

Phase I and II Environmental Site Assessments



February 18, 2022

Alan Sollof Associate Vice President **CIM GROUP** 4700 Wilshire Boulevard Los Angeles, California 90010

Re: CITADEL Project No. 0765.1346.0 Phase I Environmental Site Assessment Report 1020 North La Brea Avenue West Hollywood, California 90038

Dear Mr. Sollof:

Enclosed please find Citadel EHS's Phase I Environmental Site Assessment Report for the above-referenced location.

The Phase I Environmental Site Assessment Report was conducted for CIM Group, in accordance with Citadel's Proposal 0765.1346.P, dated February 1, 2022, and a mutually agreed upon scope of work.

If after your review, you have any questions or require additional information, please do not hesitate to telephone me at the Citadel Office in Glendale at (818) 246-2707.

Sincerely, **CITADEL EHS**

Mark Drollinger Digitally signed by Mark Drollinger

Date: 2022.02.18 14:01:47 -08'00'

Mark Drollinger, M.Eng., CSP, CHMM Principal, Engineering and Environmental Sciences

Enclosure



CIM Group

4700 Wilshire Boulevard Los Angeles, California 90010

Phase I Environmental Site Assessment Report

February 18, 2022

Citadel Project Number 0765.1346.0

1020 North La Brea Avenue West Hollywood, California 90038

www.CitadelEHS.com



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EXECUTIVE SUMMARY

Project Summary

Client Name/User: CIM Group Property Visit Date: February 11, 2022

Client Contact: Alan Sollof Construction Date: 1947

Phone Number: (323) 860-9519 No. Buildings/No. One building

Units:

Email Address:asollof@cimgroup.comNo. of Stories:Single-storyProperty Name:NoneBldg. Square Footage:14,392 SF

Property Address: 1020 North La Brea Avenue **Property Acreage:** 0.29 acres

Property City, State, West Hollywood, **Property Use:** Antique furniture store **Zip:** California 90038

Property Identification: 5531-014-017 Property History: Undeveloped land; used car lot;

liquor store; electronic store warehouse; woodworking store; cabinet shop; salon; adult entertainment store; offices; scenic background shop; production studios; antique and

furniture stores

Other Improvements: None

SUMMARY OF FINDINGS

	Report Section	No Further Action	REC	HREC	CREC	Non-ASTM Scope	Recommended Action
2.2	Site Description	Х					
2.3	Adjacent Properties		Х				Phase II Subsurface Investigation
5.0	Historical Review		X				Phase II Subsurface Investigation
5.6	Previous Reports	Х					
6.1	Regulatory Review		Х				Phase II Subsurface Investigation
6.2	Vapor Encroachment		Х				Phase II Subsurface Investigation
4.1	USTs/ASTs	Х					
4.1	Chemicals/Hazardou s Materials/Raw Materials	Х					
4.2	ACMs/ACCMs					Х	ACM Survey ¹
4.2	Lead-Based Paint					Х	LBP Survey ¹
4.2	PCBs					Х	PCB Survey ¹
4.2	Lead in Drinking Water	Х					
4.2	Radon	Х					
4.2	Methane	Х					
4.1	Other	Х					

¹ Such surveys and sampling are recommended to ensure proper handling and disposal and to allow for measures to protect both worker and building occupant safety during routine building maintenance, renovation or demolition.

0765.1346.0_Phase_I_ESA

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Citadel EHS (Citadel) was contracted by CIM Group (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 1020 North La Brea Avenue, in the City of West Hollywood, Los Angeles County, California; hereinafter referred to as the "Site."

Current Site Conditions

The Site consists of one one-story commercial/warehouse structure of approximately 14,392 square feet (SF) with a mezzanine level and associated landscaping. The mezzanine level is associated with address 1020 North La Brea Avenue and the warehouse is associated with address 1028 North La Brea Avenue. The mezzanine is located in the southwest portion of the building and is above the warehouse. Access to the Site is along the west boundary of the Site along North La Brea Avenue. At the time of the Site reconnaissance, the Site was occupied by Noble House Antiques, an antique furniture store.

Stationary equipment at the Site include pole-mounted transformers. In general, the Site appeared to be well maintained.

Site History

A review of historical sources showed that the Site was undeveloped as early as 1894. Reviewed city directories indicate that the Site was occupied as a used car lot and liquor store in 1942. The current commercial/warehouse structure was developed in 1947.

Historic occupancies of the current Site building include electronic store warehouse; woodworking store; cabinet shop; salon; adult entertainment store; offices; scenic background shop; production studios; print shop; and antique and furniture stores.

Historic occupancies that may represent an environmental concern include a used car lot, cabinet making, studio production and backdrop shop, and a print shop due to the potential of historic storage and use of chemicals and/or petroleum hydrocarbons.

Environmental Databases

The Site was not identified on the environmental database. The following adjoining and nearby properties represent environmental concerns:

- Beverly Hills Auto Imports, located at 1040 North La Brea Avenue, the adjoining property north of the Site, has been occupied as an auto repair shop since at least 1975. The property was identified on the South Coast Air Quality Management District's (SCAQMD's) Facility Information Detail (FIND) with an inactive permit to operate a paint and solvent spray booth. Based on the shallow groundwater in the vicinity, the historical and current occupancy of the adjoining property as an auto repair shop and long-term potential usage and storage of solvents may represent an environmental concern.
- ➤ Hollywood General Machining/Opamp Labs Inc., located at 1033 Sycamore Avenue, the adjoining property east of the Site, was historically occupied by a machine shop with oil storage in 1950 and a plastic manufacturer by 1969. Based on the shallow groundwater in the vicinity, the historical occupancies as a machine shop, plastic manufacturer, and other industrial occupancies and known usage of hazardous materials may represent an environmental concern.
- Bel Air Car Wash, located at 1041 North La Brea Avenue, approximately 85 feet west of the Site, operated as a car wash from at least 1981 to 2002. The property and surrounding properties were redeveloped with the current shopping center in the mid-2000s. This property was identified as a closed LUST Cleanup Site and an open Cleanup Program Site (CPS). Based on the low-risk case closure indicating residual contamination, the



- current open case, and the shallow groundwater, this property may represent an environmental concern.
- ➤ 21 Century Auto Body & Paint, Alltest Smog Center, located at 1045 North La Brea Avenue, approximately 107 feet west of the Site, was occupied as a car wash from 1967 to 1976 and an auto repair shop from 1976 to 2008. This property was identified as a CPS. Based on the current open case and the shallow groundwater, this property may represent an environmental concern.
- ➤ CEMEX Construction, located at 1000 North Sycamore Avenue, approximately 149 feet south of the Site, has had cement mixing operation associated with the property since at least 1926. Based on the shallow groundwater in the vicinity, the long-term usage and storage of hazardous materials including two diesel underground storage tanks (USTs) may represent an environmental concern.
- > 7070 Santa Monica Boulevard, approximately 214 feet north of the Site, was identified with past operations that likely included the use and storage of hazardous materials and photochemical processes. Based on the shallow groundwater in the vicinity, the long-term usage and storage of photochemicals may represent an environmental concern.
- Alexander and Ishihara Annex/A & I Color, located at 1016 North Sycamore Avenue, approximately 264 feet east of the Site, was occupied by a laboratory that generated photochemicals/photoprocessing waste. Based on the shallow groundwater in the vicinity, the long-term usage and storage photochemicals may represent an environmental concern.
- Avon Rent a Car, located at 7078 Santa Monica Boulevard, approximately 300 feet north of the Site, was occupied as a service station and automobile repair shop from at least 1948 to 1981. Based on the shallow groundwater in the vicinity, the long-term usage and storage of solvents and petroleum products may represent an environmental concern.

Vapor Encroachment Condition

Citadel reviewed information provided by Environmental Data Resources, Inc. (EDR) regarding nearby properties to evaluate for potential on-Site vapor encroachment condition (VEC) concerns from off-site sources. According to EDR, historical releases of petroleum products from a leaking UST (LUST) occurred within 0.25-mile and upgradient of the Site. These properties are not likely to represent a significant environmental concern to the Site based on the case closure statuses and/or distance from the Site.

Five properties were identified as within 0.125-mile and cross-gradient or upgradient of the Site on the Historical Gas Station database. Two of these properties may be considered an environmental concern and are discussed above. Three of these properties are not likely to have adversely affected the Site.

Four properties were identified as within 0.125-mile and upgradient of the Site on the Historical Dry Cleaners database. One of the properties, located approximately 321 feet northeast of the Site, was occupied as a cleaners and dyers in 1929; clothes pressers and cleaners from 1933 to 1937; and a dry cleaning plant from 1968 to 1975. Due to the potential solvent usage and proximity to the Site, a VEC cannot be ruled out. Three of these properties are not likely to have adversely affected the Site.

Regulatory Agencies

The GeoTracker Database is the California State Water Resources Control Board's (SWRCB) Internet-accessible database system used by the SWRCB, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to GeoTracker, Bel Air Car Wash Former, located at 1041 North La Brea



Avenue, approximately 50 feet west of the Site, is listed as a LUST Cleanup Site. According to information provided by GeoTracker, a gasoline leak was discovered in February 1999. The case was completed and closed by the LARWQCB on November 15, 2011. Based on the low-risk case closure and the current open case, this property may represent an environmental concern.

In addition, seven open Cleanup Program sites are located within 200 feet of the Site:

- City of West Hollywood 21 Century Auto Body (1045 La Brea Avenue)
- City of West Hollywood Los Tacos (1043 La Brea Avenue)
- City of West Hollywood Bel Air Car Wash (1041 La Brea Avenue)
- > City of West Hollywood Bellino Property (1037 La Brea Avenue)
- City of West Hollywood Foundation House (1033 La Brea Avenue)
- City of West Hollywood Valley Sound (1023 La Brea Avenue)
- > City of West Hollywood Stonecast Design (1005 La Brea Avenue)

These properties were identified with former soil and groundwater contamination prior to redevelopment of the current shopping center in the mid-2000s. The cases were opened in July 2001 and have been inactive since January 29, 2015. No information was provided regarding the open cases. Based on the shallow groundwater and the proximity to these former properties, the open cases may represent an environmental concern.

RECOGNIZED ENVIRONMENTAL CONDITIONS

According to American Society for Testing and Materials (ASTM) Standard of Practice E1527-13, recognized environmental conditions (REC) fall under three specific categories when evaluating a site or properties within the site vicinity. These categories are defined below.

A recognized environmental condition, or REC, means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

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

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

According to ASTM E2600-15, the goal of conducting a vapor encroachment screening on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater or both either on or near the target property as identified by Tier 1 or Tier 2 procedures. The purpose of Tier 1 is to conduct a screen using Phase I ESA-type information to determine if a VEC exists at the target



property. If the Tier 1 screen cannot rule out the possibility of a VEC existing at the target property, then a Tier 2 screen can be conducted. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collective components: non-invasive and invasive.

Based on a review of historical and present records, and Site reconnaissance, Citadel believes that sufficient information was collected and evaluated for the Site to determine if a REC, HREC, CREC, or a de minimis condition exists. Based on our review, reported release incidents that would represent RECs in connection with the Site or a source of a release that would be likely to contribute to a VEC was identified. Citadel identified the following environmental concerns:

- ➤ Historic occupancies including a used car lot, cabinet making, studio production and backdrop shop, and a print shop indicate the historic storage and use of chemicals and/or petroleum hydrocarbons represent a REC.
- The adjoining property north of the Site was identified on the SCAQMD's FIND database with a spray paint booth using solvents. This property has also been occupied as an auto service shop since at least 1975. Properties further north included a service station, auto repair shop, and a photo chemical laboratory. The proximity to the Site represents RECs.
- The adjoining properties east of the Site have been historically been occupied by machine shops and plastic manufacturers. An area of oil storage was depicted in the 1950 Sanborn Map northeast of the Site. A nearby property east of Sycamore Avenue was listed as a photo lab and a generator of photochemicals/photoprocessing waste between 1992 and 1998. The proximity to the Site represents RECs.
- The adjoining property south of the Site, CEMEX, was identified on the historical UST databases. The long-term storage of hazardous materials including two USTs and the proximity to the Site represents a REC.
- ➤ Properties west of the Site (and North La Brea Avenue) were historically occupied by various manufacturers, machine shops, a car wash, and a large gasoline storage tank and pump house. While the properties west of the Site have been redeveloped with a large shopping center, a total of seven open case CPSs are identified with the historical addresses of the adjacent properties. The open cases and the proximity to the Site represent a REC.
- A nearby property, located approximately 321 feet northeast of the Site, was occupied as a cleaners and dyers in 1929, clothes pressers and cleaners from 1933 to 1937, and a dry cleaning plant from 1950 to 1975. Due to the potential solvent usage and proximity to the Site, a VEC cannot be ruled out and represents a REC.

No evidence for designating the Site as a HREC or CREC from reviews of historical documents and present Site conditions was found.

NON-ASTM SCOPE CONSIDERATIONS

The current Site building was constructed prior to bans using asbestos-containing building materials (ACBMs), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) in electrical equipment came into effect in 1989, 1978, and 1978, respectively. No testing is known to have been performed to evaluate for the presence of ACBMs, LBP, or PCBs at the Site.

The California Bureau of Mines and Geology and California Department of Public Health (CADPH) participated in the United States EPA's State Radon Survey, a Federal survey to measure levels of indoor radon in all states. Based on the results of this survey, CADPH predicted that approximately 0.5% of homes in Region 9 would have radon concentrations over the EPA action level of 4.0 picoCuries per liter (pCi/L).

