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October 24, 2008

Mr. John Awujo
County of Los Angeles Department of Public Works
900 South Fremont Avenue
Alhambra, California 91803-1331

Ms. Grace Kadoya
Mr. Keith Tanabe
300 South Sepulveda Boulevard
Manhattan Beach, California 90266

RE: SOIL ASSESSMENT REPORT
Manhattan Car Wash
300 South Sepulveda Boulevard
Manhattan Beach, California 90266
CLADPW File No. EP-1 012784-012981

Dear Mr. Awujo, Ms. Kadoya, and Mr. Tanabe:

At the request and authorization of Manhattan Car Wash, Stantec Consulting Corporation (Stantec) has completed a Soil Assessment Report of the property located at 300 South Sepulveda Boulevard, in the City of Manhattan Beach, Los Angeles County, California (the Site). This investigation was conducted in accordance with the work plan prepared by SECOR International Inc, now Stantec dated September 1, 2007 (SECOR, 2007). This work plan was approved by the County of Los Angeles Department of Public Works (CLADPW) on August 19, 2008. The findings of the Stantec Soil Assessment Report are contained in the attached document. In addition, Stantec has provided below for your review, a brief summary of the findings of the completed assessment.

EXECUTIVE SUMMARY

At the request and authorization of Manhattan Car Wash, Stantec conducted a subsurface soil investigation at the Subject Site. The investigation was conducted at the request of the CLADPW and in accordance of the work plan dated September 1, 2007. This investigation was conducted in order to delineate the vertical and lateral extent of petroleum hydrocarbons as gasoline and volatile organic compounds (VOCs) including fuel oxygenates identified at the site at the time the former underground storage tank (UST) and piping system was removed.

In February 2002 one Glasteel, double-wall UST, with 10,000-gallon capacity of gasoline fuel was excavated and removed from the Site. In addition, four fuel dispensers and approximately 140 linear feet of product piping were decommissioned and removed.

SECOR, now Stantec, collected a total of thirteen soil samples from beneath the former UST, fuel dispensers, and product piping. Soil samples were analyzed for gasoline range hydrocarbons and VOCs including fuel oxygenates. The results of the analysis indicate that very low levels of gasoline, benzene, toluene, ehtylbenzene, and xylenes (BTEX Compounds), and fuel oxygenates tert-Butanol (TBA), and MtBE existed beneath the former tank and product piping. Historic figure 2 provides the results of the soil samples collected at that time.

The results of the completed tank removal report and sample verification results were submitted to the CLACDPW, for review and comment. In a letter dated August 19, 2008, the CLADPW requested an additional site investigation in order to evaluate the vertical and lateral extent of impacted soil at the Site. It was requested to submit the findings of the requested assessment by September 30, 2008.

A time extension request was submitted to the CLACDPW on September 24, 2008 to allow enough time to complete the requested work. That request asked for an additional two months to contract and complete the requested assessment. As of this date, a response from the CLACDPW has not been received approving the time extension.

Subsurface Investigation

Stantec conducted the subsurface investigation of the Site on October 16, 2008. The investigation of the property consisted of a total of seven soil borings in order to collect soil samples for chemical analysis. The locations of these borings and the depths were consistent with the scope of work presented in the approved work plan referenced above. Logs were developed for each boring providing a description of encountered materials with depth, these logs are included as Appendix B. Stantec collected soil samples for chemical analysis of gasoline range hydrocarbons (TPHg), BTEX, and fuel oxygenates. The analytical results obtained during Stantec's soil investigation are attached in Tables 1 and 2.

A summary of the results of Stantec's subsurface soil investigation are as follows:

The lithology encountered during the boring activities consisted of dense poorly graded sand with varying amounts of fine sand and silt to the maximum explored depth of 25 feet bgs. Groundwater was not encountered to the maximum explored depth of 26 feet bgs.

Several soil boring attempts were made within the former tank cavity. However, due to the dense nature of the backfill present in the former tank cavity, the soil borings encountered refusal at approximately 2 feet bgs. As a result SB-01 was drilled at a 25 degree angle to a depth of 20 feet in order to obtain a soil sample from beneath the former tank cavity (see figure 2).

Field screening of soil collected from soil boring SB-03 exhibited VOC vapors ranging from 9.6 to 108 parts per million (ppm). As a result, Stantec advanced an additional soil boring (SB-03A) further away from the former USTs in order to delineate the lateral extent of the vapors. Field screening of soil collected from soil boring SB-03A at a depth of 5 feet bgs exhibited VOC vapor at 26.6 ppm, however vapors were not detectable in the deeper samples. No obvious signs of staining or odors were observed during sampling operations.

Former Underground Storage Tank
Soil Borings: SB-01, SB-02, SB-03, SB-03A, and SB-04
Chemical analysis of soil samples collected adjacent to and beneath the former UST exhibited predominantly non-detectable concentrations of TPHg and VOCs in soil borings SB-01, SB-02, and SB-04. Concentrations of Toluene were detected in the 10 and 20 foot samples of boring SB-03 at 0.0018 and 0.0019 milligrams per kilogram (mg/kg). Toluene was also exhibited in SB-03A-5' at 0.0011 mg/kg. The exhibited concentrations of Toluene fall well below the Environmental Protection Agencies Preliminary Remediation Goals for Toluene in commercial soil which is set at 520 mg/kg. TPHg, Benzene, Ethylbenzene, Xylenes, and fuel oxygenates were not detected above laboratory reporting limits in any of the soil samples collected from SB-03 or SB-03A. Given the low to non-detectable concentrations, soil samples were not analyzed for ethanol.

Former Product Piping
Soil Borings: SB-05 and SB-06
Chemical analysis of soil samples collected from near the former product piping exhibited non-detectable concentrations of TPHg and VOCs.

Conclusion & Recommendations
Based on the findings of the recent investigation and analytical results of soil samples collected during the UST removal, Stantec considers the minor detections of gasoline and VOC impact detected at the time of the removal of the UST to be minimal and localized to the area of detection. Further, given that the source of future contamination (the UST) has been removed from the Site the remaining contamination is likely to naturally attenuate. As a result of these findings Stantec recommends submitting these results to the CLADPW and requesting Site closure.

It has been a pleasure to provide these services for you, and we look forward to working with you in the future. Should there be any questions concerning the information contained in the following report, please contact the undersigned at (909) 335-6116.

Respectfully,
STANTEC CONSULTING CORPORATION

Jason Adelaars
Staff Scientist

REGISTERED GEOLOGIST
KYLE EMERSON
No. 1271
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

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1.0 INTRODUCTION

This report documents the methodology and findings of a subsurface soil investigation completed by Stantec Consulting Corporation (Stantec) at 300 South Sepulveda Boulevard, in the City of Manhattan Beach, Los Angeles County, California. This investigation was conducted to in order to delineate the vertical and lateral limits of soil contamination as requested by the CLADPW (Stantec, 2007).

1.1. SITE DESCRIPTION AND OPERATIONS

The Manhattan Car Wash is located on the southeast corner of the intersection of Duncan Avenue and Sepulveda Boulevard, in the City of Manhattan Beach, California. The property is bounded on the north by Duncan Avenue, on the south by commercial development, on the east by residential development and Kuhn Drive, and on the west by Sepulveda Boulevard.

Located on the property are a single-story sales office building and an attached car wash bay structure. The sales office building fronts Kuhn Drive to the east. The car wash bay is located in the central portion of the property. The remainder of the property is covered by asphalt and Portland-cement concrete pavement.

One former gasoline UST was located near the northwest corner of the property (see figure 2). Four former fuel dispensers were located on the south side of the car wash area. The product delivery piping was located on the south side of the fuel dispensers and connected to the one UST on the west (entrance) side of the car wash. The location of the now removed UST, associated fuel dispensing and delivery system, and known existing surface structures on the property are illustrated on attached Figure 2.

1.2. REGIONAL GEOLOGY

The property and surrounding vicinity are located in and along the western edge of the El Segundo Sand Hills, in the Coastal Plain of Los Angeles County, California. The El Segundo Sand Hills are bounded on the north by Ballona Gap, on the south by Palos Verdes Hills, on the east by the Torrance Plain, and on the west by the Pacific Ocean (California Department of Water Resources [CDWR], 1961).

Published geologic maps show that Recent Age dune sand underlies the property and surrounding vicinity (California Division of Mines and Geology [CDMG], 1962). Observations made during excavations on the property show that near surface soils, within the upper 15 feet, consisted of medium, light-brown sand. Furthermore, review of boring logs for nearby facilities (as presented on the state GeoTracker ® database) indicate that soils beneath the Site are anticipated to consist of sand to at least 113 feet below ground surface.

The elevation of the subject property is approximately 230 feet above mean sea level (msl) in an area of undulating irregular rolling topography (U.S. Geological Survey [USGS], 1964). Hermosa Beach and the Pacific Ocean are located approximately 4,000 feet to the west-southwest (refer to attached Figure 1 - Site Location Map).

No active faults are known to have been mapped within a ½-mile radius of the property. The closest known active fault is the Newport-Inglewood Fault Zone, located approximately seven miles to the east.

1.3. HYDROGEOLOGY

The subject property is located in the west portion of the West Coast Groundwater Basin of the Coastal Plain of Los Angeles County, California. The West Coast Basin is bounded on the north by the Ballona Gap, on the south by the Palos Verde Hills and Pacific Ocean, on the ease by the Baldwin and Rosecrans Hills and Dominguez Hill, and on the west by Pacific Ocean (CDWR, 1961).

Stantec contacted the LACDPW Hydrology Division to determine the approximate depth to first encountered groundwater in the near vicinity of the subject property. Stantec was informed that the closest well to the subject property monitored by the LACDPW (Well No. 702C) is located at the intersection of Duncan Drive and Kuhn Drive, approximately 100 feet to the north. The static depth to groundwater in Well No. 702C, as of October 13, 1998, was 216.4 feet below ground surface (bgs), with a ground surface (well casing) elevation of 226.0 feet.

Recent groundwater measurements reported for the first quarter of 2007 for the former Shell Service Station located at 1129 Sepulveda boulevard (approximately 0.65 miles north of the Site) completed by Delta (2008; as reported on GeoTracker® database), indicate that depth to groundwater ranged from 109 to 118 feet below ground surface (bgs), with the groundwater flow to the southwest at a gradient of 0.003 feet per foot.

1.4 RELIANCE

This Soil Assessment Report has been prepared for the exclusive use of Manhattan Car Wash. No other person or entity may rely on the information presented in the report without the express written consent of Stantec. Any use of this Soil Assessment Report constitutes acceptance of the terms and conditions under which it was prepared. Stantec's responsibility extends only to its client and Stantec is not liable or responsible to any other parties who may obtain this Soil Assessment Report.

