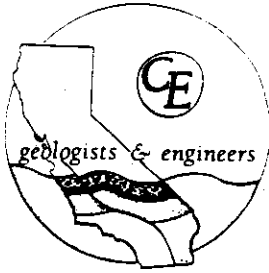


APPENDIX E

HAZARDOUS MATERIALS

California



Environmental

**PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT - PHASE I UPDATE
PRE-DEMOLITION ASBESTOS SAMPLING AND GROUNDWATER SAMPLING**

Commercial Property
Lots 1-5 and 14-18 of Tract 9768 and
Lots 2-11 of Tract 10600
10860-10880 Weyburn Avenue
1000-1070 Glendon Avenue and
1001-1029 Tiverton Avenue
Westwood, California

FOR

CASDEN PROPERTIES OPERATING PARTNERSHIP LP

9090 Wilshire Boulevard, 3rd Floor
Beverly Hills, California 90211

Attention: Mr. Ron Mayhew

CE Job No. EP100-2075

March 2000

EV2075.RPT

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EXECUTIVE SUMMARY

An Environmental Site Assessment - Phase I Update including Pre-Demolition Asbestos Sampling and Groundwater Sampling was performed for the properties located at 10860-10880 Weyburn Avenue, 1000-1070 Glendon Avenue, and 1001-1029 Tiverton Avenue, Westwood, California. The scope of work for the Phase I meets ASTM E 1527-97 *Standard Practice for Environmental Site Assessments*. The purpose of this update report is to provide information regarding the potential for hazardous material impacts to the soil or groundwater beneath the subject property. The scope of work included a site reconnaissance, research of available land use records, review of previous site assessment reports, and other sources for preliminary indications of hazardous material use, disposal, or storage at the property. The purpose of the groundwater sampling was for preliminary characterization of groundwater, which may be disposed of offsite during planned development. The purpose of the Asbestos Survey was to identify materials which could present an occupational or environmental hazard during demolition of the onsite building.

Historical site utilization research indicates that the subject property was undeveloped from 1922 to 1929. In 1929 and 1930, two multi-story dormitories were constructed on the eastern portion of the subject property. These dormitories were demolished in 1963 and 1964. An apartment structure (1070 Glendon Avenue) was constructed in the southeastern portion of the subject property in 1929. The western portion of the subject property was initially developed in 1930 as a two-story building consisting of commercial establishments and parking garage. The southwestern portion of the property was initially developed as a movie theater in 1967. The subject property is currently developed with a two-story commercial structure, a movie theater, an apartment building, and asphalt paved parking areas.

The subject property is not listed on the environmental databases researched in this report. There are no underground storage tank files, or industrial records maintained at the City of Los Angeles Fire Department. No evidence of use, storage, disposal, or generation of large quantities of hazardous substances was observed onsite.

The nearest environmental risk sites to the subject property are several small quantity generators of hazardous materials located within 500 feet of the subject property. There are no reported spills or releases of hazardous materials from the offsite facilities. The nearest identified contaminated site to the subject property is the UCLA Medical Center located approximately 800 feet to the northeast. A release of diesel was reported in May 1995. The responsible party is currently conducting a preliminary site assessment for the soil only case.



EXECUTIVE SUMMARY

(Continued)

Updated and supplemental pre-demolition asbestos surveys were conducted for the subject property. ACM was identified in the subject buildings located at 1070 Glendon Avenue and 10870 Weyburn Avenue. In order to comply with SCAQMD Rule 1403, these materials must be removed by a licensed and registered asbestos abatement contractor prior to demolition.

Two borings were excavated to maximum depth of 100 feet bgs at subject property by Jerry Kovacs and Associates on January 10, 2000. The two borings were converted to groundwater monitoring wells. Groundwater samples were collected from each well to provide preliminary data for NPDES profiling of groundwater for dewatering during construction.

Additional site assessment research and/or expanded subsurface site assessment activities are not recommended for the subject property.



INTRODUCTION

The following report presents the findings of the Preliminary Environmental Site Assessment-Phase I Update including Asbestos and Groundwater Sampling performed for the subject property. The scope of the Phase I study meets ASTM E 1527-97 *Standard Practice for Environmental Site Assessment* and included research of available land use records and other sources for preliminary indications of hazardous material use, storage or disposal at the property. The findings of this study are intended to provide information to the client regarding potential hazardous material impacts to the soil and groundwater at the site. The purpose of the pre-demolition asbestos survey was to identify asbestos containing materials, which could present an occupational or environmental hazard during demolition of the onsite buildings. The purpose of the groundwater study was for preliminary characterization of groundwater, which may require removal during planned development. The conclusions represent California Environment's professional judgment based on the conditions that existed and the information and data available during the course of this study. Factual information regarding operation, conditions, and test data provided by the client, the owner, or their representatives have been assumed to be correct and complete. This report includes **GENERAL FINDINGS** and **CONCLUSIONS AND RECOMMENDATIONS** which together with the remainder of this report are subject to the **NOTICE** at the end of the report.

The scope of work included:

- ◆ A walkover of the site.
- ◆ Contact with the City of Los Angeles, Department of Building and Safety to review building and grading permits on file for the subject property.
- ◆ Review of underground storage tank files and industrial waste records maintained by the City of



Los Angeles Fire Department, Bureau of Fire Prevention, Underground Storage Tank Unit.

- ◆ Review of historical Spence Aerial Photograph Collection maintained by the UCLA Geographic Department.
- ◆ Research of historical Sanborn Fire Insurance Maps maintained by EDR Company.
- ◆ Contact with the Health Department for the County of Los Angeles to review their files.
- ◆ Contact with the South Coast Air Quality Management District to review their files.
- ◆ Review of Oil Field Maps published by the State of California, Division of Oil, Gas and Geothermal Resources.
- ◆ Review of Los Angeles County Regional Planning Commission Landfill Maps.
- ◆ Review of the following lists and maps of suspect or known contaminated sites:
 - ◆ California Regional Water Quality Control Board, (RWQCB) - *Computer Case Listing of Reported Underground Tank Leaks*, covering Los Angeles County.
 - ◆ California Governor's Office of Planning and Research - *Hazardous Waste and Substance Sites* - Cortese List and Contaminated Wells List which includes the Bond Expenditure Plan (BEP) sites.
 - ◆ California Environmental Protection Agency, Department of Toxic Substances Control - *CalSites* List.
 - ◆ California Department of Health Services, *Hazardous Waste Information System* (HWIS) and Tanner Report.
 - ◆ California Integrated Waste Management Board, *Solid Waste Information System* - (SWIS) List.
 - ◆ State Water Resources Board, *Solid Waste Assessment Test Program*, (SWAT).
 - ◆ State Registered Underground Storage Tanks (UST).
 - ◆ U.S. Environmental Protection Agency Superfund Program - *National Priorities List* (NPL).
 - ◆ U.S. Environmental Protection Agency - *Comprehensive Environmental Response, Compensation, and Liability Information System* (CERCLIS).
 - ◆ U.S. Environmental Protection Agency, *Toxic Release Inventory System* (TRI).



- ◆ U.S. Environmental Protection Agency, *Resource Conservation and Recovery Information System Treatment, Storage and Disposal Facilities*, (RCRIS-TSDF).
- ◆ U.S. Environmental Protection Agency, *Resource Conservation and Recovery Information System, Large Quantity Generators*, (RCRIS-LQG).
- ◆ U.S. Environmental Protection Agency, *Resource Conservation and Recovery Information System, Small Quantity Generators*, (RCRIS-SQG).
- ◆ U.S. Environmental Protection Agency - *Superfund Amendment and Reauthorization Act, Title III*, (SARA Title III)
- ◆ U.S. Environmental Protection Agency, *Emergency Response Notification System* (ERNS).
- ◆ U.S. Environmental Protection Agency, *Facility Index System* (FINDS).
- ◆ U.S. Environmental Protection Agency, *Civil Enforcement Docket* (DOCKET).
- ◆ A review of government records databases of suspect or known contaminated sites was performed by EDR Sanborn Company. The results of the search are summarized in this report. The report is enclosed in **APPENDIX III**.
- ◆ Observation of geotechnical borings and monitor wells by Jerry Kovacs and Associates.
- ◆ Collection of groundwater from monitoring wells for NPDES permit.
- ◆ Analysis of groundwater samples at a state certified laboratory operated by Columbia Analytical Services.
- ◆ Collection and analysis of asbestos containing materials samples.
- ◆ Review of previous environmental site assessments performed by California Environmental, LeRoy Crandall and Associates, and Dames and Moore.
- ◆ Preparation of this report.



SITE DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The subject property is located to the south of Weyburn Avenue on the east and west sides of Glendon Avenue and on the west side of Tiverton Avenue in the community of Westwood, California. The current site addresses for the properties are 10860-10880 Weyburn Avenue, 1000-1070 Glendon Avenue and 1001-1029 Tiverton Avenue.

The property is otherwise described as:

PARCEL 1:

Lots 1-5 and 14-18 of Block 15 of Tract 9768, in the City of Los Angeles, County of Los Angeles, State of California as recorded as per map Book 147, Page 70/73 in the Office of the County Recorder of said County.

PARCEL 2:

Lots 2-11 of Block 4 of Tract 10600, in the City of Los Angeles, County of Los Angeles, State of California as recorded as per map Book 16, Page 1/2 in the Office of the County Recorder of said County.

SITE RECONNAISSANCE

The site conditions were observed during a reconnaissance conducted by Mr. Ken Katsuda of California Environmental on January 10, 2000. An Environmental Field Checklist was completed during the site visit. The checklist is included in **APPENDIX I**. The features described below are shown on the enclosed **PLOT PLAN**. Photographs of the subject property are included as **PLATES 1 and 2**.



Description of Property

The subject property consists of twenty parcels encompassing approximately four acres of developed land. The property is located on the east and west sides of Glendon Avenue to the south of Weyburn Avenue. The parcels which front Weyburn Avenue are addressed 10860 through 10880 Weyburn Avenue. The parcels on the west side of Glendon Avenue include 1015 through 1065 Glendon Avenue (odd addresses). This portion of the property is developed with a Mann Theater to the south and a two-story commercial structure to the north.

The current tenants of the two-story structure include:

Address	Occupancy
10870 Weyburn Ave.	Vacant
10872 Weyburn Ave.	20/20-Copy Center
1019 Glendon Ave.	Westwood Farmers Market/ Cambell Tolstad Stationary
1023 Glendon Ave.	Vacant
1025 Glendon Ave.	The J.A.M. Center
1027 Glendon Ave.	T. Heritage-World Environmental Mural Sculpture
1029 Glendon Ave.	Vacant
1065 Glendon Ave.	Mann Theater - Movie Theater

The parcels located to the east of Glendon Avenue are addressed as 1001 through 1029 Tiverton, 1000 through 1060 Glendon Avenue (even numbers only), and 1070 Glendon Avenue. This portion of the subject property is developed with a four-story apartment building (1070 Glendon Avenue) referred to

as Glendon Manor Apartments. The remainder of the subject property is occupied by an asphalt paved parking area, see **PLOT PLAN**.

The subject property is bound to the north by Weyburn Avenue, with retail properties located beyond; to the east by Tiverton Drive, with residences beyond; to the south by commercial properties; and to the west by an alley, with commercial properties located beyond. The area surrounding the subject property consists of commercial and retail developments.

Topography and Drainage

Lots 6-11 and lot 2 of Tract 10600 of the subject property are nearly level. Drainage from these lots is by sheetflow towards the alley located to the west. Lots 3-5 of Tract 10600 gradually slopes towards a drain located to the north of the property. Drainage from the parking lot is towards the drain and by sheetflow to the alley located adjacent to the west. Lots 1-5 and 14-18 of Tract 9768 of the subject property slopes to the south. Drainage from these lots is by sheetflow towards the south. No evidence of catch basins or standing surface water was observed in the subject property at the time of the site reconnaissance. No topographic evidence of filled ground was observed on the subject property.

Use of Hazardous Substances

No evidence hazardous substance use was observed on the subject property at the time of the site reconnaissance.

Storage Tanks

No evidence of existing aboveground or underground storage tanks, clarifiers, sumps, or grease interceptors was observed on the subject property at the time of the site reconnaissance.

Containers of Hazardous or Unidentified Substances

Five unlabeled 55-gallon drums were observed on the western portion of the subject property south of building 1041 Glendon Avenue. Three of the drums contained soil. Two drums were empty. The drums are currently used to block the entrance of a parking lot. Twelve drums of soil were located in the asphalt parking lot located on the northeast corner of the subject property. The twelve drums contain cuttings from two geotechnical borings, which were recently drilled by Jerry Kovacs and Associates. That the drums will be properly profiled and disposed offsite.

Solid Waste Disposal

Non-hazardous debris was observed in stockpiles in the western portion of the property. No other evidence of disposal or fill of solid waste material was observed on the subject property at the time of the site reconnaissance.

Poly-Chlorinated Biphenyls (PCBs)

No evidence of PCB containing transformers or equipment was observed on the subject property at the time of the site reconnaissance. Fluorescent light fixtures are present in the buildings. Fluorescent light ballasts manufactured prior to 1977 may have ballast capacitors that contain PCB's, which are recognized by the EPA as a suspect carcinogen. Used fluorescent lamp tubes are considered to be hazardous mercury-bearing waste requiring proper disposal in accordance with local, state, and federal

requirements. The fixtures were not inspected for PCB content as part of the site assessment.

Asbestos

A *Supplemental Pre-demolition Asbestos Survey* was performed for 10870 Weyburn Avenue and *Supplemental Pre-demolition Asbestos Survey* was performed for 1070 Glendon Avenue in January 2000. The inspections were performed by CAMCO Group, Inc., a California Certified Asbestos Consultant. Asbestos containing material was identified in the subject buildings. Refer to the *Screening Pre-Demolition Asbestos Survey* and *Supplemental Pre-Demolition Asbestos Survey* located in **APPENDIX IV**. In order to comply with SCAQMD Rule 1403, these materials must be removed by a licensed and registered asbestos abatement contractor prior to demolition.

California Environmental prepared a document entitled, *Pre-Demolition Asbestos Inspection*, dated February 6, 1996, for the property located at 10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue, Westwood, California. One hundred samples were analyzed for asbestos content by the National Voluntary Laboratory Accreditation Program. The surveys of 10870 Weyburn Avenue and 1067 Glendon Avenue meet the requirements of SCAQMD Rule 1403 for pre-demolition asbestos inspections, with the exceptions of two portions of the 10870 Weyburn Avenue basement which were inaccessible at the time of inspection. These areas were inspected for the supplemental report described above. The preliminary survey of 1070 Glendon Avenue does not meet the requirements of a complete pre-demolition asbestos inspection. The building was occupied at the time of the inspection. A follow up inspection will be required prior to demolition.

Wastewater Disposal

No evidence of wastewater treatment or disposal systems was observed on the property during the site reconnaissance. Wastewater generated from the property is discharged into a municipal sewer system and treated offsite at a POTW.

Radon

Radon hazard assessment was not included in the scope of this study. However, the EDR research report indicates that average levels of radon at 63 sites located within Los Angeles County, were below one pico Curie per Liter (pCi/L). This concentration is well below the Federal Action Level of four pCi/L.

Lead

Sampling for lead-based paint was not included in the scope of this study. The exterior coatings on the buildings were in good condition at the time of the site reconnaissance.

A lead-based paint survey was included in the *Dames & Moore Phase I Environmental Site Assessment and Lead Paint Survey*, dated July 10, 1997, conducted for the Glendon Manor Apartments (1070 Glendon Avenue). One of nine lead-based paint samples was greater than the HUD action level of 0.5%. The sample was obtained from a window frame and contained 17.03% lead. The paint from this sample was found universally throughout the apartment building in all window frames. The lead-based paint from the window frames, must be properly abated and/or managed by a licensed abatement contractor during demolition work.



Wells

Two geotechnical borings were excavated to a maximum depth of 100 feet bgs by Jerry Kovacs and Associates, on January 10, 2000, using a hollow stem auger drill rig with 6 1/2-inch augers. The borings were converted into groundwater monitoring wells with 4-inch diameter casings. The monitoring wells are located on the northwest and southeast portions of the asphalt parking lot on the northeast corner of the subject property see **PLOT PLAN**. The monitoring wells were installed for groundwater sampling. Groundwater samples were collected and analyzed at a state certified laboratory operated by Columbia Analytical Services in Canoga Park. Refer to **APPENDIX V**, the Report of Groundwater Sampling.

No other evidence of dry wells, irrigation wells, injection wells, oil wells, abandoned wells, monitoring wells, or other wells was observed on the subject property at the time of the site reconnaissance.

Stressed Vegetation

No evidence of stressed vegetation was observed in the subject property at the time of the site reconnaissance.

Other Conditions of Concern

No other conditions of potential environmental concern regarding potential sources for soil and groundwater contamination were observed during the site reconnaissance.

SITE DRIVE-BY

A drive by of the area within one-quarter mile radius of the subject property was conducted to help identify nearby sites that possibly use, store or generate hazardous materials. The subject property is located in a commercial district with commercial office buildings and retail stores. There are no service stations located on the adjacent properties. A list of selected environmental risk sites identified within one-quarter mile radius of the subject property is included in the **STANDARD ENVIRONMENTAL RECORD SOURCES** section of this report.

PREVIOUS WORK

LeRoy Crandall and Associates prepared a document entitled, *Report of Geotechnical Investigation, Proposed Westwood Village Mixed Use Project*, dated January 25, 1990, was issued by for the Nansay Corporation, USA. The report was for a proposed hotel complex and office buildings over a multi-level basement. The scope of the investigation included determining the characteristics of the soils at selected locations, and performing the necessary studies for foundation design of the proposed buildings. Ten borings were excavated during the investigation to determine soil classification, engineering properties and depth to groundwater. The borings were drilled to a depth of 60 to 112 feet below the existing grade. Groundwater was encountered in bucket auger borings at depths of 53 to 70 feet below ground surface (bgs). The report concluded that the proposed development was feasible.

California Environmental prepared a *Phase I Environmental Site Assessment* for the subject property, dated August 15, 1995. The scope of the study included research of available land use records and other sources of preliminary indications of hazardous material use, storage or disposal at the property. The property was developed with commercial property and pay parking area.

California Environmental prepared a, *Preliminary Environmental Site Assessment – Phase I Update*, dated September 1999, for the subject property. The scope of work included a site reconnaissance, research of available land use records, review of previous site assessment reports, and other sources for preliminary indications of hazardous material use, disposal, or storage at the property. Underground storage tank files were reviewed for 1071 Glendon Avenue and 1041 Tiverton Avenue. UST files for 1071 Glendon Avenue identified a fire permit application issued for Jorgensen's Groceries for private

auto fueling. On March 8, 1967 and July 3, 1979, notifications of abandonment were issued for a 250-gallon and 550-gallon underground storage tanks. No additional information regarding the removal of the offsite fuel tanks was on file for the adjacent property. A second UST file was reviewed for 1041 Tiverton Avenue. Two diesel underground storage tanks (UST), one 4,000-gallon and one 1,000-gallon, were removed by Alton Geoscience from this site. The 4,000-gallon UST closure report was dated February 27, 1995 and the 1,000-gallon UST tank closure report was dated October 10, 1994. On August 31, 1994, a 5,000-gallon tank was installed at the offsite property. Commercial buildings currently occupy the offsite properties. The Phase I Update concluded that there were no recognized environmental conditions ascertained in connection with the property. Additional site assessment research and/or subsurface site assessment activities were not recommended.

HYDROGEOLOGY

The subject property is located in the Sawtelle Plain area of the Santa Monica Groundwater Basin, south of the Santa Monica Mountains. Groundwater is present in recent alluvium and undivided Pleistocene deposits in the area of the subject property. Groundwater beneath the subject property flows in a southerly direction.

The County of Los Angeles Department of Public Works, Hydrologic Records Division maintains groundwater monitoring well information for the County of Los Angeles. The nearest well in the vicinity of the subject site is well #2546K, located approximately 6,000 feet to the southwest. The well was last measured on July 1, 1999. The depth to groundwater at that time was 163.8. The ground surface elevation was measured at 151.0 feet.

Hydroquip Pump and Dewatering Corporation conducted a dewatering investigation at the subject property on February 20, 1996. The objective of the study was to determine the scope and impact was to determine the scope and impact of the presence of groundwater to pre-dewatering, excavation procedures, shoring design, impacts to groundwater, permitting issues, and impacts on final building design due to groundwater levels and volume. Three borings were excavated to a maximum depth of 80 feet bgs. Minor seepage was encountered at approximately 69 feet bgs. Depth to water was measured at 57 and 69 feet bgs in two borings following a period of a few days. The third boring was dry. An internal dewatering system was recommended. Analytical tests on groundwater samples found no detectable VOC's.

Jerry Kovacs and Associates excavated two geotechnical borings on January 10, 2000, using a hollow stem auger. The borings were converted into groundwater monitoring wells. The subject property is underlain by silty sand, sand, and sandy clay to approximately 100-feet bgs. Depth to water was measured on February 4, 2000 at 42-45 feet bgs. The two wells were remeasured on February 24, 2000, with a depth to water of 43-44 feet bgs.

SITE UTILIZATION HISTORY

BUILDING AND GRADING PERMIT RESEARCH

The City of Los Angeles, Department of Building and Safety was previously visited for the purpose of researching building and grading permits for the subject property. The permits found for the subject properties are summarized below in TABLE I.