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The Federal EPA Radon Zone for Los Angeles County is Zone 2, which indicates an average indoor concentration greater than or equal to 2.0 pCi/L of air and less than or equal to 4.0 pCi/L. In a survey, three tests were performed within the 90038 zip code for the presence of radon. None of these tests were found to contain radon in excess of 4.0 pCi/L. Site-specific radon values were not available and were not a part of this ASTM Phase I ESA.

A potable well was not observed on-Site and the Site does not lie within a known or potential flood zone or wetlands.



1.0 INTRODUCTION

Citadel EHS (Citadel) was contracted by CIM Group (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 1020 North La Brea Avenue, in the City of West Hollywood, Los Angeles County, California; hereinafter referred to as the "Site."

1.1 PURPOSE

The purpose of the Phase I ESA was to review past and present land use practices and to evaluate the presence, or likely presence, of any hazardous substances or petroleum products that have been discharged into the property's structure, ground, groundwater, or surface water. This qualitative assessment was accomplished by review of current and readily available information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the Site. A Site visit was also conducted to observe existing Site conditions. This report provides the results of the Phase I ESA performed.

1.2 INVOLVED PARTIES

The involved party(s) in this study, to the best of our knowledge, is CIM Group.

Citadel understands that this Phase I ESA is being requested in conjunction with due diligence activities by CIM Group. Citadel recognizes that this report is to be used exclusively by CIM Group and its successors, lenders, and assigns. It is a report upon which CIM Group and its successors, lenders, and assigns, can rely.

This assessment and report were prepared on behalf of and for the exclusive use of CIM Group, their lenders and assigns (Client) solely for its use and reliance, subject to the terms and conditions agreed upon between Citadel and the Client.

1.3 SCOPE OF SERVICES

This Phase I ESA was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard of Practice E1527-13 and the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature.

The scope of services for this assessment consisted of the following:

- A Performed a Site inspection to verify current Site conditions, and check for visible evidence of previously disposed and/or currently present hazardous waste, surface contamination, underground and above ground storage tanks (USTs/ASTs), suspect polychlorinated biphenyls (PCBs), and other potential environmental hazards.
- Δ Conducted a visual survey of the adjacent properties and the immediate vicinity to determine if any nearby sites posed a significant environmental threat to the Site.
- A Reviewed currently and readily available documents, including maps, aerial photographs, governmental databases of known hazardous waste sites and underground tanks, other consultant reports (if any), fire insurance maps, and other accessible records.



- A Reviewed results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.
- Δ Consulted with appropriate governmental agencies having jurisdiction relative to past history of the property, complaints or incidents in the immediate area, and permits that may have been issued.
- Δ Prepared a Phase I report, inclusive of our findings and recommendations, with applicable illustrations and documentation.

The scope of services outlined above is generally considered sufficient to properly assess the Site based on the data search, reasonably ascertainable documents, and Site inspection.

2.0 GENERAL SITE CHARACTERISTICS

2.1 LOCATION

The rectangular-shaped Site is located approximately 315 feet south of the California State Route 2, locally referred to as Santa Monica Boulevard. The Site is bounded by an auto repair shop to the north; commercial/industrial properties to the east; CEMEX Hollywood Concrete Plant to the south; and North La Brea Avenue to the west. The general Site vicinity is occupied by commercial/industrial properties.

According to the U.S. Geological Survey (USGS) Hollywood Quadrangle (7.5 Minute Series), dated 2012, the Site is at an elevation of approximately 284 feet above mean sea level (AMSL) and appears to slope to the south-southwest. The Site is located at approximate coordinates of 34° 5' 22.85" North Latitude and 118° 20' 37.23" West Longitude.

A Site Location Map identified as Figure 1 is included in Appendix A.

2.2 SITE DESCRIPTION

According to the County of Los Angeles' Assessor's Parcel Maps, the Site is comprised of one parcel legally identified as Assessor's Parcel Number (APN) 5531-014-017. The Site encompasses approximately 0.29 acres of land.

The Site consists of one one-story commercial/warehouse structure of approximately 14,392 square feet (SF) with a mezzanine level and associated landscaping. The mezzanine level is associated with address 1020 North La Brea Avenue and the warehouse is associated with address 1028 North La Brea Avenue. The mezzanine is located in the southwest portion of the building and is above the warehouse. Access to the Site is along the west boundary of the Site along North La Brea Avenue. At the time of the Site reconnaissance, the Site was occupied by Noble House Antiques, an antique furniture store.

Stationary equipment at the Site include pole-mounted transformers. In general, the Site appeared to be well maintained.

A Site Plan is included as Figure 2 in Appendix A. Select photographs of the Site and vicinity is included as Appendix B.



2.3 ADJACENT PROPERTIES

The immediately surrounding properties of the Site consist of the following:

Direction from Site	Address – Tenant/Use
North	1040 North La Brea Avenue – Beverly Hills Auto Services, an auto repair shop
East	1017 North Sycamore Avenue – Commercial/industrial property 1029 North Sycamore Avenue – Commercial/industrial property
South	1000-1014 North La Brea Avenue – CEMEX Hollywood Concrete Plant
West	7118 Santa Monica Boulevard – West Hollywood Gateway Shopping Center

2.4 UTILITIES

Electrical service is supplied to the Site by the Southern California Edison (SCE). Gas service is supplied by Southern California Gas Company. General rubbish (non-hazardous) is removed from the Site on a regular basis by a contracted waste hauler.

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SITE CHARACTERISTICS

Based upon the North American Datum (NAD) of 1983, the Site is at an elevation of approximately 284 feet AMSL.

The Site is identified on the geologic map of the Hollywood and Burbank south half quadrangles, California (Dibblee and Ehrenspeck, 1991) as being Pleistocene aged older surficial sediments (Qae). The older surficial sediments are described as unconsolidated to weakly consolidated and eroded where elevated alluvial fan sediments. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) National Cooperative Soil Survey identifies the Site soils as Urban land-Grommet-Ballona complex. The Grommet soils are described as well drained loam with low runoff; the Ballona soils are described as soils with very high runoff.

USGS Topographic Map	Hollywood Quadrangle
Groundwater Basin	Coastal Plain of Los Angeles Groundwater Basin, Hollywood Subbasin
Nearest Surface Water to Site	Hollywood Reservoir, approximately 2.06 miles north-northeast of the Site
Gradient Direction (Source)	Southwest (GeoTracker, topographic maps)
Estimated Depth to Groundwater (Source)	11.55 to 61.5 feet below ground surface (bgs), approximately 85 feet west of the Site (GeoTracker/CARWQCB, 2011)
Nearest Wetland to Site (Source)	Riverine (R4SBCx), approximately 0.84 southeast of the Site (National Wetlands Inventory)
Nearest 100 or 500-year Flood Zone	500-year Flood Zone, approximately 0.8 mile southeast of the Site (Federal Emergency Management Agency)





4.0 SITE RECONNAISSANCE

Citadel representative Ms. Alexandria Reed conducted the Phase I ESA reconnaissance on February 11, 2022. Ms. Reed was accompanied by Ms. Maggie Valentin, the Site representative. The Site reconnaissance consisted of an inspection of the Site and a perimeter survey of the surrounding properties. Ms. Shirley Lee served as the Project Manager and reviewed this Phase I ESA. Findings from the Site inspection, research and perimeter survey are presented below.

4.1 SITE RECONNAISSANCE FINDINGS

Yes	No	Observation
	Х	Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)
	Х	Identified Hazardous Materials
Χ		Polychlorinated Biphenyls (PCBs) – Electric or Mechanical Equipment Likely to Contain Fluids
Х		Radioactive Man-Made Materials
	Х	Pits, Ponds, and Lagoons
	Х	Septic Tanks and Cesspools
	Х	Wells, Cisterns, Sumps, and Drains
	Х	Wastewater or Grease Interceptors
	Х	Interior Stains or Corrosion
	Х	Strong, Pungent, or Noxious Odors
	Х	Pools of Liquid
	Х	Stained Soil or Pavement
	Х	Stressed Vegetation
	Х	Other

The above-identified observed items are further discussed below.

POLYCHLORINATED BIPHENYLS

Typical sources of polychlorinated biphenyls (PCBs) include electrical transformer cooling oils, fluorescent light fixture ballasts and hydraulic oil. In 1976, the U.S. EPA banned the manufacture and sale of PCB-containing transformers. Prior to this date, transformers were frequently filled with a dielectric fluid containing PCB-laden oil. By 1985, the US EPA required that commercial property owners with transformers containing more than 500 parts per million (ppm) PCBs must register the transformer with the local fire department, provide exterior labeling, and remove combustible materials within 16 feet (40 Code of Federal Regulations 761.30: "Fire Rule").

Component Type	Pad/Pole Mounted	Location	Owner	PCB Labels	Staining/Leaking
Transformers	Pole-mounted	Exterior along east boundary of the Site	SCE	No	None identified

The observed equipment appeared to be in working order with no signs of staining or leaking. The equipment observed are not expected to represent a significant environmental concern.



RADIOACTIVE MAN-MADE MATERIALS

Many public and private office buildings in the United States have self-luminescent tritium exit signs that contain radioactive materials. While these do not constitute a recognized environmental condition, the exit signs must be properly identified to ensure proper handling and disposal practices.

4.2 NON-ASTM SERVICES

ASBESTOS CONTAINING MATERIALS

The EPA issued a final rule under Section 6 of Toxic Substances Control Act (TSCA) banning most asbestos-containing building materials (ACBMs) in 1989. The ban on ACBMs was vacated in 1991 allowing some building materials to continue to contain asbestos. The applicability of the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Chapter 61, Subpart M) apply to the owner or operator of a facility where an inspection for the presence of asbestos-containing materials (ACM), including Category I (asbestos containing packings, gaskets, resilient floor coverings and asphalt roofing products), and Category II (all remaining types of non-friable asbestos containing material not included in Category I that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure), non-friable ACM must occur prior to the commencement of demolition or renovation activities.

Building materials, coatings, and/or finishes containing asbestos may be present in any structure regardless of the date of construction. In accordance with NESHAPS and local air pollution control district regulations, all suspect materials, finishes, and coatings that will be impacted by renovation or demolition regardless of the date of construction are required to be surveyed for the presence of asbestos by State-licensed asbestos consultants.

A survey for asbestos-containing materials was not requested or conducted as part of this Phase I ESA.

LEAD-BASED/LEAD-CONTAINING PAINTS

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has greater than or equal to one milligram per square centimeter (mg/cm²) (5,000 microgram per gram (µg/g) or 5,000 parts per million (ppm)) of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². In 2009, the US Consumer Product Safety Commission (16 Code of Federal Regulations CFR 1303) banned paint containing more than 0.009% (90 ppm) lead for residential use. Buildings built before 1978 are much more likely to have LBP; however, all commercial structures regardless of the date of construction likely contain lead-based or lead-containing glazings, varnishes, stains, coatings, paints, and primers. Such materials that will be impacted by renovation, repair, or demolition should be tested beforehand and the results disclosed to trades or staff that will be doing such work. All associated waste streams should be accurately characterized for proper disposal requirements.

A survey for lead containing materials was not requested or conducted as part of this Phase I ESA.



POLYCHLORINATED BIPHENYLS

Polychlorinated biphenyls (PCBs) were an ingredient added to a variety of building materials during manufacture, most notably, but not limited to, caulking, putty, and glazing, particularly around windows, door frames, and building joints. Building materials containing PCBs were used in many buildings in the 1950s through the 1970s, and potentially before the 1950s. There are significant regulations regarding the removal of these materials during demolition and/or renovation, both from an environmental protection standpoint as well as an occupational health and safety standpoint. In addition, under the Toxic Substances Control Act (TSCA), building materials that contain PCBs at or above 50 ppm are considered an "unauthorized use" of PCBs, and removal can be compelled under TSCA. The presence of PCBs may have the potential to impact a property's future land use. Based on the construction date for the Site building, building materials containing PCBs may have been used in the construction of the Site building.

A survey for PCBs is beyond the required scope of ASTM E1527-13 and was not specifically requested or conducted as part of this Phase I ESA.

DRINKING WATER

The Site is supplied with municipal drinking water by the Los Angeles Department of Water and Power. An assessment of lead in drinking water was not requested or conducted as part of this Phase I ESA.

RADON

The California Bureau of Mines and Geology and California Department of Public Health (CADPH) participated in the United States EPA's State Radon Survey, a Federal survey to measure levels of indoor radon in all states. Based on the results of this survey, CADPH predicted that approximately 0.5% of homes in Region 9 would have radon concentrations over the EPA action level of 4.0 picoCuries per liter (pCi/L).

The Federal EPA Radon Zone for Los Angeles County is Zone 2, which indicates an average indoor concentration greater than or equal to 2.0 pCi/L of air and less than or equal to 4.0 pCi/L. In a survey, three tests were performed within the 90038 zip code for the presence of radon. None of these tests were found to contain radon in excess of 4.0 pCi/L. Site-specific radon values were not available and were not a part of this ASTM Phase I ESA.

METHANE

In March 2004, Ordinance Number 175790 was adopted into the Los Angeles Municipal Code (Section 91.106.4.1 and Division 71, Chapter IX) to establish citywide methane mitigation requirements, and included updated construction standards to control methane intrusion into buildings. This ordinance established defined geographic areas as Methane Zones and Methane Buffer Zones, which relate to specific assessment and mitigation requirements per area, and set forth a standard of assessment and mitigation in the planning stages of all new construction in these areas.