Ms. Grace Kadoya, with Manhattan Car Wash granted Stantec access to the property.

2.0 BACKGROUND INFORMATION

Advance Petroleum Corporation (Advance) supervised the excavation and removal of one, Glasteel, double-wall, 10,000-gallon capacity, gasoline fuel underground storage tank (UST) from the Site on February 27, 2002. Advance also removed four fuel dispensers and roughly 140 linear feet of double-wall fiberglass-construction subsurface product delivery piping, associated with the removed UST, on March 5, 2002. Removal of the UST and associated fuel delivery system were conducted under permit from the Los Angeles County Department of Public Works, Environmental Programs Division (Closure Permit No. 337656B and File No. I-12784-12981).

Visual inspection of the UST following removal of the tank from the excavation did not reveal the presence of any holes. Following rinsing, the UST was transported from the site to American Metal Recycling, Inc., located in Ontario, California, for destruction.

Visual examination of excavated soil stockpiles and unexcavated soils by SECOR Staff during soil sampling acquisition, and at the time the UST and associated fuel dispensers and subsurface piping were removed, did not identify the presence of petroleum fuel hydrocarbon staining or detectable volatile organic compound (VOC) vapors.

Chemical analysis of the soils samples collected from beneath the removed UST (Sample S1 and Sample S2) at roughly two to four feet below the previous tank invert, showed gasoline at non-detect (less than laboratory method detection limits [MDLs] of 0.50 milligrams per kilogram) and 1.8 mg/Kg (parts per million [ppm]), respectively. In Sample S1, benzene, toluene, ethylbenzene, total xylenes (BTEX) and Methyl tert-Butyl Ether (MtBE) were reported as non-detect (less than 0.001 mg/Kg), non-detect (less than 0.001 mg/Kg), 0.29 mg/Kg, 0.47 mg/Kg and 4.1 mg/Kg. In Sample S2, BTEX and MtBE were reported at 0.035 mg/Kg, 0.11 mg/Kg, 0.017 mg/Kg, 0.093 mg/Kg and 0.77 mg/Kg. Tert-Butanol (TBA) was detected at 0.14 mg/Kg.

Chemical analysis of the soils samples collected at roughly two to four feet below ground surface (bgs) from beneath the removed fuel dispensers (Samples D1, D2, D4 and D5), showed non-detect gasoline, and BTEX and MtBE concentrations. TBA was detected in Samples D4 and D5, at 0.36 mg/Kg and 0.38 mg/Kg, respectively.

Chemical analysis of the soil samples collected at roughly four feet bgs from beneath the removed fuel delivery piping (Samples D3, and D6 through D11), showed non-detect gasoline, and BTEX and MtBE concentrations, except as noted below. TBA was detected in each of the seven samples collected, at concentrations ranging from 0.058 mg/Kg to 0.10 mg/Kg. Toluene was detected in Sample D6, at 0.002 mg/Kg. Copies of the Figures and Table are provided in Appendix A.

Subsequently, SECOR recommended that the results of the completed tank removal report and sample verification results be submitted to the LACDPW, for review and comment.

Based on submitted data, LACDPW requested a site investigation to evaluate the vertical and lateral extent of impact at the Site in a letter dated March 15, 2007. This investigation was conducted in accordance with the work plan prepared by SECOR International Inc, now Stantec dated September 1, 2007 (SECOR, 2007). This work plan was approved by the County of Los Angeles Department of Public Works (CLADPW) on August 19, 2008. The following scope of work has been developed to address LACDPW request.

3.0 FIELD INVESTIGATION PROGRAM

3.1. SCOPE OF WORK

The following work was completed by Stantec to evaluate the recognized environmental conditions (RECs) described above:

Former Underground Storage Tanks
A total of five (5) soil borings (SB-01, SB-02, SB-03, SB-03A, and SB-04) were installed to a maximum depth of 25 feet bgs adjacent and beneath the former USTs. Soil samples were collected and analyzed for gasoline range petroleum hydrocarbons (TPH-g), benzene, toluene, ethylbenzene, xylenes (BTEX), and fuel oxygenates.

Former Product Piping
A total of two (2) soil borings (SB-05 and SB-06) were installed to a maximum depth of 25 feet bgs immediately adjacent to the former product piping of the fuel delivery system. Soil samples were collected and analyzed for gasoline range petroleum hydrocarbons (TPH-g), benzene, toluene, ethylbenzene, xylenes (BTEX), and fuel oxygenates.

3.2. SOIL SAMPLING PROCEDURES

GEOPROBE SOIL SAMPLING PROCEDURES
Permits were not required from the Los Angeles County Department of Environmental Health for soil borings. Boring locations were marked with white paint, and Underground Service Alert (USA) was notified 48 hours in advance of drilling. Soil boring locations were excavated with a hand-auger to 5 ft bgs before machine drilling was performed.

The soil borings were advanced using direct-push technology (DPT) on October 16, 2008. DPT borings were advanced using a one-ft long by 1-inch inner-diameter, split spoon steel sampler, sleeved with two 6-inch long stainless steel inserts. At each sampling interval, the sampler was hydraulically driven into the subsurface soils using a ram on the drilling rig until 12 inches of penetration was achieved. Upon advancement of the sampler to the full 12-inch length, the sampler was brought to the surface. The sampling and drilling sequence was repeated until the desired depth or refusal was encountered. The maximum explored depth was 25 to 26 feet bgs. Refusal was encountered in SB-01 and SB-03A at 20 feet bgs.

Soil samples were collected at 5-ft intervals to the total explored depths of approximately 25 to 26 feet bgs at each boring. Upon extracting the sampler at each depth interval, samples for analysis were collected from the deepest intact sample sleeve. In addition, samples were collected in 40 milliliter (mL) VOAs preserved with hydrogen chloride (HCL) per EPA Method 5035. Samples were capped, logged on a chain of custody form, and placed in a chilled cooler pending delivery to the analytical laboratory. Remaining soil from the sample sleeves was screened for volatile organic compounds (VOCs) using a photoionization detector (PID) and visually examined by Stantec field staff and classified in accordance with the Unified Soil Classification System (USCS). A summary of VOC readings obtained and USCS classifications is presented on the boring logs for SB-01 through SB-06 (Appendix B).

3.3. BORING ABANDONMENT PROCEDURES

Following the completion of borehole advancement and soil sampling, the borings were abandoned by backfilling with hydrated bentonite granules. The borehole was then capped concrete to match existing surface conditions.

3.4. DECONTAMINATION PROCEDURES

To maintain quality control during soil sampling, prior to each sampling interval, the sampling equipment was rinsed in a distilled water and Alconox solution.

4.0 LABORATORY TESTING PROGRAM

Soil samples obtained from the subsurface investigation were analyzed for gasoline range hydrocarbons (TPH-g), benzene, toluene, ethylbenzene, and xylenes (BTEX), and fuel oxygenates. Samples exhibiting concentrations of TPH-g were analyzed for ethanol. These samples were delivered under chain-of-custody (Appendix D) to Microbac Laboratories located in Riverside, California. is certified to perform hazardous waste testing by the State of California Department of Health Services, Environmental Laboratory Accreditation Program. Microbac Laboratories is certified to perform hazardous waste testing in California by the National Environmental Laboratory Accreditation Program.

Samples were analyzed by the following Environmental Protection Agency (EPA) laboratory test methods:

BTEX and Fuel Oxygenates by method 8260B;
Total Petroleum Hydrocarbons as gasoline (TPHg) by method 8015M;
Ethanol by method 8015M.

5.0 INVESTIGATION FINDINGS

5.1. FIELD OBSERVATIONS

The lithology encountered during the boring activities consisted of dense poorly graded sand with varying amounts of fine sand to silt to the maximum explored depth of 25 feet bgs. Groundwater was not encountered to the maximum explored depth of 26 feet bgs.

Several soil boring attempts were made within the former tank cavity. However, due to the dense nature of the fill material used to backfill the tank cavity, soil borings encountered refusal at approximately 2 feet bgs. As a result SB-01 was drilled at a 25 degree angle to a depth of 20 feet in order to obtain a soil sample from beneath the former tank cavity.

Field screening of soil collected from soil boring SB-03 exhibited VOC vapors ranging from 9.6 to 108 parts per million (ppm). As a result, Stantec advanced an additional soil boring (SB-03A) further away from the former USTs in order to delineate the lateral extent of the vapors. Field screening of soil collected from soil boring SB-03A at a depth of 5 feet bgs exhibited VOC vapor at 26.6 ppm. Field screening from soil samples collected from SB-03A at depths ranging from 10 to 20 feet bgs exhibited no detectable concentrations of VOC vapors.

No obvious signs of staining or odors were observed during sampling operations.

5.2. ANALYTICAL RESULTS

The laboratory test results are discussed below. A summary of the laboratory test results are attached as Tables 1 and 2, and the complete laboratory analytical test results are presented on the laboratory data sheets attached as Appendix C. Boring locations are presented on the attached Plot Plan, Figure 2.

A brief summary of the soil analysis is as follows:

Former Underground Storage Tank
Soil Borings: SB-01, SB-02, SB-03, SB-03A, and SB-04
Chemical analysis of soil samples collected adjacent to and beneath the former UST exhibited predominantly non-detectable concentrations of TPHg and VOCs. Concetnrations of Toluene were exhibited in boring SB-03 at 0.0018 and 0.0019 milligrams per kilogram (mg/kg). Toluene was also exhibited in SB-03A-5' at 0.0011 mg/kg. TPHg, Benzene, Ethylbenzene, Xylenes, and fuel oxygenates were not detected above laboratory reporting limits in any of the soil samples. Given the low to non-detectable concentrations, soil samples were not analyzed for ethanol.

Former Product Piping
Soil Borings: SB-05 and SB-06
Chemical analysis of soil samples collected from near the former product piping exhibited non-detectable concentrations of TPHg and VOCs.

6.0 CONCLUSIONS AND RECOMMENDATIONS

At the request and authorization of Manhattan Car Wash, Stantec conducted a subsurface soil investigation at the Subject Site. The investigation was conducted at the request of the CLADPW and in accordance of the work plan dated September 1, 2007. This investigation was conducted in order to delineate the vertical and lateral extent of petroleum hydrocarbons as gasoline and volatile organic compounds (VOCs) including fuel oxygenates identified at the site at the time the former underground storage tank (UST) and piping system was removed.

