

**REPORT OF
LIMITED PHASE I
ENVIRONMENTAL SITE ASSESSMENT UPDATE**

**PROPOSED HIGH-RISE OFFICE BUILDING AND
RETAIL DEVELOPMENT**

**2000 AVENUE OF THE STARS
CENTURY CITY DISTRICT-LOS ANGELES, CALIFORNIA**

Prepared for:

TRAMMEL CROW COMPANY

Los Angeles, California

October 31, 2001

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Law/Crandall

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October 31, 2001

Project 70131-1-0242

October 31, 2001

Mr. Kevin A. Lindquist
Trammel Crow Company
2049 Century Park East, Suite 2650
Los Angeles, California 90067

Subject: **Report of Limited Phase I Environmental Site Assessment Update
Proposed High-rise Office Building and Retail Development
2000 Avenue of the Stars
Century City District – Los Angeles, California
Law/Crandall Project 70131-1-0242**

Dear Mr. Lindquist:

Attached is our report of the Limited Phase I Environmental Site Assessment (ESA) Update for the above-referenced site. In performing the Phase I ESA Update, we evaluate whether activities at the site or nearby properties may have contaminated the site's soil or ground water. This report updates a previous environmental assessment conducted by Law/Crandall (LAW), dated, March 24, 1997 (LAW Project 70111-6-0525). The original Phase I assessment was performed on behalf of J.P. Morgan Investment Management, Inc. Potential conflict of interest letters were sent to Trammel Crow Company and J.P. Morgan Investment Management, Inc.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. This warranty is in lieu of all other warranties, expressed or implied. This report has been prepared for Trammel Crow Company to be used solely in evaluating potential environmental implications at the subject site. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

We appreciate the opportunity to work with you on this project. Please contact us if you have any questions or if we may be of further service.

Respectfully submitted,

LAW/CRANDALL

A DIVISION OF LAW ENGINEERING AND ENVIRONMENTAL SERVICES, INC.

Jade Katsuda
Staff Engineer

Michael Dhunjishah, P.E.
Principal Engineer

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TABLE OF CONTENTS

Section	Page
LIST OF FIGURES.....	iii
EXECUTIVE SUMMARY.....	iv
1.0 INTRODUCTION.....	6
2.0 PURPOSE, SCOPE, AND REPORT FORMAT.....	6
2.1 PURPOSE.....	6
2.2 SCOPE OF WORK.....	7
2.3 REPORT FORMAT.....	7
3.0 REVIEW OF PREVIOUS PHASE I REPORT.....	8
4.0 REGULATORY AGENCY LISTS REVIEW.....	8
4.1 FEDERAL CONTRACTS.....	9
4.2 STATE CONTACTS.....	11
5.0 ON-SITE ABOVEGROUND/UNDERGROUND STORAGE TANKS.....	16
6.0 HAZARDOUS MATERIALS.....	18
7.0 CONCLUSIONS AND RECOMMENDATIONS.....	20
8.0 LIMITATIONS.....	21

Appendices

Appendix A -Photographs

Appendix B -Report of Phase I Environmental Site Assessment and Soil Condition Evaluation,
dated March 24, 1997

Appendix C -The EDR-Radius Map with GeoCheck®

LIST OF FIGURES

Figures

Figure 1 - Site Location Map

Figure 2 - Plot Plan

EXECUTIVE SUMMARY

Trammel Crow Company engaged Law/Crandall, a division of Law Engineering and Environmental Services, Inc. (LAW), to perform a Limited Phase I Environmental Site Assessment (ESA) Update of the proposed high-rise office building and retail re-development at 2000 Avenue of the Stars in the Century City District of Los Angeles, Los Angeles County, California. Our services were provided in general accordance with the terms and conditions of the current project, LAW Project 70131-1-0242.

This executive summary is a synopsis of findings based on our Limited Phase I ESA Update. More detailed information regarding the findings is presented in the text of the report.