The Site is not located within the City of Los Angeles Methane or Methane Buffer Zones recognized by the Los Angeles Department of Building and Safety. The Site is located within the City of West Hollywood and is located approximately 225 feet north of the City of Los Angeles Buffer Zone. The City of West Hollywood may require subsurface soil vapor sampling for methane



prior to development. According to the Los Angeles County Department of Public Work's Solid Waste Information Management System, the Site is not located within 300 feet of an oil or gas well or 1,000 feet of a methane producing site.

5.0 SITE HISTORY

The purpose of the records review is to obtain and review reasonably ascertainable/standard sources that will help identify recognized environmental conditions in connection with the property. Reasonably ascertainable records from standard sources is (1) information that is publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3) information that is practically reviewable.

Reasonable time and cost means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

To investigate the history of the Site, Citadel reviewed select historic aerial photographs, building permits, city directories, and Sanborn Fire Insurance Maps provided by Environmental Data Resources Inc. (EDR). In addition, Citadel reviewed client-supplied information, and oil and gas maps, and Citadel interviewed selected individuals regarding historic Site use. Citadel's reviews of these reports and interviews are discussed below.

5.1 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs of the Site and vicinity were obtained from EDR to ascertain historical land uses and to identify any evidence of hazardous material generation or storage. Below are brief descriptions of observations made from the aerial photographs of the Site and vicinity.

Dates(s)	Site Description	Surrounding Area Descriptions
1923	Undeveloped land	North: Undeveloped land East: Property not visible on this photograph South: Undeveloped land West: North La Brea Avenue appears developed with commercial/warehouse structures beyond; an above ground storage tank appears developed further southwest of the Site
1928	Relatively unchanged	North: Relatively unchanged East: One of the current commercial structures appears developed South: Relatively unchanged; small structures and a cement mixing station appear developed further south of the Site West: Commercial structures appear developed west of North La Brea Avenue; two aboveground storage tanks (ASTs) appear developed further southwest of the Site



Dates(s)	Site Description	Surrounding Area Descriptions
1938	The Site appears developed with a small commercial structure	North: Relatively unchanged East: Relatively unchanged South: An additional structure appears developed West: Additional structures appear developed west of North La Brea Avenue
1948	The current Site building appears developed	North: Relatively unchanged; an oil and gasoline station appears developed further north of the Site East: Relatively unchanged South: Relatively unchanged; one of the previously identified ASTs further southwest of the Site appears to have been removed West: Relatively unchanged
1952, 1954	Relatively unchanged	North: A surface parking lot appears developed East: Relatively unchanged South: Relatively unchanged West: Relatively unchanged; an additional structure appears developed further southwest of the Site
1964	Relatively unchanged	North: Relatively unchanged East: Relatively unchanged South: The previously identified structures appear to have been removed; this property appears developed in its current configuration with a surface parking lot and cement mixer further south West: Relatively unchanged
1972	Relatively unchanged	North: Relatively unchanged East: One of the previously identified structures appears to have been removed South: Relatively unchanged West: Relatively unchanged; the remaining AST further southwest of the Site appears to have been removed
1977, 1981, 1989, 1994, 2002	Relatively unchanged	North: The current auto repair shop appears developed; the previously identified oil and gasoline station further north appears to have been removed by 1989 East: An additional commercial structure appears developed South: Relatively unchanged West: Relatively unchanged
2005, 2009, 2012, 2016	Relatively unchanged	North: Relatively unchanged East: Relatively unchanged South: Relatively unchanged West: The previously identified structures appear to have been removed; the current shopping center appears developed

Copies of the Aerial Photographs provided by EDR can be found in Appendix C.



5.2 HISTORIC BUILDING PERMITS

EDR provides a listing of building permits for the Site and adjoining properties, if available. A permit to demolish interior walls was issued in 1992. The Site was re-roofed in 1992. Warehouse/Motion Picture Vehicle Rental occupied the Site at this time. A permit for a new awning and to repair a window was issued in 1993.

In addition, a request has been sent to the City of West Hollywood Building Department. At the time of this report, the City of West Hollywood Building Department has not yet responded.

A copy of the EDR Building Permit Report is included as Appendix D.

5.3 HISTORICAL FIRE INSURANCE MAPS

Citadel requested that EDR review its collection of Sanborn Fire Insurance Maps for potential coverage of the Site and vicinity. Below are brief descriptions of observations made from the Sanborn Maps of the Site and vicinity.

Dates(s)	Site Description	Surrounding Area Descriptions
1919	The Site is not depicted on this map	The surrounding properties are not depicted on this map
1926	Undeveloped land	North: Undeveloped land East: Undeveloped land South: Undeveloped land; an office, automobile garage, dwelling, and cement mixing station are depicted further south of the Site West: North La Brea Avenue is depicted with a tile storage building shown beyond; the Standard Oil Corporation of California, Hollywood Substation with a 440,000-gallon aboveground storage tank is depicted further southwest of the Site; a large AST storing natural gas for the Los Angeles Gas and Electrical Corporation is depicted further southwest of the Site
1950	The Site is depicted as an electronic stores warehouse The address associated with the Site is 1022 North La Brea Avenue	North: A building materials storage yard is depicted; an oil and gasoline station is depicted further north of the Site East: A machine shop and plastic manufacturing buildings are depicted; an oil storage area is depicted northeast of the Site South: A store and machine shop are depicted; an office and steel transit cement mixer are depicted further south of the Site West: A store, restaurant, office, and plastic products manufacturing buildings and warehouse are depicted west of North La Brea Avenue; a store, office, and photographic materials warehouse is depicted in place of the previously identified Substation
1955, 1960, 1961, 1962, 1966	The Site is not depicted on this map	The surrounding properties are not depicted on this map

Dates(s)	Site Description	Surrounding Area Descriptions
1969	The Site is depicted as a store and a woodshop The addresses associated with the Site include 1020, 1022, and 1028 North La Brea Avenue	North: The previously identified storage yard is now depicted as an auto parking area; a photo chemical laboratory is depicted adjacent to the previously identified oil and gasoline station further north of the Site East: Two plastic manufacturing buildings are depicted South: A surface parking lot, stores, and a vending machine warehouse are depicted; an office and steel transit cement mixer are depicted further south of the Site West: A store, office, and warehouse are depicted
1970	The Site is not depicted on this map	The surrounding properties are not depicted on this map

A copy of the EDR Sanborn Map Report is included as Appendix E.

5.4 CITY PARCEL PROFILE REPORT

A parcel profile report was not available for the Site.

5.5 HISTORICAL CITY DIRECTORIES

City directories were researched by EDR in order to identify previous Site tenants and/or neighboring properties with a potential for hazardous materials generation and/or storage. EDR researched city directory listings from 1920 through 2014 (non-inclusive) and provided their search results to Citadel for review. The following table summarizes information provided by the city directory search.

Dates(s)	Occupant Listed			
1020 NORTH LA BREA AVENUE (CURRENT ADDRESS)				
1942	International Corporation and Liquors; Raybart Used Cars			
1951	North La Brea Sanfords			
1971	Neil Aronstam; Marketing Resources & Applications West Inc.; Media Sales Development			
1976	Blue Ridge Editorial			
1981, 1986, 1990, 1994	M 2 Research			
2000	Rocio VillaPando			
2009	Hollywood Picture Cars; The Boses Collection			
1022 NORTH LA BREA AVENUE (HISTORICAL ADDRESS)				
1951	North La Brea; Chenille Corp of America			
1962	Marcus Yahr, cabinet maker			
1967, 1971	Marcus Yahr; Economy Printing			
1976	Julius Danyi, cabinet shop; The Pleasure Chest			
1981	Leo Bonamy; Carolynne Co			
1986, 1990	Continental Scenery			
1999, 2000	Boses Collections; Hollywood Picture Vehicles			
2004	Boses Collections			
2006	The Scissors Clinic Sharpening Service and Salon			
1028 NORTH LA BREA AVENUE (CURRENT ADDRESS)				

Dates(s)	Occupant Listed
1951	North La Brea American Shower Door Inc.
1962	Harry Ivan
1967	Chenault; Robt Productions; WCD Inc.
1971	Barbore Productions Inc.; Channel One Studio; Enterprise Artists Agency
1976	Lee Motion Picture Service; Austin McKinney
1981	ABC Management; Transvideo Productions; VIP Video
1990	ABA Advertising; Aaron Berger Advertising; Clarasol Productions; Creative Hispanic Marketing; International Crusade for the Penny; La Brea Studios; Medicos Unidos
1994	Boses Collections; Hollywood Picture Vehicles
1999	Briers Motors, an antique store
2000, 2004	Briers Motors; Hollywood Picture Vehicles; Tonichi Trading USA Inc
2006	Briers Motors; Designers Views; Hollywood Picture
2009	Briers Motors; Designers Views
2014	Designers Views

A copy of the EDR City Directory Abstract is included as Appendix F.

5.6 CLIENT-SUPPLIED ENVIRONMENTAL INFORMATION

No prior reports or relevant documentation was provided to Citadel. No reports are included in Appendix G.

5.7 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps were provided by EDR in order to identify natural features and changes in development over a long period of time. The topographic maps provides the user with a regional view of changes to the Site and vicinity that other historical databases such as aerial photographs may not provide. Below are brief descriptions of observations made from the topographic maps of the Site and vicinity.

Dates(s)	Site Description	Surrounding Area Descriptions
1894, 1896, 1898, 1900, 1902, 1920, 1921	Undeveloped land	North: Undeveloped land; Santa Monica Boulevard appears developed further north of the Site East: Undeveloped land South: Undeveloped land West: North La Brea Avenue appears developed, with undeveloped land beyond
1924	Relatively unchanged	North: Relatively unchanged East: Relatively unchanged; Sycamore Avenue appears developed further east of the Site South: Small structures appear developed West: Commercial/warehouse structures appear developed west of North La Brea Avenue

Dates(s)	Site Description	Surrounding Area Descriptions
1953, 1966	Shading indicative of urban development	North: Shading indicative of urban development East: Shading indicative of urban development South: Shading indicative of urban development; Romaine Street appears developed further south of the Site West: Shading indicative of urban development; a large aboveground storage tank storing natural gas appears developed further southwest of the Site
1972, 1981, 1991	Relatively unchanged	North: Relatively unchanged East: Relatively unchanged South: Relatively unchanged West: Relatively unchanged; the previously identified storage tank appears to have been removed
2012, 2015, 2018	Structures not depicted on this map	Structures not depicted on this map

Copies of the historical topographic maps provided by EDR are included as Appendix H.

5.8 HISTORIC OIL AND GAS MAPS

Citadel reviewed information available on-line through the California Department of Conservation's website. The Geological Energy Management Division (CalGEM) Online Mapping System (COMS) shows that there is an oil well approximately 485 feet southwest of the Site. The oil well is identified by API 0403706343. According to COMS, the well operator for the well is listed as Chevron U.S.A. Inc. and the status for the well is plugged and abandoned. The well was drilled to a depth of 4,545 feet in July 1964 and was abandoned in July 1964.

5.9 INTERVIEWS

Citadel interviewed Ms. Maggie Valentin during the Site reconnaissance. Ms. Valentin was not aware of any historic or current environmental concerns or hazards at the Site. Citadel also submitted a User Questionnaire to CIM Group.

The completed User Questionnaire was not provided to Citadel at the time of this report. A copy of Citadel's User Questionnaire can be found in Appendix I.

5.10 ENVIRONMENTAL LIEN

Citadel contracted with EDR to perform an Environmental Lien Search for the Site. The Environmental Lien Search report reviewed did not identify any current environmental liens or other activity and use limitations (AUL) for the Site. A deed dated December 23, 2016, was included in the report. The deed granted the title from Jard Company, Inc. to Washington Western LLC.

A copy of the environmental lien and AUL search can be found in Appendix J.



5.11 SUMMARY OF SITE HISTORY

A review of historical sources showed that the Site was undeveloped as early as 1894. Reviewed city directories indicate that the Site was occupied as a used car lot and liquor store in 1942. The current commercial/warehouse structure was developed in 1947.

Historic occupancies of the current Site building include electronic store warehouse; woodworking store; cabinet shop; salon; adult entertainment store; offices; scenic background shop; production studios; print shop; and antique and furniture stores.

Historic occupancies that may represent an environmental concern include a used car lot, cabinet making, studio production and backdrop shop, and a print shop due to the potential of historic storage and use of chemicals and/or petroleum hydrocarbons.

6.0 REGULATORY AGENCY REVIEW

6.1 DATABASE REVIEW

As part of the Phase I ESA, Citadel utilized EDR of Milford, Connecticut, as an information source for regulatory agency database records.

The following summary of the database information is divided into five columns. The first column identifies the environmental database researched; the second column indicates the distance from the Site that was used for the research; the third column indicates if the Site was identified in the specified database; the fourth column lists the number of listings identified on the database within the specified distance of the Site; and the fifth column indicates if the sites identified are potential environmental concerns to the Site.

Although locations of the orphan sites are frequently unknown, Citadel attempts to evaluate the potential adverse environmental impact that these facilities may have on the Site. This evaluation consists of reviewing street names in an effort to learn whether the street on which the Site is located lies within the search distance of the subject property, a drive-by view of surrounding properties during the Site visit, and evaluating the Site type and information provided by government agencies. The orphan sites included in the following table are those Citadel identified as potentially located within the identified search distance.