In February 2002 one Glasteel, double-wall UST, with 10,000-gallon capacity of gasoline fuel was excavated and removed from the Site. In addition, four fuel dispensers and approximately 140 linear feet of product piping were decommissioned and removed.

SECOR, now Stantec, collected a total of thirteen soil samples from beneath the former UST, fuel dispensers, and product piping. Soil samples were analyzed for gasoline range hydrocarbons and VOCs including fuel oxygenates. The results of the analysis indicate that very low levels of gasoline, benzene, toluene, ehtylbenzene, and xylenes (BTEX Compounds), and fuel oxygenates tert-Butanol (TBA), and MtBE existed beneath the former tank and product piping. Historic figure 2 provides the results of the soil samples collected at that time.

The results of the completed tank removal report and sample verification results were submitted to the CLACDPW, for review and comment. In a letter dated August 19, 2008, the CLADPW requested an additional site investigation in order to evaluate the vertical and lateral extent of impacted soil at the Site. It was requested to submit the findings of the requested assessment by September 30, 2008.

A time extension request was submitted to the CLACDPW on September 24, 2008 to allow enough time to complete the requested work. That request asked for an additional two months to contract, and complete, the requested assessment. As of this date, a response from the CLACDPW has not been received approving the time extension.

Subsurface Investigation

Stantec conducted the subsurface investigation of the Site on October 16, 2008. The investigation of the property consisted of a total of seven soil borings in order to collect soil samples for chemical analysis. The locations of these borings and the depths were consistent with the scope of work presented in the approved work plan referenced above. Logs were developed for each boring providing a description of encountered materials with depth, these logs are included as Appendix B. Stantec collected soil samples for chemical analysis of gasoline range hydrocarbons (TPHg), BTEX, and fuel oxygenates. The analytical results obtained during Stantec's soil investigation are attached in Tables 1 and 2.

A summary of the results of Stantec's subsurface soil investigation are as follows:

The lithology encountered during the boring activities consisted of dense poorly graded sand with varying amounts of fine sand and silt to the maximum explored depth of 25 feet bgs. Groundwater was not encountered to the maximum explored depth of 26 feet bgs.

Several soil boring attempts were made within the former tank cavity. However, due to the dense nature of the backfill present in the former tank cavity, the soil borings encountered

refusal at approximately 2 feet bgs. As a result SB-01 was drilled at a 25 degree angle to a depth of 20 feet in order to obtain a soil sample from beneath the former tank cavity (see figure 2).

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Former Underground Storage Tank

Soil Borings: SB-01, SB-02, SB-03, SB-03A, and SB-04

Chemical analysis of soil samples collected adjacent to and beneath the former UST exhibited predominantly non-detectable concentrations of TPHg and VOCs in soil borings SB-01, SB-02, and SB-04. Concentrations of Toluene were detected in the 10 and 20 foot samples of boring SB-03 at 0.0018 and 0.0019 milligrams per kilogram (mg/kg). Toluene was also exhibited in SB-03A-5' at 0.0011 mg/kg. The exhibited concentrations of Toluene fall well below the Environmental Protection Agencies Preliminary Remediation Goals for Toluene in commercial soil which is set at 520 mg/kg. TPHg, Benzene, Ethylbenzene, Xylenes, and fuel oxygenates were not detected above laboratory reporting limits in any of the soil samples collected from SB-03 or SB-03A. Given the low to non-detectable concentrations, soil samples were not analyzed for ethanol.

Former Product Piping

Soil Borings: SB-05 and SB-06

Chemical analysis of soil samples collected from near the former product piping exhibited non-detectable concentrations of TPHg and VOCs.

Conclusion & Recommendations

Based on the findings of the recent investigation and analytical results of soil samples collected during the UST removal, Stantec considers the minor detections of gasoline and VOC impact detected at the time of the removal of the UST to be minimal and localized to the area of detection. Further, given that the source of future contamination (the UST) has been removed from the Site the remaining contamination is likely to naturally attenuate. As a result of these findings Stantec recommends submitting these results to the CLADPW and requesting Site closure.

7.0 LIMITATIONS

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. The report was prepared in accordance with Stantec formerly SECOR's cost proposal dated February 19, 2008. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and existing at this time. The use of this report is subject to the following limitations:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.

2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work, budgetary constraints, site access and schedule, as defined in the contract with Stantec.

3. This report is based, in part, on unverified information supplied to Stantec by third party sources, such as regulatory agencies, prior owners or operators of the property, analytical laboratories, subcontractors, etc. Whereas efforts may have been made to substantiate this third party information, Stantec cannot guarantee the completeness or accuracy of this information.

4. The findings, observations and conclusions expressed by Stantec in this report are not, and should not be considered an opinion concerning the compliance of any past or present owner or operator of the Site with any Federal, state or local law or regulation.

5. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Site conditions in existence at the time of investigation.

6. Stantec Reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Issues raised by the report should be reviewed by appropriate legal counsel.

7. This report is intended for the sole and exclusive use of Stantec's client. No other person or entity shall be entitled to rely on or use this report without Stantec's expressed written authorization. (Any such written authorization shall involve a "reliance letter" issued at Stantec's discretion and agreed to any executed by such user). If any unauthorized use or reliance occurs, it shall be at the user's sole risk without liability to Stantec.

8.0 REFERENCES

County of Los Angeles Department of Public Works (CLADPW, 2007), Hazardous Material Underground Storage Closure/Site Assessment Report, Closure Permit No. 337656, Facility located at 300 South Sepulveda Boulevard, Manhattan Beach, dated March 15, 2007.

SECOR International Incorporation, now Stantec (SECOR, 2007), Work Plan to Conduct Site Assessment, Manhattan Car Wash, 300 South Sepulveda Boulevard, Manhattan Beach, California, dated July 31, 2007.

Stantec Consulting Corporation (Stantec, 2008), Proposal to Conduct Soil Assessment, Manhattan Car Wash, 300 South Sepulveda Boulevard, Manhattan Beach, California, dated October 2, 2008.

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
FOR TPH and BTEX COMPOUNDS
Manhattan Car Wash
300 South Sepulveda Boulevard
Manhattan Beach, California

Sample Identification	Sample Depth (feet)	Sampling Date	Feature Assessed	TPH - GRO (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)
				EPA 8015M	EPA 8260B			
SB-01-5	5	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-01-10	10	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-01-15	15	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-01-20	20	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-02-10	10	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-02-15	15	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-02-20	20	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-02-25	25	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-03-5	5	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-03-10	10	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	**0.0018**	ND<0.001	ND<0.003
SB-03-15	15	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-03-20	20	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	**0.0019**	ND<0.001	ND<0.003
SB-03-25	25	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-03A-5	5	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	**0.0011**	ND<0.001	ND<0.003
SB-03A-10	10	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-03A-15	15	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-03A-20	20	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-04-15	15	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-04-20	20	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-04-25	25	10/16/08	Former Gasoline UST	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-05-5	5	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-05-10	10	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-05-15	15	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-05-20	20	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-05-25	25	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-06-5	5	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-06-10	10	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-06-15	15	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-06-20	20	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003
SB-06-25	25	10/16/08	Former Product Piping	ND<0.2	ND<0.001	ND<0.001	ND<0.001	ND<0.003

Bold = Detectable Concentration
NA = Not Analyzed
ND = Not Detected Above Laboratory Reporting Limits
mg/kg = milligrams per kilogram

BTEX = Benzene, toluene, ethylbenzene and xylenes
TPH = Total Petroleum Hydrocarbons
GRO = Gasoline Range Organics (C6 - C12)
DRO = Gasoline Range Organics (C13 - C22)

ORO = Gasoline Range Organics (C23 - C40)
UST = Underground Storage Tank

TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
FOR GASOLINE OXYGENATES
Manhattan Car Wash
300 South Sepulveda Boulevard
Manhattan Beach, California

Sample Identification	Sample Depth (feet)	Sampling Date	Feature Assessed	DIPE (mg/kg)	ETBE (mg/kg)	MTBE (mg/kg)	TAME (mg/kg)	TBA (mg/kg)
				EPA 8260B				
SB-01-5	5	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-01-10	10	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-01-15	15	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-01-20	20	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-02-10	10	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-02-15	15	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-02-20	20	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-02-25	25	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03-5	5	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03-10	10	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03-15	15	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03-20	20	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03-25	25	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03A-5	5	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03A-10	10	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03A-15	15	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-03A-20	20	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-04-15	15	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-04-20	20	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-04-25	25	10/16/08	Former Gasoline UST	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-05-5	5	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-05-10	10	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-05-15	15	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-05-20	20	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-05-25	25	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-06-5	5	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-06-10	10	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-06-15	15	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-06-20	20	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02
SB-06-25	25	10/16/08	Former Product Piping	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.02

Bold = Detectable Concentration
NA = Not Analyzed
ND = Not Detected Above Laboratory Reporting Limits
mg/kg = milligrams per kilogram

DIPE = Di-isopropyl ether
ETBE = Ethyl tertiary-butyl ether
MTBE = Methyl-tert-butyl-ether
TAME = Tert-amyl methyl ether

TBA = Tertiary-butanol or tertiary butyl alcohol
UST = Underground Storage Tank

JACOB & HEFNER ASSOCIATES, INC.
ENVIRONMENTAL REMEDIATION SERVICES

August 18, 2010
E687

Baker, Burton & Lundy, P.C.
515 Pier Avenue
Hermosa Beach, California 90254-3889

Attention: Kent Burton, Esquire

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Midas Shop
3125 Pacific Coast Highway, Hermosa Beach, California 90254

1.0 INTRODUCTION

This report provides the results of a Phase I Environmental Site Assessment (ESA) performed by Jacob and Hefner Associates, Inc., (JHA) for Baker, Burton & Lundy, P.C. of an approximate 5,000-square-foot parcel of land located at 3125 Pacific Coast Highway, Hermosa Beach, California (Site, Plate 1). The Site is located on the southwest corner of Pacific Coast Highway and Longfellow Avenue. The Site is developed with an approximate 2,375-square-foot, one-story building located on the west half of the Site with asphalt pavement on the east half of the Site. The Site is occupied by a Midas Shop

The objective of the Phase I ESA is to identify recognized environmental conditions at the Site in accordance with the scope of work contained in the American Society for Testing and Materials (ASTM) Designation E 1527-05 that constitutes the standard for All Appropriate Inquiry (AAI). As defined, recognized environmental conditions include: "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. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do 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 government agencies. Conditions determined to be de minimis are not recognized environmental conditions."