The project site, an approximately 7-acre parcel, is currently occupied by the ABC Entertainment Center. The site is bounded by Constellation Boulevard to the north; Avenue of the Stars to the west; Olympic Boulevard to the south; and the Century Plaza Towers to the east. Surrounding properties are primarily occupied by commercial and residential buildings.

A previous Phase I assessment was conducted on the ABC Entertainment Center and Century Plaza Towers properties by LAW. The report indicated that we did not find evidence indicating past or present activities on the subject site, or in the site vicinity that would likely affect the environmental quality of the site's soil or ground water. No additional assessment was recommended. However, we did state that if future development involves significant changes to the site, such as demolition of existing structures, then re-abandonment of the on-site oil wells might be required.

We understand that Camp, Dresser & McKee, Inc. is evaluating the potential environmental hazards associated with oil fields, such as methane gas, hydrogen sulfide gas, and free petroleum products in soil and ground water. Accordingly, these environmental hazards were not addressed in our study.

During the previous Phase I assessment site reconnaissance, we did not enter the interior of the buildings in the ABC Entertainment Center due to access limitations. Additionally, during our current site reconnaissance, we only accessed subgrade levels of the ABC Entertainment Center due to the limited scope of this Phase I ESA Update.

REGULATORY REVIEW

LAW has reviewed selected Federal and State environmental regulatory lists. No new facilities of concern were identified on these lists.

ON-SITE CONCERNS

No new on-site concerns were identified.

OFF-SITE CONCERNS

No new off-site concerns were identified.

CONCLUSIONS AND RECOMMENDATIONS

This assessment did not identify new environmental concerns associated with the site or surrounding properties. The site conditions appeared to be similar to those described in the previous Phase I report. No new environmental concerns were noted based on our review of the environmental records search.

Based on the information from this Limited Phase I ESA update and our review of the original Phase I ESA report, we do not recommend further assessment of the site beyond the assessment performed by Camp, Dresser & McKee regarding environmental hazards associated with oil fields.



1.0 INTRODUCTION

Trammel Crow Company engaged Law/Crandall, a division of Law Engineering and Environmental Services, Inc. (LAW) to perform a Limited Phase I Environmental Site Assessment (ESA) Update of the proposed high-rise office building and retail development located at 2000 Avenue of the Stars in Century City District of Los Angeles, Los Angeles County, California. This report was prepared for your exclusive use, in general accordance with our Request for Authorization, dated October 12, 2001. Our RFA and its terms and conditions were approved by Mr. Kevin A. Lindquist of Trammel Crow Company, on October 12, 2000. If other parties wish to rely on this report, please have them contact us, so we can execute a secondary client agreement.

The project site is located in the Century City District of Los Angeles, California. It is located on the western half of a lot bounded by Avenue of the Stars to the west, Olympic Avenue to the south, Constellation Boulevard to the north, and Century Park East to the east. The project site is currently occupied by six-story buildings used for office and retail space, including a movie theater and performing arts theater. Two existing high-rise office buildings are located on the eastern half of the lot. A six-level subterranean parking structure underlies the entire lot.

2.0 PURPOSE, SCOPE, AND REPORT FORMAT

2.1 PURPOSE

The purpose of the Limited Phase I Environmental Site Assessment was to identify certain obvious environmental concerns arising from activities on the subject property or nearby properties. Activities of concern are those that may have contaminated, or have the potential to contaminate the subject property's soil or ground water.

The purpose of this assessment was not to determine the actual presence, degree, or extent of contamination, if any, on the site. Such a determination would require additional exploratory work.