TABLE I
Building Permits

Date	Permit No.	Owner	Purpose	Description
10860 Weyburn Avenue				
—	52LA45604	—	—	Not available
12/11/52	52LA46604	Janss Inv. Co.	Auto park	New building
01/30/86	86LA29770	Shooze Debbei	—	Wall sign
10870 Weyburn Avenue				
03/24/42	42LA3983	Janss Inv. Co.	Garage/shops	New shop front
07/29/53	53LA64964	Geo. Schwab	Retail store	Sign permit
09/30/54	54LA97883	Geo. Schwab	Retail store	Sign permit
08/00/63	63LA44150	Geo. Schwab	Store	Wall sign
10872 Weyburn Avenue				
03/06/47	47WL70362	Janss Inv. Co.	Store	Install partitions
04/16/54	54LA84917	Janss Inv. Co.	Store/garage	Addition to store front and interior partitions
05/11/64	64LA65645	Penelope	Cafe	Sign permit
12/16/82	82WL43700	E. Pollack	Retail store	Add 2 dressing rooms

TABLE I
Building Permits
(Continued)

Date	Permit No.	Owner	Purpose	Description
10874 Weyburn Avenue				
02/06/56	56WL	Kirkeky Realty	Stores	New store front
03/28/56	56WL	Kirkeky Realty	Ret. store/garage	Non-bearing partition
10876 Weyburn Avenue				
06/05/46	46LA15495	Janss Inv. Co.	Store/garage	install new store front
06/30/66	66WL65981	Westwood Village Dev. Co.	Shops/garage/parking	New store front
09/13/66	66WL65116	Westwood Village Dev. Co.	Shops/garage/parking	Install new toilets
08/25/71	71LA33967	Campbell - Tolstad, Inc.	Stationary - retail store	Awning over public way
10880 Weyburn Avenue				
03/05/31	31LA4415	Master Serv. Corp.	Garage/store	Two new store fronts
03/08/32	32LA4194	Master Serv. Corp.	Store/class "A" storage	Partition
03/08/32	32LA4104	Master Serv. Corp.	Stores/class "A" garage	Partition
10/10/40	40LA41164	Janss Inv. Co.	Garage	Alteration
07/23/52	52LA36604	Janss Inv. Co.	Parking garage	Alteration
01/27/53	53LA80830	Janss Inv. Co.	Garage/store	Addition of 2 partitions, store front, wall facing electrical, plumbing, etc
03/02/65	65WL56244	Borinstein - Westwood Dev. Co.	Garage	Cut wall for bridge across alley
06/21/66	66WL64034	Borinstein - Westwood Dev. Co.	Packaging/shops	Add partitions and suspend ceiling
07/29/66	66WL64560	Borinstein - Westwood Dev. Co.	Packaging/shops	Remove store front partitions toilets and slab on grade
07/29/66	66WL64580	Borinstein - Westwood Dev. Co.	Packaging/shops	Alterations
02/00/67	67LA40900	Campbell Tolstad	Store	Sign permit
02/15/67	67LA40751	Public parking	Office	Sign permit
09/11/70	70WL82806	Borinstein - Westwood Dev. Co.	Stores	Partitions in basement
10/00/70	70WL82936	Borinstein - Westwood Dev. Co.	Stores	Change of plans
06/21/71	71LA31019	Westwood Village Dev. Co.	Rental shop/parking	Alterations
10/03/73	73WL96923	Borinstein - Westwood Dev. Co.	Packaging and stores	Add partitions and toilets
10/25/73	73WL97247	Borinstein	Packaging and stores	Revise plan to add fill to level floor and fill in portion of window
10/15/74	74WL1460	Westwood Village Dev. Co.	Garages/stores	Alteration (remove penthouse) storage

TABLE I
Building Permits
(Continued)

Date	Permit No.	Owner	Purpose	Description
---	75WL3800	---	---	Not available
07/23/75	75WL4392	Manny Bornstein	Restaurant/parking Stores	Interior alteration
10/08/75	75WL5350	Westwood Village Dev. Co.	Store	Cut opening in wall
10/15/75	75WL5441	Manny Bornstein	Restaurant/parking Stores	Add projection at front
11/16/75	75WL97557	Manny Bronstein	Retail store	Install T-Bar ceiling
10/18/79	79WL26962	Bad Bunch	Restaurant	New seating area
09/23/80	80LA10679	The Good Earth	---	Wall sign
1017 Tiverton Avenue				
11/21/29	29LA30061	Dr. Neal Rudy	Apartment	Original
02/11/30	30LA2915	Dr. Neal Rudy	Apartment	Change apartment to lobby
03/27/45	45WL70127	Dr. Neal Rudy	Apartment	Not legible (repair)
03/27/45	45WL70128	Dr. Neal Rudy	Apartment	Remove in showers
04/00/45	45WL70154	Dr. Neal Rudy	Apartment	Not legible (repair)
08/16/54	54WL72368	R. Coombs	Apartment	Sandblast exterior surface
02/21/64	64WL49973	Westwood Dev. Co.	Student home	Demolish
1021-1025 Tiverton Avenue				
04/05/46	46LA9859	F.G. Carbeau	Apartment house	Original
04/05/46	46LA9860	F.G. Carbeau	Apartment house	Original
1021-1043 Tiverton Avenue				
12/11/52	52LA46605	James Investment Corp.	Auto Parks Corp.	New building
1005 Glendon Avenue				
11/05/53	53WL9646	Janss Inv. Co.	Stores and comm garage	Repair roof
1006 Glendon Avenue				
11/27/47	47LA28296	W. West	Store	Original
1017 Glendon Avenue				
01/25/30	30LA1660	C.B. Kerr	Foundation only Public garage/storage	Original
02/01/30	30LA2104	C.B. Kerr	Public garage/storage	Original
03/01/30	30LA4373	C.B. Kerr	Public garage	Construction
04/02/30	30LA7342	C.B. Kerr	Private garage/stores	Storeroom arrangement
06/18/30	30LA41155	C.B. Kerr	Public garage	Stool for sign
06/23/30	30LA14451	C.B. Kerr	Public garage/stores	Portion off storeroom



TABLE I
Building Permits
(Continued)

Date	Permit No.	Owner	Purpose	Description
08/04/30	30LA18160	Disrali	Store	Awnings
12/01/40	40LA49900	Janss Inv. Corp.	Garage/shops	Change display windows
12/11/40	40LA49898	Janss Inv. Corp.	Garage/shops	Relocate partitions, change display windows
02/03/41	41LA70246	Janss Inv. Corp.	Tile stores, tvrants	Tile store grants
1020 Glendon Avenue				
03/21/29	29LA7469	Petroleum Securities	Women's dorm	Original
01/08/34	34LA233	Petroleum Securities	Women's dorm	Change 2 bedrooms to kitchens and dinettes
07/12/49	49LA9658	Gladys Marco	Women's dorm	Replace masonry walls, new porch and stairway
01/04/52	52WL3674	V.A. Marco	Dorm	New porch casing
12/11/63	63WL44666	M.A. Bornstein	Room house	Demolish
1021 Glendon Avenue				
07/01/58	58LA5742	Rob Klonsky	Bookstore	Recover awning
04/30/69	69LA87159	G. Laiken	Clothing store	Recover awning
03/08/73	73WL94190	M.A. Bornstein	Clothing store	Expand store
05/23/73	73LA71520	Rhxx Men's Wear	Store	Recover 2-roller awnings
1021-1029 Glendon Avenue				
07/19/52	52LA41577	Janss	Garage/stores	Additions (interior)
11/05/52	52LA45568	Janss	Garage/stores	Repairs
05/11/64	64WL51200	Berinstein	Garage/stores	Remove and replace concrete columns
05/28/64	64WL51508	Bernstein	Garage/stores	Change contractor
1023 Glendon Avenue				
12/16/55	55WL16718	Singer Sewing Machine Co.	Store	Awning
05/09/57	57WL21113	Ed Grant	Retail store	Interior partitions
04/05/63	63LA34819	C. Reveal	Dress shop	Complete awning
1025 Glendon Avenue				
05/28/53	53LA61697	Janss Inv. Corp.	Store	Awning
1027 Glendon Avenue				
06/02/54	54LA86606	John Rose	Store	Install roller awning
04/12/56	56LA40300	John Rose	Store	Recover awning
04/03/64	64LA62884	Lane Gallenes	Commercial	Recover awnings
00/19/67	67LA53262	Da imports	---	Sign (New gas tube system)
01/05/78	78WL16611	Westwood Dev. Co.	Commercial	Interior partition

TABLE I
Building Permits
(Continued)

Date	Permit No.	Owner	Purpose	Description
10/13/83	83WL48069	Westwood Dev. Co.	Retail	Add partitions
11/07/83	83WL48475	Westwood Dev. Co.	Retail	Add partition
07/17/84	84WL52237	Brewer Freudian Slip	Comm. Store	Awning
07/22/88	88WL76300	Westwood Dev. Co.	Retail	Alteration interior remodel repair
1029 Glendon Avenue				
05/12/67	69LA878	Rossler Westwood Village Dev. Co.	Clothing store	Recover awning
06/02/75	75WL3761	Richard Boin Enterprises	Retail sales	Interior remodel
02/10/78	78WL17036	Boincis Ent.	Retail sales	Interior remodel
10/09/80	80WL32553	Ron Roessler	---	Sign permit
1030 Glendon Avenue				
07/17/52	52LA36291	V. Marco	Apartment and dorm	Enclose porch
1032-1062 Glendon				
08/05/48	48LA23497	Janss	Parking lot	Apartment
1035 Glendon Avenue				
09/21/30	30LA30733	Safeway Stores	Store	Install metal cooling tower on roof
06/10/38	38LA17581	Janss	Store	Original "D" masonry
09/30/38	38LA31984	Safeway Stores	Store	Install crank type awning
01/18/42	52LA23892	Canneel and Chaffin	Store	Sign permit
10/16/51	51LA21032	Janss	Store	Interior additions and alterations
11/19/51	51LA19794	Canneel and Chaffin	Store	Awning
09/30/53	53WL9603	Janss Inv. Co.	Store	Reroof
04/02/57	57LA67733	Mr. Favour	Furniture	Recover awning
03/08/60	60LA55073	Mr. Rome	Furniture store	Wall sign
08/25/66	66LA31799	Westwood Village Dev. Co.	Store	Supp. Permit for plan check demolition
09/21/81	51LA17730	Janss	Store	Addition of mezzanine
1035-1037 Glendon Avenue				
06/06/66	66WL63854	Max Laemmle	Furniture store	Remove all interior non bearing partitions
08/17/66	66WL64853	Westwood Dev. Co.	Store	Demolish
1047 Glendon Avenue				
04/20/73	75WL94720	Manuel Bornstein	Ramp	Ramp
1053 Glendon Avenue				
12/03/64	64LA83168	Manuel Bornstein	Parking	Addition to building
06/21/71	71LA31018	Westwood Village Dev. Co.	Rental shop and parking structure	New building

TABLE I
Building Permits
(Continued)

Date	Permit No.	Owner	Purpose	Description
1059 Glendon Avenue				
02/17/58	58WL23550	Westwood Village Auto Parks	Control office (parking lot)	New building
1065 Glendon Avenue				
02/14/67	67WL66722	Westwood Dev. Co.	Theater	New building
04/00/67	67LA44662	Plaza Theater	Theater	Sign permit
03/14/83	83WL44613	Mann Theaters	Theater	Add storeroom
1070 Glendon Avenue				
1920	--	--	1070 Glendon-Apartment Building	New Structure
Post 1920	--	--	Apartment Building	Minor Alterations

UNDERGROUND STORAGE TANK PERMIT RESEARCH

The City of Los Angeles Fire Department was contacted by our personnel to research their files for underground storage tank (UST) permits and industrial waste records. According to a representative of the Fire Department, there are no records on file for the subject properties.

LOS ANGELES COUNTY HEALTH DEPARTMENT AND SCAQMD FILE REVIEW

Inquiry letters were sent to the Los Angeles County Health Department (LACHD) and South Coast Air Quality Management District (SCAQMD) for any information they may have regarding soil, water or air contamination at the site. Response letters from the SCAQMD and LACHD indicate that there are no records maintained for the subject property. The inquiry and response letters are included in **APPENDIX II.**

HISTORICAL AERIAL PHOTOGRAPH RESEARCH

Historical aerial photographs were previously reviewed as part of this study. The photos are part of the Spence Air Photo Collection maintained by the UCLA Geography Department. Twenty-five photos were reviewed and are summarized in **TABLE II**.

TABLE II
UCLA Spence Aerial Photograph Collection

Date	Photo No.	Description
1922	2939-C-18	Medium oblique view to north - subject property and surrounding areas are vacant land.
11/01/27 100-1-27	E-1642 E-1589-18	Medium oblique view to the north - subject property is vacant land. Surrounding area consists of vacant land and sparse residences.
03/26/29	E-2567	High oblique view to the north - subject property is occupied by two residential houses and vacant land. Surrounding area consists of sparse residential houses and vacant land.
11/22/29	E-3026	Medium oblique view to north - subject property to the west of Glendon Avenue is vacant land. Subject property between Glendon Avenue and Tiverton Avenue is occupied by a multi-story apartment complex/dormitory. Surrounding area consists of apartments and sparse commercial.
06/26/30	E-4221-18	Medium oblique to north - subject property to the west of Glendon Avenue is occupied by a warehouse labeled Master Service. The subject property between Glendon Avenue and Tiverton Avenue is occupied by two multi-story apartment complexes/dormitories. Surrounding area consists of apartments and commercial properties.
09/17/35 07/08/36 03/23/37	E-6252-18 E-6905-18 E-7708-18	Medium oblique view to the north - subject property west of Glendon Avenue is occupied by a warehouse labeled Village Garage Service. Subject property between Glendon Avenue and Tiverton Avenue is occupied by two multi-story apartment complexes/dormitories. Surrounding area consists of residential and commercial properties. A gas station is located on the northeast corner of Lindbrook Avenue and Glendon Avenue.
11/05/38	E-9020-18	Medium oblique to the north - subject property to the west of Glendon Avenue is occupied by large warehouse labeled Village Garage Service and another warehouse. Two multi-story apartments occupy the subject property between Glendon Avenue and Tiverton Avenue. Gas stations on the northeast, northwest, and southeast corners of Glendon Avenue and Lindbrook Avenue. Surrounding area commercial and residential apartments.
08/07/40 12/10/45 05/17/46	E-10723-18 E-11924-18 E-12282-18	Description as per 1938 photo.
08/11/47	E-18-1	Medium oblique view to the north - subject property west of Glendon Avenue is occupied by two warehouses. Subject property between Glendon Avenue and Tiverton Avenue is occupied by two multi-story apartments. Surrounding area as per 1938 photo.

TABLE II
UCLA Spence Aerial Photograph Collection
(Continued)

Date	Photo No.	Description
10/23/48	E-18-1	Low oblique view to north - subject property west of Glendon Avenue is occupied by two warehouses. Subject property between Glendon Avenue and Tiverton Avenue is occupied by two multi-story apartments.
10/18/49	H-2553-18	Description as per 1948 photo. Surrounding area consists of commercial establishments and residential apartments.
09/30/50 01/25/51 01/04/54 08/14/57	E-18-33 E-18-41 E-18-66 E-18-90	Description as per 1949 photo.
09/03/58	E-18-109	Low oblique view to the north. Description as per 1949 photo. Warehouse appears to be utilized as commercial property.
09/29/59 11/30/60 01/11/61 01/24/62	E-18-122 E-18-145 E-18-150 E-18-185	Description as per 1958 photo.
09/25/63	E-18-215	High oblique view to north - subject property description as per 1949 photo. High rise complex constructed on the corner of Glendon and Lindbrook.
12/04/64	E-18-230	High oblique view to northwest - subject property west of Glendon Avenue occupied by retail establishments converted from warehouse. Subject property between Glendon Avenue and Tiverton Avenue is parking lot. Surrounding area consists of commercial establishments.
06/02/67 09/29/69 08/17/70 01/04/71	E-18-291 E-18-342 E-18-345 E-18-355	Description as per 1964 photo.

HISTORICAL FIRE INSURANCE MAPS

The Sanborn Fire Insurance Map collection at Sanborn Mapping and Geographic Information Service in New York was previously reviewed as a part of this study. Maps from two time periods were reviewed and are summarized below in **TABLE III**. The Sanborn maps are attached in the **ILLUSTRATIONS** section of this report.

Date	Description
1938	Lots 8-11 of Tract 10600 are occupied by a two-story garage, a restaurant, and retail stores. Lots 1 & 15 of Tract 9768 are occupied by a girls dormitory. The surrounding area consists of commercial establishments to the west and vacant lots and residential housing to the east and north. There is a gas station located on the northeast corner of Glendon Avenue and Tiverton Avenue.
1950	The subject property description is as per 1938 map except Lot 10 and portion of Lot 9 of Tract 10600 is occupied by a retail store. Surrounding areas consists of commercial establishments, vacant land and residential housing. A service station located on the northeast corner of Glendon Avenue and Tiverton Avenue.

LANDFILL

OIL FIELD MAPS

EV2075.RPT



STANDARD ENVIRONMENTAL RECORDS SOURCES

A database search of government record sources was performed by EDR to locate known or suspected contaminated sites which store, generate, or use hazardous materials near the subject property. Environmental risks sites found to exist within a one-quarter mile radius of the subject property are listed below in **TABLE IV**. The EDR report, including a description of the databases searched, is included in **APPENDIX III**.

TABLE IV
Standard Environmental Record Sources

Name	Address	Distance from Subject Property	Source(s)
PIP Printing	1080 Glendon Ave.	Adjacent to South	RCRIS-SQG FINDS
Bullock's/Macy West (Westwood)	10861 Weyburn Ave.	50 ft N	HAZNET
GTE California University Central Office	1041 Tiverton	75 ft. S	HAZNET Ca.FID
Westwood Center, LTD partnership	1100 Glendon Ave. #1400	80 ft. S	HAZNET RCRIS-SQG FINDS
Mr. Christal Inc.	1100 Glendon Ave. #1250	80 ft. S	FINDS
GTE California	1041 Tiverton	100 ft. SE	HAZNET
Village 1-Hr.	929 Westwood Blvd.	100 ft. NE	HAZNET
Thrifty Payless Drugs	1101 Westwood Blvd.	100 ft S	HAZNET
Westwood Horizons Trust	947 Tiverton Ave.	100 ft. N	HAZNET
Wells Fargo Bank	10925 Kinross Ave.	100 ft. S	HAZNET
Kuz Engineering Corp./ Westwood Plaza-Trust Company of the West	924 Westwood Blvd.	150 ft. NE	FINDS HAZNET
Copy Mat	923 Westwood Blvd.	150 ft. NE	HAZNET
Maria Hershovic	1095 Broxton	200 ft. SW	HAZNET
30 Min Foto Quick	1145 Westwood Blvd.	200 Ft. W	RCRIS-SQG FINDS HAZNET
Ritz Dry Cleaners	1074 Gayley Ave.	300 ft W	HAZNET
London Cleaners	1073 Gayley Ave.	300 ft W	RCRIS-SQG FINDS HAZNET
UCLA-Environment Health & Safety	1072 Gayley	300 ft. W	HAZNET

Name	Address	Distance from Subject Property	Source(s)
Paul Beckstead DDS	1033 Gayley Ave., #102	300 ft. W	HAZNET
Westwood Tune-up	1155 Glendon Ave	450 ft. S	UST Ca FID
System One	1105 Gayley Ave.	600 ft. SW	RCRIS-SQG FINDS
UCLA Ambulatory Care Complex/ University Cardiovascular	100 Medical PZ	800 ft. N	Ca FID HAZNET
Facilities/Hospital/ UCLA Medical Center/ University of California/ University of Los Angeles Dental	10833 Le Conte	800 ft. NE	UST Cortese LUST Ca FID MLTS RCRIS-SQG FINDS HAZNET
Union Oil Service Station Leas 76 Products Station #1065/ Service Station 1065	1157 W. Gayley Ave.	1,000 ft. S	UST Cortese LUST Ca. FID HAZNET
Chevron	10984 Le Conte Ave.	1,200 ft. NW	Cortese LUST Ca. FID UST
R/S Oil Company Shell #203-4530-4007	900 Gayley Ave.	1,200 ft. NW	Ca. FID UST Cortese LUST
Westwood Tune-up	10889 Wilshire Blvd.	1,300 ft. S	Ca. FID UST
Frederick W. Field	10900 Wilshire Blvd.	1,300 ft. S	Ca. FID LUST
Tishman Midvale	10920 Wilshire Blvd.	1,300 ft. S	Ca. FID
Center West Wilshire Glendon Associates LT	10877 Wilshire Blvd.	1,300 ft. S	LUST Ca. WDS Ca. FID
Whittaker Corp.	10880 Wilshire Blvd.	1,300 ft. S.	MLTS Ca. FID HAZNET
Wilshire Westwood Associates	10936 Wilshire Blvd.	1,350 ft. S	Cal-Sites

GENERAL FINDINGS

During the research phase of this study, the following information was obtained

- ◆ Aerial photographs and building permit research indicate that the subject property was vacant from 1922 to 1929. In 1929, Lot 1 of Tract 9768 was occupied by a multi-story dormitory. In 1930, Lot 16 of tract 9768 was also occupied by a multi-story dormitory. These buildings were demolished in 1963 and 1964.
- ◆ Aerial photographs, Sanborn Map and building permit research indicates that Lots 6-11 of Tract 10600 were initially developed as a two-story commercial building. In 1930, this building was occupied by Master Service. From 1935 through 1938, this site was occupied by Village Garage Service.
- ◆ Building permits and historical research indicates that Lots 6-11 of Tract 10600 was utilized as retail stores and garage parking from 1931 to present.
- ◆ There are no underground storage tank records or industrial waste records maintained at the City of Los Angeles Fire Department for the subject property.
- ◆ The nearest environmental risk sites to the subject property include several small quantity generators of hazardous material.
- ◆ LeRoy Crandall and Associates conducted a geotechnical study for the site during January 1990. The depth to groundwater at the time was between 50-70 feet bgs. It was concluded that the proposed development was feasible.
- ◆ California Environmental prepared a Pre-demolition Asbestos Inspection, dated February 6, 1996, for 10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue. ACM was identified on the subject property.
- ◆ California Environmental prepared a Screening Pre-Demolition Asbestos Survey and Supplemental Pre-Demolition Asbestos Survey in January 2000. ACM was identified on the subject property at 1070 Glendon Avenue and 10870 Weyburn Avenue.
- ◆ Dames & Moore prepared a Phase I Environmental Site Assessment and Lead Paint Survey for 1070 Glendon Avenue dated July 10, 1997. One of nine lead samples exceeded the HUD action level of 0.5%. There were no other environmental concerns identified for the subject property.
- ◆ California Environmental prepared an Environmental Site Assessment – Phase I Update, dated September 1999. There were no recognized environmental conditions identified with the subject property.

- ◆ The nearest listed contaminated site is UCLA Medical Center, located approximately 800 feet to the northeast of the subject property.
- ◆ The nearest landfill to the subject property is located approximately one and a half miles to the southwest.
- ◆ The nearest producing oil wells to the subject property are located approximately 3,000 feet to the west within the Sawtelle Oil Field.
- ◆ The depth to groundwater as found in well installed onsite in January 2000, is 42 feet bgs. The groundwater gradient in the region is toward the south.

During the site walkover, the following observations were made:

- ◆ The subject property is currently occupied by a two-story commercial building, an apartment structure, and a movie theater. The portion of the property not occupied by buildings is covered with asphalt paving.
- ◆ Twelve 55-gallon drums of soil cuttings from two geotechnical excavated borings were observed onsite.
- ◆ The surrounding area consists of commercial development and residential apartments.
- ◆ No evidence of existing aboveground or underground storage tanks, clarifiers, sumps, or grease interceptors was observed on the subject property.
- ◆ No evidence of hazardous substance use was observed on the subject property.
- ◆ No evidence of spillage or residue of hazardous substance was observed on the subject property.
- ◆ No evidence of disposal of solid waste material was observed on the subject property.
- ◆ No evidence of PCB containing equipment or transformers was observed on the subject property.
- ◆ No evidence of wastewater treatment or disposal systems was observed on the subject property.
- ◆ Two geotechnical borings were excavated during the site reconnaissance. The borings were converted to groundwater monitoring wells.
- ◆ The area surrounding the subject property consists of commercial and residential property.

CONCLUSIONS AND RECOMMENDATIONS

Historical research indicates that the subject property was vacant property from 1922 to 1929. In 1929 and 1930, two-multi-story dormitories were constructed on the eastern portion of the subject property. These dormitories were demolished in 1963 and 1964. The apartment structure (1070 Glendon Avenue) was constructed in 1929. The western portion of the subject property was initially developed as a two-story building consisting of commercial establishments and parking garage in approximately 1930. A movie theater was constructed in the southern portion of the subject property in 1967. The subject property is currently developed with a two-story commercial structure, a movie theater, an apartment building, and asphalt paved parking areas.

The subject property is not listed on the standard government databases researched in this report. There are no underground storage tank files, or industrial records maintained at the City of Los Angeles Fire Department. No evidence of use, storage, disposal generation of large quantities of hazardous substances was observed onsite.

The nearest environmental risk sites to the subject property include several small quantity generators of hazardous materials located within 500 feet of the subject property. There are no reported spills or releases of hazardous materials from the offsite facilities.

The nearest identified contaminated site to the subject property is the UCLA Medical Center located approximately 800 feet to the northeast of the subject property. The facility was identified on UST, Cortese, LUST, Ca. FID, MLTS, RCRIS-SQG, FINDS, and HAZNET databases. A release of diesel

was reported from an underground storage tank located on the offsite property in May 1995. The responsible party is currently conducting a preliminary site assessment for the soil only case.

Two borings were advanced onsite by Jerry Kovacs and Associates on January 10, 2000. The excavation of the two borings was observed by California Environmental. No evidence (odors/staining) of contaminated soil was detected in the borings. The borings were converted to monitoring wells for groundwater quality testing. Groundwater samples were analyzed for petroleum hydrocarbons, volatile organic compounds, metals, BOD, oil and grease, phenolics, total suspended solids (TSS), sulfides, surfactants, and turbidity. The laboratory analysis identified low levels of chloroform (1.3 µg/L) and carbon tetrachloride (1.4 µg/L) in groundwater samples from MW2. Non detect levels of all VOC compounds were found in MW1. The low levels of VOCs detected in MW2 probably represent contaminants from an offsite upgradient facility. Research of site use history found no onsite source for such contaminants.

In 1996 Hydroquip Pump and Dewatering installed three test wells on the property. Samples of groundwater were obtained from the wells and analyzed for volatile organic compounds. No VOC's were detected. These data indicate that the low level VOC's in MW2 may represent the fringe of a plume, which is just reaching the subject property along its eastern border. Future groundwater extraction and discharge which is subject to NPDES Waste Discharge Limitations may require treatment to meet the discharged limitations for VOC's.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property. Further site assessment research and /or subsurface exploration are not recommended for the property.

This report is subject to the following **NOTICE**

NOTICE

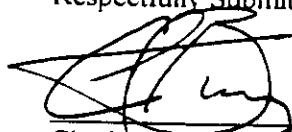
All properties are subject to some element of environmental risk and the risk cannot be eliminated. Industrial and commercial properties developed prior to modern environmental laws are especially risk prone to environmental hazards which include, but are not limited to, wastes which may be toxic, ignitable, corrosive or reactive. The potential for these environmental hazards to impact the use of the property can be reduced by the identification and mitigation of the hazards prior to development or redevelopment of the property. Due to the difficulty in locating underground wastes, in some cases it is not always possible to ascertain that hazardous wastes are present on the property prior to development.

A Phase I environmental site assessment does not utilize subsurface exploration to check for the presence of hazardous wastes on the property. The experience of the assessor, along with the research of available reports, aerial photographs and land use records are used to evaluate the potential for hazardous wastes to occur on the site. Based on the information gained from the audit, subsurface exploration may be recommended to check for the presence of hazardous wastes. Preexisting environmental problems such as the presence of hazardous wastes in the soil or groundwater, can be concealed by grading activities and site improvements. If such wastes are present these wastes cannot be observed by the auditor.