The ESA was performed in accordance with the scope of work provided in JHA's proposal dated August 5, 2010, and with the ASTM scope of work for Phase I Environmental Site Assessments - E 1527-05. In general, the investigation included a review of current federal, state and county databases of known and potential environmentally impacted properties, a review of available county records, a review of available historical aerial photographs and historical maps, a review of an environmental lien search report, a Site reconnaissance to observe present

conditions, and an interview with a representative of the current occupant of the Site. Prior occupants were not available; however, past Site owners and Site uses have been identified and are discussed in other sections of this report. There were no data gaps encountered during the assessment.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

2.0 SITE DESCRIPTION

The Site consists of two joined lots (Lots 122 and 123) comprising approximately 5,000-square-feet of land identified as Los Angeles County Assessor Parcel Number 4169-029-044 (Plate 2). The Site is located in the east half of Section 25, Township 3 South, Range 15 West, San Bernardino Base and Meridian (SBB&M). The Site is developed with an automobile repair facility identified as the Midas Shop. The building has a small office area, two restrooms, a storage area for parts and equipment, and six service bays, five of which have in-ground hydraulic automobile lifts. The remainder of the Site is paved with asphalt with perimeter landscape.

The Site is bound by a residential property on the west, Longfellow Avenue on the north, Pacific Coast Highway on the east and a vacant former commercial lot on the south. A residential neighborhood is present west of the Site. Photographs showing the current development of the Site and vicinity are provided in Attachment A.

2.1 Physiographic Description

The Site is located in the northwestern Peninsular Ranges physiographic province of southern California in the western Coastal Plain of the Los Angeles Basin. The Site is located along the west flank of the El Segundo Sand Hills that extend for a distance of approximately ten miles along the coast from the Ballona Gap six miles north of the Site to the Palos Verdes Hills four miles south of the Site. The Site is on a topographic high on the Sand Hills at an elevation of approximately 210 feet about mean sea level (msl) as measured from the USGS Venice 7.5-Minute Topographic Map (1981). The Site topography slopes down to the west and south. The Pacific Ocean is approximately 0.6 mile west of the Site.

2.2 Geology/Hydrogeology

The Site is located in the western most part of the West Coast Groundwater Basin of the Coastal Plain of Los Angeles. The Site is underlain by Recent and Quaternary Age dune sand and Old Dune Sand.

According to the Los Angeles County Department of Public Works Hydrologic Section, a groundwater monitoring well (Well 702F) is located approximately 1,500 feet southeast of the

Site near the intersection of Meadows Avenue and Shelley Street. The ground surface elevation of the well is 175.6 feet above msl and the depth to water measured in April 2008 was 164.2 feet, resulting in a groundwater surface elevation of 11.4 feet above msl. Given the Site elevation of 210 feet above msl, the depth to the equivalent groundwater surface beneath the Site would be 198 feet.

3.0 INVESTIGATION METHODOLOGY AND FINDINGS

JHA reviewed available reports, maps, photographs, City files, and government databases regarding the history and development of the Site, and performed a reconnaissance of the Site and the Site vicinity.

3.1 Federal and State Database Review

A government database report, prepared by Environmental Data Resources (EDR) of Milford, Connecticut of available federal, state and county agency databases was reviewed to identify government regulated properties having known recognized environmental conditions and potential environmental concerns within the vicinity of the Site. The radii of investigation for the Federal and State agency lists were selected in accordance with the ASTM Standards. The various government databases reviewed are described in detail in the EDR report. Also included in the EDR report are maps illustrating the locations of listed properties relative to the Site. A copy of the EDR Radius Report, dated August 6, 2010 is provided in Attachment B.

A summary of properties that could not be mapped by EDR but were identified as being potentially within the Site vicinity (orphan properties) is also included in the EDR report. Of the listed unmappable properties, none is identifiable as being in the immediate Site vicinity: The pertinent findings of the government database review are summarized as follows:

The Site is identified in the EDR report on the HAZNET List as a registered generator of hazardous wastes. Being a registered generator of hazardous does not indicate that a release has occurred at the Site.

The Site is not located within 1.0 mile of a federal Superfund property.

There are four properties within 0.25 mile of the Site on the RCRA SQG List as a small quantity generator of hazardous waste. Being a registered generator of hazardous waste does not indicate that a release has occurred on the property.

There are five properties within 0.25 mile of the Site identified on one or more of the following lists: UST, CA FID UST, HIST UST, and/ or SWEEPS UST as having an active or historical underground storage tank (UST). Having a registered or historical UST does not indicate that a release has occurred on the property.

There are six properties within 0.5 mile of the Site listed on the LUST List as having a leaking underground storage tank. Five of the six properties are listed as “Case Closed”, indicating that the properties were cleaned up to the satisfaction of the responsible

regulatory agency. The open LUST case is the Manhattan Car Wash located 500 feet north of the Site at 300 South Sepulveda Boulevard in Manhattan Beach. According to documents reviewed at the Los Angeles County Department of Public Works, in February 2002 one 10,000-gallon UST was removed from the property. Based on the results of soil assessments performed following the removal of the UST, only shallow soil was impacted. There is a low probability that the property has impacted the Site.

There is one dry cleaner within 0.25 mile of the Site. Debonair Cleaners at 317 South Sepulveda Boulevard is located approximately 300 feet north of the Site. The property is not identified as having had a release of dry cleaner solvent.

Based on the database review, the Site is identified in the EDR Report on the HAZNET List as a registered generator of hazardous wastes. The Site is not within 1.0 mile of a federal Superfund Property. The other listed properties in the Site vicinity have a low probability to have impacted the Site do to their regulatory status (case closed, or shallow soil only), their distances from the Site, and/or their down or cross gradient locations.

3.2 Oil and Gas Development

The California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System, was reviewed to assess the presence of known active or abandoned oil and gas wells within the Site vicinity. Based on the review, the Site was not identified within the boundaries of a designated oil or gas field. An abandoned dry hole, the Doyle Petroleum Corporation G. C. Martin # 1 well is located approximately 0.2 mile northeast of the Site, east of Kuhn Drive in what is now a residential neighborhood. The well is plugged and abandoned (dry hole). The northwest end of the Torrance Oil Field is located approximately one mile south of the Site. The Site has not been impacted by oil and gas production.

3.3 Agency Records Review

JHA reviewed records at the City of Hermosa Beach Building Department and the City of Hermosa Beach Fire Department.

3.3.1 City of Hermosa Beach Building Department

The City of Hermosa Beach Building Department maintains building permits for the Site. Permits were requested for the Site address and included the following:

A letter dated 1957 to the City from Mr. Al Bailey that discussed the possibility of building a 50-foot by 30-foot store with dwellings on the second floor (apparently the building was never built).

A Condemnation Notice dated 1958 addressed from the City to Mr. Bailey was to demolish a dilapidated garage located on Lot 123 (the east half of the current Site).

The first building permit was dated April 28, 1964 to construct a 2,375-square-foot (25 feet by 95 feet) building with parking. A permit dated October 13, 1964 was for a sign for a Midas Muffler Shop. A business permit for a change of owner was issued in 1987 to Ms. Shari Baer for a Midas Muffler Shop. No other permits were observed in the file.

Based on the review of available building permits, the east half of the Site had a dilapidated garage that was condemned and apparently demolished in 1958. The current building was constructed in 1964 and has been occupied by a Midas Muffler Shop since that time.

3.3.2 City of Hermosa Beach Fire Department

The City of Hermosa Beach Fire Department maintains records of USTs and annual fire inspections. JHA was present when Fire Department personnel reviewed the Site file.

No USTs were identified at the Site and no violations were noted on the inspection reports.

3.4 Topographic Map and Aerial Photograph Review

Copies of historical topographic maps for the years 1896, 1924, 1934, 1950, 1964, 1972, and 1981, and historical aerial photographs for the years 1928, 1938, 1947, 1956, 1965, 1976, 1989, 1994, 2002, and 2005 available through EDR, were reviewed by JHA for historical land use identification. Sanborn Fire Insurance Maps were not made for the area. Based on the review of available topographic maps and aerial photographs, the historical development of the Site and vicinity was evaluated and is summarized below.

The 1896 topographic map (Redondo, 15-Minute Quadrangle, 1:62500) shows the Site and Site vicinity to be undeveloped. No roads are present. A railroad track is present west of the Site along west flank of the sand hills. The railroad terminates at the City of Redondo, 1.5 miles south of the Site.

The 1924 and 1934 topographic maps (Torrance, 7.5-Minute Quadrangle, 1:24000) show the Site to remain undeveloped. Sepulveda Boulevard is present immediately east of the Site. Several dwellings are present along the north side of Longfellow Avenue, west of the Site. The cities of Hermosa Beach and Manhattan Beach are now developed.

The 1950 topographic map (Venice, 7.5-Minute Quadrangle, 1:24000) shows the Site to remain undeveloped.

The 1964 topographic map (Venice, 7.5-Minute Quadrangle, 1:24000) shows the Site and Site vicinity are shaded in red, indicating urban development.

The 1972 and 1981 topographic maps (Venice, 7.5-Minute Quadrangle, 1:24000) show the Site and Site vicinity to be unchanged since the 1964 map.

Based on the topographic maps, the Site was undeveloped from prior to 1896 through at least 1934. The Site and site vicinity are shown as urban development from 1964 to 1981. No unusual features, such as pits, excavations, or significant fills were observed on the topographic maps in the Site vicinity.

The 1928 aerial photograph (Fairchild, 1" = 500') shows the Site to be undeveloped land. Sepulveda Boulevard is present east of the Site. A paved road (Longfellow Avenue) is present north of the Site. Scattered dwellings, vacant lots, and land used for row crop agriculture are present in the Site vicinity.

The 1938 aerial photograph (Laval, 1" = 555') shows the Site to remain undeveloped. Sepulveda Boulevard is now a four-lane road. The site vicinity is still rural with apparent row crop agriculture. Scattered structures are present along some of the roads.

The 1947 aerial photograph (Fairchild, 1" = 666') shows the Site to remain undeveloped. A number of dwellings are present along Longfellow Avenue, west of the Site. There is more development along the streets in the site vicinity. Residential subdivisions are present approximately 0.3 mile south and west of the Site.

The 1956 aerial photograph (Fairchild, 1" = 400') shows a possible small structure on the Site. A dwelling is present immediately west of the Site. The property south of the Site appears to be a paved lot with several rows of automobiles. A commercial building is present on the east side of Pacific Coast Highway, possibly an automobile dealership. Commercial development is present along Pacific Coast Highway and Sepulveda Boulevard (the street name changes from Sepulveda Boulevard to Pacific Coast Highway at the Hermosa Beach city limits, just north of the Site).

The 1965 and 1976 aerial photographs (Fairchild, 1" = 666', and Teledyne, 1" = 666') show the Site to be developed with the current Midas Muffler Shop building. The site vicinity is fully developed with only a few vacant parcels of land.