2.2 SCOPE OF WORK

The Limited Phase I Environmental Site Assessment Update is a general characterization of environmental concerns based on readily available information and site observations. The update integrates new information with that found in the original report, and provides “follow-up” on concerns that may have been identified in the previous report. The following services were provided for the update:

- **Previous Report** — Review of the previous report to note concerns identified on or near the subject site. Information contained in the previous reports which were reviewed for use in the assessment update included historical site and vicinity land uses, hydrogeology data, and field activities.
- **Regulatory Agency Lists Review** — We reviewed site-specific excerpts from lists published by environmental regulatory agencies. We looked for listed information on the site or nearby properties that indicates known or suspected environmental concerns. If nearby properties were listed, we assessed their potential for contaminating the site’s soil or ground water.
- **On-site Aboveground/Underground Storage Tanks** - During the site visit, we looked for evidence of aboveground storage tanks (ASTs) and underground storage tanks (USTs) such as vent pipes, fill pipes, fuel dispensers, and other obvious evidence of ASTs and USTs. We inquired with on-site personnel about the details of the ASTs/USTs, including the year installed, construction materials, maintenance services, and reported problems with the tanks.
- **Hazardous Materials** - During the site visit and interviews with on-site personnel, we documented the presence hazardous materials used and stored on-site. This included the types of materials, general location of materials, and storage conditions. A detailed inventory of all materials used and stored on-site was not included in this scope of services.

Our scope of services did not include the sampling or laboratory analysis of soil, ground water, or other materials.

2.3 REPORT FORMAT

Our report contains the following assessment sections:

- Review of the Previous Phase I Report
- Regulatory Agency Lists Review
- On-site Aboveground/Underground Storage Tanks
- Hazardous Materials

An evaluation section includes conclusions and recommendations based on the assessment sections. A statement of interpretive limitations follows the recommendations.

3.0 REVIEW OF PREVIOUS PHASE I REPORT

Law/Crandall, a division of Law Engineering and Environmental Services, Inc., conducted a Phase I assessment of the subject site in 1997. The findings were submitted in our "Report of Phase I Environmental Site Assessment and Soil Condition Evaluation" report, dated March 24, 1997, and is included in Appendix B of this report.

During the previous Phase I assessment site reconnaissance, we did not enter the interior of the buildings in the ABC Entertainment Center due to access limitations. The findings of the original Phase I assessment did not identify areas of environmental concern on the subject site. No additional assessment was recommended. However, we did state that if future development involves significant changes to the site, such as demolition of existing structures, then re-abandonment of the on-site oil wells might be required.

4.0 REGULATORY AGENCY LISTS REVIEW

LAW conducted a review of selected regulatory lists published by the state and federal regulatory. Our review of the unmappable or orphan agencies and contacted local pollution control agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact.

Please note that regulatory listings are limited and include only those sites that are known to the regulatory agencies at the time of publication to be contaminated or in the process of evaluation for potential contamination. Our review of the unmappable or orphan sites did not indicate any of these sites are located on the subject property or in a location likely to affect the subject property. A copy of the regulatory data obtained and reviewed for this project and a plotted site map of the regulated facilities prepared by Environmental Data Resources, Inc. (EDR) is provided in Appendix A.

4.1 FEDERAL CONTRACTS

The following narratives summarize the results of the review of state and federal regulatory data.

EPA National Priorities List (NPL)

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the Environmental Protection Agency (EPA) National Priorities List (NPL) of federal “Superfund” sites. These are the contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA. The following information was found on the NPL, dated July 26, 2001.

- The subject site does not appear on the NPL.
- No facilities are listed on the NPL within 1 mile of the subject site.

EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List

The EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List identifies documented and suspected contamination sites throughout the nation that were not ranked high enough to be listed on the NPL. The following information was found on the CERCLIS List, dated May 14, 2001.

- The subject site does not appear on CERCLIS.
- No facilities are included on CERCLIS list within _ mile of the subject site.

EPA CERCLIS No Further Remedial Action Planned (NFRAP) List

The NFRAP is a list of sites that have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was quickly removed without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The following information was found on the CERCLIS NFRAP List, dated May 14, 2001.

- The subject property does not appear on the NFRAP list.
- There are no NFRAP facilities within a -mile radius of the subject property.

EPA Resource Conservation and Recovery Information System (RCRIS) List

RCRIS is the EPA database of facilities that generate, transport, treat, store, or dispose of hazardous wastes. Generators and transporters are found on the RCRIS list of Notifiers. Treatment, Storage, and Disposal (TSD) facilities are found on the RCRIS TSD list and TSD facilities requiring corrective actions are found on the CORRACTS list. The following information was found on the RCRIS List of Notifiers, dated June 21, 2000.