Database	Radius	Site Identified	No. of Listings Identified	Potential Environmental Concern to the Site
National Priorities List	1 mile	No	0	
RCRA Corrective Action Treatment/Storage/Disposal (TSD) Facilities (CORRACTS)	1 mile	No	0	
Delisted National Priorities List	1 mile	No	0	
CERCLIS Sites	½ mile	No	2	Yes, see discussion below
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	½ mile	No	0	
RCRA Non-Corrective Action TSD Facilities	½ mile	No	0	
State/Tribal Voluntary Cleanup Sites	½ mile	No	3	No



Database	Radius	Site Identified	No. of Listings Identified	Potential Environmental Concern to the Site
State/Tribal Leaking Registered Storage Tank Sites	½ mile	No	56	No
State/Tribal Brownfield Sites/CERCLIS Equivalent	1 mile	No	16	Yes, see below
Historic CORTESE List	½ mile	No	23	No
State/Tribal Solid Waste Landfill Sites/Facilities	½ mile	No	0	
Federal/State/Tribal Engineering Controls Registries	½ mile	No	0	
Federal/State/Tribal Institutional Controls Registries	½ mile	No	0	
RCRA Large Quantity Generators	⅓ mile	No	5	No
RCRA Small Quantity Generators	⅓ mile	No	23	Yes, see below
RCRA Non Generators	⅓ mile	No	47	Yes, see below
State/Tribal Registered Storage Tank Sites	⅓ mile	No	39	Yes, see below
HIST UST	⅓ mile	No	11	Yes, see below
CA FID UST	¹⁄₄ mile	No	12	Yes, see below
SWEEPS UST	⅓ mile	No	18	Yes, see below
Facility Index System (FINDS)	Site	No	0	
HAZNET	Site	No	0	
Orphan	N/A	No	3	No

The Site was not identified on the environmental database. A brief discussion of select facilities and their database listings are included following the table. The full report provided by EDR and reviewed by Citadel can be found in Appendix K.

Site Name	Beverly Hills Auto Imports
Database(s)	SWEEPS UST, LOS ANGELS CO. HMS, RCRA NONGEN
Address	1040 North La Brea Avenue
Distance/Direction	Adjoining property to the north and upgradient of the Site

Comments	This property has been occupied as an auto repair shop since at least 1975. The property was identified on the South Coast Air Quality Management District's (SCAQMD) Facility Information Detail (FIND) with Facility IDs 90289, 99452, and 136094; and an inactive permit, issued in 1993, to operate a paint and solvent spray booth. The property was identified as a RCRA Non-Generator in 1993. No violations were reported.
	This property was identified on the historical UST database with one waste oil tank. No other information regarding the tank was available for review. The UST was not identified on the California Environmental Reporting System (CERS), the California EPA (CalEPA) Regulated Site Portal, or the EPA UST Finder database. It is unclear if a UST is currently located at the property.
	Based on the shallow groundwater in the vicinity, the historical and current occupancy of the adjoining property as an auto repair shop and long-term potential usage and storage of solvents may represent an environmental concern.

Site Name	Hollywood General Machining, Opamp Labs Inc.
Database(s)	HWTS, RCRA-SQG, FINDS, ECHO, HAZNET, HAZMAT
Address	1033 Sycamore Avenue
Distance/Direction	Adjoining property to the east and upgradient of the Site
Comments	This property was identified on the Facility Index System/Facility Registry System (FINDS), the Enforcement and Compliance History Information (ECHO), and the Hazardous Waste Tracking System (HWTS) databases. FINDS contains facility information and "pointers" to other sources that contain more detail; ECHO provides integrated compliance and enforcement information; and HWTS is the Department of Toxic Substances Control's (DTSC) data repository for hazardous waste identification and manifest information. This property was identified on these databases due to being identified as a RCRA Small Quantity Generator (SQG) in 1994. No violations were reported on these databases.
	This property was identified on the HAZNET database for generating aqueous solution with total organic residues less than 10 percent in 1998 and 1999. Manifest reviewed indicated that the hazardous waste was associated with the aqueous parts cleaner. This property was historically occupied by a machine shop with oil storage in 1950 and a plastic manufacturer by 1969. Based on the shallow groundwater in the vicinity, the historical occupancies as a machine shop, plastic manufacturer, and other industrial occupancies and known usage of hazardous materials may represent an environmental concern.

Site Name	Bel Air Car Wash
Database(s)	UST, HIST UST, SWEEPS UST, CA FID UST, LOS ANGELES CO. HMS; EDR HIST AUTO
Address	1041 North La Brea Avenue
Distance/Direction	85 feet west and cross-gradient of the Site
Comments	According to EDR and the city directories, this property operated as a car wash from at least 1981 to 2002. The property and surrounding properties were redeveloped with the current shopping center in the mid-2000s. This property was identified on the historical UST databases with five 10,000-gallon and one 6,000-gallon USTs. The USTs contained gasoline and diesel fuel. A gasoline leak was discovered in February 1999. The USTs were removed in 2002. Reports indicate that the groundwater was impacted with total petroleum hydrocarbon as gasoline; benzene, toluene, ethylpenzene, and xylenes (BTEX); and methyl tert-butyl ether

(MTBE). The on-site monitoring wells were destroyed during redevelopment of the properties; however, sampling of the off-site monitoring wells in 2006 did not show significantly impacted groundwater. The case was completed and closed by the Los Angeles Regional Water Quality Control Board (LARWQCB) on November 15, 2011. While this LUST case is closed, this property was also identified as a Cleanup Program Site (CPS) with an open – inactive case as of January 29, 2015. No information was provided regarding the open case.

Based on the low-risk case closure indicating residual contaminants, the current open case, and the shallow groundwater, this property may represent an environmental concern.

Site Name	21 Century Auto Body & Paint, Alltest Smog Center
Database(s)	HWTS, RCRA-SQG, FINDS, ECHO, HAZNET, LOS ANGELES CO. HMS; HAZMAT; EDR HIST AUTO
Address	1045 North La Brea Avenue
Distance/Direction	107 feet west and cross-gradient of the Site
Comments	According to EDR and the city directories, this property was occupied as a car wash from 1967 to 1976 and an auto repair shop from 1976 to 2008. The property and surrounding properties were redeveloped with the current shopping center in the mid-2000s as discussed above.
	This property is listed on the FINDS, ECHO, HWTS databases as a hazardous materials generator. This property was identified as a RCRA-SQG in 1996. No violations were reported on these databases. This property was identified on the HAZNET database for generating oxygenated solvents, paint sludge, and unspecified aqueous solution between 1989 and 2000.
	This property was also identified as a CPS with an open – inactive case as of January 29, 2015. No information was provided regarding the open case. Based on the current open case and the shallow groundwater, this property may represent an environmental concern.

Site Name	CEMEX Construction
Database(s)	HWTS, HIST UST, HAZNET, CA FID UST, EMI, SWEEPS UST, LOS ANGELES CO. HMS, WDS, UST, RCRA NONGEN, CERS HAZ WASTE, CERS TANKS, CERS
Address	1000 North Sycamore Avenue
Distance/Direction	149 feet south and downgradient of the Site
Comments	Cement mixing operations have been associated with this property since at least 1926. This property was identified on the Emissions Inventory (EMI) in 1987, 1990, and 1995. Review of the SCAQMD FIND identified Facility IDs 13250 and 119080 and active and inactive permits to operate cement conveying equipment, baghouse, concrete batch equipment, and cement storage tank. Two inactive permits were issued in 1990 and 1999, to operate a fuel dispensing system for two diesel USTs totaling 20,000-gallon in capacity. This property was also identified on the historical UST databases with two 10,000-gallon diesel USTs and one 500-gallon UST with unlisted product. This property was identified on the California Environmental Reporting System
	(CERS) as a hazardous waste generator, chemical storage facility, toxic release inventory, UST site, and US EPA air emissions inventory system. The most recent violations identified on the CERS were issued in September 2021 and October 2020 and were related to improper compliance regarding the UST visual inspection reports. These violations have not been returned to compliance.

The property was identified on the HAZNET database for generating unspecified organic liquid mixture, other organic solids, unspecified oil-containing waste, oil/water separation sludge, aqueous solution with less than 10 percent total organic residues between 1999 and 2018. This property was identified as a RCRA Non-Generator in 2019 and 2020. No violations were reported on these databases.

The appearance of the Site on the HAZNET database reflects proper disposal of hazardous waste. However, based on the shallow groundwater in the vicinity, the long-term usage and storage of hazardous materials including two diesel USTs may represent an environmental concern.

Site Name	7070 Santa Monica Boulevard
Database(s)	US BROWNFIELDS, FINDS
Address	7070 Santa Monica Boulevard
Distance/Direction	214 feet north and upgradient of the Site
Comments	This property is listed on the FINDS database due to its US Brownfield status. The property was occupied by Atkin's Lab Inc. and Photochemicals from 1958 to 1967 and Hal Mann Laboratories from 1967 until at least 1981. Past operations of the property have likely included the use and storage of hazardous materials and photochemical processes. No other information was available for review. Based on the shallow groundwater in the vicinity, the long-term usage and storage of photochemicals may represent an environmental concern.

Site Name	Alexander and Ishihara Annex, A & I Color
Database(s)	HWTS, RCRA-SQG, FINDS, ECHO, HAZNET, HAZMAT
Address	1016 North Sycamore Avenue
Distance/Direction	264 feet east and cross-gradient of the Site
Comments	A & I Color Laboratory occupied the property from at least 1993 to 2006. This property is listed on the FINDS, ECHO, HWTS databases as a hazardous materials generator. This property was identified as a RCRA-SQG in 1999. No violations were reported on these databases. This property was identified on the HAZNET database for generating photochemicals/photoprocessing waste, metal sludge, and other organic solids between 1992 and 1998. Based on the shallow groundwater in the vicinity, the long-term usage and storage photochemicals may represent an environmental concern.

Site Name	Avon Rent a Car
Database(s)	US BROWNFIELDS, FINDS
Address	7078 Santa Monica Boulevard
Distance/Direction	300 feet north and upgradient of the Site
Comments	This property is listed on the FINDS database due to its US Brownfield status. Past uses at the property include a service station and automobile repair shop from at least 1948 to 1981. No other information was available for review.
	Based on the shallow groundwater in the vicinity, the long-term usage and storage of solvents and petroleum products may represent an environmental concern.



Maps showing the location of these facilities and additional information are provided in the Government Records Report in Appendix K.

6.2 VAPOR ENCROACHMENT CONDITION

According to ASTM E2600-15, the goal of conducting a vapor encroachment screening on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater or both either on or near the target property as identified by Tier 1 or Tier 2 procedures. The purpose of Tier 1 is to conduct a screen using Phase I ESA-type information to determine if a VEC exists at the target property. If the Tier 1 screen cannot rule out the possibility of a VEC existing at the target property, then a Tier 2 screen can be conducted. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collective components: non-invasive and invasive.

Tier 1 screening begins with the default area of concern (AOC) defined by the approximate minimum search distances adjusted as appropriate for local conditions, and then determining if known or suspected contaminated properties with contaminants of concern (COCs) exist within the established AOC. The default AOC is one third of a mile around the TP for COCs and one-tenth of a mile for petroleum hydrocarbon COCs. The AOC is measured from the TP boundary to a contaminated property with known or suspected COC contamination of soil or groundwater or both. The default AOC may be expanded or reduced by the environmental professional (adjusted AOC) using experience and professional judgment, based on factors like groundwater flow direction, subsurface characteristics, surficial features and man-made features.

If groundwater flow direction is known or can be inferred from the Phase I ESA investigation of the TP, the default AOC in the down-gradient direction may be reduced to the area within the critical distance of 100 feet. The AOC in the cross-gradient direction may also be reduced, depending upon the critical distance and the width of the COC-contaminated plume associated with a known or likely COC-contaminated property located in a cross-gradient direction from the TP. The critical distance is the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest TP boundary, and is equal to 100 feet for COCs or 30 feet for dissolved petroleum hydrocarbon COCs.

For a COC-contaminated property identified in Tier 1 located down-gradient from the TP, it is not necessary to have information on migrating groundwater contaminated plume dimensions as the critical distance is measured from the nearest TP boundary to the source of contamination at the off-site down-gradient property. In this case, the AOC may be reduced to the area within the critical distance.

For a contaminated property identified in Tier 1 located crossgradient from the TP, the AOC will be the area within the critical distance plus one half of a reasonable estimation of the contaminated plume width (at the point nearest the closest TP boundary) that might be associated with the nearby known or suspected COC-contaminated property (that is, the COC-contaminated property where the groundwater contamination originated). The environmental professional's judgment and experience can be used to estimate the width of the COC-contaminated plume that might be associated with the nearby known or suspected COC-contaminated property. If it is not possible to estimate the contaminated plume width, then the AOC cannot be reduced in the cross-gradient direction.



Citadel reviewed information provided by EDR regarding nearby properties to evaluate for potential on-Site vapor encroachment concerns from off-site sources. According to EDR, historical releases of petroleum products from a leaking underground storage tank (LUST) occurred within 0.25-mile and upgradient of the Site.