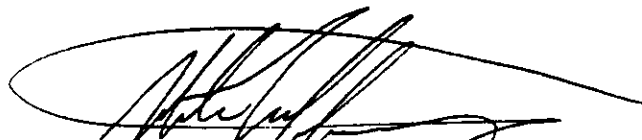
This report was prepared with the skill and competence as commonly used by environmental professionals in this area. No warranty, expressed or implied, of any kind is made or intended in connection with this report, or by the fact you are being furnished this report, or by any other oral or written statement.

Should you have any questions or desire any additional information, please contact the undersigned.

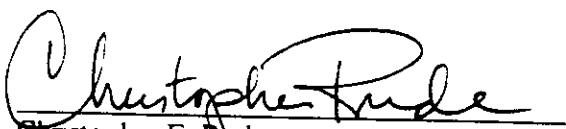
Respectfully Submitted,



Charles I. Buckley
Certified Hydrogeologist No. 55
Registered Environmental Assessor II No. 20116



Michael Tiffany
Certified Asbestos Consultant No. 92-0064



Christopher E. Rude
Environmental Scientist

REFERENCES

1. City of Los Angeles, Department of Building and Safety, records review.
2. County, Department of Public Works, Hydrological Records Division, verbal communication, February 2000.
3. Environmental Data Resources, Inc. Southport, Connecticut, Radius Map with Geocheck, Inquiry Number 0411604.1r, dated September 14, 2000, (800) 352-0050.
4. Environmental Data Resources, Inc. Southport, Connecticut, Sanborn Fire Insurance Maps, Inquiry Number No. 20116.1r, dated September 14, 2000, (800) 352-0050.
5. Los Angeles County, Department of Public Works, Hydrological Records Division, verbal communication, January 2000.
6. Los Angeles County, Department of Public Works, Hydrological Report, February 2000.
7. Los Angeles County, Health Department, written communication, January 27, 2000.
8. Los Angeles County, Major Waste Systems Map Book, Map No. 054-237, dated 1972.
9. Los Angeles Regional Water Quality Control Board, Mr. Rod Nelson, verbal communication, February 2000.
10. Munger Oil Information SVC, Inc. Munger Map Book - California-Alaska Oil and Gas Fields, dated 1999.
11. UCLA Geography Map Library review of photographs dated 1922, 1927, 1928, 1930, 1935, 1936, 1937, 1938, 1940, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1954, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1967, 1969, 1970, and 1971.
12. South Coast Air Quality Management District, written communication, January 7, 2000.
13. State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources, Map Number 117.
14. U.S. Geologic Survey, 7.5 Minute Series Topographic Map, Beverly Hills, 1925.
15. Dames and Moore, Phase I Environmental Site Assessment, July 10, 1997.
16. LeRoy Crandall and Associates, Report of Geotechnical Investigation, Proposed Westwood Village Mixed Use Project, dated January 25, 1990.

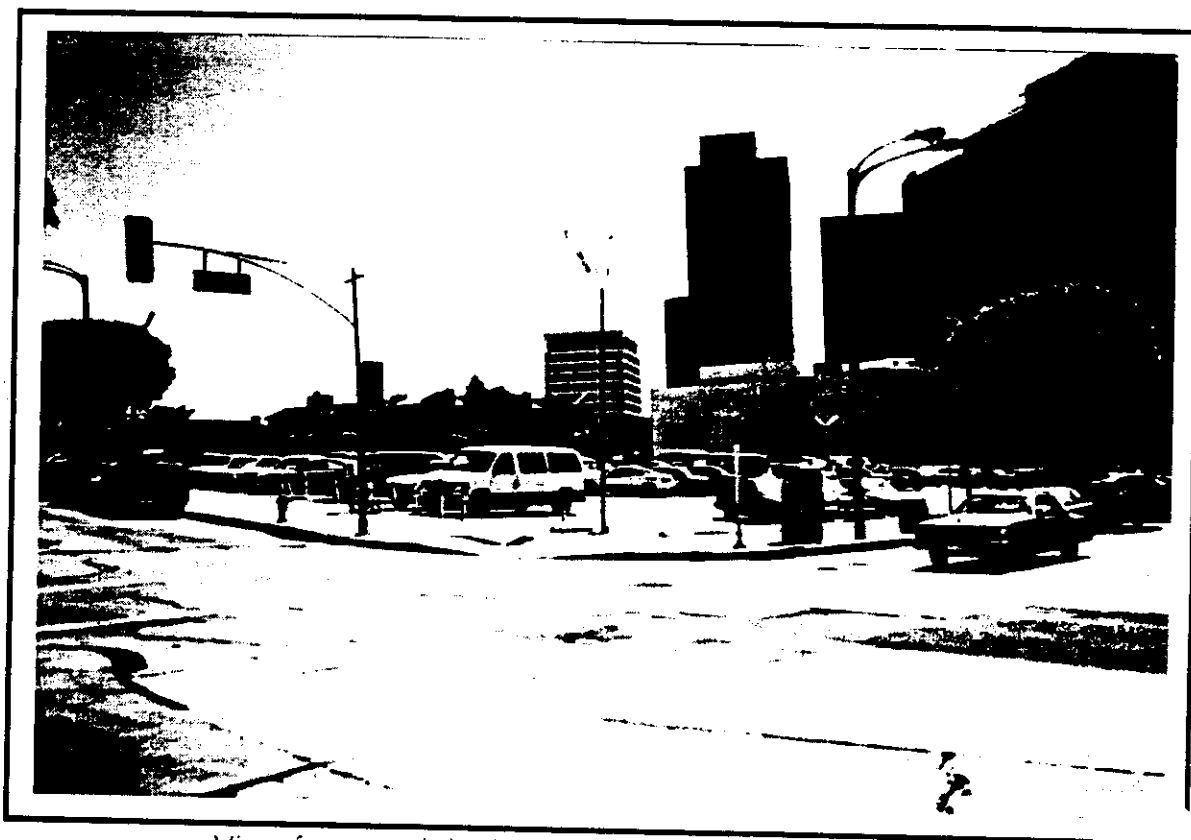
17. California Environmental Pre-Demolition Asbestos Inspection, dated February 6, 1996.
18. California Environmental, Preliminary Environmental Site Assessment - Phase I Update, dated September 1999.
19. Hydroquip Pump and Dewatering Corporation Report dated February 1996.

ILLUSTRATIONS

Site Photographs-Plates 1 and 2
Vicinity Map
Plot Plan
Sanborn Maps (2)



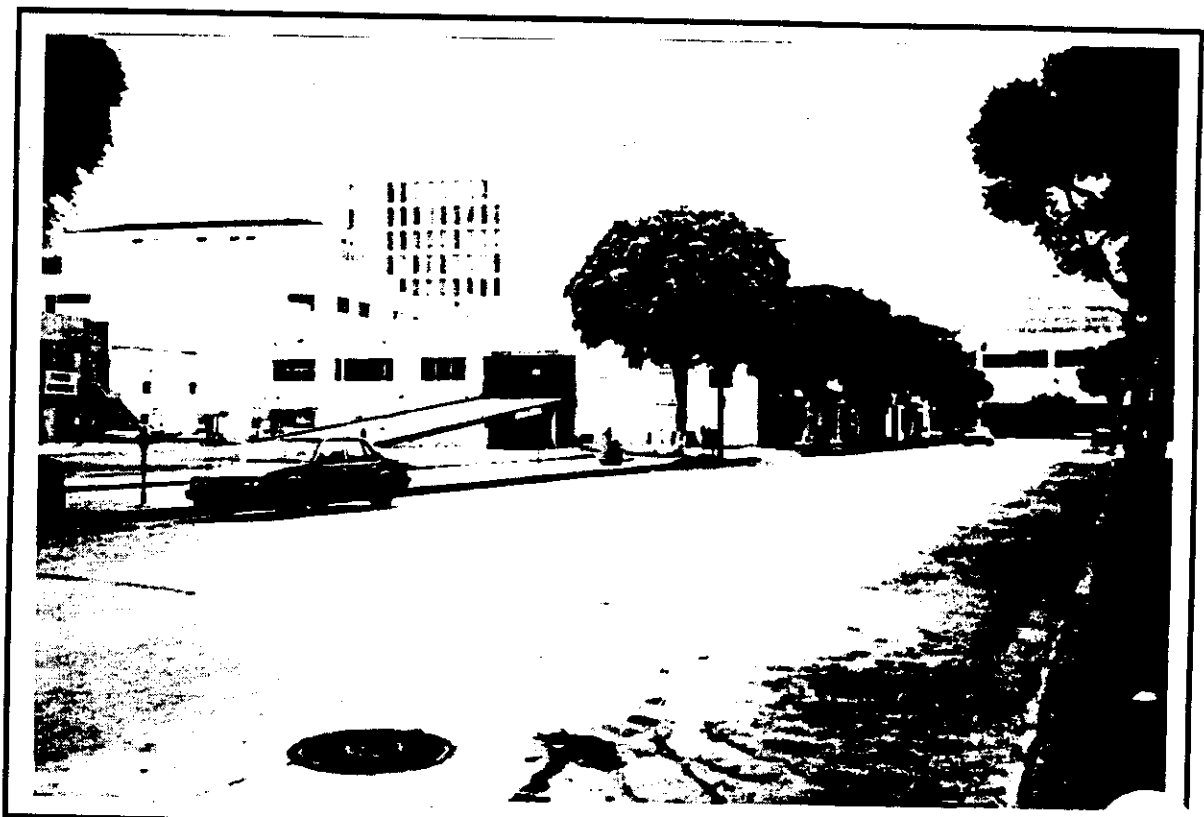
View from north looking southwest along Glendon Ave.
Weyburn/Glendon Project, Westwood, California



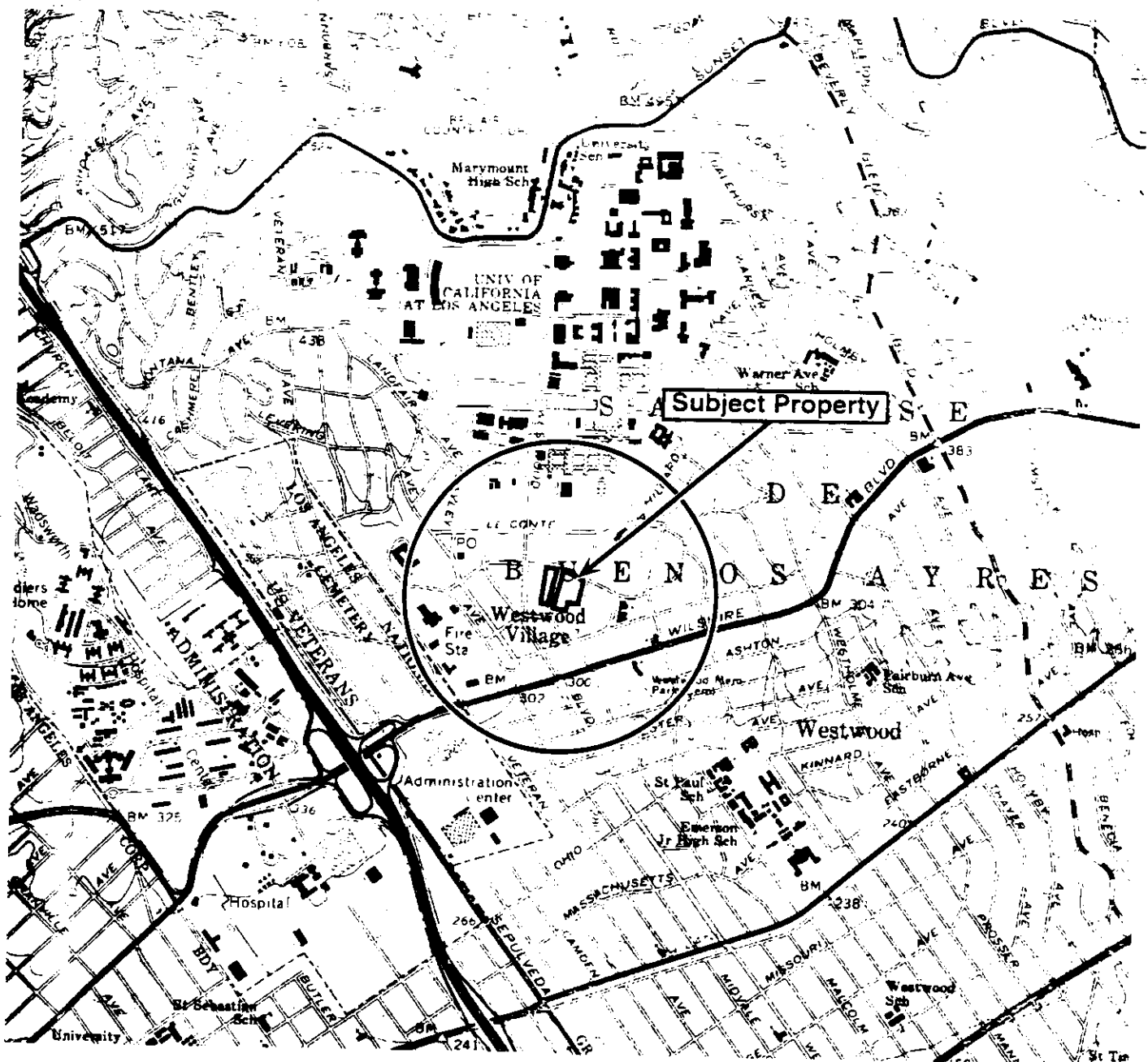
View from north looking southeast along Glendon Ave.
Weyburn/Glendon Project, Westwood, California



View of movie theater located to the southwest.
Weyburn/Glendon Project, Westwood, California



View from south looking north along Glendon Ave.
Weyburn/Glendon Project, Westwood, California



REFERENCE: USGS 7.5' Beverly Hills Topographic Quadrangle, 1966 (Photorevised 1981)



VICINITY MAP
Weyburn Avenue & Glendon Avenue
Westwood, California

Drawn By:	KAK	Job #	EP100-2075
Checked By:	CIB	Date:	March 2000

California
Environmental

Commercial
Property

ALLEY

Two Story
Commercial Building
Lots 6-11
Tract 10600

Concrete Ramp

DRAIN

Asphalt Paved
Parking Lot
Lots 3-5
Tract 10600

Movie Theater
Lot 2
(1065 Glendon Avenue)

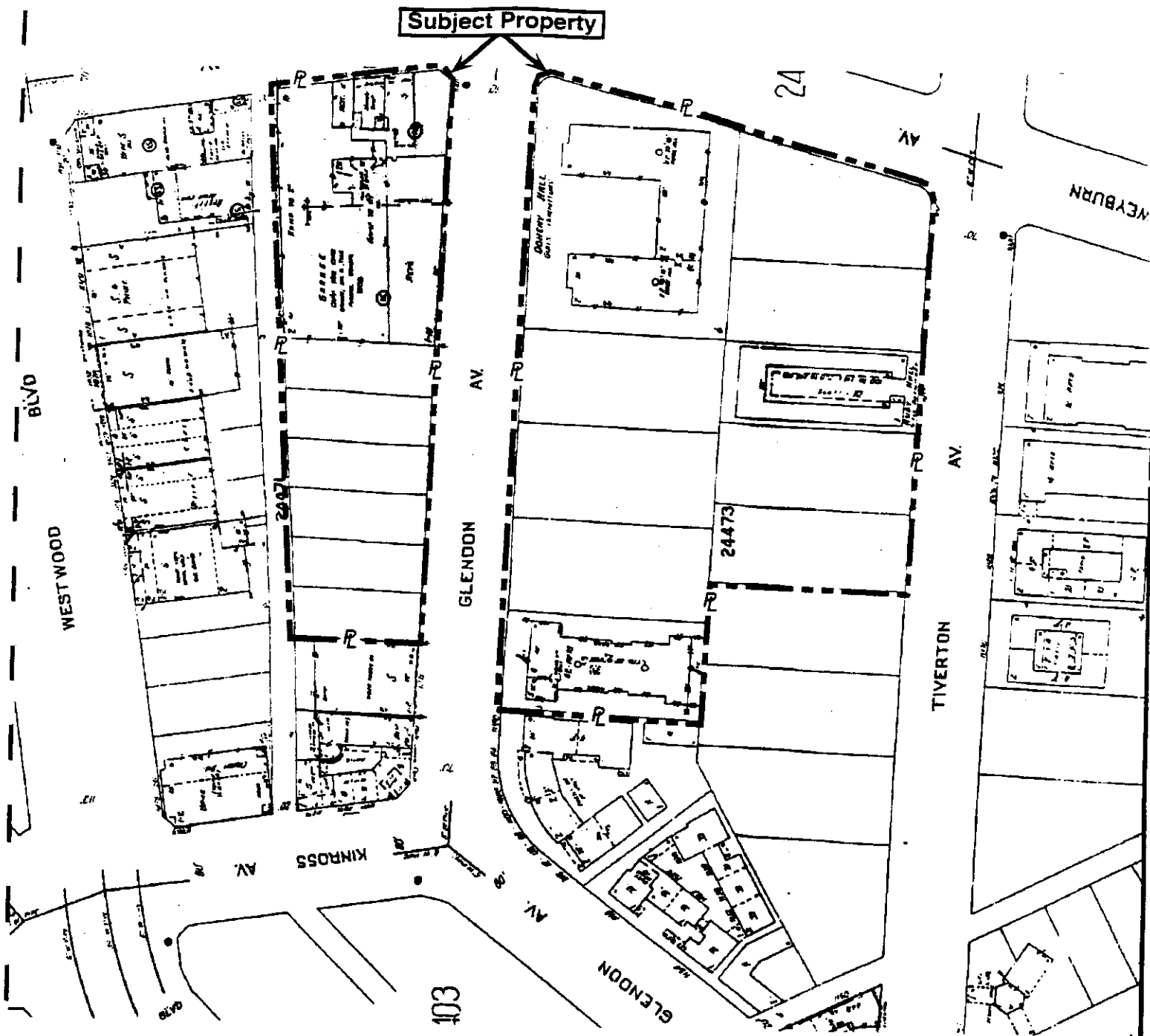
GLENDON AVENUE

Glendon Manor
Apartments
Lot 5
(1070 Glendon Avenue)

SCALE

0 30 60 feet
1 inch = 60 feet

REFERENCE: FIELD SKETCH BY ENGINEER



REFERENCE: EDR Sanborn Map



1938 SANBORN MAP
Weyburn Avenue & Glendon Avenue
Westwood, California

Drawn By: **KAK**

Job # **EP100-2075**

Checked By: **CIB**

Date: **March 2000**

California
Environmental



REFERENCE: EDR Sanborn Map



1950 SANBORN MAP
Weyburn Avenue & Glendon Avenue
Westwood, California

Drawn By:	KAK	Job #	EP100-2075
Checked By:	CIB	Date:	March 2000

California
Environmental

APPENDIX I

Environmental Field Reconnaissance Checklist

**ENVIRONMENTAL FIELD RECONNAISSANCE CHECKLIST
AND FIELD INTERVIEW CHECKLIST**

Client Name: Casden Properties
Project Number: EP100-2075
Project Address: 1070 Glendon Avenue
Westwood, California

PART A FIELD CHECKLIST

Prepared by: Mr. Ken Katsuda
Date: January 10, 2000



ENVIRONMENTAL FIELD RECONNAISSANCE CHECKLIST

PART A

A. SITE RECONNAISSANCE - Make sketch map of site & adjoining properties

1. Is there any evidence (drums, trash, discarded batteries, tires, piles, septic tank, Imhoff tank, dry well, or drain field) of waste or refuse disposal on the property?

Five drums on the north portion of lot 7 of tract 10600 (2 empty and 3 sealed). Twelve drums of dirt from borings on parking lot located on northeast corner of subject property.

2. Are any chemical manufacturing plants, gas stations or petroleum delivery/storage facilities located on surrounding properties?

No.

3. Is the subject or any neighboring property engaged in storing, transporting or producing waste, chemicals or hazardous substances?

No.

4. Is there any evidence (uneven settling, ravine areas, unexplainable changes in grade) of artificial fill on the property?

No.

5. Is there any evidence of distressed or dying vegetation on the property?

No. Most of the property is covered by asphalt.

6. Is there evidence that water wells or borings are on the property?

Two exploratory borings were being installed at the time of the site reconnaissance. They are located on the northwest and south portions of the parking lot located on the northeast corner of the subject property. The borings will be converted to groundwater monitoring wells.



7. A. Is there any evidence (visible above or underground, vent pipes, tanks or fill ports, diked areas, catch basins, clarifiers, large pavement patches) of aboveground or underground storage tanks? If yes, list location, capacity and product storage history.

No.

- B. Does the subject property have a history of above or underground storage tanks, vent pipes, tanks or fillports, diked areas, catch basins, clarifiers, or large pavement patches. If yes, list the location, capacity and product storage history.

No.

8. Is there any evidence (stained soil, concrete, or drains) of past spills of hazardous substances or fuels? Oil on water in sumps, catch basins or clarifiers?

No.

9. Is there any visible evidence of existing or abandoned pits, ponds or lagoons on the property?

No.

10. A. Are there any structures built before the mid 1970's on the property; if so, is there any evidence of suspect asbestos (ACM) in the structure? If yes, where and is it friable? What is the condition?

Yes, refer to asbestos report.

- B. Has an asbestos survey been conducted on the subject structure?

Yes, refer to asbestos report.

11. Does visible or other evidence exist of PCB contamination to the soil or paved surfaces on the property?

No.



12. A. Are there any electrical transformers located on the subject property? If yes, map location and write down pole and transformer numbers.

No.

- B. Does the property contain any fluorescent light ballasts labeled as containing PCB's?

Not inspected.

- C. Are there electrical devices or hydraulic equipment on the property labeled as containing PCB's?

No.

13. Are there any unusual chemical odors detected on the property? If so, what is the source?

No.

14. Is organic vapor screening or drilling recommended?

No.

B. SITE SAMPLING AND ANALYSIS (PREVIOUS WORK BY OTHERS)

1. Do the results of composite soil samples (composed of at least one discrete sample from each suspicious area) show unnatural levels of any hazardous substance, thus indicating a need for additional discrete soil sampling?

No.

2. Do the results of discrete soil samples exceed natural background levels for any hazardous substance?

N/A

3. Do the results of groundwater samples show levels of hazardous substances which are either above natural background levels or above relevant standards?

No.



4. Do the results of subsurface gas monitoring indicate significant levels of potentially explosive gas (e.g. methane, etc.) or the presence of VOC's on the property?

N/A

5. Do underground tank integrity tests indicate that a tank or tanks may have leaked?

N/A

6. Do samples of building materials confirm that asbestos is present in existing structures?

Yes, refer to asbestos report.

7. Do samples of dielectric fluids confirm that PCB's are present in existing electric equipment?

N/A

- C. 1. Describe adjacent properties and sites beyond in each direction (to 400-500 feet in each direction). What is the nature of the vicinity in which the subject property is located?

Refer to site description.

2. Request Material Safety Data Sheets (MSDS), if applicable from occupants on site.

N/A



APPENDIX II
Inquiry and Response Letters



**South Coast
Air Quality Management District**

21865 E. Copley Drive, Diamond Bar, CA 91765

(909) 396-3700

FAX (909) 396-3330

Office Use Only

CONTROL NUMBER

PUBLIC RECORDS REQUEST FORM

CE Job No. EV695-1010

(Please Type or Print)

Requestor Name	Ken Katsuda	Date	1/7/00
Company Name	California Environmental		
Mailing Address	31119 Via Colinas, Suite 501		
City	Westlake Village	State	CA Zip Code 91362
Phone	(818) 991-1542		
In order to expedite your request for records we are asking that you fill out this form completely. Check the record(s) that you are interested in receiving and the time frame of the request (eg. 1989-1991). If applicable a description of what your are requesting is also advisable.			
Request	Commercial Property		
Address	10860-10880 Weyburn Ave. (Even Numbers Only)		
City	Westwood	State	CA Zip Code 90024
Specify Equipment (e.g Permit or ID numbers)			
Time Period of Documents Requested: From: 1900 To: Present			
RECORDS REQUESTED (Check <u>Only Three</u> Items Maximum <i>Per Request</i>)			
	Application(s)		New Source Review Balance (NSR)
X	Permit(s)		AB 2588 (Toxics) HRA
			Air Monitoring Data (please describe below)
X	Notices of Violation		VOC RECLAIM Facilities (Disk \$10.00)
X	Site Inspection Reports		Source Test Reports
			RECLAIM NOx & Sox (Disk \$10.00)
			Asbestos Reports
			Title V Facilities List (Disk \$10.00)
			Other (please describe below)
DESCRIPTION OF ABOVE:			

REPORTS/SUBSCRIPTIONS

Please check the appropriate box(s) and submit your check or money order to the attention of Public Records.