The 1989, 1994, 2002 and 2005 aerial photographs (all USGS, 1" = 666') show the Site to be unchanged since the 1965 photograph.

Based on the historic aerial photographs, the Site was an undeveloped rural land from 1928 until at least 1947. A possible structure as present on the Site in 1956 (condemned garage). By 1965, the current building was present on the Site. The Site has been little changed since 1965. Copies of the 1994 and 1947 aerial photographs are provided in Attachment C.

3.5 City Directory Abstract

A City Directory abstract dated August 10, 2010, prepared by EDR was reviewed for the Site and adjacent properties. The directory listings were provided at approximate five-year intervals from 1975 through 2007.

The Site address was listed from 1975 through 1985 as Midas Muffler Shop and South Bay Muffler. In 1995, the Site was listed as Midas Muffler Shop. From 2003 through 2007, the Site was listed as Midas Shops.

Based on the directory abstract, the Site was listed as the Midas Muffler Shop by 1975 and remained the same with minor name variations through 2007.

3.6 Environmental Lien Search Report

An Environmental Lien Search Report, available from EDR, was reviewed by JHA. The Site parcel (APN 4169-029-044) was searched. Title for the Site is vested in I Love My Landlord LLC. Title was received from Marjorie Crutchfield Successor Trustee in October 2009. No Environmental Liens or other Activity and Use Limitations (AULs) were found for the Site. A copy of the Lien Search Report is provided in Attachment D.

3.7 Site Reconnaissance

On August 10, 2010, a representative from JHA visited the Site to observe current conditions. Mr. Steven Baer, the long time owner of the Midas Muffler Shop, provided access to all portions of the Site and the building. A single building occupied the western half of the Site. The east half of the Site was paved with asphalt. The building had a small office and two restrooms at the north end, and a storage area for new mufflers and equipment at the south end. The central portion of the building had six service bays numbered 1 through 6 form the north (office end) of the building. Access to the service bays was through three double-wide roll-up doors. Accessed to the Site was from Pacific Coast Highway (Attachment A, Photograph 1).

The office, restrooms, and paved parking area were environmentally unremarkable. Due to the natural slope of the land, the shop floor of the three bays in the south half of the building was approximately 3 feet below the three bays in the north half. Three stairs provide in-side access between the two levels. There was no drive-in access to Bay 4 that contained brake and tire mounting equipment and two double-walled 180-gallon above ground storage tanks, one for new oil and one for used oil (Photograph 2).

There were five service bays with in-ground hydraulic lifts: the north three bays (Bays 1, 2, and 3) each had a front-to-rear lift with a movable front piston in a vault and a stationary rear piston (Photograph 3). Bays 5 and 6, in the southern portion of the shop, each had a side-by-side double piston lift with an in-ground hydraulic fluid reservoir located between the pistons. The lift in Bay 5 was out-of-service (the heads were removed) and an above ground lift had been installed in Bay 5 (Photograph 4). New and used coolant and used oil filters were stored in 55-gallon drums. A self contained aqueous parts washer was observed at the rear of Bay 4. According to Mr. Baer, the parts washer fluid and used oil, coolant, and filters are transported for recycling by Safety-Kleen and Asbury Environmental Services. Hazardous materials and hazardous wastes were observed to be properly stored, used, and disposed.

The east side of the Site was paved with asphalt for parking and access to the service bays. A trash enclosure was observed at the southeast corner of the building. The trash bin contained general refuse, no hazardous wastes were observed in or around the trash enclosure. An approximate five-foot-wide strip of pavement was observed along the south side of the Site (Photograph 5). Based on records at the City of Hermosa Beach, the five-foot wide area is part of vacated alley.

No underground storage tanks, floor drains, waste-water clarifier, open pits or ponds, stained soil, or stressed vegetation were observed at the time of the Site visit.

3.8 Adjacent Property Reconnaissance

Adjacent properties in the immediate Site vicinity were observed by JHA for evidence of recognized environmental conditions. To the east was Pacific Coast Highway with a large commercial development on the east side of the Highway; to the south was a vacant lot; to the west was a residential neighborhood (Photograph 6). North of the Site was Longfellow Avenue with an office building on the north side of the street. No recognized environmental conditions were observed on the adjacent properties from the Site boundary or from the public right-of-way.

4.0 SUMMARY

The following is a summary of the findings presented in this report.

The Site is identified in the EDR report on the HAZNET List as a generator of hazardous wastes. Being a registered generator of wastes does not indicate that a release has occurred at the Site. The Site is not located within 1.0 mile of a federal Superfund property. The other listed properties indentified on the various databases have a low probability to have impacted the Site due to their regulatory status (case closed, or shallow soil only), their distances from the Site, and/or their flank or cross gradient locations.

Based on historical aerial photographs and topographic maps, the Site was undeveloped from prior to 1896 through 1947. A possible small structure (dwelling or garage) was present on the Site in 1956. The Site was developed with the current building prior to 1965.

Based on building permits the original building was constructed in 1964 as a Midas Muffler shop and remained unchanged since that time.

No environmental liens or other activity and use limitations (AULs) were found for the Site.

On August 10, 2010, a representative from JHA visited the Site to observe current conditions. A single one-story building (approximately 25-feet wide by 95-feet long) occupied the west half of the Site. The building had a small office and two restrooms at

the north end, and a storage area for muffler and equipment at the south end. The office, restrooms, and paved parking area were environmentally unremarkable. The central portion of the building had six service bays numbered 1 through 6 form the north. There was no drive-in access to Bay 4 that contained brake and tire mounting equipment and two double-walled 180-gallon above ground storage tanks, one for new oil and one for used oil. Bays 1 through 3 each had a front-to-rear in-ground hydraulic lift with a movable front piston in a vault and a stationary rear piston. Bays 5 and 6 each had a side-by-side in-ground lift with an in-ground hydraulic fluid reservoir. The lift in Bay 5 was out-of-service (the heads were removed) and an above ground lift had been installed in the Bay. New and used coolant and used oil filters were stored in 55-gallon drums. A self contained aqueous parts washer was observed at the rear of Bay 4. Hazardous materials and hazardous wastes were observed to be properly stored, used, and disposed. No underground storage tanks, floor drains, waste-water clarifier, open pits or ponds, stained soil, or stressed vegetation were observed at the time of the Site visit.

No recognized environmental conditions were observed on the adjacent properties from the boundaries of the Site or from the public right-of-way.

5.0 DISCUSSION

Areas of potential concern at the Site include the past and present storage and use of petroleum products and hazardous materials and the storage and disposal of petroleum and hazardous wastes, the presence of one out-of-service in-ground hydraulic lift and four active lifts. The Site occupant was observed to handle petroleum products and hazardous materials appropriately and to generate and properly dispose of wastes; however, historical activities cannot be documented. It is not known if the in-ground lift-vaults for the three front-to-rear lifts had accumulated fluids that may have leaked. Mr. Baer stated that the lift vaults are typically cleaned once a year. It is not known if the one out-of-service in-ground lift had leaked; however, lifts are typically taken out-of-service due to a leak or other malfunction.

6.0 CONCLUSION

Based on the information reviewed and summarized, it is the professional opinion of Jacob & Hefner Associates, Inc. that this assessment has revealed no evidence of recognized environmental conditions, as previously defined, at the Site except for the presence of one out-of-service side-by-side in-ground lift.

7.0 LIMITATIONS

This report has been prepared for Baker, Burton & Lundy, P.C. as a Phase I Environmental Site Assessment at the Midas Shop located at 3125 Pacific Coast Highway, Hermosa Beach, California. Parties not designated by Baker, Burton & Lundy, P.C. should not rely on the information in this report without the written consent of JHA.

In performing the professional services, JHA has applied present engineering and

scientific judgment and used a level of effort consistent with the standard of practice measured on the date of this report and in the locale of the project Site for similar type of studies. JHA makes no other warranty concerning any of the services furnished to the client. Inferences with respect to potential subsurface contamination are based on a review of readily available government and historical records and a Site reconnaissance. The findings and interpretations in this report have been developed based on the review of existing information pertaining to the subject Site. It should be recognized that subsurface contamination can vary laterally and with depth below a given Site.

Yours very truly,
Jacob & Hefner Associates, Inc.

Wallace A. Jensky, II, P.G., R.E.A.
Professional Geologist

Attachments: Plate 1 – Site Location Map
Plate 2 – Assessor's Parcel Map

A - Current Site Photographs
B - ERD Radius Map Report
C - Historical Aerial Photographs from 1994 and 1947
D - Environmental Lien Search Report
E - Curriculum Vitae of the Environmental Professional