- Professional Tire and Auto, located at 6921 Santa Monica Boulevard, is listed as a LUST site. According to EDR, the property is approximately 906 feet northeast and upgradient of the Site and the gasoline leak was discovered in December 1996 during subsurface monitoring. The case was completed and closed by the LARWQCB on June 19, 1997. Based on the distance and closure status, this property is not a significant environmental concern.
- Onni Santa Monica, LP, located at 6901 Santa Monica Boulevard, is listed as a LUST site. According to EDR, the property is approximately 971 feet northeast and upgradient of the Site and the gasoline leak was discovered in February 2021. Reviewed reports indicate that the groundwater, indoor air, and direct air exposure met the requirements for low-threat closure policy. The site Is eligible for closure as of February 2, 2022. Based on the distance from the Site, this property is not a significant environmental concern.
- Commercial Property, located at 1127 Mansfield Avenue North, is listed as a LUST site. According to EDR, the property is approximately 0.21 mile northeast and upgradient of the Site and the gasoline leak was reported in May 1989. The case was completed and closed by the LARWQCB on September 25, 1996. Based on the distance and closure status, this property is not a significant environmental concern.

EDR also provided the following listings on the Historical Gas Station and Dry Cleaners databases as within 0.125-mile and upgradient, 365 feet and cross-gradient, or 100 feet and downgradient of the Site.

Historical Gas Stations		
Site Name	Bel Air Car Wash	
Address	1041 North La Brea Avenue	
Distance/Direction	85 feet west and cross-gradient of the Site	
Comments	According to EDR and the city directories, this property operated as a car wash from at least 1981 to 2002. This property is further discussed in Section 6.1. Based on the low-risk case closure indicating residual contaminants and the current open case, this property may represent an environmental concern.	
Site Name	21 Century Auto Body & Paint, Alltest Smog Center	
Address	1045 north La Brea Avenue	
Distance/Direction	107 feet west and cross-gradient of the Site	
Comments	According to EDR and the city directories, this property was occupied as car wash from 1967 to 1976 and an auto repair shop from 1976 to 2008. This property is further discussed in Section 6.1. Based on the current open case, this property may represent an environmental concern.	
Site Name	Strong Peterson	
Address	7101 Santa Monica Boulevard	
Distance/Direction	345 feet north and upgradient of the Site	
Comments	According to EDR, this property was occupied as a service station in 1924. No other information was available for review. Due to the distance from the Site, this listing is not likely to have adversely affected the Site.	

Historical Gas Stations		
Site Name	Jess Morgan	
Address	1100 North La Brea Avenue	
Distance/Direction	423 feet north and upgradient of the Site	
Comments	According to EDR and the city directories, this property was occupied as a service station from at least 1942 to 1962. This property was redeveloped in 1969. The property is currently occupied as a surface parking lot and bank. Due to the distance from the Site and redevelopment of the property, this listing is not likely to have adversely affected the Site.	
Site Name	Page R W	
Address	7051 Santa Monica Boulevard	
Distance/Direction	471 feet north and upgradient of the Site	
Comments	According to EDR and the city directories, this property was occupied as a service station from at least 1942 to 1951. The property was redeveloped with a commercial property in 1953. Due to the distance from the Site and redevelopment of the property, this listing is not likely to have adversely affected the Site.	

Historical Dry Cleaners		
Site Name	Two Family Enterprises Inc.	
Address	7080 Santa Monica Boulevard	
Distance/Direction	254 feet north and upgradient of the Site	
Comments	According to EDR, this property was occupied as a garment pressing and cleaner's agents from 2004 to 2014. The property has been occupied by Avon Rent a Car since 1986. This property was not identified on the SCAQMD FIND database. No further information was provided regarding the occupancy as a garment pressing and cleaner's agents. Citadel believes that this location was likely a drop off location and that dry cleaning operations did not occur at this property. Based on this information, this listing is not likely to have adversely affected the Site.	
Site Name	Sycamore Cleaners Dyers LTD	
Address	1040 North Sycamore Avenue	
Distance/Direction	321 feet northeast and upgradient of the Site	
Comments	According to EDR, this property was occupied as a cleaners and dyers in 1929; clothes pressers and cleaners from 1933 to 1937; and a dry cleaning plant from 1968 to 1975. This property was identified with a dry cleaning occupancy in the 1950 and 1969 Sanborn Maps. No further information was provided regarding the occupancy. The property has been occupied as an office since 1976. This property was not identified on the SCAQMD FIND database. Due to the potential solvent usage, proximity to the Site, and shallow groundwater, a VEC cannot be ruled out.	

Additional properties on the Historical Gas Stations and Dry Cleaners databases are located greater than 486 feet cross-gradient and 440 feet from the Site, respectively. Additional information on these properties can be reviewed in the vapor encroachment screen provided by EDR, which is included as Appendix L.

6.3 REGULATORY AGENCIES



Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the Site.

BUILDING DEPARTMENT

Citadel contacted the City of West Hollywood Building Department for information regarding the Site in order to identify historical tenants and property use. Please see Section 5.2 for further discussion.

FIRE DEPARTMENT

The Los Angeles County Fire Department (LACFD) is the local Certified Unified Program Agency (CUPA) for the City of West Hollywood and the Los Angeles Department of Public Works (LADPW) implements the UST program for the Los Angeles County. The LACFD's Health Hazardous Materials Division (HHMD) has recently issued lists of Site Mitigation Inventory, CalARP Facility Inventory, Active Facility Inventory, and Inactive Facility Inventory. The Site was not identified on these lists and on the LADPW's online file review for industrial waste, USTs, and storm water certificates.

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

The California EPA (CalEPA) Regulated Site Portal combines data of environmentally regulated sites and facilities in California into a single, searchable database. The portal provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials. Citadel reviewed the Site Portal Profile for the Site addresses. The Site was not identified in the database.

AIR QUALITY MANAGEMENT DISTRICT

Citadel reviewed information available on-line through the South Coast Air Quality Management District's Facility Information Detail (FIND) database. The Site was not identified on the database.

REGIONAL WATER QUALITY CONTROL BOARD

The GeoTracker Database is the California State Water Resources Control Board's (SWRCB) Internet-accessible database system used by the SWRCB, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to GeoTracker, Bel Air Car Wash Former, located at 1041 North La Brea Avenue, approximately 50 feet west of the Site, is listed as a LUST Cleanup Site. According to information provided by GeoTracker, a gasoline leak was discovered in February 1999. The case was completed and closed by the LARWQCB on November 15, 2011. Based on the low-risk case closure indicating residual contamination and the current open case, this property may represent an environmental concern.

In addition, seven open Cleanup Program sites are located within 200 feet of the Site:

City of West Hollywood – 21 Century Auto Body (1045 La Brea Avenue)



- City of West Hollywood Los Tacos (1043 La Brea Avenue)
- City of West Hollywood Bel Air Car Wash (1041 La Brea Avenue)
- City of West Hollywood Bellino Property (1037 La Brea Avenue)
- City of West Hollywood Foundation House (1033 La Brea Avenue)
- City of West Hollywood Valley Sound (1023 La Brea Avenue)
- > City of West Hollywood Stonecast Design (1005 La Brea Avenue)

These properties were identified with former soil and groundwater contamination prior to redevelopment of the current shopping center in the mid-2000s. The cases were opened in July 2001 and have been inactive since January 29, 2015. No information was provided regarding the open cases. Based on the shallow groundwater and the proximity to these former properties, the open cases may represent an environmental concern.

7.0 DATA GAPS

A data gap is a lack of or inability to obtain information despite good faith efforts to gather such information. A data failure is a failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful.

The following data gaps have been identified during the course of this investigation:

Additional governmental agencies that are not included in the Government Records report may maintain information regarding environmental conditions at the Site and nearby facilities. A request has been sent to the City of West Hollywood Building Department. At the time of this report, the City of West Hollywood Building Department has not yet responded.

With regard to these data gaps, Citadel believes that the most significant potential sources for on-site contamination have been identified during the current investigation and the Phase I ESA was performed in compliance with all appropriate inquiry, published in 40 CFR 312.

8.0 FINDINGS

Citadel was contracted by CIM Group (Client) to perform a Phase I ESA of the property located at 1020 North La Brea Avenue, in the City of West Hollywood, Los Angeles County, California; hereinafter referred to as the "Site."

Current Site Conditions

The Site consists of one one-story commercial/warehouse structure of approximately 14,392 SF with a mezzanine level and associated landscaping. The mezzanine level is associated with address 1020 North La Brea Avenue and the warehouse is associated with address 1028 North La Brea Avenue. The mezzanine is located in the southwest portion of the building and is above the warehouse. Access to the Site is along the west boundary of the Site along North La Brea Avenue. At the time of the Site reconnaissance, the Site was occupied by Noble House Antiques, an antique furniture store.

Stationary equipment at the Site include pole-mounted transformers. In general, the Site appeared to be well maintained.



Site History

A review of historical sources showed that the Site was undeveloped as early as 1894. Reviewed city directories indicate that the Site was occupied as a used car lot and liquor store in 1942. The current commercial/warehouse structure was developed in 1947.

Historic occupancies of the current Site building include electronic store warehouse; woodworking store; cabinet shop; salon; adult entertainment store; offices; scenic background shop; production studios; print shop; and antique and furniture stores.

Historic occupancies that may represent an environmental concern include a used car lot, cabinet making, studio production and backdrop shop, and a print shop due to the potential of historic storage and use of chemicals and/or petroleum hydrocarbons.

Environmental Databases

The Site was not identified on the environmental database. The following adjoining and nearby properties represent environmental concerns:

- Beverly Hills Auto Imports, located at 1040 North La Brea Avenue, the adjoining property north of the Site, has been occupied as an auto repair shop since at least 1975. The property was identified on the SCAQMD's FIND with an inactive permit to operate a paint and solvent spray booth. Based on the shallow groundwater in the vicinity, the historical and current occupancy of the adjoining property as an auto repair shop and long-term potential usage and storage of solvents may represent an environmental concern.
- ➤ Hollywood General Machining, Opamp Labs Inc., located at 1033 Sycamore Avenue, the adjoining property east of the Site, was historically occupied by a machine shop with oil storage in 1950 and a plastic manufacturer by 1969. Based on the shallow groundwater in the vicinity, the historical occupancies as a machine shop, plastic manufacturer, and other industrial occupancies and known usage of hazardous materials may represent an environmental concern.
- ➤ Bel Air Car Wash, located at 1041 North La Brea Avenue, approximately 85 feet west of the Site, operated as a car wash from at least 1981 to 2002. The property and surrounding properties were redeveloped with the current shopping center in the mid-2000s. This property was identified as a closed LUST Cleanup Site and an open CPS. Based on the low-risk case closure indicating residual contamination, the current open case, and the shallow groundwater, this property may represent an environmental concern.
- ➤ 21 Century Auto Body & Paint, Alltest Smog Center, located at 1045 North La Brea Avenue, approximately 107 feet west of the Site, was occupied as a car wash from 1967 to 1976 and an auto repair shop from 1976 to 2008. This property was identified as a CPS. Based on the current open case and the shallow groundwater, this property may represent an environmental concern.
- ➤ CEMEX Construction, located at 1000 North Sycamore Avenue, approximately 149 feet south of the Site, has had cement mixing operation associated with the property since at least 1926. Based on the shallow groundwater in the vicinity, the long-term usage and storage of hazardous materials including two diesel USTs may represent an environmental concern.
- > 7070 Santa Monica Boulevard, approximately 214 feet north of the Site, was identified with past operations that likely included the use and storage of hazardous materials and

- photochemical processes. Based on the shallow groundwater in the vicinity, the long-term usage and storage of photochemicals may represent an environmental concern.
- Alexander and Ishihara Annex/A & I Color, located at 1016 North Sycamore Avenue, approximately 264 feet east of the Site was occupied by a laboratory that generated photochemicals/photoprocessing waste. Based on the shallow groundwater in the vicinity, the long-term usage and storage photochemicals may represent an environmental concern.
- Avon Rent a Car, located at 7078 Santa Monica Boulevard, approximately 300 feet north of the Site was occupied as a service station and automobile repair shop from at least 1948 to 1981. Based on the shallow groundwater in the vicinity, the long-term usage and storage of solvents and petroleum products may represent an environmental concern.

Vapor Encroachment Condition

Citadel reviewed information provided by EDR regarding nearby properties to evaluate for potential on-Site VEC concerns from off-site sources. According to EDR, historical releases of petroleum products from a LUST occurred within 0.25-mile and upgradient of the Site. These properties are not likely to represent a significant environmental concern to the Site based on the case closure statuses and/or distance from the Site.

Five properties were identified as within 0.125-mile and cross-gradient or upgradient of the Site on the Historical Gas Station database. Two of these properties may be considered an environmental concern and are discussed above. Three of these properties are not likely to have adversely affected the Site.

Four properties were identified as within 0.125-mile and upgradient of the Site on the Historical Dry Cleaners database. One of the properties, located approximately 321 feet northeast of the Site, was occupied as a cleaners and dyers in 1929; clothes pressers and cleaners from 1933 to 1937; and a dry cleaning plant from 1968 to 1975. Due to the potential solvent usage and proximity to the Site, a VEC cannot be ruled out. Three of these properties are not likely to have adversely affected the Site.

Regulatory Agencies

The GeoTracker Database is the SWRCB Internet-accessible database system used by the SWRCB, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to GeoTracker, Bel Air Car Wash Former, located at 1041 North La Brea Avenue, approximately 50 feet west of the Site, is listed as a LUST Cleanup Site. According to information provided by GeoTracker, a gasoline leak was discovered in February 1999. The case was completed and closed by the LARWQCB on November 15, 2011. Based on the low-risk case closure and the current open case, this property may represent an environmental concern.