- The subject site does not appear on the RCRIS Notifiers (generators/ transporters) list.
- There are nine listed as hazardous waste generators within mile of the subject site.

There are nine facilities (Map Nos. B11, C12, F30, G34, I41, I42, I63, J64, and 72) listed as Small Quantity Generators on the RCRIS Notifiers list. Six of the facilities apparently are located hydrologically crossgradient to the subject site and one facility is hydrologically downgradient from the site. The remaining two facilities are located upgradient of the site. The appearance of these facilities on the RCRIS Notifiers list does not make them environmental concerns. According to the EDR report, the nine facilities have a violation status of "no violations found". It is our opinion the appearance of these facilities on the RCRIS Notifiers list is not an environmental concern.

The following information was found on the TSD list, dated June 21, 2000.

- The subject site does not appear on the RCRIS non-CORRACTS TSD list.
- No facilities were included on the RCRIS non-CORRACTS TSD list within 1 mile of the subject site.

The following information was found on the CORRACTS TSD list, dated March 27, 2001.

- The subject site does not appear on the RCRIS CORRACTS TSD list.
- No facilities were included on the RCRIS CORRACTS TSD list within 1 mile of the subject site.

EPA Emergency Response Notification System (ERNS) List

The EPA Emergency Response Notification System (ERNS) List is a list of hazardous material spills reported to various State agencies. The following information was found on the ERNS List, dated August 8, 2000.

- The subject site does not appear on the ERNS list.

4.2 STATE CONTACTS

Annual Work Plan (AWP) List

The Annual Work Plan (AWP) of the California Hazardous Substance Cleanup Bond Act of 1984 (state Superfund act) identifies California hazardous waste facilities targeted for cleanup by responsible parties, the state, and the EPA over the next five years. The following information was found on the AWP, dated November 8, 2000.

- The subject property is not included on the AWP list.
- There are no AWP-listed facilities located within a 1-mile radius of the subject property.

California Cal-Sites List

The California EPA, Department of Toxic Substances Control (DTSC) maintains this list of potential or confirmed hazardous substance release properties. The following information was found on the Cal-Sites list, dated October 1, 2000.

- The subject site does not appear on the Cal-Sites list.
- No facilities are included on the Cal-Sites list within 1 mile of the subject site.

Solid Waste Facility/Landfill List

Lists of active and inactive landfills and disposal sites are maintained by the Integrated Waste Management Board. The landfill listing includes known permitted and unpermitted landfills or dumps. The following information was found on the Solid Waste Facility/Landfill List, dated June 21, 2001.

- The subject site does not appear on the landfill list.
- No facilities are included on the landfill list within _ mile of the subject site.

California Leaking Underground Storage Tank (LUST) List

The LUST list is a listing of tank systems within the State of California, which have reported releases of petroleum storage tank system contents. This list, dated August 7, 2001, is maintained by the RWQCB and the results of our review are as follows:

- The subject site does not appear on the LUST list.
- Three facilities are included on the LUST list within _ mile of the subject property.

Map No. F 32 is approximately 400 feet east of the subject site and hydrologically crossgradient. The facility was signed off as "remedial action completed or deemed unnecessary." Because the facility has a status of "case closed" and its location in relation to the subject site, it is LAW's opinion that they are not of environmental concern.

The second facility, Map No. 74, is greater than _ mile north of the subject site. The facility was also signed off as "remedial action completed or deemed unnecessary." Although the facility is upgradient to the subject site, due to the status of the LUST listing and the distance to the subject site, it is our opinion the facility is not an environmental concern.

Map No. 73, the third facility, is located at 241 Moreno Drive. The facility is greater than _ mile north-northeast of the subject site. According to the EDR, only soil has been affected by the leak. Although no action has been taken by the responsible party after the initial report of the leak, it is

LAW's opinion that the facility is not an environmental concern to the subject site due to case type and the location of the facility in relation to the subject site.