PLATES

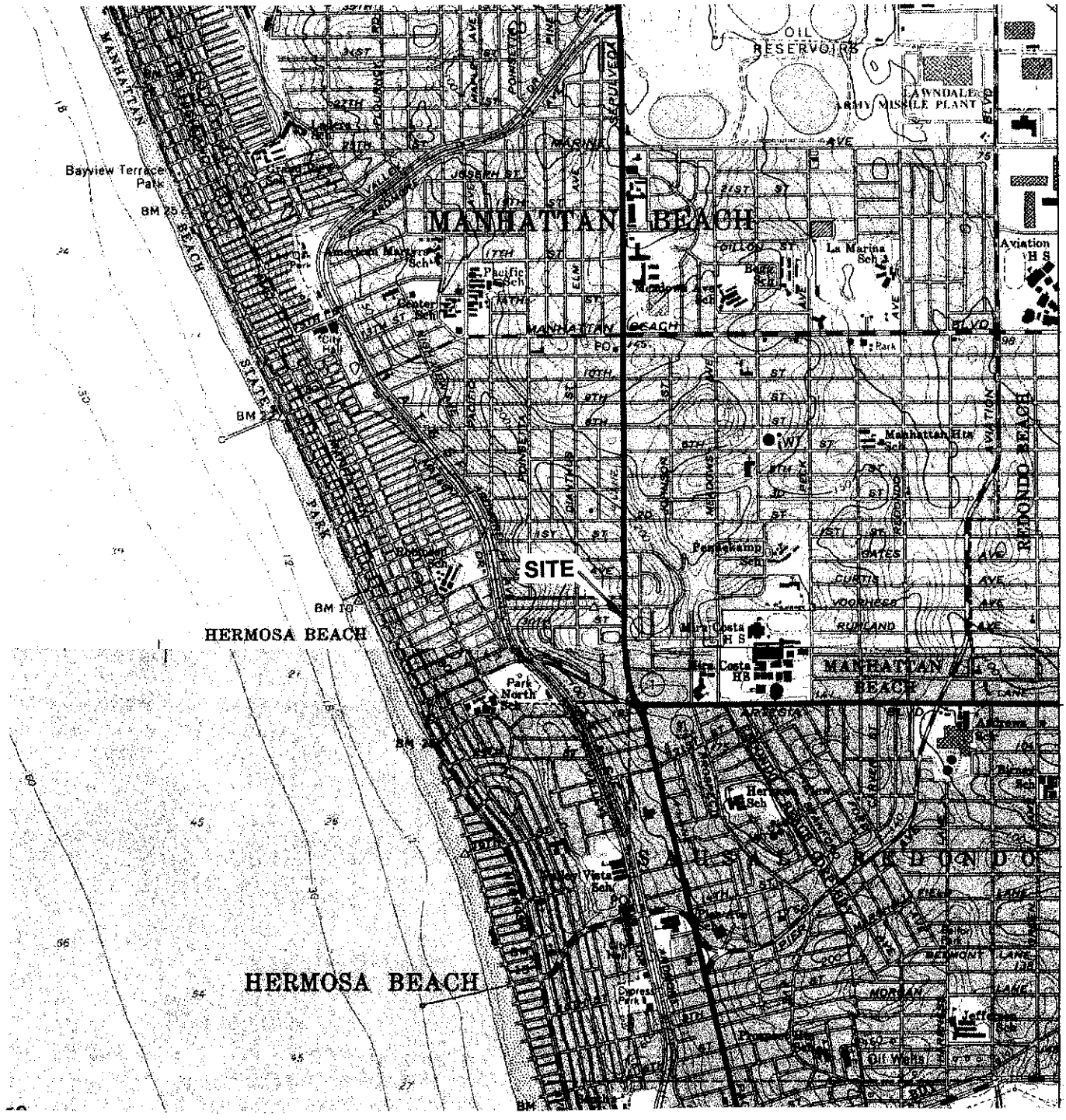


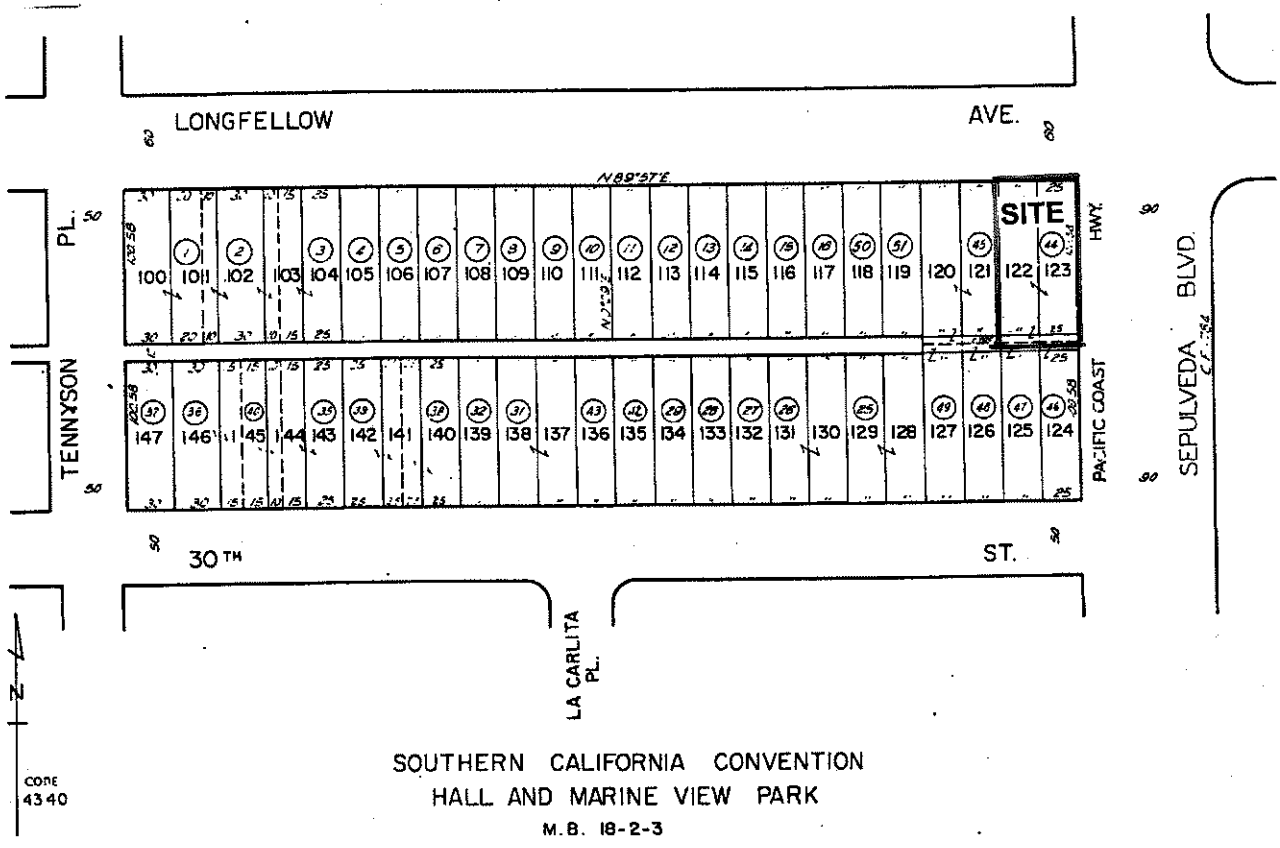
PLATE 1

SITE LOCATION MAP
3125 PACIFIC COAST HIGHWAY
HERMOSA BEACH, CALIFORNIA

NORTH

SCALE 1 INCH = 2,000 FEET

JACOB & HEFNER ASSOCIATES, Inc.
ENVIRONMENTAL REMEDIATION SERVICES
4535 COLT STREET, UNIT C
VENTURA, CALIFORNIA 93003
(805)654-9611



SOUTHERN CALIFORNIA CONVENTION
HALL AND MARINE VIEW PARK
M.B. 18-2-3

PLATE 2

ASSESSOR'S PARCEL MAP
3125 PACIFIC COAST HIGHWAY
HERMOSA BEACH, CALIFORNIA

JACOB & HEFNER ASSOCIATES, Inc.
ENVIRONMENTAL REMEDIATION SERVICES
4635 COLT STREET, UNIT C
VENTURA, CALIFORNIA 93003
(805)654-9611

ATTACHMENT A

Current Site Photographs

PHOTOGRAPH 1 – View looking north from the southeast corner of the Site. The three double-wide roll-up doors provide access to the service bays. A small office is at the north end of the building. The building in the distance is across Longfellow Avenue. Pacific Coast Highway is on the right.

PHOTOGRAPH 2 – View of the two above ground storage tanks for new and used motor oil located in Bay 4. There is no drive in access to Bay 4. Equipment for tire mounting and balancing and a brake lathe are also in the Bay.

PHOTOGRAPH 3 – View looking west at service Bays 1, 2, and 3. The office area is to the right of the view. Each bay has an in-ground front-to-rear lift with a vault. The rear piston (in the foreground) is stationary. The front piston moves back and forth in an 8-foot deep concrete vault under the yellow steel plates. The front piston is under the yellow steel arm that crosses the vault. Metal steps down to Bays 4, 5 and 6 is seen at the left rear.

PHOTOGRAPH 4 – View looking west at Bay 5. An out-of-service dual-piston side-by-side in-ground lift is seen just inside the Bay. An above ground lift is behind the out-of-service lift. An operating side-by-side lift is present in Bay 6 to the left of the view. 55-gallon drums for new and used coolant and used oil filters are along the back wall. Bay 4 is to the right.

PHOTOGRAPH 5 – View looking west at the south side of the Site. The approximate 5-foot wide area is part of the vacated alley that is still present behind the houses in the distance. The vacant land beyond the fence appears to be part of a larger vacant lot south of the Site. A wall on the right is the trash enclosure at the corner of the building.

PHOTOGRAPH 6 – View looking south at the rear (west side) of the Site and the adjacent residence. The building is along the lot line.

ATTACHMENT B

ERD Radius Map Report

Midas Shop
3125 Pacific Coast Highway
Hermosa Beach, CA 90254

Inquiry Number: 2835657.2s
August 06, 2010

The EDR Radius Map™ Report with GeoCheck®

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

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

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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3125 PACIFIC COAST HIGHWAY
HERMOSA BEACH, CA 90254

COORDINATES

Latitude (North):	33.876500 - 33° 52' 35.4''
Longitude (West):	118.396100 - 118° 23' 46.0''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	370879.1
UTM Y (Meters):	3749145.5
Elevation:	210 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33118-H4 VENICE, CA
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2005
Source:	USDA

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
MIDAS MUFFLER 3125 PACIFIC COAST HWY HERMOSA BEACH, CA 90254	HAZNET	N/A

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List

EXECUTIVE SUMMARY

Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

SLIC ---------- Statewide SLIC Cases
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

FEMA UST ---------- Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ---------- Clandestine Drug Labs
HIST Cal-Sites ---------- Historical Calsites Database
SCH ---------- School Property Evaluation Program
Toxic Pits ---------- Toxic Pits Cleanup Act Sites
AOCONCERN ---------- San Gabriel Valley Areas of Concern
CDL ---------- Clandestine Drug Labs
US HIST CDL ---------- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---------- CERCLA Lien Information
LUCIS ---------- Land Use Control Information System
LIENS ---------- Environmental Liens Listing
DEED ---------- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---------- Hazardous Materials Information Reporting System
CHMIRS ---------- California Hazardous Material Incident Report System
LDS ---------- Land Disposal Sites Listing
MCS ---------- Military Cleanup Sites Listing

Other Ascertainable Records

RCRA-NonGen ---------- RCRA - Non Generators
DOT OPS ---------- Incident and Accident Data
DOD ---------- Department of Defense Sites
FUDS ---------- Formerly Used Defense Sites
CONSENT ---------- Superfund (CERCLA) Consent Decrees
ROD ---------- Records Of Decision