Payable to: S.C.A.Q.M.D.

NAME OF REPORT	MONTHLY	QUARTERLY	YEARLY
Asbestos/Demolition Notification Quarterly Report	--	\$15.00	\$60.00
Application Summary Report	\$30.00	\$90.00	\$360.00
Civil/Criminal Monthly Report	\$5.00	\$15.00	\$60.00
Emission Reduction Credit Report (ERC)	\$5.00	\$15.00	\$60.00

I hereby agree to reimburse the SCAQMD for all expenses related to producing the information requested in accordance with Govt. Code Section 6257.

Ken Katsuda
(Signature)

South Coast

Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765



(909) 396-3700

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Office Use Only

CONTROL NUMBER

PUBLIC RECORDS REQUEST FORM

CE Job No. EV695-1010

(Please Type or Print)

Requestor Name	Ken Katsuda	Date	1/7/00
Company Name	California Environmental		
Mailing Address	31119 Via Colinas, Suite 501		
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In order to expedite your request for records we are asking that you fill out this form completely. Check the record(s) that you are interested in receiving and the time frame of the request (eg. 1989-1991). If applicable a description of what your are requesting is also advisable.			
Request	Commercial Property		
Address	10860-10880 Weyburn Ave. (Even Numbers Only)		
City	Westwood	State	CA Zip Code 90024
Specify Equipment (e.g Permit or ID numbers)			
Time Period of Documents Requested: From: 1900 To: Present			
RECORDS REQUESTED			
(Check <u>Only Three</u> Items Maximum Per Request)			
Application(s)		New Source Review Balance (NSR)	X AB 2588 (Toxics) HRA
Permit(s)	X	Air Monitoring Data (please describe below)	VOC RECLAIM Facilities (Disk \$10.00)
Notices of Violation		Source Test Reports	RECLAIM NOx & Sox (Disk \$10.00)
Site Inspection Reports	X	Asbestos Reports	Title V Facilities List (Disk \$10.00)
			Other (please describe below)
DESCRIPTION OF ABOVE: H and S.C. 41805.5 - Air Solid Waste Assessment Testing			

REPORTS/SUBSCRIPTIONS

Please check the appropriate box(s) and submit your check or money order to the attention of Public Records.

Payable to: S.C.A.Q.M.D.

NAME OF REPORT	MONTHLY	QUARTERLY	YEARLY
Asbestos/Demolition Notification Quarterly Report	<input type="checkbox"/>	<input type="checkbox"/> \$15.00	<input type="checkbox"/> \$60.00
Application Summary Report	<input type="checkbox"/> \$30.00	<input type="checkbox"/> \$90.00	<input type="checkbox"/> \$360.00
Civil/Criminal Monthly Report	<input type="checkbox"/> \$5.00	<input type="checkbox"/> \$15.00	<input type="checkbox"/> \$60.00
Emission Reduction Credit Report (ERC)	<input type="checkbox"/> \$5.00	<input type="checkbox"/> \$15.00	<input type="checkbox"/> \$60.00

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 (Signature)



**South Coast
Air Quality Management District**

21865 E. Copley Drive, Diamond Bar, CA 91765

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PUBLIC RECORDS REQUEST FORM

CE Job No. EV695-1010

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Requestor Name	Ken Katsuda	Date	1/7/00
Company Name	California Environmental		
Mailing Address	31119 Via Colinas, Suite 501		
City	Westlake Village	State	CA Zip Code 91362
Phone	(818) 991-1542		
In order to expedite your request for records we are asking that you fill out this form completely. Check the record(s) that you are interested in receiving and the time frame of the request (eg. 1989-1991). If applicable a description of what your are requesting is also advisable			
Request	Commercial Property		
Address	1000-1070 Glendon Ave., (Even Numbers Only)		
City	Westwood	State	CA Zip Code 90024
Specify Equipment (e.g Permit or ID numbers)			
Time Period of Documents Requested: From: 1900 To: Present			
RECORDS REQUESTED (Check <u>Only Three</u> Items Maximum <i>Per Request</i>)			
	Application(s)		New Source Review Balance (NSR)
X	Permit(s)		AB 2588 (Toxics) HRA
			Air Monitoring Data (please describe below)
X	Notices of Violation		VOC RECLAIM Facilities (Disk \$10.00)
X	Site Inspection Reports		Source Test Reports
			RECLAIM Nox & Sox (Disk \$10.00)
			Asbestos Reports
			Title V Facilities List (Disk \$10.00)
			Other (please describe below)
DESCRIPTION OF ABOVE:			

REPORTS/SUBSCRIPTIONS

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Payable to: S.C.A.Q.M.D.

NAME OF REPORT	MONTHLY	QUARTERLY	YEARLY
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Emission Reduction Credit Report (ERC)	\$5.00	\$15.00	\$60.00

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Ken Katsuda
(Signature)



South Coast

Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765

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PUBLIC RECORDS REQUEST FORM

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Requestor Name	Ken Katsuda	Date	1/7/00
Company Name	California Environmental		
Mailing Address	31119 Via Colinas, Suite 501		
City	Westlake Village	State	CA
		Zip Code	91362
Phone	(818) 991-1542		
In order to expedite your request for records we are asking that you fill out this form completely. Check the record(s) that you are interested in receiving and the time frame of the request (eg. 1989-1991). If applicable a description of what you are requesting is also advisable.			
Request	Commercial Property		
Address	1000-1070 Glendon Ave., (Even Numbers Only)		
City	Westwood	State	CA
		Zip Code	90024
Specify Equipment (e.g Permit or ID numbers)			
Time Period of Documents Requested: From: 1900 To: Present			
RECORDS REQUESTED			
(Check Only Three Items Maximum Per Request)			
Application(s)		New Source Review Balance (NSR)	X
Permit(s)	X	Air Monitoring Data (please describe below)	AB 2588 (Toxics) HRA
Notices of Violation		Source Test Reports	VOC RECLAIM Facilities (Disk \$10.00)
Site Inspection Reports	X	Asbestos Reports	RECLAIM Nox & Sox (Disk \$10.00)
			Title V Facilities List (Disk \$10.00)
			Other (please describe below)
DESCRIPTION OF ABOVE: H and S.C. 41805.5 - Air Solid Waste Assessment Testing			

REPORTS/SUBSCRIPTIONS

Please check the appropriate box(s) and submit your check or money order to the attention of Public Records.

Payable to: S.C.A.Q.M.D.

NAME OF REPORT	MONTHLY	QUARTERLY	YEARLY
Asbestos/Demolition Notification Quarterly Report	--	\$15.00	\$60.00
Application Summary Report	\$30.00	\$90.00	\$360.00
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Emission Reduction Credit Report (ERC)	\$5.00	\$15.00	\$60.00

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Ken Katsuda



**South Coast
Air Quality Management District**

21865 E. Copley Drive, Diamond Bar, CA 91765

(909) 396-3700

FAX (909) 396-3330

Office Use Only
CONTROL NUMBER

PUBLIC RECORDS REQUEST FORM

CE Job No. EV695-1010

(Please Type or Print)

Requestor Name	Ken Katsuda	Date	1/7/00
Company Name	California Environmental		
Mailing Address	31119 Via Colinas, Suite 501		
City	Westlake Village	State	CA Zip Code 91362
Phone	(818) 991-1542		
In order to expedite your request for records we are asking that you fill out this form completely. Check the record(s) that you are interested in receiving and the time frame of the request (eg. 1989-1991). If applicable a description of what your are requesting is also advisable			
Request	Commercial Property		
Address	1001-1029 Tiverton (Odd Numbers Only)		
City	Westwood	State	CA Zip Code 90024
Specify Equipment (e.g Permit or ID numbers)			
Time Period of Documents Requested: From: 1900 To: Present			
RECORDS REQUESTED (Check <u>Only Three</u> Items Maximum Per Request)			
<input checked="" type="checkbox"/>	Application(s)	<input type="checkbox"/> New Source Review Balance (NSR)	<input type="checkbox"/> AB 2588 (Toxics) HRA
X	Permit(s)	<input type="checkbox"/> Air Monitoring Data (please describe below)	<input type="checkbox"/> VOC RECLAIM Facilities (Disk \$10.00)
X	Notices of Violation	<input type="checkbox"/> Source Test Reports	<input type="checkbox"/> RECLAIM NOx & Sox (Disk \$10.00)
X	Site Inspection Reports	<input type="checkbox"/> Asbestos Reports	<input type="checkbox"/> Title V Facilities List (Disk \$10.00)
			<input type="checkbox"/> Other (please describe below)
DESCRIPTION OF ABOVE:			

REPORTS/SUBSCRIPTIONS

Please check the appropriate box(s) and submit your check or money order to the attention of Public Records.
Payable to: S.C.A.Q.M.D.

NAME OF REPORT	MONTHLY	QUARTERLY	YEARLY
Asbestos/Demolition Notification Quarterly Report	—	\$15.00	\$60.00
Application Summary Report	\$30.00	\$90.00	\$360.00
Civil/Criminal Monthly Report	\$5.00	\$15.00	\$60.00
Emission Reduction Credit Report (ERC)	\$5.00	\$15.00	\$60.00

I hereby agree to reimburse the SCAQMD for all expenses related to producing the information requested in accordance with Govt. Code Section 6257.

Ken Katsuda
(Signature)

South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765

(909) 396-3700

FAX (909) 396-3330

Office Use Only

CONTROL NUMBER



PUBLIC RECORDS REQUEST FORM

CE Job No. EV691

(Please Type or Print)

Requestor Name		Ken Katsuda		Date		1/7/00	
Company Name		California Environmental					
Mailing Address		31119 Via Colinas, Suite 501					
City	Westlake Village	State	CA	Zip Code	91362		
Phone	(818) 991-1542						
In order to expedite your request for records we are asking that you fill out this form completely. Check the record(s) that you are interested in receiving and the time frame of the request (eg. 1989-1991). If applicable a description of what your are requesting is also advisable.							
Request	Commercial Property						
Address	1001-1029 Tiverton (Odd Numbers Only)						
City	Westwood	State	CA	Zip Code	90024		
Specify Equipment (e.g Permit or ID numbers)							
Time Period of Documents Requested:		From: 1900 To: Present					
RECORDS REQUESTED							
(Check <u>Only Three</u> Items Maximum <i>Per Request</i>)							
Application(s)		New Source Review Balance (NSR)	X	AB 2588 (Toxics) HRA			
Permit(s)	X	Air Monitoring Data (please describe below)		VOC RECLAIM Facilities (Disk \$10.00)			
Notices of Violation		Source Test Reports		RECLAIM NOx & Sox (Disk \$10.00)			
Site Inspection Reports	X	Asbestos Reports		Title V Facilities List (Disk \$10.00)			
				Other (please describe below)			
DESCRIPTION OF ABOVE: H and S.C. 41805.5 - Air Solid Waste Assessment Testing							


REPORTS/SUBSCRIPTIONS

Please check the appropriate box(s) and submit your check or money order to the attention of Public Records.

Payable to: S.C.A.Q.M.D.

NAME OF REPORT	MONTHLY	QUARTERLY	YEARLY
Asbestos/Demolition Notification Quarterly Report	--	\$15.00	\$60.00
Application Summary Report	\$30.00	\$90.00	\$360.00
Civil/Criminal Monthly Report	\$5.00	\$15.00	\$60.00
Emission Reduction Credit Report (ERC)	\$5.00	\$15.00	\$60.00

I hereby agree to reimburse the SCAQMD for all expenses related to producing the information requested in accordance with Govt. Code Section 6257.


 (Signature)



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182

(909) 396-2000 • <http://www.aqmd.gov>

Information Management
Public Records' Unit

Writer's Direct Dial:
(909) 396-3700
Fax: (909) 396-3330

COMPLETION LETTER

01/13/2000

KEN KATSUDA
CALIFORNIA ENVIRONMENTAL
31119 VIA COLINAS, SUITE #501
WESTLAKE VILLAGE, CA 91362

Re: Request for Records
Control #: 0100126
Request: PERMITS, NOTICES OF VIOLATION AND SITE INSPECTION
REPORTS FOR COMMERCIAL PROPERTY 10860-10880
WEYBURN AVENUE (EVEN NUMBERS), WESTWOOD, CA
90024.

Your request for records has been received by the Public Records' Unit of the Office of Information Management and has been assigned a control number, as indicated above.

NO RECORDS WERE FOUND FOR THE ABOVE REQUEST FOR THIS ADDRESS RANGE.

Should you have any questions or need additional information concerning this letter, please contact the Public Records' Unit at (909) 396-3700 between the hours of 8:00 a.m. and 4:30 p.m. from Tuesday through Friday.

Maria Naranjo x2406

For: Linda L. Mills
Public Records Coordinator

[UPDTE]



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

Information Management
Public Records' Unit

Writer's Direct Dial:
(909) 396-3700
Fax: (909) 396-3330

COMPLETION LETTER

01/26/2000

KEN KATSUDA
CALIFORNIA ENVIRONMENTAL
31119 VIA COLINAS, SUITE #501
WESTLAKE VILLAGE, CA 91362

Re: Request for Records
Control #: 0100127
Request: AIR MONITORING DATA, ASBESTOS RECORDS AND AB2588
(TOXICS) HRA FOR COMMERCIAL PROPERTY 10860-10880
WEYBURN AVENUE (EVEN NUMBERS), WESTWOOD, CA
90024.

Your request for records has been received by the Public Records' Unit of the Office of Information Management and has been assigned a control number, as indicated above.

NO RECORDS WERE FOUND FOR THE ABOVE REQUEST FOR THIS ADDRESS RANGE.

Should you have any questions or need additional information concerning this letter, please contact the Public Records' Unit at (909) 396-3700 between the hours of 8:00 a.m. and 4:30 p.m. from Tuesday through Friday.

Maria Naranjo x2406

For: Linda L. Mills
Public Records Coordinator

[UPDTE]



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

INFORMATION MANAGEMENT
PUBLIC RECORDS UNIT

Direct Dial: (909) 396-3700
Fax: (909) 396-3330

COMPLETION LETTER

January 12, 2000

Mr. Ken Katsuda
California Environmental
31119 Via Colinas, Suite 501
Westlake Village, CA 91362

Re: CONTROL NOS. 0100166(lm) and 0100167(lm)

Dear Mr. Katsuda:

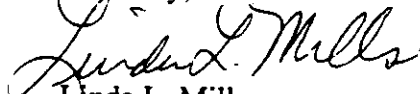
Re: COPIES OF PERMITS TO OPERATE, NOTICES OF VIOLATION,
INSPECTION REPORTS, AIR MONITORING DATA, ASBESTOS REPORTS,
AND AB 2588 HRA FOR 1000-1070 GLENDON AVE., WESTWOOD, CA
90024 (EVEN NUMBERS ONLY)

Your request for records, dated January 7, 2000, was received by the Public Records Unit. After a thorough search of our records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-
REFERENCED FACILITY SITE.

If you have any questions, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, 8:00 a.m. to 4:30 p.m.

Sincerely,


Linda L. Mills
Public Records Coordinator

:lm



South Coast Air Quality Management District



21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

INFORMATION MANAGEMENT
PUBLIC RECORDS UNIT

Direct Dial: (909) 396-3700
Fax: (909) 396-3330

COMPLETION LETTER

January 12, 2000

Mr. Ken Katsuda
California Environmental
31119 Via Colinas, Suite 501
Westlake Village, CA 91362

Re: CONTROL NOS. 0100164(lm) and 0100165(lm)

Dear Mr. Katsuda:

**Re: COPIES OF PERMITS TO OPERATE, NOTICES OF VIOLATION,
INSPECTION REPORTS, AIR MONITORING DATA, ASBESTOS REPORTS,
AND AB 2588 HRA FOR 1001-1029 TIVERTON, WESTWOOD, CA 90024
(ODD NUMBERS ONLY)**

Your request for records, dated January 7, 2000, was received by the Public Records Unit. After a thorough search of our records:

**NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-
REFERENCED FACILITY SITES.**

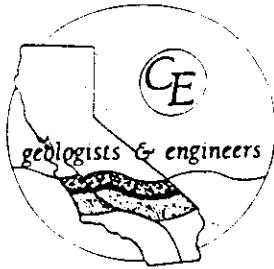
If you have any questions, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, 8:00 a.m. to 4:30 p.m.

Sincerely,

Linda L. Mills
Public Records Coordinator

:lm

California



Environmental

January 7, 2000

CE Job No. EP100-2075

Los Angeles Health Department
Public Health Investigation
5557 Ferguson Drive, 120-04
Commerce, California 90022
Attention: Haz-Mat Liaison

To Custodian of Records:

I would like to obtain information from the Site Inspection Files, Emergency Response file, the Doing Business As (DBA) file, Site Mitigation File Log (active or inactive), and any other file that would help locate information regarding soil or water contamination at or nearby the following address:

10860-10880 Weyburn Avenue (even nos. only)
Westwood, California 90024

Also, please call our office regarding the availability of such files at your earliest convenience.

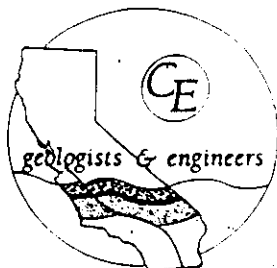
Thank you for your assistance,

Ken Katsuda
Project Manager

/cmm

LAHD .LTR

California



January 7, 2000

CE Job No. EP100-2075

Environmental

Los Angeles Health Department
Public Health Investigation
5557 Ferguson Drive, 120-04
Commerce, California 90022
Attention: Haz-Mat Liaison

To Custodian of Records:

I would like to obtain information from the Site Inspection Files, Emergency Response file, the Doing Business As (DBA) file, Site Mitigation File Log (active or inactive), and any other file that would help locate information regarding soil or water contamination at or nearby the following address:

1000-1070 Glendon Avenue (even nos. only)
Westwood, California 90024

Also, please call our office regarding the availability of such files at your earliest convenience.

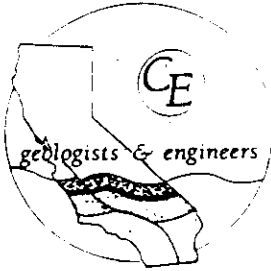
Thank you for your assistance,

Ken Katsuda
Project Manager

/cmm

LAHD .LTR

California



January 7, 2000

CE Job No. EP100-2075

Environmental

Los Angeles Health Department
Public Health Investigation
5557 Ferguson Drive, 120-04
Commerce, California 90022
Attention: Haz-Mat Liaison

To Custodian of Records:

I would like to obtain information from the Site Inspection Files, Emergency Response file, the Doing Business As (DBA) file, Site Mitigation File Log (active or inactive), and any other file that would help locate information regarding soil or water contamination at or nearby the following address:

1001-1029 Tiverton (odd nos. only)
Westwood, California 90024

Also, please call our office regarding the availability of such files at your earliest convenience.

Thank you for your assistance,

Ken Katsuda
Project Manager

/cmm

LAHD .LTR



MARK FINUCANE, Director

**PUBLIC HEALTH PROGRAMS AND SERVICES
COMMUNITY HEALTH SERVICES
PUBLIC HEALTH INVESTIGATION**

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
(323) 890-7806
FAX (323) 728-0217

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 21, 2000

California Environmental
31119 Via Colinas, Ste. 501
Westlake Village, CA 91362

Attn.: Ken Katsuda

Re: 10860-10880 Weyburn Avenue (even nos. only), Westwood, CA 90024

I, the undersigned, being the Custodian or Keeper of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact me at (323) 890-7806.

Very truly yours,

Michael Mina, Deputy Health Officer
Public Health Investigation

vm

H-61-00



MARK FINUCANE, Director

**PUBLIC HEALTH PROGRAMS AND SERVICES
COMMUNITY HEALTH SERVICES
PUBLIC HEALTH INVESTIGATION**

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
(323) 890-7806
FAX (323) 728-0217

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 21, 2000

California Environmental
31119 Via Colinas, Ste. 501
Westlake Village, CA 91362

Attn.: Ken Katsuda

Re: 1001-1029 Tiverton (odd nos. only), Westwood, CA 90024

I, the undersigned, being the Custodian or Keeper of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact me at (323) 890-7806.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert L. Smith".

Robert Smith, Deputy Health Officer
Public Health Investigation

vm

H-59-00



MARK FINUCANE, Director

**PUBLIC HEALTH PROGRAMS AND SERVICES
COMMUNITY HEALTH SERVICES
PUBLIC HEALTH INVESTIGATION**

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
(323) 890-7806
FAX (323) 728-0217

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 21, 2000

California Environmental
31119 Via Colinas, Ste. 501
Westlake Village, CA 91362

Attn.: Ken Katsuda

Re: 1000-1070 Glendon Avenue Even (even nos. only), Westwood, CA 90024

I, the undersigned, being the Custodian or Keeper of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact me at (323) 890-7806.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert L. Smith".

Robert Smith, Deputy Health Officer
Public Health Investigation

vm

H-60-00

APPENDIX III
EDR Database Report



The EDR-Radius Map with GeoCheck[®]

**Vicinity of Weyburn Ave + Glendon Ave
Vicinity of Weyburn Ave + Glendon Ave
Westwood, CA 90024**

Inquiry Number: 0411604.1r

September 14, 1999

***The Source* For Environmental Risk Management Data**

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

VICINITY OF WEYBURN AVE + GLENDON AVE
WESTWOOD, CA 90024

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

NPL:	National Priority List
Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
AWP:	AWP
Notify 65:	Notify 65
CHMIRS:	California Hazardous Material Incident Report System
Toxic Pits:	Toxic Pits
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
SWF/LF:	State Landfill
AST:	Aboveground Petroleum Storage Tank Facilities
RAATS:	RCRA Administrative Action Tracking System
WMUDS:	WMUDS/SWAT
RCRIS-LQG:	Resource Conservation and Recovery Information System
HMIRS:	Hazardous Materials Information Reporting System
PADS:	PCB Activity Database System
TRIS:	Toxic Chemical Release Inventory System
TSCA:	Toxic Substances Control Act
NPL Lien:	NPL Liens
Site Mitig:	Site Mitigation
CA SLIC:	CA SLIC regions.
Ca. BEP:	CA Bond Exp. Plan
ROD:	ROD
CONSENT:	Superfund (CERCLA) Consent Decrees
HMS:	HMS: Street Number List
SMS R_2:	South Bay Site Management System
Coal Gas:	Former Manufactured gas (Coal Gas) Sites.
MINES:	Mines Master Index File

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

The subject property was not listed in any of the databases searched by EDR.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
76 PRODUCTS STATION #1065	1157 GAYLEY AVE	1/8 - 1/4 SSW	L44	33
MURDOCK PLAZA	10900 WILSHIRE BLVD	1/8 - 1/4 S	P60	47
CENTER WEST	10877 WILSHIRE BLVD	1/8 - 1/4 SSE	S70	54
HERTZ - WEST LA	10951 WILSHIRE BLVD	1/4 - 1/2 S	Q73	57

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

A review of the UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 7 UST sites within approximately 0.25 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FACILITIES/HOSPITAL	10833 LE CONTE	1/8 - 1/4 NE	I25	21
R&S OIL COMPANY	900 GAYLEY AVE	1/8 - 1/4 WNW	N51	42
93100	10984 LE CONTE	1/8 - 1/4 WNW	N53	43
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WESTWOOD TUNE-UP	1155 GLENDON AVE.	1/8 - 1/4 SSE	J32	28
UNION OIL SERVICE STATION LEAS	1157 W. GAYLEY AVENUE	1/8 - 1/4 SSW	L42	33
SERVICE STATION 1065	1157 W. GAYLEY AVENUE	1/8 - 1/4 SSW	L45	35
WESTWOOD TUNE-UP	10889 WILSHIRE BLVD.	1/8 - 1/4 SSE	O57	46

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

A review of the Ca. FID list, as provided by EDR, has revealed that there are 12 Ca. FID sites within approximately 0.25 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNIVERSITY CENTRAL OFFICE	1041 TIVERTON AVE	0 - 1/8 ESE	D14	15
FACILITIES/HOSPITAL	10833 LE CONTE AVE	1/8 - 1/4 NE	I27	24
UCLA AMBULATORY CARE COMPLEX	100 MEDICAL PZ	1/8 - 1/4 NNW	K38	30
CHEVRON STATION #3100	10984 LE CONTE AVE	1/8 - 1/4 WNW	N49	41
R/S OIL COMPANY/C	900 GAYLEY AVE	1/8 - 1/4 WNW	N50	41
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WESTWOOD TUNE-UP	1155 GLENDON AVE	1/8 - 1/4 SSE	J33	29
SERVICE STATION 1065	1157 W. GAYLEY AVENUE	1/8 - 1/4 SSW	L45	35
WESTWOOD TUNE-UP	10889 WILSHIRE BLVD	1/8 - 1/4 SSE	O56	46
FREDERICK W FIELD	10900 WILSHIRE BLVD	1/8 - 1/4 S	P59	47
TISHMAN WEST MANAGEMENT CORP	10880 WILSHIRE BLVD	1/8 - 1/4 SSE	O63	50
TISHMAN MIDVALE	10920 WILSHIRE BLVD	1/8 - 1/4 S	R68	52
WILSHIRE GLENDON ASSOCIATES LT	10877 WILSHIRE BLVD	1/8 - 1/4 SSE	S71	56

