be unhealthy is 4.0 pCi/L in residential structures.

There can be extreme variations of indoor radon levels within a local area based upon geologic, soil structure and building characteristics. The EPA recommends testing as the definitive method in determining the radon level within a specific structure. Radon testing was not part of this project's scope of work.

### 6.5 Urea-Formaldehyde

The sale and installation of Urea Formaldehyde Foam Insulation (UFFI) as thermal insulation began in approximately 1970. In December of 1980, its installation was banned under the federal *Hazardous Products Act*. UFFI was installed in new buildings during this period and may also have been added to existing buildings. UFFI was not commonly used in industrial or commercial buildings. Although a UFFI survey was not included in the scope of services for this project, there was no evidence noted of UFFI in the Property buildings during the Property reconnaissance.

### 6.6 Mold

Surveying or physical sampling for mold was not part of the scope of this project. Only a limited and cursory visual inspection for signs of water intrusion or visible mold growth was performed by ES. There were no obvious signs of water intrusion or mold growth noted in the areas inspected in the Property buildings during the site reconnaissance on April 21, 2015.



## 6.7 Mercury

The Property was inspected for the presence of mercury containing building components. Some of the high voltage lighting systems, such as the exterior lighting, may contain mercury vapor but these are not a threat to the environmental integrity of the Property.

## 6.8 Vapor Intrusion

ES has not identified any potential sources of contamination by vapor intrusion emanating from offsite sources. It should be noted that ES was not contracted to perform an assessment of the Property in accordance with ASTM Standard E2600 nor does this assessment meet the requirements of said standard.

## 7.0 FINDINGS, OPINIONS, AND RECOMMENDATIONS

This assessment has revealed no evidence of recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions in connection with the Property.

Findings, opinions, and recommendations regarding liquefaction conditions on the Property are discussed in section 3.2.6; possible methane related issues are discussed in section 3.2.7; possible asbestos containing materials are discussed in Section 6.1; and the possible presence of lead based paint is discussed in Section 6.2.

## 8.0 REFERENCES

Aerial Photographs, EDR Collection; 1928, 1938, 1947, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, 2012, and 2014.

*ALTA/ACSM Land Title Surveys*, JRN Civil Engineers, April 3 and 5, 2015.

*California Statewide Radon Survey*. 1990. California Department of Health Services.

California Department of Conservation. 2001. *Oil and Gas Fields in California*.

Digitized quaternary fault lines, United State Geological Survey (USGS), 1975.

*EnviroStor* website, Department of Toxic Substances Control, April 21, 2015, <http://www.envirostor.dtsc.ca.gov/public>.

Federal Emergency Management Agency (FEMA) Q3 Flood Insurance Rate Map, Los Angeles (panel number 06037C) dated 2003 and 2014.

*GeoTracker* website, State Water Resources Control Board, April 21, 2015, <http://geotracker.waterboards.ca.gov>.

Los Angeles County Department of Public Works, Industrial Waste and Underground Storage Tank Environmental Program Divisions; online database search; <http://ladpw.org/epd/CleanLA/OpenFileReview.aspx>.

Los Angeles County Office of the Assessor, Property Assessment Information System, Subject Property, April 21, 2015.

Sanborn Fire Insurance Maps, The Sanborn Library, LLC; 1908, 1912, 1927, 1946, and 1960.

*The EDR Radius Map Report with GeoCheck*, Environmental Data Resources, Inc., April 20, 2015.

State Of California, Department of Conservation. 1998, Open File Report 031. *Seismic Hazard Zones, Redondo Beach California Quadrangle*.

*Oil Well Finder*, State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources, Online Mapping, April 21, 2015, <http://www.conservation.ca.gov/dog/Pages/Wellfinder.aspx>.

United States Geological Survey Topographic Maps, 1896, 1924, 1934, 1948, 1951, 1963, 1972, 1981, and 1996, *Redondo Beach, Redondo, Torrance, and Long Beach Vicinity, California Quadrangles*.

*National Wetlands Inventory, Wetlands Mapper*, U.S. Department of the Interior, Fish and Wildlife Service, April 23, 2015, <http://www.fws.gov/wetlands/Data/Mapper.html>.

Annual Drinking Water Quality Report, Metropolitan Water District, 2014.

*Web Soil Survey*, National Resources Conservation Service, [websoilsurveydate](http://websoilsurvey.nrcs.usda.gov/Appendix), <http://websoilsurvey.nrcs.usda.gov/Appendix>.

*Groundwater Monitoring and Status Report, July 2013*, The Reynolds Group, August 7, 2013.

## 9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

The undersigned certifies that the professional services have been performed, our findings obtained and our recommendations have been prepared in accordance with customary principles and practices in the field of environmental science and engineering. ES has acted in good faith and has no relationship with sellers, buyers or agents of the Property. There have been no conflicts of interest involved in the drawing of conclusions, which have been based solely on materials reviewed and visual inspections performed by ES. The undersigned declares that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312 Section 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 with any exceptions noted in Section 2.2 - Limitations, Exceptions and Methodology of Assessment.

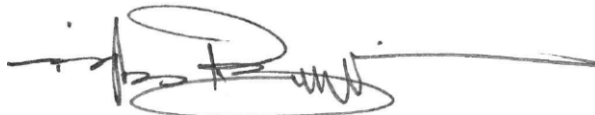
Prepared and reviewed by:



Douglas B. Kochanowski  
Biologist and Project Manager  
CHMM (#9970), CAC (#99-2699)



Prepared and reviewed by:



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