UMTRA	Uranium Mill Tailings Sites
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN	Bond Expenditure Plan
NPDES	NPDES Permits Listing
CA WDS	Waste Discharge System
Cortese	"Cortese" Hazardous Waste & Substances Sites List
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
LOS ANGELES CO. HMS	HMS: Street Number List
WIP	Well Investigation Program Case List
EMI	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
COAL ASH DOE	Sleam-Electric Plan Operation Data
PROC	Certified Processors Database
PCB TRANSFORMER	PCB Transformer Registration Database
FINANCIAL ASSURANCE	Financial Assurance Information Listing
MWMP	Medical Waste Management Program Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/17/2010 has revealed that there are 4 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VASEK POLAK SAAB	*356 S SEPULVEDA BLVD*	*NNE 0 - 1/8 (0.051 mi.)*	*5*	*12*
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
SOUTH BAY BMW	*2901 PACIFIC COAST HIGH*	*S 0 - 1/8 (0.085 mi.)*	*C7*	*20*
VASEK POLAK SUBARU	*2775 PACIFIC COAST HWY*	*S 1/8 - 1/4 (0.131 mi.)*	*12*	*26*
BUGGE BUILDERS	*2697 PACIFIC COAST HWY*	*S 1/8 - 1/4 (0.166 mi.)*	*13*	*28*

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 06/16/2010 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FOUR SEASONS PEST CONTROL Status: Refer: Other Agency	*1501 MAGNOLIA*	*N 1/2 - 1 (0.910 mi.)*	*19*	*43*

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 06/22/2010 has revealed that there are 6

LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BLAKELY-COMSTOCK Status: Completed - Case Closed	***400 SEPULVEDA BLVD S***	***NE 0 - 1/8 (0.018 mi.)***	***A4***	***11***
VASEK POLAK SAAB Status: Completed - Case Closed	***356 S SEPULVEDA BLVD***	***NNE 0 - 1/8 (0.051 mi.)***	***5***	***12***
MANHATTAN CAR WASH Status: Open - Site Assessment	300 SOUTH SEPULVEDA BLV	N 0 - 1/8 (0.092 mi.)	B9	25
HILLSIDE PLAZA-JOINT VENTURE Status: Completed - Case Closed	125 SEPULVEDA BLVD S	N 1/8 - 1/4 (0.177 mi.)	D14	30

Lower Elevation	Address	Direction / Distance	Map ID	Page
VASEK POLAK BMW Status: Completed - Case Closed	***2901 PACIFIC COAST HWY***	***S 0 - 1/8 (0.085 mi.)***	***C8***	***22***
CHAMPION CHEVROLET L L C Status: Completed - Case Closed	***707 N SEPULVEDA***	***N 1/4 - 1/2 (0.470 mi.)***	***18***	***35***

State and tribal registered storage tank lists

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

A review of the UST list, as provided by EDR, and dated 06/22/2010 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MANHATTAN CAR WASH	***300 S SEPULVEDA BLVD***	***N 0 - 1/8 (0.092 mi.)***	***B11***	***26***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WARREN PONTIAC	***400 S SEPULVEDA BLVD***	***NE 0 - 1/8 (0.017 mi.)***	***A3***	***10***
TIM SMITH INCORPORATED	***114 N SEPULVEDA BLVD***	***N 1/8 - 1/4 (0.207 mi.)***	***E17***	***33***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB WARREN PONTIAC, INC.	400 S SEPULVEDA BLVD	NE 0 - 1/8 (0.017 mi.)	A2	9
STATION 051	114 N SEPULVEDA BLVD	N 1/8 - 1/4 (0.207 mi.)	E16	31

Lower Elevation	Address	Direction / Distance	Map ID	Page
VASEK POLAK BMW	***2901 PACIFIC COAST HWY***	***S 0 - 1/8 (0.085 mi.)***	***C8***	***22***

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WARREN PONTIAC	***400 S SEPULVEDA BLVD***	***NE 0 - 1/8 (0.017 mi.)***	***A3***	***10***
MANHATTAN CAR WASH	***300 S SEPULVEDA BLVD***	***N 0 - 1/8 (0.092 mi.)***	***B10***	***25***
TIM SMITH INCORPORATED	***114 N SEPULVEDA BLVD***	***N 1/8 - 1/4 (0.207 mi.)***	***E17***	***33***

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BLAKELY-COMSTOCK	***400 SEPULVEDA BLVD S***	***NE 0 - 1/8 (0.018 mi.)***	***A4***	***11***
VASEK POLAK SAAB	***356 S SEPULVEDA BLVD***	***NNE 0 - 1/8 (0.051 mi.)***	***5***	***12***
HILLSIDE PLAZA-JOINT VENT	125 SEPULVEDA	N 1/8 - 1/4 (0.182 mi.)	D15	31

Lower Elevation	Address	Direction / Distance	Map ID	Page
SOUTH BAY BMW	***2901 PACIFIC COAST HIGH***	***S 0 - 1/8 (0.085 mi.)***	***C7***	***20***
CHAMPION CHEVROLET L L C	***707 N SEPULVEDA***	***N 1/4 - 1/2 (0.470 mi.)***	***18***	***35***

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 12/22/2009 has revealed that there is

EXECUTIVE SUMMARY

1 DRYCLEANERS site within approximately 0.25 miles of the target property.

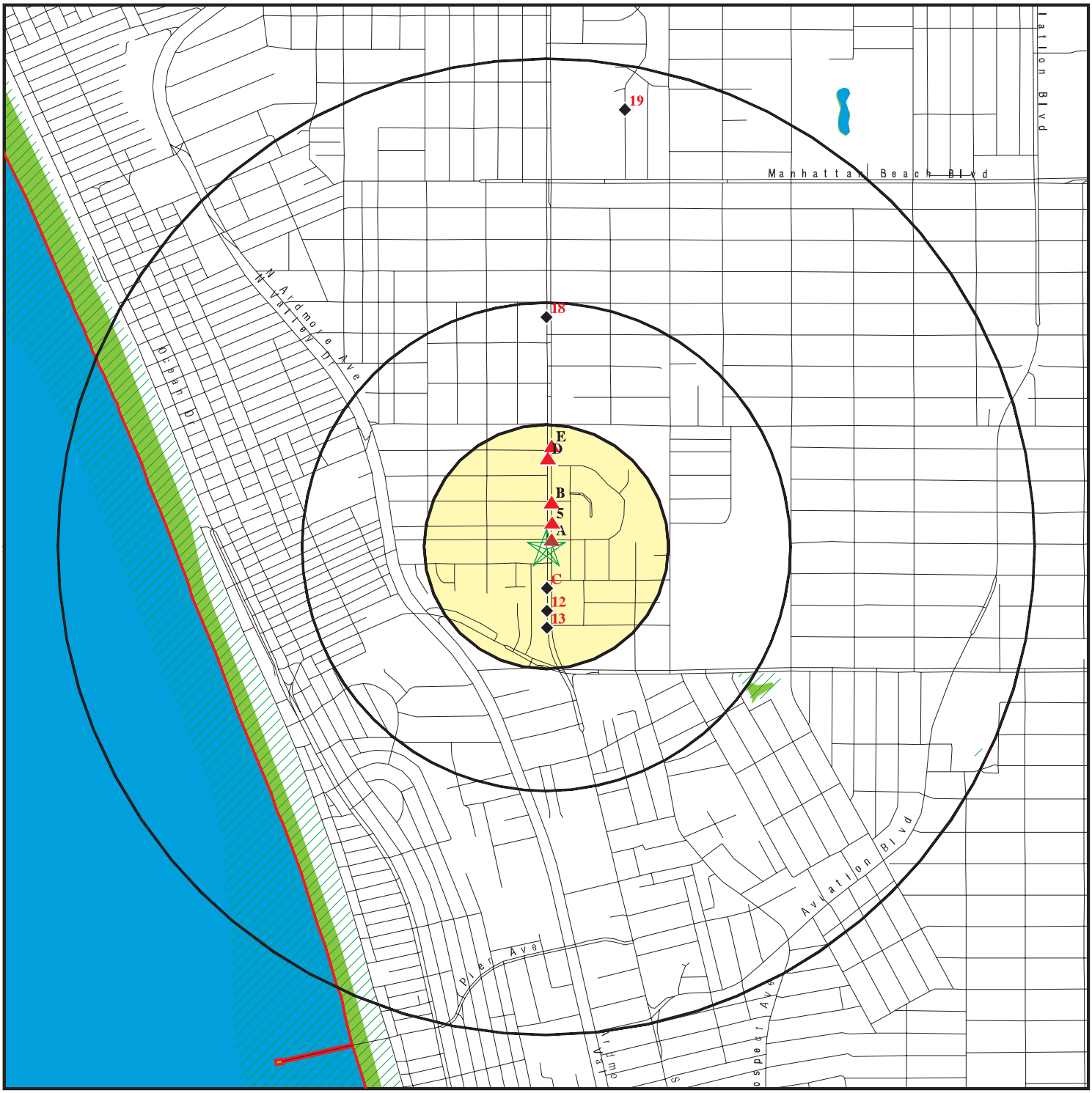
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DEBONAIR CLEANERS	***317 S SEPULVEDA BLVD***	***N 0 - 1/8 (0.084 mi.)***	***B6***	***16***

EXECUTIVE SUMMARY

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

Site Name	Database(s)
HERMOSA BCH CITY PUB WKS	SWEEPS UST
MANHATTAN BEACH FIRE DEPT	SWEEPS UST
MOBIL REFINERY MANHATTAN BEACH	CERCLIS-NFRAP
CALTRANS	RCRA-SQG,FINDS,HAZNET
PARKLAND CLEANERS	RCRA-SQG,FINDS
CHEM TAB CORPORATION	RCRA-SQG,FINDS
LINE 1202 GREEN STATION	RCRA-LQG
SOUTHERN CALIFORNIA GAS COMPANY	RCRA-NLR
ATKINSON BRICK CO	MINES
CEMEX, INC.	MINES
PTX INDUSTRIES INC	MINES
CASTAIC CLAY MFG CO	MINES
BOUQUET CANYON STONE CO INC	MINES
VULCAN MATERIALS CO.	MINES
LIVINGSTON GRAHAM	MINES
UNITED ROCK PRODUCTS CORP.	MINES
CURTIS SAND & GRAVEL CO.	MINES
ANTELOPE VALLEY AGGREGATE, INC.	MINES
REDCO II	MINES
VULCAN MATERIALS CO.	MINES