EXECUTIVE SUMMARY

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 07/01/1999 has revealed that there are 6 RCRIS-SQG sites within approximately 0.25 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>UNIV OF CA LOS ANGELES DENTAL</i>	<i>10833 LE CONTE AVE RM10</i>	<i>1/8 - 1/4 NE</i>	<i>I29</i>	<i>24</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>WESTWOOD CENTER</i>	<i>1100 GLENDON AVE SUTIE</i>	<i>0 - 1/8 S</i>	<i>B8</i>	<i>12</i>
<i>PIP PRINTING</i>	<i>1080 GLENDON AVE</i>	<i>0 - 1/8 SSE</i>	<i>B11</i>	<i>14</i>
<i>LONDON CLEANERS</i>	<i>1073 GAYLEY AVE</i>	<i>1/8 - 1/4 SW</i>	<i>F18</i>	<i>16</i>
<i>30 MIN FOTO QUICK</i>	<i>1145 WESTWOOD BLVD</i>	<i>1/8 - 1/4 S</i>	<i>G21</i>	<i>18</i>
<i>SYSTEM ONE</i>	<i>1105 GAYLEY AVE</i>	<i>1/8 - 1/4 SSW</i>	<i>E24</i>	<i>21</i>

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/1998 has revealed that there is 1 ERNS site within approximately 0.25 miles of the subject property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL #1065, 1157 W. GAYLEY	UNOCAL #1065, 1157 W. G	1/8 - 1/4 SSW	65	51

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 04/01/1999 has revealed that there are 11 FINDS sites within approximately 0.5 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LUZ ENGINEERING CORP	924 WESTWOOD BLVD	0 - 1/8 NNW	A3	9
<i>UNIV OF CA LOS ANGELES DENTAL</i>	<i>10833 LE CONTE AVE RM10</i>	<i>1/8 - 1/4 NE</i>	<i>I29</i>	<i>24</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>WESTWOOD CENTER</i>	<i>1100 GLENDON AVE SUTIE</i>	<i>0 - 1/8 S</i>	<i>B8</i>	<i>12</i>
MR. CHRISTAL INC (DONALD CHRI	1100 GLENDON AVE #1250	0 - 1/8 S	B9	12
<i>PIP PRINTING</i>	<i>1080 GLENDON AVE</i>	<i>0 - 1/8 SSE</i>	<i>B11</i>	<i>14</i>
<i>LONDON CLEANERS</i>	<i>1073 GAYLEY AVE</i>	<i>1/8 - 1/4 SW</i>	<i>F18</i>	<i>16</i>
<i>30 MIN FOTO QUICK</i>	<i>1145 WESTWOOD BLVD</i>	<i>1/8 - 1/4 S</i>	<i>G21</i>	<i>18</i>
<i>SYSTEM ONE</i>	<i>1105 GAYLEY AVE</i>	<i>1/8 - 1/4 SSW</i>	<i>E24</i>	<i>21</i>
<i>LA FIRE STATION 37</i>	<i>1090 VETERAN AVE</i>	<i>1/4 - 1/2 WSW</i>	<i>74</i>	<i>59</i>
TISHMAN WEST CO	10980 WILSHIRE BLVD	1/4 - 1/2 SSW	75	59

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
UCLA CO-GENERATION FACILI	Cortese,LUST
SO. CAL. DISPOSAL AKA HAMILTON AVE LF	SWF/LF
JOINT WATER DISTRICT PLANT	SWF/LF
MARY BEZAYIFF	SWF/LF
SAN CLEMENTE ISLAND LANDFILL	SWF/LF
TOYON CANYON COVE, CATALINA ISLAND	SWF/LF
WESTWOOD DISP FAC (DUP:ARCHIVED)	SWF/LF
WESTWOOD DUMP /MOUNTAIN MEADOWS IDS	SWF/LF
WARREN HALL	UST
FACILITIES/PARKING STRUCTURE #	UST
UCLA MEDICAL CENTER	HAZNET
UNIVERSITY OF CALIFORNIA MEDICAL CENTER	HAZNET
WESTWOOD CENTER, LTD PARTNERSHIP	HAZNET
FEDERAL BUILDING	HAZNET
OCCIDENTAL PETROLEUM CORP	HAZNET
DR DENISE GALANTER DDS	HAZNET
OXY WESTWOOD CORPORATION	HAZNET
LABEX CORPORATION	HAZNET
EOP-10960 WILSHIRE BOULEVARD L L C	HAZNET
DEANCO INC	RCRIS-SQG,FINDS

GEOCHECK VERSION 2.1

SUMMARY

TARGET PROPERTY COORDINATES

Latitude (North): 34.062210 - 34° 3' 44.0"
Longitude (West): 118.443909 - 118° 26' 38.1"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 366747.0
UTM Y (Meters): 3769799.8

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2434118-A4 BEVERLY HILLS, CA

GEOLOGIC AGE IDENTIFICATION†

Geologic Code: Q
Era: Cenozoic
System: Quaternary
Series: Quaternary

ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

GROUNDWATER FLOW INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡

AQUIFLOW™ Search Radius: 2.000 Miles. The following table shows sites where groundwater flow and depth information was reported. Additional AQUIFLOW™ site information may be available in the GeoCheck® section at the end of this report.

<u>MAP ID</u>	<u>DISTANCE FROM TP</u>	<u>DIRECTION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1g	1 - 2 Miles	ENE	SE
2g	1 - 2 Miles	ENE	SSE
3g	1 - 2 Miles	WSW	SSE
4g	1 - 2 Miles	WSW	SE

For additional site information, refer to GeoCheck Appendix.

General Topographic Gradient at Target Property: General South

General Hydrogeologic Gradient at Target Property: No hydrogeologic data available.

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beilman Map. USGS Digital Data Series DDS - 11 (1994)
‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and development EPA/625/R-90/016a, Chapter 4, page 78, September 1990
™ EDR AQUIFLOW™ information System of hydrogeologically determined groundwater flow directions at specific locations. See the data pages at the end of this report for a complete description.

GEOCHECK VERSION 2.1 **STATE DATABASE WELL INFORMATION**

Sample Collected:	10/28/1991	Findings:	1.300 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	10/28/1991	Findings:	9.600 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	11/25/1991	Findings:	.700 UG/L
Chemical:	BROMODICHLORMETHANE (THM)		
Sample Collected:	11/25/1991	Findings:	1.000 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	11/25/1991	Findings:	1.100 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	11/25/1991	Findings:	.800 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	11/25/1991	Findings:	1.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	12/30/1991	Findings:	.800 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	12/30/1991	Findings:	.900 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	12/30/1991	Findings:	1.000 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	12/30/1991	Findings:	1.300 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	01/27/1992	Findings:	1.000 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	01/27/1992	Findings:	.800 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	03/23/1992	Findings:	.700 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	03/23/1992	Findings:	1.100 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	03/23/1992	Findings:	.900 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	03/23/1992	Findings:	.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	04/27/1992	Findings:	.600 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	04/27/1992	Findings:	.600 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	04/27/1992	Findings:	1.100 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	04/27/1992	Findings:	.600 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	05/26/1992	Findings:	1.000 UG/L
Chemical:	BROMODICHLORMETHANE (THM)		
Sample Collected:	05/26/1992	Findings:	1.500 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	05/28/1991	Findings:	1.200 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	05/28/1991	Findings:	1.100 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	06/24/1991	Findings:	.800 UG/L
Chemical:	BROMODICHLORMETHANE (THM)		
Sample Collected:	06/24/1991	Findings:	1.200 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	06/24/1991	Findings:	1.100 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	06/24/1991	Findings:	1.600 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	06/24/1991	Findings:	1.800 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	06/24/1991	Findings:	3.100 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	07/22/1991	Findings:	.700 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	07/22/1991	Findings:	.900 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	07/22/1991	Findings:	1.400 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	07/22/1991	Findings:	1.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/26/1991	Findings:	20.500 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	08/26/1991	Findings:	3.000 TON
Chemical:	ODOR THRESHOLD @ 60 C		
Sample Collected:	08/26/1991	Findings:	1078.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08/26/1991	Findings:	7.200
Chemical:	PH (LABORATORY)		
Sample Collected:	08/26/1991	Findings:	263.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected:	08/26/1991	Findings:	288.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08/26/1991	Findings:	446.000 MG/L
Chemical:	TOTAL HARDNESS (AS CaCO3)		
Sample Collected:	08/26/1991	Findings:	101.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	08/26/1991	Findings:	55.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08/26/1991	Findings:	63.000 MG/L
Chemical:	SODIUM		
Sample Collected:	08/26/1991	Findings:	2.800 MG/L
Chemical:	POTASSIUM		

GEOCHECK VERSION 2.1 **STATE DATABASE WELL INFORMATION**

Sample Collected:	04/24/1990	Findings:	.900 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	04/24/1990	Findings:	3.500 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	04/24/1990	Findings:	2.200 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	04/24/1990	Findings:	664.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	04/24/1990	Findings:	.100
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	04/24/1990	Findings:	.200
Chemical:	LANGELIER INDEX @ SOURCE TEMP.		
Sample Collected:	04/24/1990	Findings:	4.900 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04/24/1990	Findings:	4.000 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	04/24/1990	Findings:	12.300
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	04/24/1990	Findings:	20.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	04/24/1990	Findings:	3.300 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	04/24/1990	Findings:	23.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	07/30/1990	Findings:	15.000 UG/L
Chemical:	BROMODICHLORMETHANE (THM)		
Sample Collected:	07/30/1990	Findings:	17.000 UG/L
Chemical:	BROMOFORM (THM)		
Sample Collected:	07/30/1990	Findings:	30.000 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	07/30/1990	Findings:	4.600 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	07/30/1990	Findings:	66.600 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	07/30/1990	Findings:	1.400 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	08/27/1990	Findings:	.700 UG/L
Chemical:	DIBROMOCHLOROMETHANE (THM)		
Sample Collected:	08/27/1990	Findings:	4.000 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	08/27/1990	Findings:	.600 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	08/27/1990	Findings:	3.600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	08/27/1990	Findings:	.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3936

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/22/97

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/17/99

Date of Next Scheduled EDR Contact: 11/15/99

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/14/99

Date of Next Scheduled EDR Contact: 09/13/99

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 08/23/99

Date of Next Scheduled EDR Contact: 11/22/99

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/97

Database Release Frequency: Annually

Date of Last EDR Contact: 06/28/99

Date of Next Scheduled EDR Contact: 09/27/99

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/94

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 08/03/99

Date of Next Scheduled EDR Contact: 10/25/99

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 08/01/98

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/08/99

Date of Next Scheduled EDR Contact: 10/04/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/21/99

Date Made Active at EDR: 06/09/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/14/99

Elapsed ASTM days: 26

Date of Last EDR Contact: 08/30/99

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/98

Date Made Active at EDR: 01/18/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/13/99

Elapsed ASTM days: 5

Date of Last EDR Contact: 08/06/99

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 05/10/99

Date Made Active at EDR: 06/09/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/12/99

Elapsed ASTM days: 28

Date of Last EDR Contact: 08/05/99

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 07/01/99

Date Made Active at EDR: 08/11/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/07/99

Elapsed ASTM days: 35

Date of Last EDR Contact: 07/26/99

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/99

Date Made Active at EDR: 04/16/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/17/99

Elapsed ASTM days: 30

Date of Last EDR Contact: 06/21/99

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected:	02/27/1995	Findings:	3.000 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	02/28/1995	Findings:	11.100 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/28/1995	Findings:	.450 PCI/L
Chemical:	RA 226 + RA 228		
Sample Collected:	02/28/1995	Findings:	.850 PCI/L
Chemical:	RA 226 + RA 228 COUNTING ERROR		
Sample Collected:	06/26/1995	Findings:	2.700 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	10/17/1995	Findings:	.800 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	10/17/1995	Findings:	.700 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	10/23/1995	Findings:	.800 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	10/23/1995	Findings:	1.100 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	11/27/1995	Findings:	.700 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	12/18/1995	Findings:	.700 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	02/26/1996	Findings:	12.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02/26/1996	Findings:	2.300 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/26/1996	Findings:	2.800 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	02/26/1996	Findings:	3.110 PCI/L
Chemical:	URANIUM		
Sample Collected:	02/26/1996	Findings:	.053 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	02/26/1996	Findings:	11.000 UG/L
Chemical:	METHYL-TERT-BUTYL-ETHER (MTBE)		
Sample Collected:	04/22/1996	Findings:	11.900 UG/L
Chemical:	METHYL-TERT-BUTYL-ETHER (MTBE)		
Sample Collected:	05/28/1996	Findings:	14.700 UG/L
Chemical:	METHYL-TERT-BUTYL-ETHER (MTBE)		
Sample Collected:	06/24/1996	Findings:	21.500 UG/L
Chemical:	METHYL-TERT-BUTYL-ETHER (MTBE)		
Sample Collected:	07/22/1996	Findings:	34.100 UG/L
Chemical:	METHYL-TERT-BUTYL-ETHER (MTBE)		
Sample Collected:	08/26/1996	Findings:	72.400 UG/L
Chemical:	METHYL-TERT-BUTYL-ETHER (MTBE)		

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected:	10/25/1993	Findings:	.800 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	11/29/1993	Findings:	.600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	11/29/1993	Findings:	.900 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	12/27/1993	Findings:	.600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	01/24/1994	Findings:	.600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	02/28/1994	Findings:	165.000 UG/L
Chemical:	IRON		
Sample Collected:	02/28/1994	Findings:	86.400 UG/L
Chemical:	MANGANESE		
Sample Collected:	02/28/1994	Findings:	11.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/28/1994	Findings:	5.200 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	02/28/1994	Findings:	1.200 PCI/L
Chemical:	RA 226 + RA 228		
Sample Collected:	02/28/1994	Findings:	.400 PCI/L
Chemical:	RA 226 + RA 228 COUNTING ERROR		
Sample Collected:	02/28/1994	Findings:	5.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	02/28/1994	Findings:	15.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/28/1994	Findings:	6.200 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	03/22/1994	Findings:	11.500 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	04/26/1994	Findings:	.600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	05/23/1994	Findings:	.700 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	05/23/1994	Findings:	4.900 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	05/23/1994	Findings:	2.400 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	07/25/1994	Findings:	.600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		
Sample Collected:	08/29/1994	Findings:	21.200 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	08/29/1994	Findings:	3.000 TON
Chemical:	ODOR THRESHOLD @ 60 C		
Sample Collected:	08/29/1994	Findings:	1129.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/25/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/21/99

Date of Next Scheduled EDR Contact: 09/20/99

UST: Underground Tank Closed Sites List

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/29/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/19/99

Date of Next Scheduled EDR Contact: 10/18/99

SWF/LF: Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 06/01/97

Database Release Frequency: Annually

Date of Last EDR Contact: 09/07/99

Date of Next Scheduled EDR Contact: 11/29/99

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health

Telephone: 530-666-8646

Date of Government Version: 07/15/98

Database Release Frequency: Annually

Date of Last EDR Contact: 06/29/99

Date of Next Scheduled EDR Contact: 10/25/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEHS Permit System Print-Out By Location

Source: San Bernardino County Fire Department Hazardous Materials Division

Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 04/01/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/14/99

Date of Next Scheduled EDR Contact: 09/13/99

SAN DIEGO COUNTY:

SWF/LF: Solid Waste Facilities

Source: Department of Health Services

Telephone: 619-338-2209

San Diego County Solid Waste Facilities.

Date of Government Version: 07/01/98

Database Release Frequency: Annually

Date of Last EDR Contact: 09/09/99

Date of Next Scheduled EDR Contact: 11/29/99

HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division

Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/03/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/12/99

Date of Next Scheduled EDR Contact: 10/11/99

SAN FRANCISCO COUNTY:

LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

Date of Government Version: 01/05/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/19/99

Date of Next Scheduled EDR Contact: 10/18/99

Underground Storage Tank Information

Source: Department of Public Health

Telephone: 415-252-3920

Date of Government Version: 02/01/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/16/99

Date of Next Scheduled EDR Contact: 11/15/99

SAN MATEO COUNTY:

Business Inventory

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/01/98

Database Release Frequency: Annually

Date of Last EDR Contact: 06/25/99

Date of Next Scheduled EDR Contact: 10/18/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation List

Source: Community Health Services

Telephone: 323-890-7806

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/23/99

Database Release Frequency: Annually

Date of Last EDR Contact: 08/23/99

Date of Next Scheduled EDR Contact: 11/22/99

MARIN COUNTY:

UST Sites

Source: Public Works Department Waste Management

Telephone: 415-499-6647

Currently permitted USTs in Marin County.

Date of Government Version: 03/01/99

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/09/99

Date of Next Scheduled EDR Contact: 11/08/99

SAN JOSE COUNTY:

Hazmat Facilities

Source: City of San Jose Fire Department

Telephone: 408-277-4659

Date of Government Version: 04/27/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/23/99

Date of Next Scheduled EDR Contact: 11/22/99

NAPA COUNTY:

LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Date of Government Version: 10/27/97

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/21/99

Date of Next Scheduled EDR Contact: 09/20/99

UST: Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Date of Government Version: 02/17/98

Database Release Frequency: Annually

Date of Last EDR Contact: 06/21/99

Date of Next Scheduled EDR Contact: 09/20/99

ORANGE COUNTY:

List of Industrial Site Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Petroleum and non-petroleum spills.

Date of Government Version: 01/19/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/14/99

Date of Next Scheduled EDR Contact: 09/13/99

LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/04/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/14/99

Date of Next Scheduled EDR Contact: 09/13/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA NON-ASTM RECORDS:

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

Date of Government Version: 06/08/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/09/99

Date of Next Scheduled EDR Contact: 11/08/99

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency

Telephone: 916-324-1781

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/97

Database Release Frequency: Annually

Date of Last EDR Contact: 08/17/99

Date of Next Scheduled EDR Contact: 11/15/99

SMS R_2: South Bay Site Management System

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457

Groundwater pollution cases in the Santa Clara Valley where the regulatory lead is the San Francisco Bay Regional Water Quality Control Board.

Date of Government Version: 05/21/99

Database Release Frequency: Annually

Date of Last EDR Contact: 08/16/99

Date of Next Scheduled EDR Contact: 12/13/99

WDS: Waste Discharge System

Source: State Water Resources Control Board

Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 03/01/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/24/99

Date of Next Scheduled EDR Contact: 09/25/99

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM RECORDS:

BEP: Bond Expenditure Plan

Source: Department of Health Services

Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89

Date Made Active at EDR: 08/02/94

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94

Elapsed ASTM days: 6

Date of Last EDR Contact: 05/31/94

CAL-SITES (AWP): Annual Workplan

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 03/02/99

Date Made Active at EDR: 06/29/99

Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/01/99

Elapsed ASTM days: 28

Date of Last EDR Contact: 08/02/99

CAL-SITES (ASPIS): Calsites

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 04/01/99

Date Made Active at EDR: 06/03/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/99

Elapsed ASTM days: 30

Date of Last EDR Contact: 07/05/99

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-464-3283

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94

Date Made Active at EDR: 04/24/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/13/95

Elapsed ASTM days: 42

Date of Last EDR Contact: 09/03/99

CORTESE: Cortese

Source: CAL EPA/Office of Emergency Information

Telephone: 916-327-1848

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/98

Date Made Active at EDR: 09/23/98

Database Release Frequency: Annually

Date of Data Arrival at EDR: 08/26/98

Elapsed ASTM days: 28

Date of Last EDR Contact: 08/04/99

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board

Telephone: 916-445-6532

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/31/99

Date Made Active at EDR: 04/02/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/05/99

Elapsed ASTM days: 28

Date of Last EDR Contact: 07/20/99

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected:	10/24/1994	Findings:	67.600 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	10/24/1994	Findings:	.700 UG/L
Chemical:	CIS-1,2-DICHLOROETHYLENE		
Sample Collected:	10/24/1994	Findings:	14.900 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	11/28/1994	Findings:	13.100 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	11/28/1994	Findings:	8.200 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	11/28/1994	Findings:	1.400 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	11/28/1994	Findings:	43.600 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	11/28/1994	Findings:	.800 UG/L
Chemical:	CIS-1,2-DICHLOROETHYLENE		
Sample Collected:	11/28/1994	Findings:	13.100 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	12/27/1994	Findings:	13.200 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	12/27/1994	Findings:	9.000 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	12/27/1994	Findings:	1.100 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	12/27/1994	Findings:	47.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	12/27/1994	Findings:	.700 UG/L
Chemical:	CIS-1,2-DICHLOROETHYLENE		
Sample Collected:	12/27/1994	Findings:	13.200 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	01/30/1995	Findings:	14.400 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/30/1995	Findings:	10.500 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	01/30/1995	Findings:	.900 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	01/30/1995	Findings:	46.800 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	01/30/1995	Findings:	14.400 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	02/27/1995	Findings:	13.000 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/27/1995	Findings:	8.100 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	02/27/1995	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		

GEOCHECK VERSION 2.1 **STATE DATABASE WELL INFORMATION**

Sample Collected:	07/25/1994	Findings:	600 UG/L
Chemical:	CIS-1,2-DICHLOROETHYLENE		
Sample Collected:	07/25/1994	Findings:	13.500 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/29/1994 —	Findings:	20.000 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	08/29/1994	Findings:	3.000 TON
Chemical:	ODOR THRESHOLD @ 60 C		
Sample Collected:	08/29/1994	Findings:	1327.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08/29/1994	Findings:	7.280
Chemical:	PH (LABORATORY)		
Sample Collected:	08/29/1994	Findings:	318.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected:	08/29/1994	Findings:	388.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08/29/1994	Findings:	574.000 MG/L
Chemical:	TOTAL HARDNESS (AS CaCO3)		
Sample Collected:	08/29/1994	Findings:	124.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	08/29/1994	Findings:	57.700 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08/29/1994	Findings:	66.900 MG/L
Chemical:	SODIUM		
Sample Collected:	08/29/1994	Findings:	4.700 MG/L
Chemical:	POTASSIUM		
Sample Collected:	08/29/1994	Findings:	81.300 MG/L
Chemical:	CHLORIDE		
Sample Collected:	08/29/1994	Findings:	.320 MG/L
Chemical:	FLUORIDE (TEMPERATURE DEPENDENT)		
Sample Collected:	08/29/1994	Findings:	.600 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	08/29/1994	Findings:	15.700 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	08/29/1994	Findings:	8.200 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	08/29/1994	Findings:	1.800 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	08/29/1994	Findings:	.230 UG/L
Chemical:	FOAMING AGENTS (MBAS)		
Sample Collected:	08/29/1994	Findings:	69.800 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	08/29/1994	Findings:	866.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08/29/1994	Findings:	1.100
Chemical:	LANGELIER INDEX @ 60 C		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	12/27/1993	Findings:	2.100 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	12/27/1993	Findings:	73.900 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	12/27/1993	Findings:	11.300 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	01/24/1994	Findings:	.800 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	01/24/1994	Findings:	12.900 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/24/1994	Findings:	3.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	01/24/1994	Findings:	2.400 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	01/24/1994	Findings:	70.100 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	01/24/1994	Findings:	.600 UG/L
Chemical:	CIS-1,2-DICHLOROETHYLENE		
Sample Collected:	01/24/1994	Findings:	12.900 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	02/28/1994	Findings:	.600 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	02/28/1994	Findings:	13.100 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/28/1994	Findings:	3.200 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	02/28/1994	Findings:	1.600 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	02/28/1994	Findings:	50.100 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	02/28/1994	Findings:	13.100 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	03/21/1994	Findings:	.600 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	03/21/1994	Findings:	13.800 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	03/21/1994	Findings:	4.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	03/21/1994	Findings:	1.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	03/21/1994	Findings:	62.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	03/21/1994	Findings:	13.800 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	03/22/1994	Findings:	32.800 MG/L
Chemical:	NITRATE (AS NO3)		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	07/26/1993	Findings:	7.300 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/23/1993	Findings:	.600 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	08/23/1993	Findings:	7.700 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	08/23/1993	Findings:	.800 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	08/23/1993	Findings:	2.800 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	08/23/1993	Findings:	74.900 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	08/23/1993	Findings:	7.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/23/1993	Findings:	5.600 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	08/23/1993	Findings:	2.900 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	08/23/1993	Findings:	5.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	08/23/1993	Findings:	.800 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	08/23/1993	Findings:	7.300 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	08/23/1993	Findings:	.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	08/23/1993	Findings:	3.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	08/23/1993	Findings:	70.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	08/23/1993	Findings:	7.300 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	09/27/1993	Findings:	.700 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	09/27/1993	Findings:	8.200 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	09/27/1993	Findings:	1.100 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	09/27/1993	Findings:	2.400 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	09/27/1993	Findings:	77.400 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	09/27/1993	Findings:	8.200 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	10/25/1993	Findings:	1.200 UG/L
Chemical:	CARBON TETRACHLORIDE		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Water Dams: National Inventory of Dams
Source: Federal Emergency Management Agency
Telephone: 202-646-2801
National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2 and 6
Source: Department of Conservation
Telephone: 916-323-1779