Active Underground Storage Tank Facilities (UST) List

A list of active underground storage tanks gathered from local regulatory agencies is maintained by the State Water Resources Control Board. The following information was found on the UST list dated August 1, 2001.

- The subject site does not appear on the UST list.
- Seven facilities are included on the UST list within mile of the subject site.

There are six facilities, Map Nos. A2, B11, C12, F29, H39, H47, and K71, on the UST list within mile of the subject site. In our opinion, the appearance of a facility on the UST list does not necessarily imply that an environmental problem exists. This listing merely indicates that the listed facility operates UST(s).

Map locations F29 and H39 are located crossgradient to the interpreted ground-water flow, A2 and B11 are downgradient, and C12 and K71 are upgradient. Map location F29 also appeared on the CORTESE and LUST lists and was previously dismissed due to status and location in relation to the subject site.

California FID Underground Storage Tank (CA FID UST) List

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank (UST) locations from the State Water Resources Control Board. The appearance of a facility within this inventory is not necessarily indicative of environmental concerns at the listed location. This database is dated October 31, 1994, and therefore may contain information that is out-of-date.

- The subject site does not appear on the CA FID UST list.
- Seven facilities are listed on the CA FID UST list within $\frac{1}{2}$ mile of the subject site.

There are six facilities, Map Nos. A4 (same as A2 on UST list), B7 (same as B11 on UST list), F26, H40 (same as H39 on UST list), H49 (same as H47 on UST list), I42, and K71 (also on UST list), on the CA FID UST list. In our opinion, the appearance of a facility on the CA FID UST list does not necessarily imply that an environmental problem exists. This listing merely indicates that the listed facility operates UST(s).

Map locations H40 and I42 are located crossgradient to the interpreted ground-water flow, A4 and B7 are downgradient, and F26 and K71 are upgradient. Map location F26, Century Plaza Towers, is located adjacent to the subject site. During our previous Phase I ESA investigation, we were informed that a 2,000-gallon diesel fuel UST was removed from Century Plaza Towers property (adjacent to the subject site) in 1995 and replaced with a 4,000-gallon AST. A more detailed discussion of our previous findings is presented in Section 5.0.

Hazardous Substance Storage Container Database (HIST UST) List

The State Water Resources Control Board maintains the Hazardous substance Storage Container Database that contains a historical listing of underground storage tank sites. The appearance of a facility within this inventory is not necessarily indicative of environmental concerns at the listed location. This database is dated October 15, 1990, and therefore may contain information that is out-of-date.

- The subject site does not appear on the HIST UST list.
- Six facilities are listed on the HIST UST list within $\frac{1}{2}$ mile of the subject site.

There are six facilities, Map Nos. B9 (same as B7 and B11 on the UST and CA FID UST lists, respectively), C12 (also on the UST list), E20 (same as F26 on the CA FID UST list), F30 (same as F29 on the UST list), K66, and K71 (also on the UST and CA FID UST lists), on the HIST UST list. In our opinion, the appearance of a facility on the HIST UST list does not necessarily imply that an environmental problem exists. This listing merely indicates that the listed facility has operated UST(s) in the past.

Map location F30 is located crossgradient to the interpreted ground-water flow, B9 is downgradient, and C12, E20, K66, and K71 are upgradient. Map location E20 is the same as F26, Century Plaza Towers, and is discussed in detail in the above section, CA HD UST list. Map location F30 is also on the LUST list as F32. The facility was previously dismissed due to its status and location in relation to the subject site.

Other Lists

Three of the 23 remaining regulatory lists contain listings within the search radius as designated in the EDR report. The listings appeared on the following lists: California Hazardous Material Incident Report System (CHMIRS), "Cortese" Hazardous Waste and Substance Sites List (Cortese), and Hazardous Waste Information System (HAZNET).