In addition, seven open Cleanup Program sites are located within 200 feet of the Site:

- ➤ City of West Hollywood 21 Century Auto Body (1045 La Brea Avenue)
- City of West Hollywood Los Tacos (1043 La Brea Avenue)
- City of West Hollywood Bel Air Car Wash (1041 La Brea Avenue)
- City of West Hollywood Bellino Property (1037 La Brea Avenue)
- City of West Hollywood Foundation House (1033 La Brea Avenue)
- City of West Hollywood Valley Sound (1023 La Brea Avenue)



City of West Hollywood – Stonecast Design (1005 La Brea Avenue)

These properties were identified with former soil and groundwater contamination prior to redevelopment of the current shopping center in the mid-2000s. The cases were opened in July 2001 and have been inactive since January 29, 2015. No information was provided regarding the open cases. Based on the shallow groundwater and the proximity to these former properties, the open cases may represent an environmental concern.

9.0 CONCLUSIONS AND RECOMMENDATIONS

According to ASTM Standard of Practice E1527-13, recognized environmental conditions (REC) fall under three specific categories when evaluating a site or properties within the site vicinity. These categories are defined below.

A REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

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

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

According to ASTM E2600-10, the goal of conducting a vapor encroachment screening on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil or groundwater or both either on or near the target property as identified by Tier 1 or Tier 2 procedures. The purpose of Tier 1 is to conduct a screen using Phase I ESA-type information to determine if a VEC exists at the target property. If the Tier 1 screen cannot rule out the possibility of a VEC existing at the target property, then a Tier 2 screen can be conducted. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collective components: non-invasive and invasive.

Based on a review of historical and present records, and Site reconnaissance, Citadel believes that sufficient information was collected and evaluated for the Site to determine if a REC, HREC, CREC, or a de minimis condition exists. Based on our review, reported release incidents that would represent RECs in connection with the Site or a source of a release that would be likely to contribute to a VEC was identified. Citadel identified the following environmental concerns:



- ➤ Historic occupancies including a used car lot, cabinet making, studio production and backdrop shop, and a print shop indicate the historic storage and use of chemicals and/or petroleum hydrocarbons represent a REC.
- ➤ The adjoining property north of the Site was identified on the SCAQMD's FIND database with a spray paint booth using solvents. This property has also been occupied as an auto service shop since at least 1975. Properties further north included a service station, auto repair shop, and a photo chemical laboratory. The proximity to the Site represents RECs.
- ➤ The adjoining properties east of the Site have been historically been occupied by machine shops and plastic manufacturers. An area of oil storage was depicted in the 1950 Sanborn Map northeast of the Site. A nearby property east of Sycamore Avenue was listed as a photo lab and a generator of photochemicals/photoprocessing waste between 1992 and 1998. The proximity to the Site represents RECs.
- The adjoining property south of the Site, CEMEX, was identified on the historical UST databases. The long-term storage of hazardous materials including two USTs and the proximity to the Site represents a REC.
- Properties west of the Site (and North La Brea Avenue) were historically occupied by various manufacturers, machine shops, a car wash, and a large gasoline storage tank and pump house. While the properties west of the Site have been redeveloped with a large shopping center, a total of seven open case CPSs are identified with the historical addresses of the adjacent properties. The open cases and the proximity to the Site represent a REC.
- A nearby property, located approximately 321 feet northeast of the Site, was occupied as a cleaners and dyers in 1929, clothes pressers and cleaners from 1933 to 1937, and a dry cleaning plant from 1950 to 1975. Due to the potential solvent usage and proximity to the Site, a VEC cannot be ruled out and represents a REC.

No evidence for designating the Site as a HREC or CREC from reviews of historical documents and present Site conditions was found. Citadel recommends conducting a Phase II Subsurface Investigation to determine if the historical operations of a used car lot, cabinet making, studio production and backdrop shop, and a print shop; and current and historic operations of the adjoining and nearby properties to the Site have impacted the subsurface at the Site.

Citadel recommends that the tenant follow best management practices, in conformance with all appropriate current regulations, in regards to potential use of regulated hazardous materials and/or waste generated during everyday operations.

The current Site building was constructed prior to bans using ACBMs, LBP, and PCBs in electrical equipment came into effect in 1989, 1978, and 1978, respectively. No testing is known to have been performed to evaluate for the presence of ACBMs, LBP, or PCBs at the Site.

Prior to renovation or demolition of building components, particularly roofing materials, Citadel recommends that the Client perform a survey for ACBMs, LBP, and PCBs. Such surveys should be performed to identify if ACBMs, LBP, or PCBs are present and to ensure proper handling and disposal and to allow for measures to protect both worker and building occupant safety during routine building maintenance, renovation or demolition.

10.0 LIMITATIONS

The information and opinions rendered in this report are exclusively for use by the Client. Citadel will not distribute this report without the Client's written consent, except as may be required by law or court order. The recommendations expressed in this report took into consideration the



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purpose and scope of this limited assignment. We accept responsibility for the competent performance of our duties in executing the assignment and preparing this report in accordance with the normal standards of our profession but disclaim any responsibility for consequential damages resulting from inaccuracies in information provided by the Client, federal, state, county, or local regulatory agencies.

11.0 DISCLAIMER

The services performed by Citadel Environmental Services, Inc. ("Citadel"), d.b.a. Citadel EHS, in connection with this Report were performed in accordance with generally and currently accepted engineering practices and principles; provided, however, Citadel completed such services as directed by the Client and the recommendations described in this Report are therefore limited in purpose and scope. The procedures and methodologies used by Citadel in its performance of services, and the recommendations contained herein, are not intended to meet the requirements under any specific laws or regulatory guidelines unless expressly set forth in the Proposal.

The recommendations and conclusions set forth in this Report are based on information and data available to Citadel during the course of its performance of the services. Citadel relied on the information and data provided by or on behalf of Client, including, if applicable, historical and present operations, conditions and test data, and Citadel assumed all such information and data was correct and complete. Citadel shall not be liable for any damages or losses resulting from inaccuracies of, or omissions from, information or data provided by or on behalf of the Client, any interested third-parties, or any federal, state, county, or local governmental authority, or otherwise available in the public domain.

The information contained in this Report and conclusions resulting therefrom are based solely on information available to Citadel at the time of its performance of services, and from observations and perceived conditions and materials existing on the date of Citadel's limited survey of the site, if applicable. Citadel disclaims any inaccuracy in the Report as a result of any part or parcel of property to which Citadel was not provided access, or which was concealed, including, but not limited to, wall cavities/chases, ceiling plenums, below floor finishes, crawlspaces, below grade, beneath existing structures, or behind electrical panels.

The findings and recommendations presented in this Report are based upon observations of present conditions and may not necessarily indicate future conditions. No conclusions should be construed or inferred other than those expressly stated in this Report. EXCEPT FOR ANY WARRANTIES EXPRESSLY SET FORTH IN THE PROPOSAL OR OTHER WRITTEN AGREEMENT BETWEEN CITADEL AND CLIENT, CITADEL MAKES NO WARRANTIES HEREUNDER WITH RESPECT TO ANY INFORMATION CONTAINED IN THIS REPORT, EXPRESS OR IMPLIED, AND CITADEL HEREBY DISCLAIMS ALL OTHER WARRANTIES.

All testing and remediation methods have reliability limitations and no method nor number of sampling locations can guarantee that a hazard will be discovered if contamination or other evidence of the hazard is not encountered within the performance of the services as authorized. Reliability of testing or remediation varies according to the sampling frequency and other service variables that were selected by Client. Citadel shall not be at fault or liable for any such limitations.



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The information and opinions rendered in this report are exclusively for use and reliance by the Client. The information contained herein may not be used, disclosed, or copied without written permission of the Client and may not be relied upon without the written permission of Citadel.

12.0 REFERENCES

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13.0 PROFESSIONAL CERTIFICATION

Citadel has completed a Phase I ESA of the property located at 1020 North La Brea Avenue, in the City of West Hollywood, Los Angeles County, California. The Phase I ESA was performed at the Clients request in accordance with the American Society for Testing and Materials (ASTM) Standard of Practice E1527-2013 and the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature.

The independent conclusions represent our professional judgment based on information and data available to Citadel during the course of this project. Information regarding historical and present operations, conditions and test data provided by the Client or their representative, is assumed to be correct and complete. The conclusions presented by this Phase I ESA are based on information provided to Citadel and from observations and perceived conditions existing on the date of the site reconnaissance.

In expressing the opinions stated in this report, Citadel has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional. Documentation provided by the Client, Client-designated representatives, interested third-parties, or from the public domain, and referenced in preparation of the Phase I ESA report, have been assimilated with the understanding that Citadel assumes no responsibility or liability for their accuracy.

Report Prepared by:

Alexandria Reed Reed

Digitally signed by Alexandria

Date: 2022.02.18 14:02:40 -08'00'

Alexandria Reed Staff Environmental Specialist

Report Reviewed by:

Digitally signed by Shirley Date: 2022.02.18 14:03:00

Shirley Lee

Senior Staff Environmental Specialist

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by the final All Appropriate Inquiry (AAI) Rule published in 40 CFR Part 312.10 (November 1, 2013). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting described in this Phase I ESA. I have developed and performed the AAI in conformance with the standard and care of this Rule.

Digitally signed by Mark Mark Drollinger Drollinger Date: 2022.02.18 14:03:19 -08'00'

Mark Drollinger, M. Eng., CSP, CHMM Principal, Engineering and Environmental Sciences



Citadel Employee Since: 2011

Entered the Industry: 1985

Education

University of Alabama Tuscaloosa, Alabama Bachelor of Science, Applied and Natural Sciences 1995

University of Alabama Birmingham, Alabama Masters Degree, Advanced Safety Engineering and Management 2013

Professional Certifications & Affiliations

Certified Asbestos Consultant (CAC) No. 08-4459

Certified Environmental Manager, Nevada EM-1573

Certified Hazardous Material Manager, No. 14793

Certified Microbial Consultant, No. 0612024

Certified Professional in Erosion and Sediment Control No. 6349

> Certified Safety Professional No. 21635

California Department of Public Health (CDPH), Lead Related Construction No. 19805

Engineer-In-Training, No. XEO93314

OSHA 8-Hour Supervisor Hazardous Waste Operations (HAZWOPER)

OSHA 30-Hour Safety for Construction

OSHA 40-Hour Hazardous Waste Operations (HAZWOPER)

Qualified Storm Water Developer, No. 682

Radon Measurement Specialist, No. 11SS027

USACE/NavFac Construction Quality Management for Contractors

Mark Drollinger, MEng, CSP, CHMM, EiT

Director of Environmental Geology & Engineering

EXPERIENCE

With over **35** years of experience in environmental engineering, compliance, permitting and management projects, Mr. Drollinger has a strong working knowledge of EPA, DTSC, AQMD/APCD, OSHA and DOT regulations; and with local agencies, fire departments and public works. Mr. Drollinger has provided environmental engineering, assessment and compliance, safety management, and engineering construction management services on numerous projects for the US Navy, Veterans Administration, US Department of Agriculture, Cal Trans, EPA and numerous private projects throughout the western United States. In addition, Mr. Drollinger has developed and implemented programs to train managers and staff in storm water and NPDES compliance, soil and groundwater sample collection and data interpretation, Hazcomm, IIPP, and safe-work practices such as identifying and handling hazardous materials, fall protection, confined space, traffic control, LO/TO and ergonomics; and has conducted environmental and permitting audits of facilities including health and safety assessments.

ROLE

As Director of Environmental Geology & Engineering, Mr. Drollinger's primary responsibility includes developing and implementing health and safety protocols; safety training of management, staff and subcontractor personnel; establishing and managing budgets and personnel; negotiating with local, regional, state, and federal agencies; litigation support; and coordinating tasks with multi-discipline project teams.

Mr. Drollinger works closely with, and often develops protocols for conducting assessments related to Environmentally Regulated Materials Management (ERM), Industrial Hygiene (IH), and Occupational Safety and Training (OST) departments.

EDUCATION

Mr. Drollinger has a B.S. in Applied and Natural Sciences from the University of Alabama, and a M.Eng. in Advanced Safety Engineering and Management, University of Alabama, Birmingham.

Mr. Drollinger is also a certifying board member of the American Council of Accredited Certifications (formerly known as the American Indoor Air Quality Council), and is a member of the American Society of Safety Engineers, Board of Certified Safety Professionals, Institute of Hazardous Materials Management, Institute of Industrial Engineers and International Facilities Management Association.

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Citadel Employee Since: 2007

Entered the Industry: 2007

Education

University of California, Irvine Irvine, California Bachelor of Arts, Environmental Analysis and Design, 2006

Professional Certifications & Affiliations

40-hour HAZWOPER General Site Worker

EMS Safety CRP and First Aid

EPA / AHERA Accredited Asbestos Contractor Supervisor / Building Inspector

> University of California, Irvine, Environmental Management Certification

Shirley Lee

Environmental Specialist, Environmental Geology and Engineering

EXPERIENCE

Ms. Lee has **12** years of experience as an Environmental Specialist. Her responsibilities includes performing Phase I and Phase II Environmental Site Assessments, NPDES monitoring and permitting, groundwater monitoring, indoor air quality inspections, hazardous materials inventory, and preparation of health and safety plans and hazardous materials business and contingency plans.

ROLE

As an Environmental Specialist, Ms. Lee provides on-site organization, direction, control, and coordination necessary for the successful implementation, execution, and completion of environmental geology and environmental compliance-related projects awarded to Citadel. She also assists the Director of Environmental Geology and Engineering in the completion of all assigned projects so that the client is satisfied with the finished work product and the working relationship. Her assignments include a combination of field-based activities in a number of varying environments and office-based activities.