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 10/14/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/30/99
Date of Next Scheduled EDR Contact: 11/29/99

SLIC REG 2: North and South Bay Slc Report

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 04/01/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/19/99
Date of Next Scheduled EDR Contact: 10/18/99

SLIC REG 3: SLIC Data

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/22/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/23/99
Date of Next Scheduled EDR Contact: 11/22/99

SLIC REG 4: SLIC Sites

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 04/01/99
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/05/99
Date of Next Scheduled EDR Contact: 11/01/99

SLIC REG 5: SLIC List

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 05/04/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/12/99
Date of Next Scheduled EDR Contact: 10/11/99

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 12/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/14/99
Date of Next Scheduled EDR Contact: 10/11/99

SLIC REG 8: SLIC List

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 10/31/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/20/99
Date of Next Scheduled EDR Contact: 10/11/99

SLIC REG 9: WDS NURD List

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2980

Date of Government Version: 03/12/99
Database Release Frequency: Annually

Date of Last EDR Contact: 09/08/99
Date of Next Scheduled EDR Contact: 12/06/99

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected:	10/27/1997	Findings:	6.100 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	10/27/1997	Findings:	3.500 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	10/27/1997	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	10/27/1997	Findings:	13.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	11/24/1997	Findings:	6.100 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	11/24/1997	Findings:	1.800 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	11/24/1997	Findings:	5.360 PCI/L
Chemical:	URANIUM		
Sample Collected:	11/24/1997	Findings:	.138 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	12/22/1997	Findings:	5.400 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	12/22/1997	Findings:	3.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	12/22/1997	Findings:	13.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	01/26/1998	Findings:	5.500 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/26/1998	Findings:	3.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	01/26/1998	Findings:	.600 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	01/26/1998	Findings:	12.600 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	02/23/1998	Findings:	5.400 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/23/1998	Findings:	3.800 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	02/23/1998	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	02/23/1998	Findings:	12.900 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	02/23/1998	Findings:	30.100 MG/L
Chemical:	NITRATE (AS NO3)		

Well Within >2 Miles of Target Property (Western Quadrant)

Water System Information:

Prime Station Code:	01S/15W-32A06 S	User ID:	4TH
FRDS Number Number:	1910146001	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340231.0 1182905.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	ARCADIA WELL 05 - INACTIVE		

GEOCHECK VERSION 2.1 **STATE DATABASE WELL INFORMATION**

Sample Collected:	02/24/1997	Findings:	6.700 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/24/1997	Findings:	3.200 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	02/24/1997	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	02/24/1997	Findings:	19.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	02/24/1997	Findings:	.075 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	03/24/1997	Findings:	6.400 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	03/24/1997	Findings:	3.800 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	03/24/1997	Findings:	16.600 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	04/21/1997	Findings:	5.600 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	04/21/1997	Findings:	3.200 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	04/21/1997	Findings:	13.700 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	05/27/1997	Findings:	5.800 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	05/27/1997	Findings:	3.300 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	05/27/1997	Findings:	15.400 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	05/27/1997	Findings:	5.300 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	05/27/1997	Findings:	1.400 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	05/27/1997	Findings:	5.500 PCI/L
Chemical:	URANIUM		
Sample Collected:	05/27/1997	Findings:	.100 PCI/L
Chemical:	URANIUM COUNTING ERROR		
Sample Collected:	06/24/1997	Findings:	4.900 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	06/24/1997	Findings:	2.900 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	06/24/1997	Findings:	14.100 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	07/21/1997	Findings:	5.200 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	07/21/1997	Findings:	3.400 UG/L
Chemical:	TETRACHLOROETHYLENE		

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	02/26/1996	Findings:	8.100 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	03/25/1996	Findings:	8.900 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	03/25/1996	Findings:	6.000 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	03/25/1996	Findings:	.600 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	03/25/1996	Findings:	30.100 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	03/25/1996	Findings:	8.900 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	04/22/1996	Findings:	8.200 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	04/22/1996	Findings:	5.500 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	04/22/1996	Findings:	26.200 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	04/22/1996	Findings:	8.200 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	05/28/1996	Findings:	7.400 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	05/28/1996	Findings:	4.500 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	05/28/1996	Findings:	23.700 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	05/28/1996	Findings:	7.400 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	06/24/1996	Findings:	7.000 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	06/24/1996	Findings:	4.300 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	06/24/1996	Findings:	26.300 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	06/24/1996	Findings:	7.000 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	07/22/1996	Findings:	7.300 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	07/22/1996	Findings:	4.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	07/22/1996	Findings:	25.500 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	07/22/1996	Findings:	7.300 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/26/1996	Findings:	7.300 UG/L
Chemical:	CHLOROFORM (THM)		

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected:	06/26/1995	Findings:	6.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	06/26/1995	Findings:	.600 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	06/26/1995	Findings:	32.600 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	06/26/1995	Findings:	9.900 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	07/24/1995	Findings:	10.700 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	07/24/1995	Findings:	7.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	07/24/1995	Findings:	.600 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	07/24/1995	Findings:	39.300 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	07/24/1995	Findings:	10.700 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/28/1995	Findings:	9.400 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	08/28/1995	Findings:	7.000 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	08/28/1995	Findings:	43.400 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	08/28/1995	Findings:	9.400 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	08/28/1995	Findings:	8.200 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	08/28/1995	Findings:	5.100 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	08/28/1995	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	08/28/1995	Findings:	31.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	08/28/1995	Findings:	8.200 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	09/25/1995	Findings:	10.800 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	09/25/1995	Findings:	7.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	09/25/1995	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	09/25/1995	Findings:	40.200 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	09/25/1995	Findings:	10.800 UG/L
Chemical:	TOTAL TRIHALOMETHANES		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number:
EPA ID Number

10920 WILSHIRE BLDG/UC REGENTS (Continued)

S100876104

Gepaid: CAC001042936
Contact: UC REGENTS
Gen County: Los Angeles
Tons: 0.4586
Category: Unspecified oil-containing waste
Disposal Method: Transfer Station
Mailing Address: 10920 WILSHIRE
LOS ANGELES, CA 90024

Tepaid: CAD000088252
Telephone: (000) 000-0000
Tsd County: Los Angeles

Gepaid: CAC001042936
Contact: UC REGENTS
Gen County: Los Angeles
Tons: 0.2293
Category: Detergent and soap
Disposal Method: Transfer Station
Mailing Address: 10920 WILSHIRE
LOS ANGELES, CA 90024

Tepaid: CAD000088252
Telephone: (000) 000-0000
Tsd County: Los Angeles

Gepaid: CAC001042936
Contact: UC REGENTS
Gen County: Los Angeles
Tons: 0.2293
Category: Waste oil and mixed oil
Disposal Method: Recycler
Mailing Address: 10920 WILSHIRE
LOS ANGELES, CA 90024

Tepaid: CAT080013352
Telephone: (000) 000-0000
Tsd County: Los Angeles

S70
SSE
1/8-1/4
1314
Lower

CENTER WEST
10877 WILSHIRE BLVD
LOS ANGELES, CA 90024

LUST
Ca. WDS

S103281979
N/A

State LUST:

Facility Type: INACTIVE
Reg Board: Los Angeles Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Signed off, remedial action completed or deemed unnecessary
Review Date: 03/05/1998
Workplan: Not reported
Pollution Char: 04/01/1986
Remed Action: Not reported
Close Date: 02/09/1998

Cross Street: LINDBROOK
Qty Leaked: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported
Release Date: 12/03/1988

LUST Region 4:

Report Date: 12/03/1988
Cross Street: LINDBROOK
Lead Agency: Regional Board
Local Agency: 19050
Active Site: Not reported
Boundary: Not reported
Owner Contact: MR. K. HEKMAT
Corporate Code: Not reported
Substance: 8006619
Substance Qty: Not reported
Case Number: 900240098
Case Type: Groundwater
Status: Signed off, remedial action completed or deemed unnecessary

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ALAN ROBERTS MD INC (Continued)

S102815191

Gepaid: CAL000075363 Tepaid: CAD981402522
Contact: ROBERTS ALAN Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0035
Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

Disposal Method: Recycler
Mailing Address: 10921 WILSHIRE BLVD STE 1111
LOS ANGELES, CA 90024

Gepaid: CAL000075363 Tepaid: CAD981402522
Contact: ROBERTS ALAN Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0025
Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

Disposal Method: Recycler
Mailing Address: 10921 WILSHIRE BLVD STE 1111
LOS ANGELES, CA 90024

R67
South
1/8-1/4
1305
Lower

MARK SPECTOR DDS
10921 WILSHIRE BLVD
LOS ANGELES, CA 90024

HAZNET

S100939605
N/A

HAZNET:

Gepaid: CAC000870896 Tepaid: CAD981402522
Contact: MARK SPECTOR Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0166
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 414 NORTH CAMDEN
BEVERLY HILLS, CA 90210

R68
South
1/8-1/4
1305
Lower

TISHMAN MIDVALE
10920 WILSHIRE BLVD
LA, CA 90024

Ca. FID

1000242727
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Databases(s)

EDR ID Number
EPA ID Number

WILSHIRE WEST PLAZA (Continued)

1000381735

Gepaid: CAD981448962
Contact: 10880 PROP CORP
Gen County: Los Angeles
Tons: 8.4280
Category: Asbestos-containing waste
Disposal Method: Not reported
Mailing Address: 10960 WILSHIRE BLVD
LOS ANGELES, CA 90024

Tepaid: CAL000027741
Telephone: (310) 477-0033
Tsd County: 5

Gepaid: CAD981448962
Contact: 10880 PROP CORP
Gen County: Los Angeles
Tons: 1437.8168
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 10960 WILSHIRE BLVD
LOS ANGELES, CA 90024

Tepaid: CAL000027741
Telephone: (310) 477-0033
Tsd County: 5

Gepaid: CAD981448962
Contact: 10880 PROP CORP
Gen County: Los Angeles
Tons: 67.4240
Category: Asbestos-containing waste
Disposal Method: Treatment, Incineration
Mailing Address: 10960 WILSHIRE BLVD
LOS ANGELES, CA 90024

Tepaid: CAL000027741
Telephone: (310) 477-0033
Tsd County: 5

Gepaid: CAD981448962
Contact: 10880 PROP CORP
Gen County: Los Angeles
Tons: 0.0000
Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Not reported
Mailing Address: 10960 WILSHIRE BLVD
LOS ANGELES, CA 90024

Tepaid: NYD986980233
Telephone: (310) 477-0033
Tsd County: 0

Gepaid: CAD981448962
Contact: 10880 PROP CORP
Gen County: Los Angeles
Tons: 1398.2052
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 10960 WILSHIRE BLVD
LOS ANGELES, CA 90024

Tepaid: CAL000027741
Telephone: (310) 477-0033
Tsd County: 5

O63
SSE
1/8-1/4
1275
Lower

TISHMAN WEST MANAGEMENT CORP
10880 WILSHIRE BLVD
LOS ANGELES, CA 90024

Ca. FID

S101583517
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

MURDOCK PLAZA (Continued)

EDR ID Number
EPA ID Number

Database(s)

S102434074

LUST Region 4:

Report Date: 11/06/1995
Cross Street: WESTWOOD BLVD& ASHTON AVE
Lead Agency: Local Agency
Local Agency: 19050
Active Site: Not reported
Boundary: Not reported
Owner Contact: Not reported
Corporate Code: LA
Substance: 12034
Substance Qty: 0
Case Number: 900240070
Case Type: Undefined
Status: Signed off, remedial action completed or deemed unnecessary
Status Date: 10/12/1995
Abatement Method Used at the Site: Not reported
Date Confirmation Leak Began: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Enforcement Action Date: Not reported
Remdial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: 10/12/1995
Date Case was Given Regional Board Lead
After Referred from Local Agency: Not reported
Depth to Groundwater: Not reported
Emergency Responce: No
Enfocement Action Date: Not reported
Enforcment Type: Not reported
Date Leak Record Entered: 12/21/1995
County: Los Angeles
Facility Telephone: Not reported
Source of Cleanup Funding: Not reported
Date the Leak was Discovered: 19951012
How the Leak was Discovered: Subsurface Monitoring
Date The Leak was Stopped: 10/12/1995
How the Leak was Stopped: Other Means
Significant Interim Remedial Action Taken: Not reported
Cause of Leak: Unknown
Leak Source: Unknown
Operator of Site: TOOLEY AND COMPANY
Pilot Program on Financial Database: Not reported
User Sent Prop. 65 Notification: Not reported
Regional Board: 04
Reporting Party Address: MJA CONSULTING INC 619-943-1735
Date Leak First Reported: 11/06/1995
Who Reported the Leak: DANIEL C OLIVER RG#4781
Who Reporting Party Represents: Owner
Date Case Last Changed on Database: 11/06/1995
Responsible Party: TOOLEY AND COMPANY
RP Address: SITE
RP Telephone: Not reported
State of Responsible Party Search: Not reported
State of Responsible Party Search: Search not Completed
Date RP Search Completed: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

1X NEW WEST FEDERAL SAVINGS & LOAN (Continued)

S100615525

Gepaid:	CAL000015976	Tepaid:	CAD009007626
Contact:	PACIFIC PROPERTIES	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	29.4980		
Category:	Asbestos-containing waste		
Disposal Method:	Disposal, Land Fill		
Mailing Address:	10850 WILSHIRE BLVD		
	LOS ANGELES, CA 90024		
Gepaid:	CAL000015976	Tepaid:	AZD983481813
Contact:	PACIFIC PROPERTIES	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	99
Tons:	6.7424		
Category:	Asbestos-containing waste		
Disposal Method:	Not reported		
Mailing Address:	10850 WILSHIRE BLVD		
	LOS ANGELES, CA 90024		

O56
SSE
1/8-1/4
1267
Lower

WESTWOOD TUNE-UP
10889 WILSHIRE BLVD
LOS ANGELES, CA 90024

Ca. FID
S101617279
N/A

O57
SSE
1/8-1/4
1267
Lower

WESTWOOD TUNE-UP
10889 WILSHIRE BLVD.
LOS ANGELES, CA 90024

UST
U001561097
N/A

State UST:

Facility ID:	50671	Container Num:	3
Tank Num:	1	Year Installed:	Not reported
Tank Capacity:	7000		
Tank Used for:	PRODUCT	Tank Constrctn:	Not reported
Type of Fuel:	UNLEADED		
Leak Detection:	Stock Inventor	Telephone:	(213) 208-8593
Contact Name:	GUNTER SEIBOLD	Region:	Not reported
Total Tanks:	3	Other Type:	Not reported
Facility Type:	1		
Facility ID:	50671	Container Num:	4
Tank Num:	2	Year Installed:	Not reported
Tank Capacity:	7000		
Tank Used for:	PRODUCT	Tank Constrctn:	Not reported
Type of Fuel:	PREMIUM		
Leak Detection:	Stock Inventor	Telephone:	(213) 208-8593
Contact Name:	GUNTER SEIBOLD	Region:	Not reported
Total Tanks:	3	Other Type:	Not reported
Facility Type:	1		

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

N54
WNW
1/8-1/4
1190
Higher

SHELL #204-4530-4007
900 GAYLEY AVE
LOS ANGELES, CA 90024

Cortese
LUST

S101297018
N/A

State LUST:

Facility Type	ACTIVE	Cross Street:	LE CONTE AVE
Reg Board:	Los Angeles Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Status:	Pollution characterization		
Abate Method:	Remove Free Product - remove floating product from water table		
Review Date:	11/30/1998	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	12/13/1988	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	08/18/1988

LUST Region 4:

Report Date:	08/18/1988
Cross Street:	LE CONTE AVE
Lead Agency:	Regional Board
Local Agency:	19050
Active Site:	Not reported
Boundary:	Not reported
Owner Contact:	LENTINI, JOE
Corporate Code:	LA
Substance:	8006619
Substance Qty:	Not reported
Case Number:	900240025
Case Type:	Groundwater
Status:	Pollution characterization
Status Date:	12/13/1988
Abatement Method Used at the Site:	Remove Free Product
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	12/13/1988
Remediation Plan Submitted:	Not reported
Enforcement Action Date:	Not reported
Remdial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Date Case was Given Regional Board Lead	
After Referred from Local Agency:	05/19/1989
Depth to Groundwater:	2.00
Emergency Responce:	No
Enforcement Action Date:	Not reported
Enforcement Type:	Not reported
Date Leak Record Entered:	12/13/1988
County:	Los Angeles
Facility Telephone:	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	Not reported
How the Leak was Discovered:	Not reported
Date The Leak was Stopped:	Not reported
How the Leak was Stopped:	Not reported
Significant Interim Remedial Action Taken:	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
N51 WNW 1/8-1/4 1190 Higher	R&S OIL COMPANY 900 GAYLEY AVE LOS ANGELES, CA 90024	UST	U001561090 N/A
State UST:			
Facility ID: 3534			
Tank Num: 1			
Tank Capacity: 10000			
Tank Used for: PRODUCT			
Type of Fuel: UNLEADED			
Leak Detection: Stock Inventor, GW Monitoring Well			
Contact Name: SAME			
Total Tanks: 3			
Facility Type: 1			
Container Num: 1			
Year Installed: 1980			
Tank Constrctn: 1/4 inches			
Telephone: (213) 208-9413			
Region: Not reported			
Other Type: Not reported			
Facility ID: 3534			
Tank Num: 2			
Tank Capacity: 10000			
Tank Used for: PRODUCT			
Type of Fuel: REGULAR			
Leak Detection: Stock Inventor, GW Monitoring Well			
Contact Name: SAME			
Total Tanks: 3			
Facility Type: 1			
Container Num: 2			
Year Installed: 1980			
Tank Constrctn: 1/4 inches			
Telephone: (213) 208-9413			
Region: Not reported			
Other Type: Not reported			
Facility ID: 3534			
Tank Num: 3			
Tank Capacity: 10000			
Tank Used for: PRODUCT			
Type of Fuel: PREMIUM			
Leak Detection: Stock Inventor, GW Monitoring Well			
Contact Name: SAME			
Total Tanks: 3			
Facility Type: 1			
Container Num: 3			
Year Installed: 1980			
Tank Constrctn: 1/4 inches			
Telephone: (213) 208-9413			
Region: Not reported			
Other Type: Not reported			
N52 WNW 1/8-1/4 1190 Higher	EQUILON ENTERPRISES LLC 900 GAYLEY LOS ANGELES, CA 90024	HAZNET	S103675502 N/A

HAZNET:

Gcpaid: CAL000159208
Contact: EQUILON ENTERPRISES LLC
Gen County: Los Angeles
Tons: 0.1918
Category: Unspecified oil-containing waste
Disposal Method: Not reported
Mailing Address: PO BOX 4453
HOUSTON, TX 77210 - 4453

Tepaid: CAD044429835
Telephone: (713) 241-2258
Tsd County: Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON #9-3100 (Continued)

S101297098

State LUST:

Facility Type	ACTIVE	Cross Street:	Not reported
Reg Board:	Los Angeles Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Status:	Remedial action (cleanup) in progress		
Review Date:	08/28/1998	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	12/12/1991	Remed Plan:	Not reported
Remed Action:	09/26/1996	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	12/12/1991

LUST Region 4:

Report Date:	12/12/1991
Cross Street:	Not reported
Lead Agency:	Regional Board
Local Agency:	19050
Active Site:	Not reported
Boundary:	Not reported
Owner Contact:	Y. M. TUAN
Corporate Code:	LA
Substance:	8006619
Substance Qty:	Not reported
Case Number:	900240052
Case Type:	Groundwater
Status:	Remedial action (cleanup) in progress
Status Date:	09/26/1996
Ahatement Method Used at the Site:	Not reported
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	12/12/1991
Remediation Plan Submitted:	Not reported
Enforcement Action Date:	Not reported
Remdial Action Underway:	09/26/1996
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Date Case was Given Regional Board Lead	
After Referred from Local Agency:	12/12/1991
Depth to Groundwater:	0.00
Emergency Responce:	No
Enfocement Action Date:	Not reported
Enforcment Type:	Not reported
Date Leak Record Entered:	12/15/1991
County:	Los Angeles
Facility Telephone:	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	Not reported
How the Leak was Discovered:	Not reported
Date The Leak was Stopped:	Not reported
How the Leak was Stopped:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Cause of Leak:	Unknown
Leak Source:	Unknown
Operator of Site:	OLD CASE #122091-06
Pilot Program on Financial Database:	No

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
LOS ANGELES	S103668148	UCLA MEDICAL CENTER	650 CIRCLE DR SOUTH	90095	HAZNET	CAC00129520
LOS ANGELES	S103622140	UNIVERSITY OF CALIFORNIA MEDICAL CENTER	10833 LA CONTE AVE	90095	HAZNET	CAL000181476
LOS ANGELES	S103622599	WESTWOOD CENTER, LTD PARTNERSHIP	1100 GLENDON AVE # 1400	90024	HAZNET	CAD000322033
LOS ANGELES	1000308528	DEANCO INC	VA HOSP WILSHIRE & SAWTELLE	90025	RCRIS-SQG, FINDS	
LOS ANGELES	U001561095	WARREN HALL	90 VETERAN AVE	90024	UST	00000066063
LOS ANGELES	U001561082	FACILITIES/PARKING STRUCTURE #	555 WESTWOOD PLAZA	90024	UST	00000033942
LOS ANGELES	S102793071	FEDERAL BUILDING	1100 WILSHIRE BLVD	90024	HAZNET	CAC000727312
LOS ANGELES	S102811849	OCCIDENTAL PETROLEUM CORP	10889 WILSHIRE BLVD STE 1220	90024	HAZNET	CAL000036089
LOS ANGELES	S102822280	DR DENISE GALANTER DDS	10921 WILSHIRE BLVD SUITE 711	90024	HAZNET	CAL000127195
LOS ANGELES	S103622235	OXY WESTWOOD CORPORATION	10889 WILSHIRE BLVD # 106	90024	HAZNET	CAL000018128
LOS ANGELES	S103622316	LABEX CORPORATION	10921 WILSHIRE BLVD STE 1004	90024	HAZNET	CAL921195255
LOS ANGELES	S103622393	EOP-10960 WILSHIRE BOULEVARD L L C	10960 WILSHIRE BLVD STE 940	90024	HAZNET	CAL000169411
LOS ANGELES COUNTY	S103340260	SO. CAL. DISPOSAL AKA HAMILTON AVE LF	186TH AND VERMONT AVE		SWF/LF	19-AA-5544
LOS ANGELES COUNTY	S102360742	JOINT WATER DISTRICT PLANT	24501 SOUTH FIGUEROA		SWF/LF	19-AA-0866
LOS ANGELES COUNTY	S103597974	MARY BEZAYIFF	3937 E. FIRST ST., BELVEDERE		SWF/LF	
LOS ANGELES COUNTY	S102360641	SAN CLEMENTE ISLAND LANDFILL	SAN CLEMENTE ISLAND		SWF/LF	19-AA-0063
LOS ANGELES COUNTY	S102360787	TOYON CANYON COVE, CATALINA ISLAND	1 TOYON BAY		SWF/LF	19-AA-5234
WESTWOOD	S102360583	WESTWOOD DISP FAC (DUP:ARCHIVED)	NORTH SIDE HWY 36, 1 MI W OF WESTWOOD		SWF/LF	18-AA-0010
WESTWOOD	S102439523	UCLA CO-GENERATION FACILI	601 WESTWOOD	90024	Cortese, LUST	900240061
WESTWOOD	S102360594	WESTWOOD DUMP /MOUNTAIN MEADOWS IDS	E/O WESTWOOD, N/O LAKE		SWF/LF	18 CR-0003

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

UCLA FLEET SERVICE GARAGE (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101296973

State LUST:

Facility Type	INACTIVE	Cross Street:	GAYLEY
Reg Board:	Los Angeles Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
Review Date:	06/30/1997	Confirm Leak:	03/17/1993
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	05/07/1997	Release Date:	12/18/1992

LUST Region 4:

Report Date:	12/18/1992
Cross Street:	GAYLEY
Lead Agency:	Regional Board
Local Agency:	19050
Active Site:	Not reported
Boundary:	Not reported
Owner Contact:	PFRIMMER, TIM
Corporate Code:	LA
Substance:	8006619
Substance Qty:	Not reported
Case Number:	900240043
Case Type:	Groundwater
Status:	Signed off, remedial action completed or deemed unnecessary
Status Date:	05/07/1997
Abatement Method Used at the Site:	Not reported
Date Confirmation Leak Began:	03/17/1993
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Enforcement Action Date:	Not reported
Remdial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	05/07/1997
Date Case was Given Regional Board Lead	
After Referred from Local Agency:	07/26/1993
Depth to Groundwater:	28.38
Emergency Responce:	No
Enfocement Action Date:	Not reported
Enforcment Type:	Not reported
Date Leak Record Entered:	02/18/1993
County:	Los Angeles
Facility Telephone:	(310)825-8374
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	19921218
How the Leak was Discovered:	Other Means
Date The Leak was Stopped:	12/18/1992
How the Leak was Stopped:	Repair Plumbing
Significant Interim Remedial Action Taken:	Not reported
Cause of Leak:	Loose Fitting
Leak Source:	Piping
Operator of Site:	SERRY LEWIS OLD CASE#030568
Pilot Program on Financial Database:	Not reported

Map ID:
Direction:
Distance:
Distance (ft.):
Elevation: Site:

MAP FINDINGS

Database(s) EDR ID Number:
EPA ID Number

HERTZ - WEST LA (Continued)

S101297361

LUST Region 4:

Report Date: 11/19/1988
Cross Street: WESTWOOD
Lead Agency: Local Agency
Local Agency: 19050
Active Site: Not reported
Boundary: Not reported
Owner Contact: GAGNON, DAVE
Corporate Code: LA
Substance: 8006619
Substance Qty: Not reported
Case Number: 900490107
Case Type: Undefined
Status: Preliminary site assessment underway
Status Date: 11/19/1988
Abatement Method Used at the Site: Not reported
Date Confirmation Leak Began: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 11/19/1988
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Enforcement Action Date: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: Not reported
Date Case was Given Regional Board Lead
After Referred from Local Agency: Not reported
Depth to Groundwater: Not reported
Emergency Response: No
Enforcement Action Date: Not reported
Enforcement Type: Not reported
Date Leak Record Entered: 12/11/1991
County: Los Angeles
Facility Telephone: (213)482-9075
Source of Cleanup Funding: Not reported
Date the Leak was Discovered: 19881119
How the Leak was Discovered: Tank Test
Date the Leak was Stopped: 11/22/1988
How the Leak was Stopped: Remove Contents
Significant Interim Remedial Action Taken: Not reported
Cause of Leak: Corrosion
Leak Source: Tank
Operator of Site: MEEKS, KATHY
Pilot Program on Financial Database: Not reported
User Sent Prop. 65 Notification: Yes
Regional Board: 04
Reporting Party Address: 20675 WESTERN AVE, SUITE 200, TORRANCE, 90501
Date Leak First Reported: 11/19/1988
Who Reported the Leak: ANDRACHEK, RICHARD
Who Reporting Party Represents: Owner
Date Case Last Changed on Database: 10/25/1991
Responsible Party: HERTZ
RP Address: 225 BRAE BLVD, PARK RIDGE, NJ 07656-0713
RP Telephone: (301)307-2526
State of Responsible Party Search: Not reported
State of Responsible Party Search: Search not Completed
Date RP Search Completed: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

CENTER WEST (Continued)

S103281979

Los Angeles, CA 90024
Agency Contact: K. Hekmat Agency Phone: (310) 208-3400
Design Flow: .0700 Million Gal/Day Baseline Flow: .0700 Million Gal/Day
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
Agency Type: Private
Waste Type: Miscellaneous (Includes wastes from dewatering, recreational lake overflow, swimming pool wastes, water ride wastewater, ground water seepage and other wastes of this type) - Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Threat to Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.
Reclamation: No reclamation requirements associated with this facility.
POTW: The facility is not a POTW.
NPDES Number: CAG994001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Region and Subregion: 4
Frequency of Reporting to Regional Board: Quarterly Submittal
Resource Conservation and Recovery Act (RCRA) Facility: No
Project Official's Initials: RAS

S71
SSE
1/8-1/4
1314
Lower

WILSHIRE GLENDON ASSOCIATES LT
10877 WILSHIRE BLVD
LOS ANGELES, CA 90024

Ca. FID
S101585482
N/A

FID:
Facility ID: 19024240 Regulate ID: Not reported
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Active Facility Tel: (213) 000-0000
Mail To: Not reported
10877 WILSHIRE BLVD
LOS ANGELES, CA 90024
Contact: Not reported Contact Tel: Not reported
DUNs No: Not reported NPDES No: Not reported
Creation: 10/22/93 Modified: 00/00/00
EPA ID: Not reported
Comments: Not reported

72
South
1/4-1/2
1356
Lower

WILSHIRE WESTWOOD ASSOCIATES
10936 WILSHIRE BLVD
LOS ANGELES, CA 90024

Cal-Sites
S102860854
N/A

GEOCHECK VERSION 2.1
STATE DATABASE WELL INFORMATION

Sample Collected:	12/21/1992	Findings:	.600 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	12/21/1992	Findings:	8.000 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	12/21/1992	Findings:	6.200 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	12/21/1992	Findings:	.600 UG/L
Chemical:	1,2-DICHLOROETHANE		
Sample Collected:	12/21/1992	Findings:	105.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	01/25/1993	Findings:	.600 UG/L
Chemical:	CARBON TETRACHLORIDE		
Sample Collected:	01/25/1993	Findings:	7.200 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	01/25/1993	Findings:	5.400 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	01/25/1993	Findings:	107.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	01/25/1993	Findings:	7.200 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	02/22/1993	Findings:	4.800 PCI/L
Chemical:	URANIUM		
Sample Collected:	02/22/1993	Findings:	6.600 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/22/1993	Findings:	.700 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	02/22/1993	Findings:	4.300 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	02/22/1993	Findings:	101.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	02/22/1993	Findings:	6.600 UG/L
Chemical:	TOTAL TRIHALOMETHANES		
Sample Collected:	02/22/1993	Findings:	6.600 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	02/22/1993	Findings:	2.500 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	02/22/1993	Findings:	6.900 PCI/L
Chemical:	GROSS BETA		
Sample Collected:	02/22/1993	Findings:	1.600 PCI/L
Chemical:	GROSS BETA COUNTING ERROR		
Sample Collected:	02/22/1993	Findings:	7.300 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	02/22/1993	Findings:	.600 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	02/22/1993	Findings:	5.200 UG/L
Chemical:	1,1-DICHLOROETHYLENE		

GEOCHECK VERSION 2.1

STATE DATABASE WELL INFORMATION

Sample Collected:	04/24/1990	Findings:	9.000 PCI/L
Chemical:	URANIUM		
Sample Collected:	05/22/1991	Findings:	.800 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	05/22/1991	Findings:	4.400 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	05/22/1991	Findings:	1.900 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	05/05/1992	Findings:	20.000 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	05/05/1992	Findings:	3.000 TON
Chemical:	ODOR THRESHOLD @ 60 C		
Sample Collected:	05/05/1992	Findings:	1300.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	05/05/1992	Findings:	7.200
Chemical:	PH (LABORATORY)		
Sample Collected:	05/05/1992	Findings:	31.000 MG/L
Chemical:	SILICA		
Sample Collected:	05/05/1992	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHANE		
Sample Collected:	05/05/1992	Findings:	.700 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	05/05/1992	Findings:	880.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	05/05/1992	Findings:	.200
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	05/05/1992	Findings:	.100 NTU
Chemical:	TURBIDITY (LAB)		
Sample Collected:	05/05/1992	Findings:	12.400
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	05/05/1992	Findings:	4.000 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	05/05/1992	Findings:	2.000 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	07/28/1992	Findings:	368.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected:	07/28/1992	Findings:	449.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	07/28/1992	Findings:	673.000 MG/L
Chemical:	TOTAL HARDNESS (AS CaCO3)		
Sample Collected:	07/28/1992	Findings:	173.000 MG/L
Chemical:	CALCIUM		
Sample Collected:	07/28/1992	Findings:	72.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	07/28/1992	Findings:	69.000 MG/L
Chemical:	SODIUM		

GEOCHECK VERSION 2.1 STATE DATABASE WELL INFORMATION

Water Wells:

Well Within 1 - 2 Miles of Target Property (Eastern Quadrant)

Water System Information:

Prime Station Code:	G19/204-PURMWDJ	User ID:	MET
FRDS Number Number:	1910204001	County:	Los Angeles
District Number:	15	Station Type:	Not Reported
Water Type:	Surface Water	Well Status:	Active Treated
Source Lat/Long:	340400.1 1182500.0	Precision:	1 Mile (One Minute)
Source Name:	PURCHASED TREATED WATER - MWD - JENSEN		
System Number:	1910204		
System Name:	LOS ANGELES CO WW DISTRICT 29 & 80-MALIBU		
Organization That Operates System:	P. O. BOX 1460 ALHAMBRA, CA 91803		
Pop Served:	18888	Connections:	6841
Area Served:	MALIBU-TOPANGA-MARINA DEL REY		

Well Within >2 Miles of Target Property (Southern Quadrant)

Water System Information:

Prime Station Code:	02S/15W-04C02 S	User ID:	4TH
FRDS Number Number:	1910146015	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340200.0 1182700.0	Precision:	Undefined
Source Name:	SANTA MONICA WELL 03		
System Number:	1910146		
System Name:	SANTA MONICA-CITY, WATER DIVISION		
Organization That Operates System:	1212 FIFTH ST., 3RD FLOOR SANTA MONICA, CA 90401		
Pop Served:	86905	Connections:	15905
Area Served:	SANTA MONICA		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	04/26/1985	Findings:	14.000 UG/L
Chemical:	CHLOROFORM (THM)		
Sample Collected:	04/26/1985	Findings:	2.000 UG/L
Chemical:	TETRACHLOROETHYLENE		
Sample Collected:	04/26/1985	Findings:	1.200 UG/L
Chemical:	1,1-DICHLOROETHYLENE		
Sample Collected:	04/26/1985	Findings:	44.000 UG/L
Chemical:	TRICHLOROETHYLENE		
Sample Collected:	04/11/1989	Findings:	3.000 UNITS
Chemical:	COLOR		
Sample Collected:	04/11/1989	Findings:	1370.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	04/11/1989	Findings:	7.200
Chemical:	PH (LABORATORY)		

Map ID
Direction
Distance
Distance (ft.)
Elevation · Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SERVICE STATION 1065 (Continued)

1000166665

Gepaid: CAD981645229 Tepaid: CAT080011059
Contact: UNION OIL COMPANY OF CALIFORNI Telephone: (714) 428-6560
Gen County: Los Angeles Tsd County: Los Angeles
Tons: 0.0625
Category: Aqueous solution with 10% or more total organic residues
Disposal Method: Recycler
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376

FID:

Facility ID: 19023140 Regulate ID: 00003900
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Active Facility Tel: (213) 208-6221
Mail To: Not reported
3701 WILSHIRE BOULEVARD-S
LOS ANGELES, CA 90024
Contact: Not reported Contact Tel: Not reported
DUNS No: Not reported NPDES No: Not reported
Creation: 10/22/93 Modified: 00/00/00
EPA ID: Not reported
Comments: Not reported

State UST:

Facility ID: 3900
Tank Num: 1 Container Num: 10654
Tank Capacity: 550 Year Installed: 1969
Tank Used for: PRODUCT
Type of Fuel: WASTE OIL Tank Constrctn: Not reported
Leak Detection: Stock Inventor, Pressure Test
Contact Name: KENNETH J. SANGER Telephone: (213) 208-6221
Total Tanks: 3 Region: Not reported
Facility Type: 1 Other Type: Not reported

Facility ID: 3900
Tank Num: 2 Container Num: 10652
Tank Capacity: 9940 Year Installed: 1969
Tank Used for: PRODUCT
Type of Fuel: PREMIUM Tank Constrctn: Not reported
Leak Detection: Stock Inventor, Pressure Test
Contact Name: KENNETH J. SANGER Telephone: (213) 208-6221
Total Tanks: 3 Region: Not reported
Facility Type: 1 Other Type: Not reported

Facility ID: 3900
Tank Num: 3 Container Num: 10651
Tank Capacity: 9940 Year Installed: 1969
Tank Used for: PRODUCT
Type of Fuel: UNLEADED Tank Constrctn: Not reported
Leak Detection: Stock Inventor, Pressure Test
Contact Name: KENNETH J. SANGER Telephone: (213) 208-6221
Total Tanks: 3 Region: Not reported
Facility Type: 1 Other Type: Not reported

M46
ENE
1/8-1/4
1167
Higher

WESTWOOD MARQUIS
930 HILLGUARD AVE
LOS ANGELES, CA 90024

HAZNET S103676509
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

SERVICE STATION 1065 (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000166665

Gepaid:	CAL000071758	Tepaid:	CAD099452708
Contact:	KEN SANGER, LEASEE/OWNER	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	2.0850		
Category:	Oil/water separation sludge		
Disposal Method:	Not reported		
Mailing Address:	1157 GAYLEY AVE LOS ANGELES, CA 90024		
Gepaid:	CAL000071758	Tepaid:	CAD093459485
Contact:	KEN SANGER, LEASEE/OWNER	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Fresno
Tons:	0.0498		
Category:	Unspecified solvent mixture Waste		
Disposal Method:	Transfer Station		
Mailing Address:	1157 GAYLEY AVE LOS ANGELES, CA 90024		
Gepaid:	CAL000071758	Tepaid:	CAD981585420
Contact:	KEN SANGER, LEASEE/OWNER	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	0
Tons:	0.2293		
Category:	Aqueous solution with less than 10% total organic residues		
Disposal Method:	Transfer Station		
Mailing Address:	1157 GAYLEY AVE LOS ANGELES, CA 90024		
Gepaid:	CAL000071758	Tepaid:	CAD981696420
Contact:	KEN SANGER, LEASEE/OWNER	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	0.2293		
Category:	Aqueous solution with less than 10% total organic residues		
Disposal Method:	Not reported		
Mailing Address:	1157 GAYLEY AVE LOS ANGELES, CA 90024		
Gepaid:	CAL000071758	Tepaid:	CAD981696420
Contact:	KEN SANGER, LEASEE/OWNER	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	1.1257		
Category:	Aqueous solution with less than 10% total organic residues		
Disposal Method:	Transfer Station		
Mailing Address:	1157 GAYLEY AVE LOS ANGELES, CA 90024		
Gepaid:	CAD981645229	Tepaid:	CAD028409019
Contact:	UNION OIL COMPANY OF CALIFORNIA	Telephone:	(714) 428-6560
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	0.3794		
Category:	Aqueous solution with less than 10% total organic residues		
Disposal Method:	Treatment, Tank		
Mailing Address:	PO BOX 25376 SANTA ANA, CA 92799 - 5376		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

76 PRODUCTS STATION #1065 (Continued)

S102590658

State LUST:

Facility Type:	ACTIVE	Cross Street:	LINDBROOK AVE
Reg Board:	Los Angeles Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected		
Status:	Post remedial action monitoring in progress		
Review Date:	10/05/1998	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	01/08/1992
Pollution Char:	08/08/1996	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	07/02/1998
Close Date:	Not reported	Release Date:	05/15/1991

LUST Region 4:

Report Date:	05/15/1991
Cross Street:	LINDBROOK AVE
Lead Agency:	Regional Board
Local Agency:	19050
Active Site:	Yes
Boundary:	Not reported
Owner Contact:	VANDER PLAATS, MICHAEL T.
Corporate Code:	LA
Substance:	8006619
Substance Qty:	Not reported
Case Number:	900240034
Case Type:	Groundwater
Status:	Post remedial action monitoring in progress
Status Date:	07/02/1998
Abatement Method Used at the Site:	Not reported
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	01/08/1992
Pollution Characterization Began:	08/08/1996
Remediation Plan Submitted:	Not reported
Enforcement Action Date:	Not reported
Remdial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	07/02/1998
Date the Case was Closed:	Not reported
Date Case was Given Regional Board Lead	
After Referred from Local Agency:	Not reported
Depth to Groundwater:	40.39
Emergency Responce:	No
Enfocement Action Date:	Not reported
Enforcment Type:	Not reported
Date Leak Record Entered:	08/19/1991
County:	Los Angeles
Facility Telephone:	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	Not reported
How the Leak was Discovered:	Not reported
Date The Leak was Stopped:	Not reported
How the Leak was Stopped:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Cause of Leak:	Unknown
Leak Source:	Unknown
Operator of Site:	Not reported
Pilot Program on Financial Database:	No

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

UNIVERSITY CARDIOVASCULAR (Continued)

S100947341

Gepaid: CAL000095826 Tepaid: CAD981402522
Contact: UNIVERSITY CARDIOVASCULAR Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0295
Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
Disposal Method: Recycler
Mailing Address: 100 UCLA MEDICAL PLZ STE 630
LOS ANGELES, CA 90024

L40
SSW
1/8-1/4
1042
Lower

SYSTEM ONE
1105 GAYLEY AVE
LOS ANGELES, CA 90024

HAZNET

S100875446
N/A

HAZNET:

Gepaid: CAL922304908 Tepaid: CAD108040858
Contact: HON W FOONG Telephone: (310) 824-7767
Gen County: Los Angeles Tsd County: Los Angeles
Tons: 0.0333
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1105 GAYLEY AVENUE
WESTWOOD, CA 90024

Gepaid: CAD983642851 Tepaid: CAD981402522
Contact: SYSTEM ONE Telephone: (310) 824-7767
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0510
Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
Disposal Method: Recycler
Mailing Address: 1105 GAYLEY AVE
LOS ANGELES, CA 90024 - 3403

41
WNW
1/8-1/4
1083
Higher

1X THREE-S PROPERTIES
939 BROXTON
LOS ANGELES, CA 90025

HAZNET

S102796767
N/A

HAZNET:

Gepaid: CAC000905744 Tepaid: IRC957100891
Contact: THREE-S PROPERTIES Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: 99
Tons: 4.2140
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: C/O ADR GROUP
ENCINO, CA 91316

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

THE ITALIAN CONSULATE (Continued)

EDR ID Number
EPA ID Number

Database(s)

S102792440

HAZNET:

Gepaid:	CAC000718536	Tepaid:	CAD009007626
Contact:	THE ITALIAN CONSULATE	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	29.4980		
Category:	Asbestos-containing waste		
Disposal Method:	Disposal, Land Fill		
Mailing Address:	12400 WILSHIRE BLVD		
	LOS ANGELES, CA 90025		

K38
NNW
1/8-1/4
1004
Higher

UCLA AMBULATORY CARE COMPLEX
100 MEDICAL PZ
LOS ANGELES, CA 90024

Ca. FID

S101588270
N/A

FID:

Facility ID:	19056514	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 475-3666
Mail To:	Not reported		
	100 MEDICAL PLZ		
	LOS ANGELES, CA 90024		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

K39
NNW
1/8-1/4
1004
Higher

UNIVERSITY CARDIOVASCULAR
100 UCLA MEDICAL PLAZA
LOS ANGELES, CA 90095

HAZNET

S100947341
N/A

HAZNET:

Gepaid:	CAL000095826	Tepaid:	CAD981402522
Contact:	UNIVERSITY CARDIOVASCULAR	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Kern
Tons:	0.0275		
Category:	Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)		
Disposal Method:	Recycler		
Mailing Address:	100 UCLA MEDICAL PLZ STE 630		
	LOS ANGELES, CA 90024		
Gepaid:	CAL000095826	Tepaid:	CAD981402522
Contact:	UNIVERSITY CARDIOVASCULAR	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Kern
Tons:	0.0275		
Category:	Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)		
Disposal Method:	Recycler		

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

FOX PHOTO INC (Continued)

EDR ID Number
EPA ID Number

Database(s)

S102815383

Gepaid: CAL000076848
Contact: FOX PHOTO INC
Gen County: Los Angeles
Tons: 0.0055
Category: Other inorganic solid waste
Disposal Method: Recycler
Mailing Address: 1706 WASHINGTON AVE
SAINT LOUIS, MO 63103 - 1717

Tepaid: CAD981402522
Telephone: (800) 669-9699
Tsd County: Kern

Gepaid: CAL000076848
Contact: FOX PHOTO INC
Gen County: Los Angeles
Tons: 0.0500
Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Mailing Address: 1706 WASHINGTON AVE
SAINT LOUIS, MO 63103 - 1717

Tepaid: CAD981402522
Telephone: (800) 669-9699
Tsd County: Kern

Gepaid: CAL000076848
Contact: FOX PHOTO INC
Gen County: Los Angeles
Tons: 0.1090
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1706 WASHINGTON AVE
SAINT LOUIS, MO 63103 - 1717

Tepaid: CAD981402522
Telephone: (800) 669-9699
Tsd County: Kern

J32
SSE
1/8-1/4
948
Lower

WESTWOOD TUNE-UP
1155 GLENDON AVE.
LOS ANGELES, CA 90024

UST

U001561098
N/A

State UST:

Facility ID: 50672
Tank Num: 1
Tank Capacity: 6000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Leak Detection: Stock Inventor
Contact Name: GUNTER SEIBOLD
Total Tanks: 2
Facility Type: 1

Container Num: 1
Year Installed: 1979
Tank Constrctn: Not reported
Telephone: (213) 208-8593
Region: Not reported
Other Type: Not reported

Facility ID: 50672
Tank Num: 2
Tank Capacity: 6000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Leak Detection: Stock Inventor
Contact Name: GUNTER SEIBOLD
Total Tanks: 2
Facility Type: 1

Container Num: 2
Year Installed: 1979
Tank Constrctn: Not reported
Telephone: (213) 208-8593
Region: Not reported
Other Type: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

UNIV OF CA LOS ANGELES DENTAL (Continued)

1000598061

Gepaid: CAD983621020 Tepaid: CAD982524613
Contact: UNIV OF CAL LOS ANGELES Telephone: (310) 825-5634
Gen County: Los Angeles Tsd County: Orange
Tons: 0.0000
Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Mailing Address: 10833 LE CONTE AVE RM 23045CHS
LOS ANGELES, CA 90024

Gepaid: CAD983621020 Tepaid: CAD982524613
Contact: UNIV OF CAL LOS ANGELES Telephone: (310) 825-5634
Gen County: Los Angeles Tsd County: Orange
Tons: 0.2792
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 10833 LE CONTE AVE RM 23045CHS
LOS ANGELES, CA 90024

30
West
1/8-1/4
923
Higher

WESTWOOD VILLAGE CHIROPRACTIC
1015 GAYLEY AVE
LOS ANGELES, CA 90024

HAZNET

S100571809
N/A

HAZNET:

Gepaid: CAL920587009 Tepaid: CAD982524613
Contact: DR CARY CLIFFORD Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Orange
Tons: 0.0333
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1015 GAYLEY AVE STE 220
LOS ANGELES, CA 90024

G31
South
1/8-1/4
941
Lower

FOX PHOTO INC
1161 WESTWOOD BLVD
LOS ANGELES, CA 90024

HAZNET

S102815383
N/A

HAZNET:

Gepaid: CAL000076848 Tepaid: CAD981402522
Contact: FOX PHOTO INC Telephone: (800) 669-9699
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0060
Category:
Disposal Method: Recycler
Mailing Address: 1706 WASHINGTON AVE
SAINT LOUIS, MO 63103 - 1717

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

UCLA MEDICAL CENTER (Continued)

EDR ID Number
EPA ID Number

Database(s)

S102439524

User Sent Prop. 65 Notification: Not reported
Regional Board: 04
Reporting Party Address: 10920 WILSHIRE #1850 LAS ANGELES 90024
Date Leak First Reported: 05/26/1995
Who Reported the Leak: DAVID OTT
Who Reporting Party Represents: Owner
Date Case Last Changed on Database: 05/26/1995
Responsible Party: UC REGENTS
RP Address: Not reported
RP Telephone: Not reported
State of Responsible Party Search: Not reported
State of Responsible Party Search: Search not Completed
Date RP Search Completed: Not reported
Soil Type: Not reported
Use of First Tracking Date: Not reported
Tracking Date: Not reported
Use of Second Tracking Date: Not reported
Tracking Date 2: Not reported
Use of Third Tracking Date: Not reported
Tracking Date 3: Not reported
Summary: FOUND DURING LANDSCAPING.