CHMIRS list

The CHMIRS list contains information on reported spills or accidental releases. Two listed facilities (locations) appear on this list. Map location C13 is located less than 1/2 mile east of the subject site. This listing was from an incident that occurred in July 1991 and environmentally affected the ground only. The second Map location, 77, is located greater than 1/2 mile southwest of the subject site. In our opinion, based on the information provided in the EDR report and the location of the Map No. 77 with respect to the site, these facilities do not pose an environmental concern to the subject site.

CORTESE list

The CORTESE list contains sites designated by the State Resource Control Board (LUST), the Integrated Waste Board (SWF/LF), and the Department of Toxic Substances Control (Cal-Sites). Ten listed facilities appear on this list. These facilities are located within 1 mile of the subject site. Seven

facilities are on other lists also, such as HAZNET and LUST. It is LAW's opinion these facilities do not pose as environmental concern due to their location in relation to the site, or they were already discounted in previously discussed sections.

HAZNET list

The HAZNET list contains hazardous waste manifest information from the Department of Toxic Substances Control. The HAZNET listing merely indicates that these facilities generate and transport hazardous waste materials and does not necessarily imply an environmental problem exists.

Fifty-one facilities appear on the HAZNET list located within mile of the subject site. These facilities are not located immediately adjacent to the subject site. In our opinion, the appearance of these facilities on the HAZNET list does not represent an environmental concern to the subject site.

Orphan Summary

The Orphan Summary list consists of properties/incidents with poor address quality, usually without zip code information. However, if street addresses are available, these orphan listings are checked against the known vicinity of the subject site to evaluate if they are located within the select ASTM search distance.

The orphan or unmapped listings either did not appear to be within the required search distance of the subject site or were on databases (such as HAZNET) that do not, in themselves, present an environmental concern to the subject site.

5.0 ON-SITE ABOVEGROUND/UNDERGROUND STORAGE TANKS

Ms. Jade Katsuda, a LAW environmental professional experienced in similar site assessments, visited the site on October 16, 2001. Our assessor was escorted by Mr. George Lesko, Chief Engineer with ABM Engineering Services. We only accessed subgrade levels of the ABC Entertainment Center due to the limited scope of this Phase I ESA Update.

Our assessor looks for obvious evidence of ASTs and USTs, such as vent pipes, fill caps, or fuel pumps. The assessor's escort (or other person knowledgeable about the site) may have provided

additional information regarding storage tanks. Agency information regarding storage tanks is discussed in the Regulatory Agency Lists Review section of this report.

We observed two ASTs on parking Level A at the subject site. A 25-gallon diesel AST with secondary containment was located adjacent to an emergency generator for the ABC Entertainment Center. The AST appeared in good condition and no obvious staining was observed on the floor. A 200-gallon diesel AST, located in a room adjacent to the emergency generator room, feeds the 25-gallon AST. The 200-gallon AST also has secondary containment and no obvious staining was observed on the floor.

A fillport located on street level is used to fill the 200-gallon AST. Mr. Lesko stated there has not been any incidents of overfilling the AST since he has been at the ABC Entertainment Center.

LAW also observed one sewage sump on parking Level A that is maintained by ABC Entertainment Center. There are two additional sewage sumps and four stormwater sumps below parking Level 4 that are maintained by Century Plaza Towers.

On parking Level 4, an aboveground clarifier with secondary containment was observed on the ABC Entertainment Center property, however, it is maintained by Century Plaza Towers. The clarifier is associated with the car wash and wastewater connects to a sewage sump.

We did not observe evidence of USTs on the site. However, in our previous Phase I ESA investigation we were informed that a 2,000-gallon diesel fuel UST was removed from the Century Plaza Towers property (adjacent to the subject site) in 1995 and replaced with a 4,000-gallon AST. Mr. Rod Steensen, Chief Engineer with Premisys Real Estate Services, indicated that there was reportedly no leaks or soil contamination documented in association with this tank.