EDUCATION

Ms. Lee holds a Bachelor of Arts in Environmental Analysis and Design from the University of California, Irvine; with a minor in Urban and Regional Planning. Ms. Lee also holds a 40-hour HAZWOPER General Site Worker Certification. She has recently received her Environmental Management Certification from the University of California, Irvine.





Citadel Employee Since:

Entered the Industry:

Education

University of California, Santa Barbara Santa Barbara, California Bachelor of Science, Environmental Science

> **Professional Certifications** & Affiliations OSHA 40-Hour HAZWOPER

Alexandria Reed Staff Environmental Specialist, Engineering and Environmental Science

EXPERIENCE

Ms. Reed has over four years of experience in the environmental consulting services industry. Her responsibilities include performing Phase I and Phase II Environmental Site Assessments, preparation of health and safety plans and hazardous materials business plans, hazardous materials inventory, NPDES monitoring, and environmental compliance assistance for various high-profile clients.

ROLE

As a Staff Environmental Specialist for the Engineering and Environmental Science Department, Ms. Reed provides direct support to the Project Managers and Principals. She assists with the completion of all assigned proposals and projects so that the client is satisfied with the finished work product and the working relation. Her assignments include a combination of field-based activities in a number of varying environments and office-based activities.

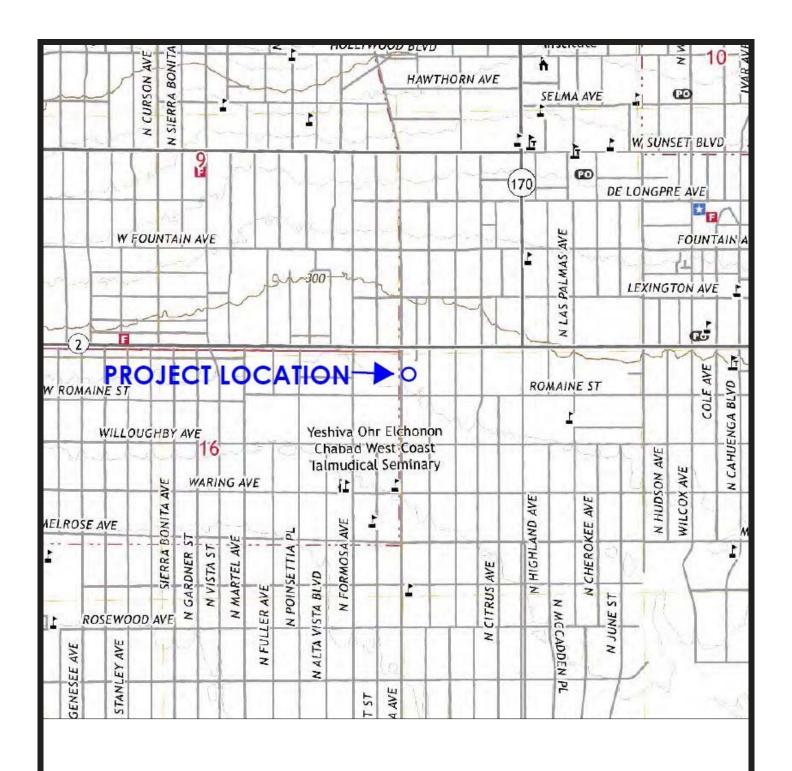
EDUCATION

Ms. Reed holds a Bachelor of Science in Environmental Science from the University of California, Santa Barbara (UCSB); with an emphasis in ecology. Ms. Reed also holds a 40-hour HAZWOPER General Site Worker Certification.





Appendix A Figures





Source: EDR, Hollywood Quadrangle, 2018, 7.5 Minute Series

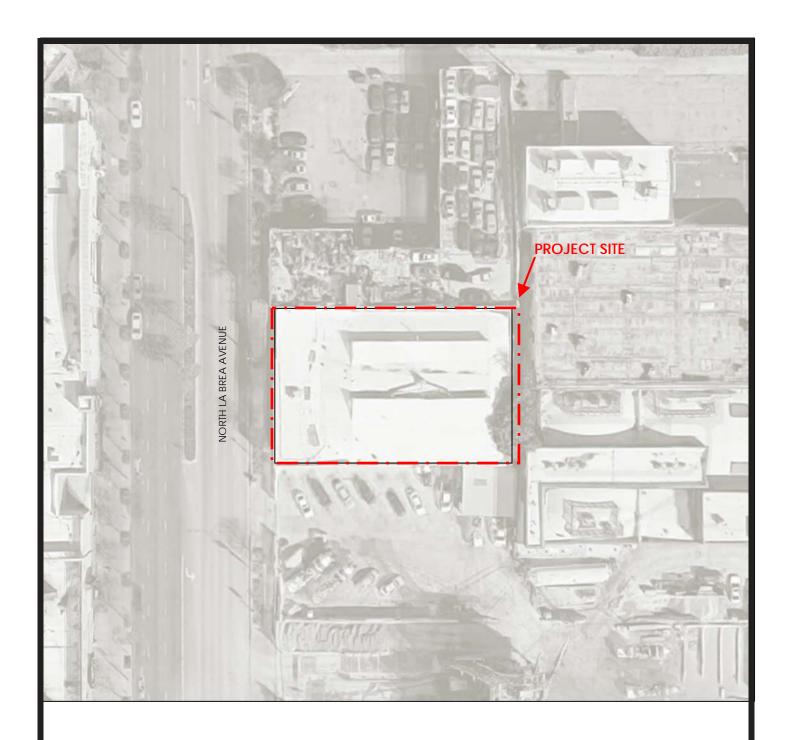


CIM GROUP

1020 North La Brea Avenue West Hollywood, California Figure 1

PROJECT NO.: 0765.1346.0 DATE: FEBRUARY 2022

Topographic Map





Source: Google Earth

CIM GROUP

1020 North La Brea Avenue West Hollywood, California Figure 2

PROJECT NO.: 0765.1346.0

DATE: FEBRUARY 2022

Site Map





Appendix B Photographs

PHOTO LOG

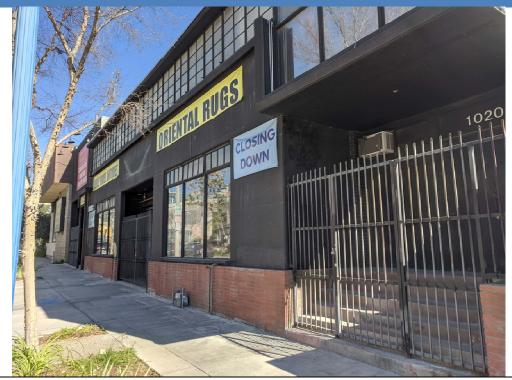


PHOTO 1: Partial view of the Site along the west boundary, looking northeast.



PHOTO 2: Partial view of one of the loading areas, looking east.



CIM Group

1020 North La Brea Avenue West Hollywood, California

Citadel Project No. 0765.1346.0

PHOTO LOG

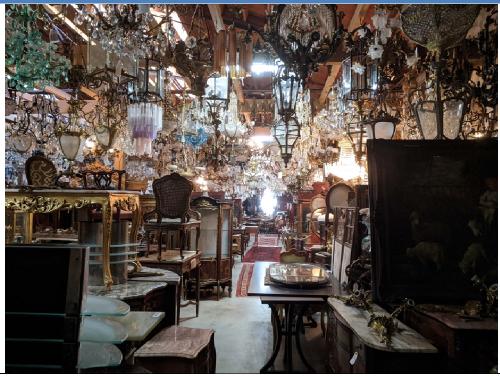


PHOTO 3: View of the north portion of the Site building, looking west.

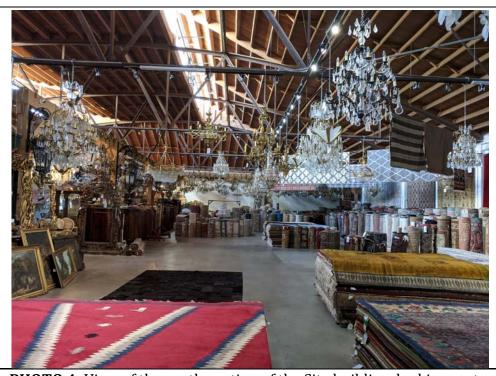


PHOTO 4: View of the south portion of the Site building, looking east.



CIM Group

1020 North La Brea Avenue West Hollywood, California

Citadel Project No. 0765.1346.0

PHOTO LOG



PHOTO 5: View of the mezzanine level.

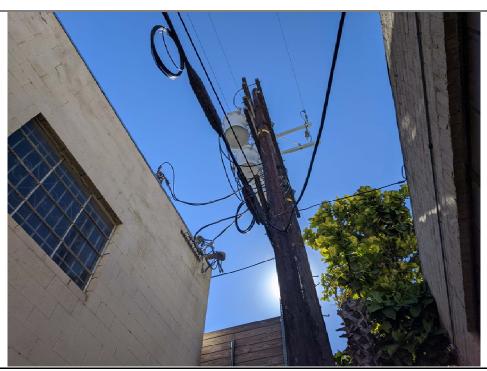


PHOTO 6: View of pole-mounted transformers along the east boundary of the Site.



CIM Group

1020 North La Brea Avenue West Hollywood, California

Citadel Project No. 0765.1346.0



Appendix C EDR Aerial Photographs

1020 North La Brea Avenue

1020 North La Brea Avenue Los Angeles, CA 90038

Inquiry Number: 6851169.11

February 08, 2022

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

02/08/22

Site Name: Client Name:

1020 North La Brea Avenue 1020 North La Brea Avenue Los Angeles, CA 90038 EDR Inquiry # 6851169.11 Citadel Environmental Services 1725 Victory Boulevard Glendale, CA 91201 Contact: Shirley Lee



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 2002	USDA
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1989	1"=500'	Acquisition Date: January 01, 1989	USGS/DOQQ
1981	1"=500'	Flight Date: February 17, 1981	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1972	1"=500'	Flight Date: November 21, 1972	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1954	1"=500'	Flight Date: October 27, 1954	USDA
1952	1"=500'	Flight Date: April 11, 1952	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 22, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR
1923	1"=500'	Flight Date: January 01, 1923	FAIR

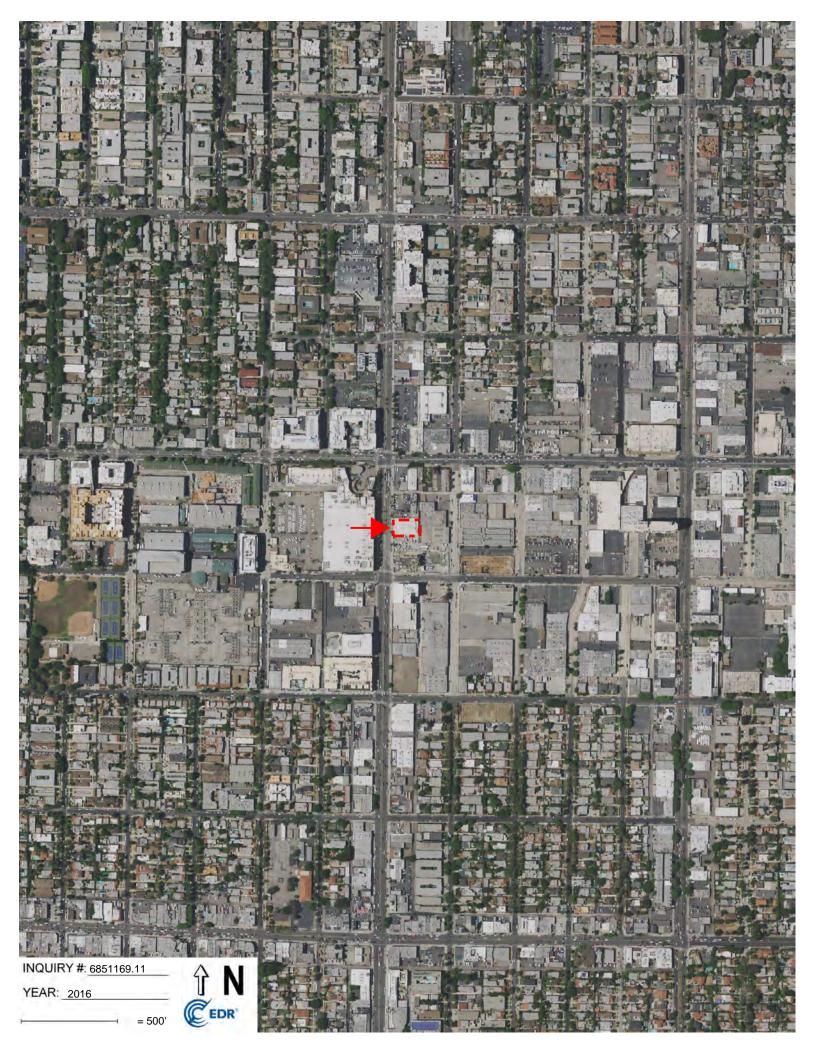
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