OVERVIEW MAP - 2835657.2s

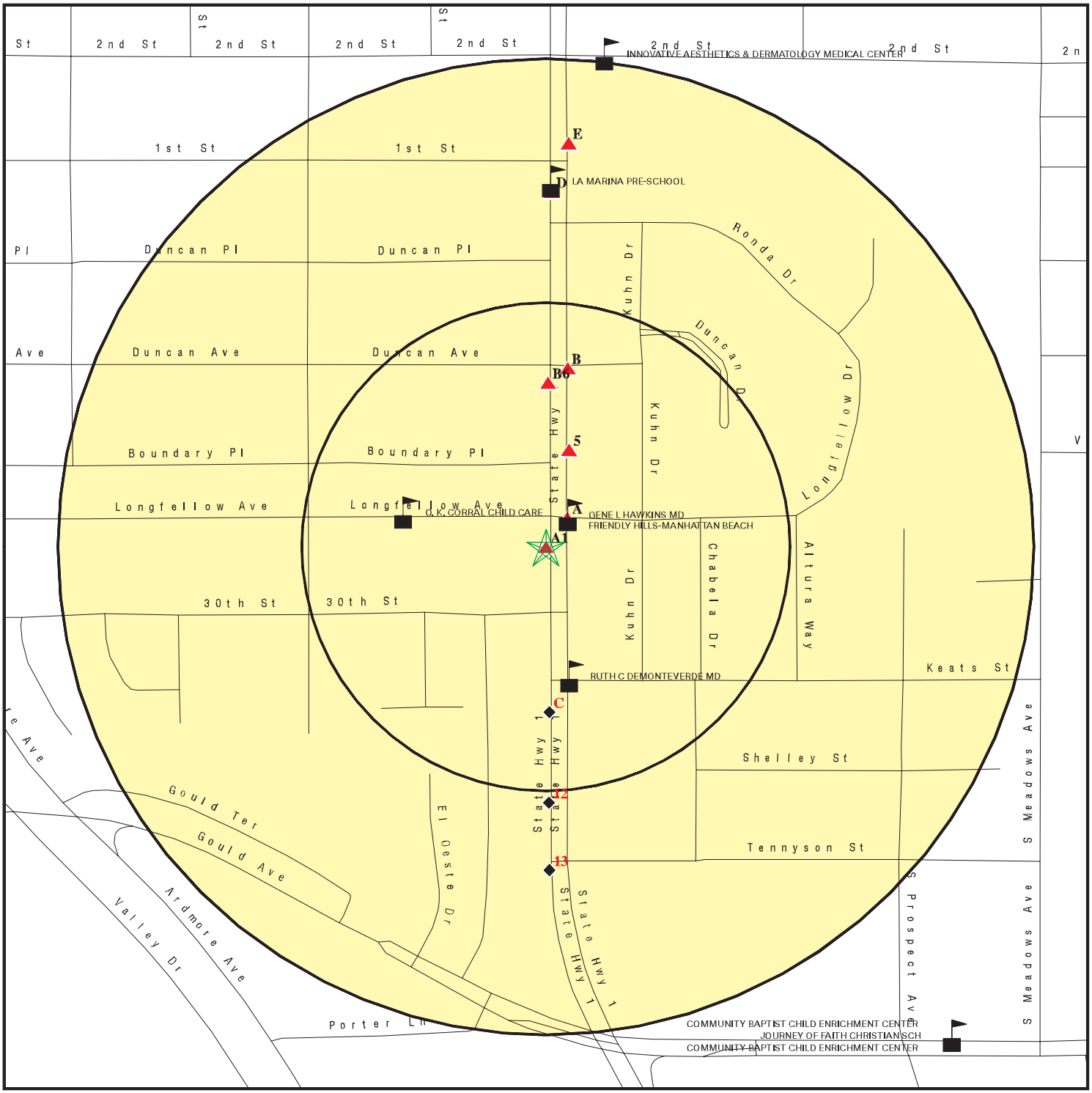


- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- 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: Midas Shop	CLIENT: Jacob & Hefner Associates
ADDRESS: 3125 Pacific Coast Highway Hermosa Beach CA 90254	CONTACT: Wallace A. Jensky, I
LAT/LONG: 33.8765 / 118.3961	INQUIRY #: 2835657.2s DATE: August 06, 2010 12:39 pm

DETAIL MAP - 2835657.2s



0 1/16 1/8 1/4 Miles

- 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
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- 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: Midas Shop	CLIENT: Jacob & Hefner Associates
ADDRESS: 3125 Pacific Coast Highway Hermosa Beach CA 90254	CONTACT: Wallace A. Jensky, I
LAT/LONG: 33.8765 / 118.3961	INQUIRY #: 2835657.2s DATE: August 06, 2010 12:40 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
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
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	2	2	NR	NR	NR	4
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Federal ERNS list								
ERNS		TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE		1.000	0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR		1.000	0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST		0.500	4	1	1	NR	NR	6
SLIC		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 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
State and tribal registered storage tank lists								
UST		0.250	1	0	NR	NR	NR	1
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.250	1	1	NR	NR	NR	2
HIST UST		0.250	2	1	NR	NR	NR	3
SWEEPS UST		0.250	2	1	NR	NR	NR	3
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS		TP	NR	NR	NR	NR	NR	0
MCS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	3	1	1	NR	NR	5
Notify 65		1.000	0	0	0	0	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	1	0	NR	NR	NR	1
LOS ANGELES CO. HMS		TP	NR	NR	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
HAZNET	X	TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **MIDAS MUFFLER** **HAZNET** **S102814427**
Target **3125 PACIFIC COAST HWY** **N/A**
Property **HERMOSA BEACH, CA 90254**

Site 1 of 4 in cluster A

Actual:
210 ft.

HAZNET:

Gepaid:	CAL000065318
Contact:	STEVEN BAER
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	3466 MALAGA COURT
Mailing City,St,Zip:	CALABASAS, CA 913022254
Gen County:	1
TSD EPA ID:	CAD093459485
TSD County:	Fresno
Waste Category:	Unspecified solvent mixture Waste
Disposal Method:	Transfer Station
Tons:	.0664
Facility County:	1

Gepaid:	CAL000065318
Contact:	STEVEN BAER / OWNER
Telephone:	3106219000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	3125 PACIFIC COAST HWY
Mailing City,St,Zip:	HERMOSA BEACH, CA 902540000
Gen County:	Los Angeles
TSD EPA ID:	CAT000613935
TSD County:	Los Angeles
Waste Category:	Not reported
Disposal Method:	Transfer Station
Tons:	0.01
Facility County:	Los Angeles

Gepaid:	CAL000065318
Contact:	STEVEN BAER / OWNER
Telephone:	3106219000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	3125 PACIFIC COAST HWY
Mailing City,St,Zip:	HERMOSA BEACH, CA 902540000
Gen County:	Los Angeles
TSD EPA ID:	CAT000613935
TSD County:	Los Angeles
Waste Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Transfer Station
Tons:	0.16
Facility County:	Los Angeles

Gepaid:	CAL000065318
Contact:	STEVEN BAER
Telephone:	0000000000
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	3466 MALAGA COURT
Mailing City,St,Zip:	CALABASAS, CA 913022254

MIDAS MUFFLER (Continued) **S102814427**

Gen County: 1
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Tons: 0.0333
Facility County: 1

Gepaid: CAL000065318
Contact: STEVEN BAER / OWNER
Telephone: 3106219000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 3125 PACIFIC COAST HWY
Mailing City,St,Zip: HERMOSA BEACH, CA 902540000
Gen County: Los Angeles
TSD EPA ID: CAT000613935
TSD County: Los Angeles
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Tons: 0.17
Facility County: Not reported

Click this hyperlink while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

A2 **BOB WARREN PONTIAC, INC.** **HIST UST** **U001563489**
NE **400 S SEPULVEDA BLVD** **N/A**
< 1/8 **MANHATTAN BEACH, CA 90266**
0.017 mi.
92 ft. **Site 2 of 4 in cluster A**

Relative:
Higher

Actual:
215 ft.

HIST UST:
Region: STATE
Facility ID: 00000003075
Facility Type: Other
Other Type: CAR DEALER
Total Tanks: 0001
Contact Name: Not reported
Telephone: 2133767911
Owner Name: BOB WARREN PONTIAC, INC.
Owner Address: 400 SOUTH SEPULVEDA BLVD.
Owner City,St,Zip: MANHATTAN BEACH, CA 90266

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001950
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Visual

A3
NE
< 1/8
0.017 mi.
92 ft.

WARREN PONTIAC
400 S SEPULVEDA BLVD
MANHATTAN BEACH, CA

Site 3 of 4 in cluster A

CA FID UST **S101585197**
SWEEPS UST **N/A**
LOS ANGELES CO. HMS

Relative:
Higher

Actual:
215 ft.

CA FID UST:

Facility ID:	19020880
Regulated By:	UTNKA
Regulated ID:	00003075
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	400 S SEPULVEDA BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	MANHATTAN BEACH
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	A
Comp Number:	10839
Number:	9
Board Of Equalization:	Not reported
Ref Date:	06-30-89
Act Date:	Not reported
Created Date:	06-30-89
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	Not reported
Actv Date:	Not reported
Capacity:	Not reported
Tank Use:	Not reported
Stg:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

LOS ANGELES CO. HMS:

Region:	LA
Facility Id:	010871-010839
Facility Status:	Removed
Area:	2U
Permit Number:	00002276T
Permit Status:	Removed
Facility Type:	T0

A4 **BLAKELY-COMSTOCK** **HIST CORTESE** **S101297500**
NE **400 SEPULVEDA BLVD S** **LUST** **N/A**
< 1/8 **MANHATTAN BEACH, CA 90266**
0.018 mi.
97 ft. **Site 4 of 4 in cluster A**

Relative:
Higher

Actual:
216 ft.

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 000308

LUST:
Region: STATE
Global Id: T0603700018
Latitude: 33.8769202
Longitude: -118.3958941
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1986-07-09 00:00:00
Lead Agency: LOS ANGELES COUNTY
Case Worker: JA
Local Agency: LOS ANGELES COUNTY
RB Case Number: 000308
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
facid: 000308
Status: Leak being confirmed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700018
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 6/17/1986
Date Leak First Reported: 6/17/1986
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: 6/17/1986
Date Leak Stopped: 6/17/1986
Date Case Last Changed on Database: 8/24/1987
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK

BLAKELY-COMSTOCK (Continued) **S101297500**

Operator:	BONVIE, MR.
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	3863.7830198927203941460199652
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	BLAKELY-COMSTOCK
RP Address:	400 S SEPULVEDA, MANHATTAN BEACH, CA
Program:	LUST
Lat/Long:	33.8812572 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

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5 **VASEK POLAK SAAB** **RCRA-SQG** **1000203195**
NNE **356 S SEPULVEDA BLVD** **FINDS** **CAD982415952**
< 1/8 **MANHATTAN BEACH, CA 90266** **HIST CORTESE**
0.051 mi. **LUST**
269 ft. **LOS ANGELES CO. HMS**
HAZNET

Relative:
Higher

Actual:
226 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	VASEK POLAK SAAB
Facility address:	356 S SEPULVEDA BLVD MANHATTAN BEACH, CA 90266
EPA ID:	CAD982415952
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time