We also visited the Los Angeles City Fire Department Underground Tank Unit and reviewed a file for the facility as a part of our previous investigation. The file contained various sketches depicting the location of the UST between Olympic Boulevard and the underground parking garage access driveway at the south end of the site. A permit was issued in April 1995 for the abandonment of a 2,000-gallon UST and a hazardous waste manifest was completed in March 1995 for an empty storage tank and associated fuel piping.

Soil samples obtained from the tank excavation spoils pile and from beneath the bottom of the tank were analyzed for aromatic volatile organics (BTEX), total petroleum hydrocarbons (TPH, as diesel) and lead. BTEX and diesel were reportedly not detected above the laboratory limits. Low levels of lead, ranging from 6.7 mg/kg to 17 mg/kg were detected. These concentrations of lead were apparently background levels and not considered to be a concern.

We spoke to a fire inspector regarding the levels of lead and the absence of a closure letter in the file. The inspector indicated that the levels of lead were insignificant and were probably background levels. The inspector informed us that the fire department generally issues closure letters for sites which require further assessment and/or remediation work. Additionally, the site does not appear on the Leaking Underground Storage Tank (LUST) list. Based on our findings, the UST that was removed from the site in 1995 does not appear to represent an environmental concern.

6.0 HAZARDOUS MATERIALS

Our assessor looked for evidence that hazardous substances are used, treated, stored, and disposed of or generated on the site. An assessor who observes such evidence looks for on-site information such as community right-to-know information, employee hazard communication forms, spill plans, and material safety data sheets (MSDSs).

We observed evidence of substances that may be considered hazardous.

We observed waste oil, paint waste, solvent waste, and asbestos-containing debris in a storage room on parking Level A. The waste oil, paint waste, and solvent waste are in sealed 55-gallon containers and stored on secondary containment shelves and concrete floors. The asbestos-containing materials were stored in plastic bags and sealed with red tape. In our opinion, storage conditions are adequate. We did not observe evidence of releases of these substances; therefore, we do not consider these substances to be concerns. However, we recommend that the asbestos-containing materials be dealt with in accordance with appropriate regulations with respect to disposal and temporary storage.

A considerable amount of oil- and water-based paints is stored in the paintshop on parking Level A, on-site. The oil-based paints are kept in six lockers and the water-based paints are stored on shelves

and the concrete floor. The storage conditions appear to be satisfactory. We did not observe evidence of releases of these substances; therefore, we do not consider these substances to be concerns.

In the engineering room on parking Level A, solvents and motor oils were observed in a locker. The storage conditions appear to be satisfactory. We did not observe evidence of releases of these substances; therefore, we do not consider these substances to be concerns.

Minor leaks and staining on the concrete floor were observed in the hydraulic elevator room on parking Level 4.

Office and janitorial supplies are also stored on-site. According to Mr. Lesko, the restaurants and retail stores conduct their own janitorial duties and because ABC no longer occupies the site, most of the office space is abandoned. Therefore, the janitorial and office supplies are limited.

We observed minor stains in the parking lot, which appeared to be motor vehicle fluids; however, we do not consider these stains to be a concern.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This assessment did not identify new environmental concerns associated with the site or surrounding properties. The site and surrounding property conditions appeared similar to those described in the previous Phase I report. No new environmental concerns were noted based on our review of the environmental records search.

Based on the information from this Limited Phase I ESA update and our review of the original Phase I ESA report, we do not recommend further assessment of the site beyond the assessment performed by Camp, Dresser & McKee regarding environmental hazards associated with oil fields.

8.0 LIMITATIONS

The findings and opinions in this report are relevant to the dates of our site work. They should not be relied upon to represent conditions at later dates.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The opinions included in this report are based on information obtained during the study and on our experience. If additional information becomes available that might affect our conclusions, we request the opportunity to review the information, reassess the potential environmental concerns, and modify our opinion, if warranted.

Although this assessment has attempted to identify the potential for site contamination, potential sources of contamination may have escaped detection. They may have been overlooked because of the limited scope of this assessment, the inaccuracy of public records, or the presence of undetected and unreported environmental concerns.