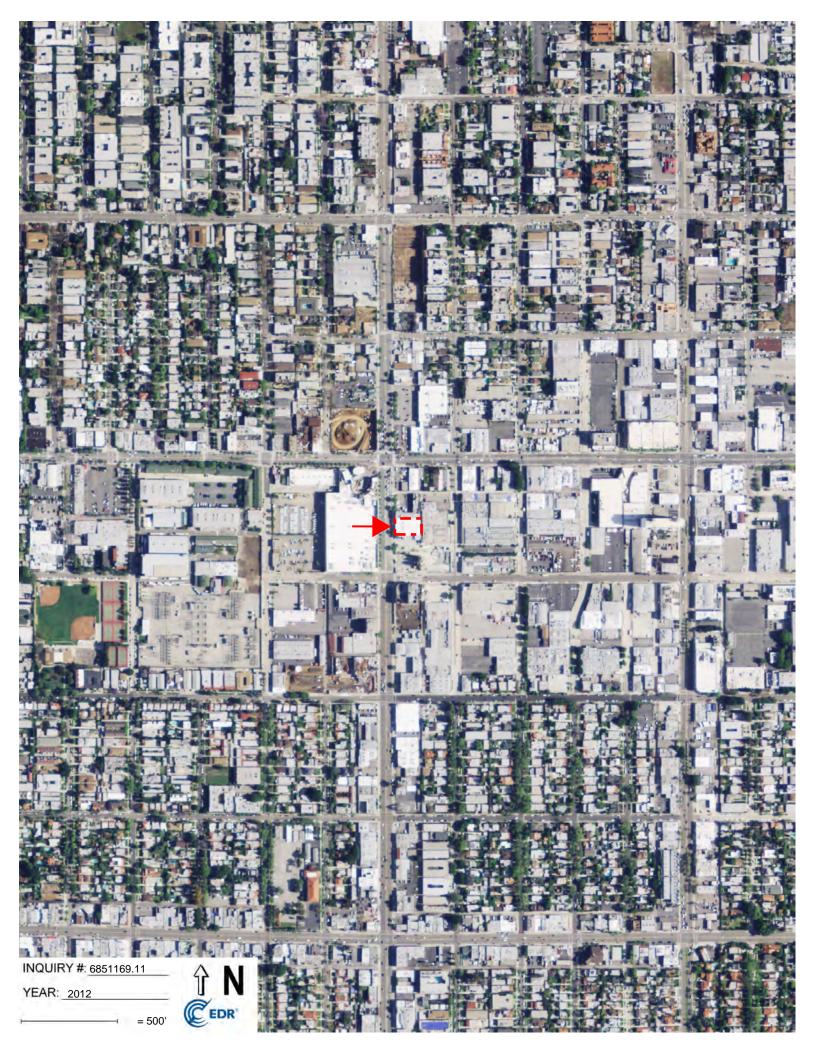
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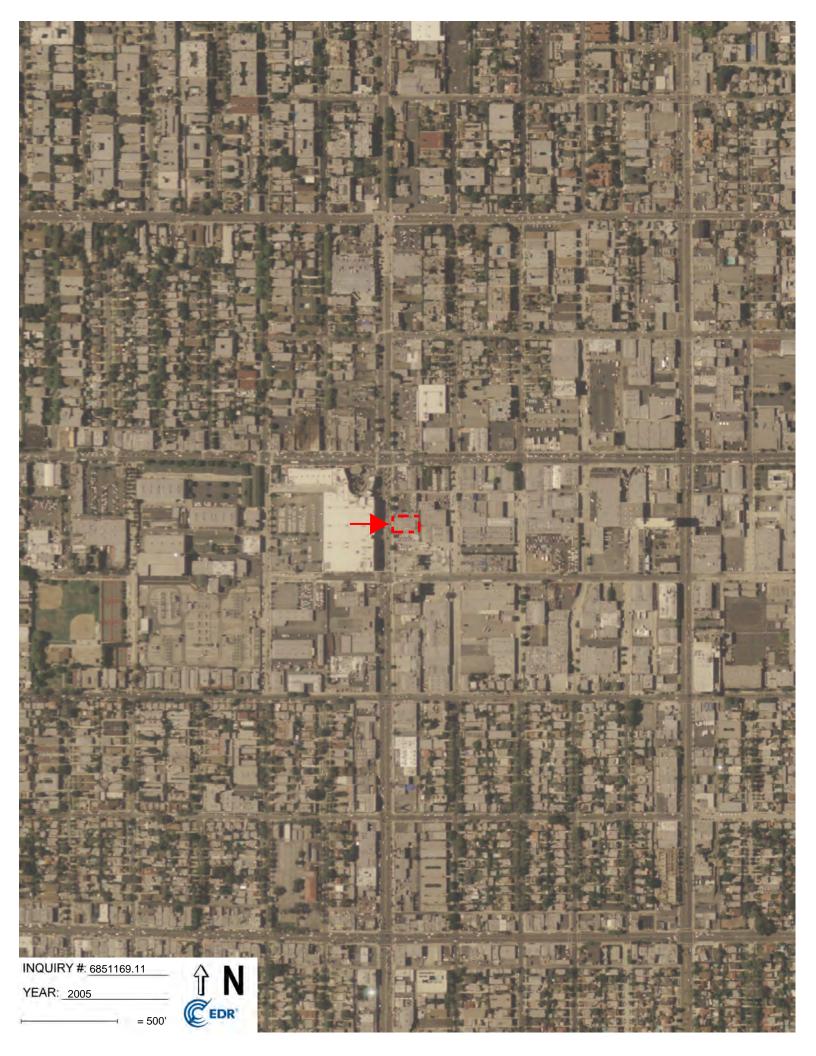
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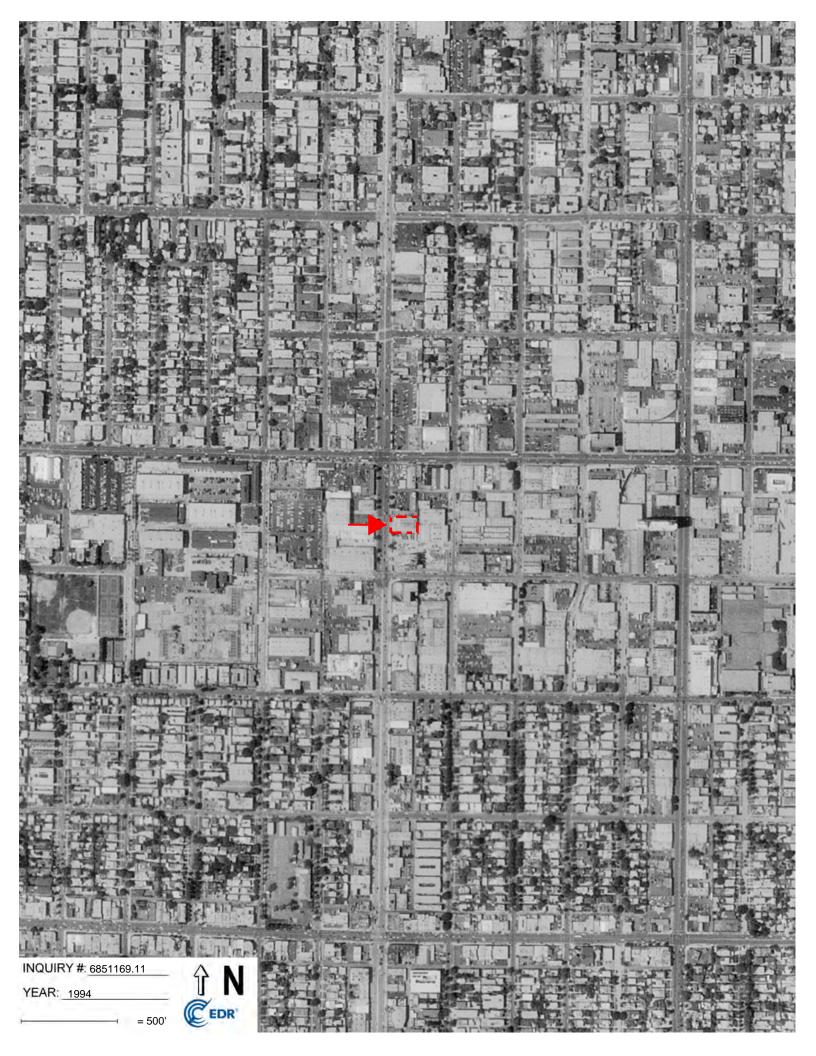




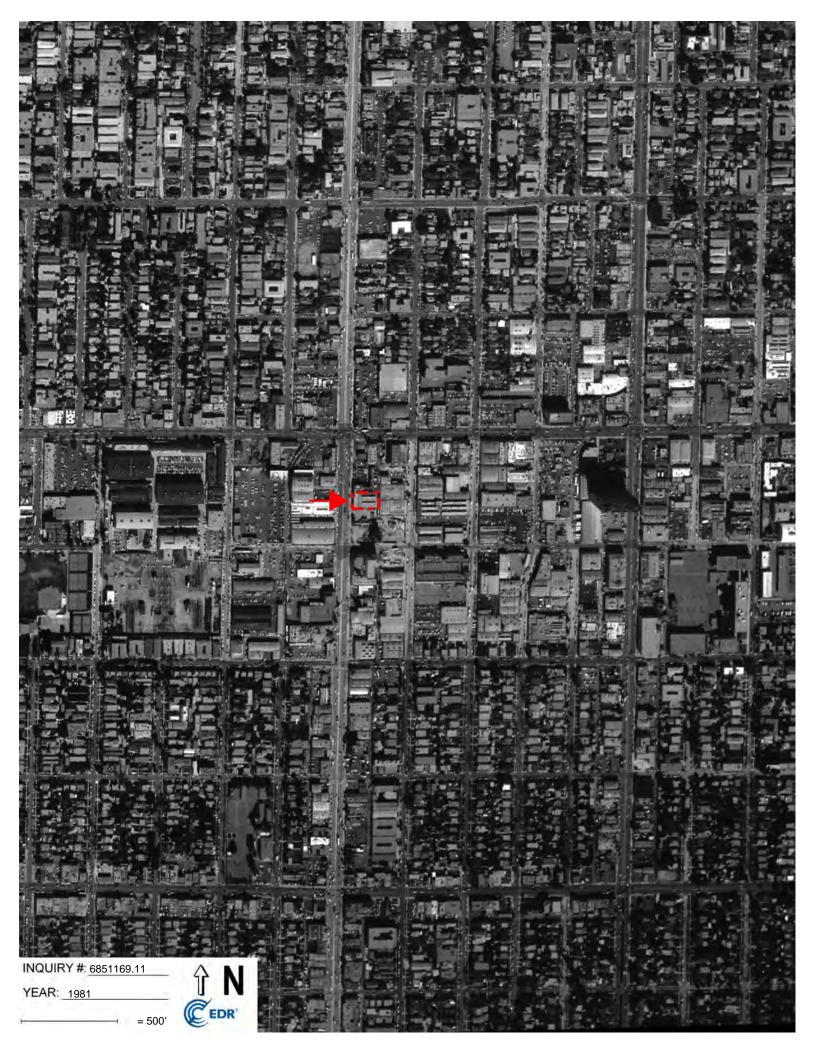


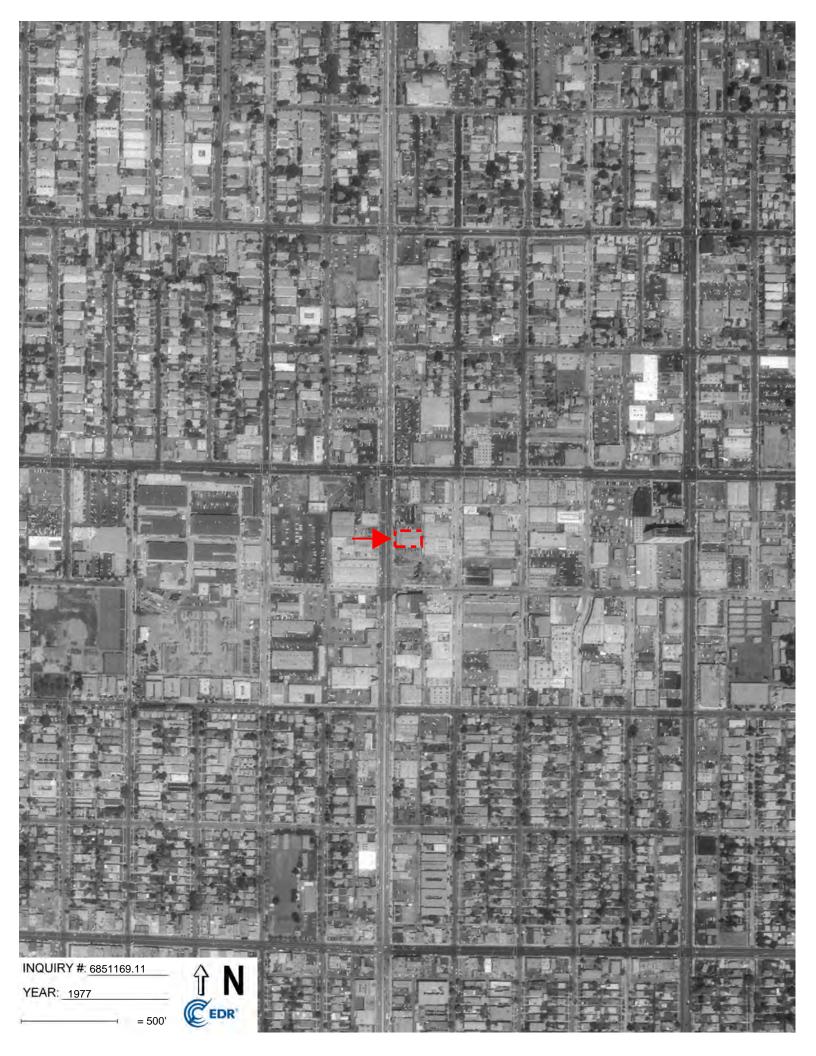


















INQUIRY #: 6851169.11

YEAR: 1954