CORTESE:

Reg By: LTNKA
Reg Id: 071995-02
Region: CORTESE

127
NE
1/8-1/4
920
Higher

FACILITIES/HOSPITAL
10833 LE CONTE AVE
LOS ANGELES, CA 90024

Ca. FID

S101617272
N/A

128
NE
1/8-1/4
920
Higher

CALIFORNIA, UNIVERSITY OF
10833 LE CONTE AVENUE
LOS ANGELES, CA 90024

MLTS

1001211674
N/A

129
NE
1/8-1/4
920
Higher

UNIV OF CA LOS ANGELES DENTAL
10833 LE CONTE AVE RM101371CHS
LOS ANGELES, CA 90024

RCRIS-SQG
FINDS
HAZNET

1000598061
CAD983621020

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

FACILITIES/HOSPITAL (Continued)

U001561081

State UST:

Facility ID:	20894	Container Num:	1
Tank Num:	1	Year Installed:	1975
Tank Capacity:	12000		
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	Not reported
Leak Detection:			
Contact Name:	Not reported	Telephone:	(213) 825-2516
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	UNIVERSITY

Facility ID:	20894	Container Num:	2
Tank Num:	2	Year Installed:	1975
Tank Capacity:	12000		
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	Not reported	Telephone:	(213) 825-2516
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	UNIVERSITY

Facility ID:	20894	Container Num:	3
Tank Num:	3	Year Installed:	1977
Tank Capacity:	12000		
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	Not reported
Leak Detection:	None		
Contact Name:	Not reported	Telephone:	(213) 825-2516
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	UNIVERSITY

Facility ID:	20894	Container Num:	4
Tank Num:	4	Year Installed:	1977
Tank Capacity:	12000		
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Constrctn:	Not reported
Leak Detection:			
Contact Name:	Not reported	Telephone:	(213) 825-2516
Total Tanks:	4	Region:	Not reported
Facility Type:	2	Other Type:	UNIVERSITY

I26
NE
1/8-1/4
920
Higher

UCLA MEDICAL CENTER
10833 LE CONTE AVE
LOS ANGELES, CA 90024

Cortese
LUST

S102439524
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

30 MIN FOTO QUICK (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000299728

Gepaid:	CAD982402927	Tepaid:	CAD981161367
Contact:	HAMID SHEKARCHIAN	Telephone:	(310) 443-9999
Gen County:	Los Angeles	Tsd County:	Marin
Tons:	0.2502		
Category:	Photochemicals/photoprocessing waste		
Disposal Method:	Recycler		
Mailing Address:	1144 WESTWOOD BLVD		
	LOS ANGELES, CA 90024		
Gepaid:	CAD982402927	Tepaid:	CAL000121946
Contact:	HAMID SHEKARCHIAN	Telephone:	(310) 443-9999
Gen County:	Los Angeles	Tsd County:	Marin
Tons:	1.1256		
Category:	Photochemicals/photoprocessing waste		
Disposal Method:	Recycler		
Mailing Address:	1144 WESTWOOD BLVD		
	LOS ANGELES, CA 90024		
Gepaid:	CAD982402927	Tepaid:	CAL000121946
Contact:	HAMID SHEKARCHIAN	Telephone:	(310) 443-9999
Gen County:	Los Angeles	Tsd County:	Marin
Tons:	0.7421		
Category:	Photochemicals/photoprocessing waste		
Disposal Method:	Recycler		
Mailing Address:	1144 WESTWOOD BLVD		
	LOS ANGELES, CA 90024		
Gepaid:	CAD982402927	Tepaid:	CAL000121946
Contact:	HAMID SHEKARCHIAN	Telephone:	(310) 443-9999
Gen County:	Los Angeles	Tsd County:	Marin
Tons:	0.9380		
Category:	Photochemicals/photoprocessing waste		
Disposal Method:	Recycler		
Mailing Address:	1144 WESTWOOD BLVD		
	LOS ANGELES, CA 90024		

H22
WSW
1/8-1/4
867
Same

PAUL BECKSTEAD DDS
1033 GAYLEY AVE, #102
LOS ANGELES, CA 90024

HAZNET

S103620989
N/A

HAZNET:

Gepaid:	CAL000173655	Tepaid:	CAD108040858
Contact:	PAUL BECKSTEAD	Telephone:	(000) 000-0000
Gen County:	Los Angeles	Tsd County:	Los Angeles
Tons:	0.0625		
Category:	Photochemicals/photoprocessing waste		
Disposal Method:	Recycler		
Mailing Address:	1033 GAYLEY AVE STE 102		
	LOS ANGELES, CA 90024		

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

UCLA - ENVIRONMENT HEALTH & SAFETY (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103621890

HAZNET:

Gepaid: CAC001149776
Contact: UCLA
Gen County: Los Angeles
Tons: 0.1330
Category: Laboratory waste chemicals
Disposal Method: Not reported
Mailing Address: 10920 WILSHIRE BLVD #1850
LOS ANGELES, CA 90024

Tepaid: CAD008364432
Telephone: (000) 000-0000
Tsd County: Los Angeles

Gepaid: CAC001149776
Contact: UCLA
Gen County: Los Angeles
Tons: 0.9940
Category: Laboratory waste chemicals
Disposal Method: Disposal, Other
Mailing Address: 10920 WILSHIRE BLVD #1850
LOS ANGELES, CA 90024

Tepaid: CAD008364432
Telephone: (000) 000-0000
Tsd County: Los Angeles

Gepaid: CAC001149776
Contact: UCLA
Gen County: Los Angeles
Tons: 0.1840
Category: Laboratory waste chemicals
Disposal Method: Treatment, Incineration
Mailing Address: 10920 WILSHIRE BLVD #1850
LOS ANGELES, CA 90024

Tepaid: CAD008364432
Telephone: (000) 000-0000
Tsd County: Los Angeles

G20
South
1/8-1/4
843
Lower

30 MINUTE FOTO QUICK
1144 WESTWOOD BLVD
LOS ANGELES, CA 90024

HAZNET

S102820406
N/A

HAZNET:

Gepaid: CAL000116638
Contact: CALIFORNIA GENERAL PARTNERSHIP
Gen County: Los Angeles
Tons: 0.1250
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1144 WESTWOOD BLVD
LOS ANGELES, CA 90024

Tepaid: CAD108040858
Telephone: (000) 000-0000
Tsd County: Los Angeles

G21
South
1/8-1/4
843
Lower

30 MIN FOTO QUICK
1145 WESTWOOD BLVD
LOS ANGELES, CA 90024

RCRIS-SQG
FINDS
HAZNET

1000299728
CAD982402927

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

WELLS FARGO BANK (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103622321

HAZNET:

Gepaid: CAC001250560
Contact: WELLS FARGO BANK CORP
Gen County: Los Angeles
Tons: 2.1070
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 333 SO GRAND AVE #700
LOS ANGELES, CA 90071

Tepaid: CAL000027741
Telephone: (000) 000-0000
Tsd County: 5

F17
SW
1/8-1/4
830
Lower

RITZ DRY CLEANERS
1074 GAYLEY
LOS ANGELES, CA 90024

HAZNET

S103621934
N/A

HAZNET:

Gepaid: CAD981628043
Contact: RITZ DRY CLEANERS
Gen County: Los Angeles
Tons: 0.2085
Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
Disposal Method: Recycler
Mailing Address: 1074 GAYLEY AVE
LOS ANGELES, CA 90024

Tepaid: CAD981397417
Telephone: (310) 208-6417
Tsd County: Los Angeles

F18
SW
1/8-1/4
830
Lower

LONDON CLEANERS
1073 GAYLEY AVE
LOS ANGELES, CA 90024

RCRIS-SQG
FINDS
HAZNET

1000191101
CAD981667207

RCRIS:

Owner: BEN PICK
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(213) 208-7722
Record Date: 09/01/1996
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

HAZNET:

Gepaid: CAD981667207
Contact: LONDON CLEANERS
Gen County: Los Angeles
Tons: 0.0000
Category:
Disposal Method: Recycler
Mailing Address: 1073 GAYLEY AVE
LOS ANGELES, CA 90024 - 3401

Tepaid: CAD981397417
Telephone: (213) 208-7722
Tsd County: Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

THRIFTY PAYLESS DRUGS (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103622774

Gepaid: CAL000128224 Tepaid: CAT000613976
Contact: THRIFTY-PAYLESS INC Telephone: (310) 209-1338
Gen County: Los Angeles Tsd County: Orange
Tons: 2.4811
Category: Photochemicals/photoprocessing waste
Disposal Method: Transfer Station
Mailing Address: 9275 SW PEYTON LN
WILSONVILLE, OR 97070 - 9200

B11
SSE
< 1/8
571
Lower

PIP PRINTING
1080 GLENDON AVE
LOS ANGELES, CA 90024

RCRIS-SQG 1000905565
FINDS CA0000860759

RCRIS: ,
Owner: STEVE & CATHY MOSS
(310) 208-8529
Contact: CATHY MOSS
(310) 208-8529
Record Date: 10/03/1994
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

C12
SSW
< 1/8
597
Lower

MARIA HERSHOVIC
1095 BROXTON
WEST LOS ANGELES, CA 90024

HAZNET S102793319
N/A

HAZNET:
Gepaid: CAC000730640 Tepaid: AZD983481813
Contact: MARIA HERSHOVIC Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: 99
Tons: 10.1136
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: C/O BEL AIR CAMERA
LOS ANGELES, CA 90024

D13
ESE
< 1/8
641
Same

GTE CALIFORNIA
1041 TIVERTON AVE
LOS ANGELES, CA 91708

HAZNET S103621174
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

BULLOCK'S/MACY'S WEST (WESTWOOD) (Continued)

S100857042

Gepaid: CAL000100382 Tepad: CAT080033681
Contact: R H MACY INC Telephone: (212) 695-2214
Gen County: Los Angeles Tsd County: Los Angeles
Tons: 0.1500
Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Mailing Address: 401 S LAKE AVE
PASADENA, CA 91101 - 3509

Gepaid: CAL000100382 Tepad: CAT080033681
Contact: R H MACY INC Telephone: (212) 695-2214
Gen County: Los Angeles Tsd County: Los Angeles
Tons: 0.0065
Category: Liquids with pH <UN-> 2
Disposal Method: Recycler
Mailing Address: 401 S LAKE AVE
PASADENA, CA 91101 - 3509

B7
South
< 1/8
523
Lower

WESTWOOD CENTER, LTD PARTNERSHIP
1100 GLENDON AVE #1400
LOS ANGELES, CA 90024

HAZNET

S103622600
N/A

B8
South
< 1/8
523
Lower

WESTWOOD CENTER
1100 GLENDON AVE SUTIE 1400
LOS ANGELES, CA 90024

RCRIS-SQG
FINDS

1000422982
CAD981969462

RCRIS:

Owner: WESTWOOD CENTER
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(213) 208-5585
Record Date: 05/20/1987
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

B9
South
< 1/8
523
Lower

MR. CHRISTAL INC (DONALD CHRI
1100 GLENDON AVE #1250
LOS ANGELES, CA 90024

FINDS

1001407263
109#19900111

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

WESTWOOD PLAZA TRUST CO OF THE WEST (Continued)

S103676364

HAZNET:

Gepaid: CAL000162993 Tepaid: CAT080022148
Contact: WESTWOOD PLAZA Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: San Bernardino
Tons: 0.3250
Category: Off-specification, aged, or surplus inorganics
Disposal Method: Transfer Station
Mailing Address: 924 WESTWOOD BLVD STE 610
LOS ANGELES, CA 90024

A5
NNW
< 1/8
487
Higher

COPYMAT
923 WESTWOOD BLVD
LOS ANGELES, CA 00000

HAZNET

S100859418
N/A

HAZNET:

Gepaid: CAL000048803 Tepaid: CAD982524613
Contact: CPI COPY SERVICES INC Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Orange
Tons: 0.0625
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Mailing Address: 1706 WASHINGTON AVE
ST LOUIS, MO 63103

6
East
< 1/8
490
Higher

BULLOCK'S/MACY'S WEST (WESTWOOD)
10861 WEYBURN AVE
LOS ANGELES, CA 90024

HAZNET

S100857042
N/A

HAZNET:

Gepaid: CAL000100382 Tepaid: CAD067786749
Contact: R H MACY INC Telephone: (212) 695-2214
Gen County: Los Angeles Tsd County: Los Angeles
Tons: 1.6856
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 401 S LAKE AVE
PASADENA, CA 91101 - 3509

Gepaid: CAL000100382 Tepaid: CAL000027741
Contact: R H MACY INC Telephone: (212) 695-2214
Gen County: Los Angeles Tsd County: 5
Tons: 0.1685
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 401 S LAKE AVE
PASADENA, CA 91101 - 3509

MAP FINDINGS SUMMARY SHOWING ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP

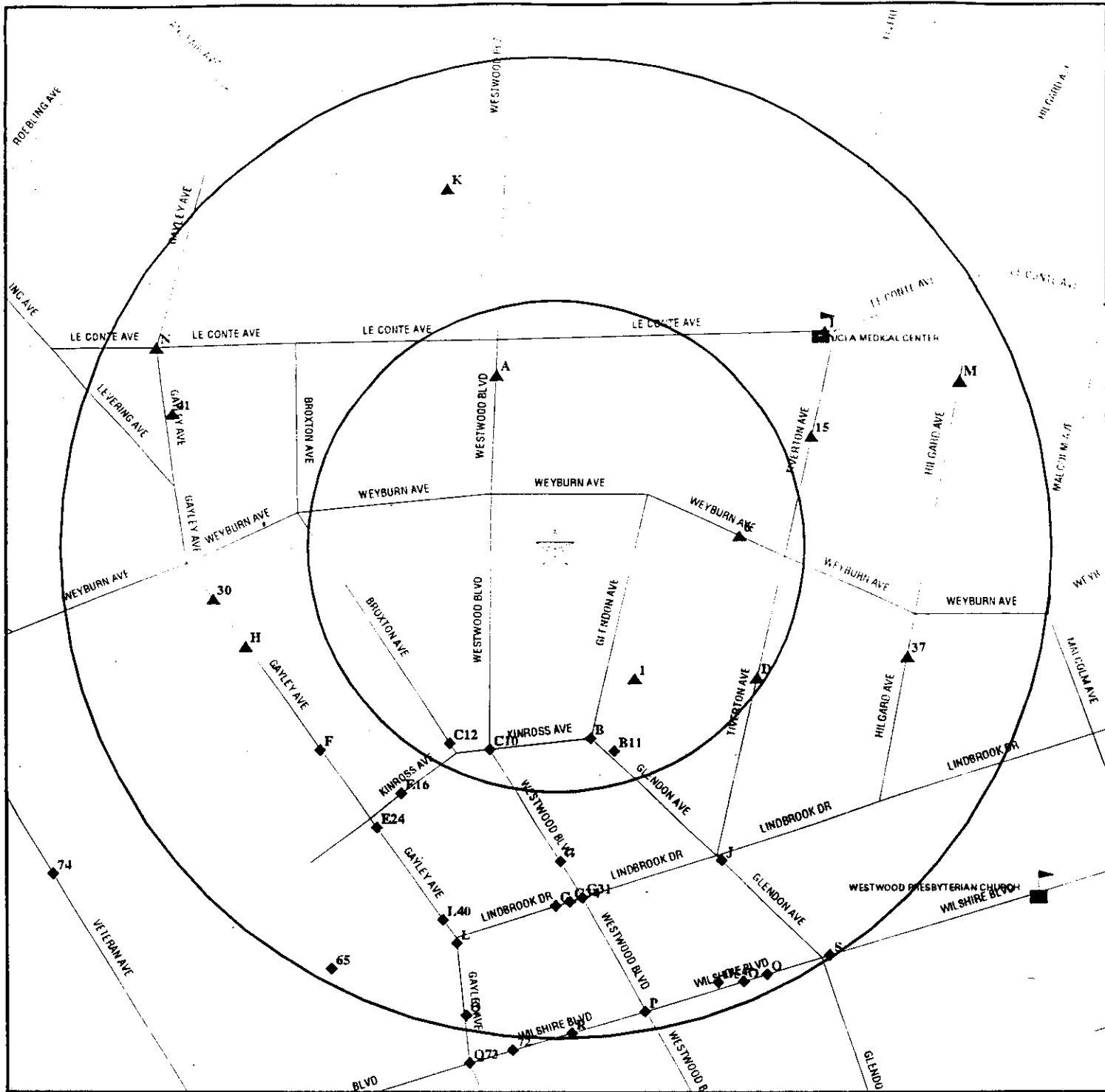
Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Notify 65		0.250	0	0	NR	NR	NR	0
CHMIRS		0.125	0	NR	NR	NR	NR	0
Cortese		0.500	0	3	0	NR	NR	3
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	3	1	NR	NR	4
UST		0.250	0	3	NR	NR	NR	3
CA FID		0.250	1	4	NR	NR	NR	5
AST		0.125	0	NR	NR	NR	NR	0
RAATS		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
HAZNET		0.250	6	11	NR	NR	NR	17
RCRIS Sm. Quan. Gen.		0.250	0	1	NR	NR	NR	1
RCRIS Lg. Quan. Gen.		0.500	0	0	0	NR	NR	0
HMIRS		0.125	0	NR	NR	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
ERNS		0.250	0	0	NR	NR	NR	0
FINDS		0.500	1	1	0	NR	NR	2
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
MLTS		0.250	0	1	NR	NR	NR	1
NPL Liens		1.000	0	0	0	0	NR	0
Site Mitigation		0.500	0	0	0	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS		0.250	0	0	NR	NR	NR	0
HMS		0.250	0	0	NR	NR	NR	0
SMS R_2		0.500	0	0	0	NR	NR	0
Coal Gas		0.500	0	0	0	NR	NR	0
MINES		TP	NR	NR	NR	NR	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

DETAIL MAP - 0411604.1r - California Environmental



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

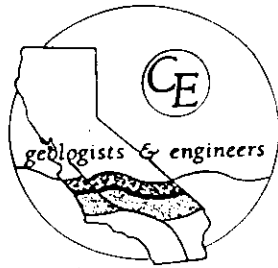
TARGET PROPERTY: Vicinity of Weyburn Ave + Glendon Ave
ADDRESS: Vicinity of Weyburn Ave + Glendon Ave
CITY/STATE/ZIP: Westwood CA 90024
LAT/LONG: 34.0622 / 118.4439

CUSTOMER: California Environmental
CONTACT: Ken Katsuda
INQUIRY #: 0411604.1r
DATE: September 14, 1999 8:14 am

APPENDIX IV

Pre-Demolition Asbestos Report - February 1996
Screening and Supplemental Pre-Demolition Asbestos Reports - February 2000

California



Environmental

SCREENING PRE-DEMOLITION ASBESTOS SURVEY

Apartment Building
1070 Glendon Avenue
Westwood, California

FOR

CASDEN PROPERTIES OPERATING PARTNERSHIP LP

9090 Wilshire Boulevard, 3rd Floor
Beverly Hills, CA 90211

Attention: Mr. Ron Mayhew

CE Job No. EP100-2075

February 2000

EP2075.RPT

TABLE OF CONTENTS

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INTRODUCTION	1
ASBESTOS-CONTAINING MATERIALS	2
CONCLUSIONS AND RECOMMENDATIONS	5
NOTICE	8

TABLES

I. Asbestos Containing Materials	3
II. Non-Asbestos Containing Materials	4

APPENDIX

- I. Laboratory Reports and Bulk Asbestos Analysis



INTRODUCTION

The following report presents the findings of the asbestos survey performed at the subject property by California Environmental. The purpose of the survey was for preliminary identification of materials which could present an occupational or environmental hazard during demolition of the building. The scope of this study included surveying accessible areas of the building for asbestos-containing materials (ACM); sampling and analyzing suspected materials; and providing recommendations for pre-demolition abatement work.

The structure is a four story apartment building with a basement. Construction is concrete with wood floors and roof. There are approximately 40 apartment units. Heat is supplied by individual gas-fired wall heaters located in each unit and venting through the exterior wall.

Five apartment units, the basement, and the roof were inspected on January 9, 1996. The results of that inspection are incorporated in this report. Fifteen units were inspected on January 25, 2000. Complete investigation of some concealed areas, including beneath existing carpeting, between floors, and wall interiors, was not feasible during the survey.

This screening survey constitutes a complete pre-demolition survey only for the apartments surveyed. A complete survey of the remaining apartments is required prior to demolition to fulfill the requirements of SCAQMD Rule 1403. Destructive investigation of spaces between floors, the attic, wall interiors, and beneath carpeting is also required.

The surveys were conducted by Mr. Michael R. Tiffany of California Environmental and Mr. Ned Reber of CAMCO Group, Inc. Mr. Tiffany and Mr. Reber are California Certified Asbestos Consultants.

This report includes observations, conclusions, and recommendations which together with the remainder of this report are subject to the **NOTICE** at the end of this report.

ASBESTOS-CONTAINING MATERIALS

The following apartment units were surveyed:

102, 104, 105, 107*, 108*, 109, 110*

203, 205, 206, 208, 210

305

403, 404, 405, 406, 410[†]

501*, basement*, roof*, hallways

* = surveyed in 1996

[†] = could not be completely surveyed due to stored material

Forty-two samples of suspected asbestos-containing materials were taken and submitted to the laboratory for analysis. The analyses were performed using the polarized-light microscopy technique described in the *EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples* (EPA-600/M4-82-020). The laboratory is accredited for asbestos analysis by the NIST National Voluntary Laboratory Accreditation Program. The results of the analyses are enclosed as **APPENDIX I**.



The following materials were found to contain asbestos, or were identified as asbestos based on the experience of the inspector. Removal of the asbestos-containing materials is required prior to demolition.

TABLE I
Asbestos-Containing Materials

Apt. No.	Material	Location	SCAQMD Class*	Quantity
All	Subfloor Paper	Throughout building under floor boards	F	18,000 – 24,000 sf
All	Heater insulation (millboard)	Inside wall heaters	F	40 pc
Roof	Roofing paint (aluminized)	South end of roof	NF1	300 sf
Roof	Roofing cement	Seams and penetrations	NF1	180 sf
Basement	Floor tile – tan 12 inch (not mastic)	Throughout basement	NF1	1300 sf
105	Sheet vinyl flooring	Kitchen	F	90 sf
203	Floor tile & mastic – 12 inch	Throughout apt.	NF1	450 sf
403	Floor tile - white/tan 9 " (not mastic)	Closet	NF1	20 sf
501	Floor tile & mastic – brown 9 inch	Kitchen (bottom layer)	NF1	100 sf

- * F = Friable
NF1 = Class 1 Nonfriable
NF2 = Class 2 Nonfriable

Quantities given in **TABLE I** are approximate and should not be used for bidding. Contractors should be responsible for their own bid estimates.

The following materials were tested and found to contain no detectable asbestos.

TABLE II
Non-Asbestos Containing Materials

Apt. No.	Material	Location
Exterior	Stucco	Exterior walls
Hallways	Tar paper	Under carpeting
Interior	Wall & ceiling plaster	Throughout building
Roof	Roofing felts	All levels
102	Sheet vinyl flooring (not sampled – same as 405)	Kitchen
104	No flooring found	
107	Sheet vinyl flooring	Kitchen
108	Sheet vinyl flooring	Kitchen
109	Linoleum	Kitchen
110	Sheet vinyl flooring	Kitchen
205	Sheet vinyl flooring	Kitchen
206	Sheet vinyl flooring	Kitchen
207	Sheet vinyl flooring	Kitchen
208	Sheet vinyl flooring	Kitchen
210	Sheet vinyl flooring	Kitchen
305	Sheet vinyl flooring	Kitchen
403	Mastic (floor tile is ACM)	Closet
404	Linoleum	Closet
405	Sheet vinyl flooring	Kitchen
406	Sheet vinyl flooring	Kitchen
410	No flooring found	NOTE – could not search under all carpets
501	Sheet vinyl flooring	Kitchen – middle layer, and Bathroom
501	Floor tile – 12 inch	Kitchen – top layer
Basement	Floor tile mastic	Kitchen and bathroom

CONCLUSIONS AND RECOMMENDATIONS

A screening pre-demolition asbestos survey was performed for the subject apartment building located at 1070 Glendon Avenue in Westwood, California. Twenty apartment units, the basement, and the roof were inspected. Complete investigation of some concealed areas, including beneath existing carpeting, between floors, and wall interiors, was not feasible during the survey. Approximately twenty occupied or otherwise inaccessible units have not been surveyed.

This screening survey constitutes a complete pre-demolition survey only for the apartments surveyed. A complete survey of the remaining apartments is required prior to demolition to fulfill the requirements of SCAQMD Rule 1403. Destructive investigation of spaces between floors, the attic, wall interiors, and beneath carpeting is also required.

Asbestos paper or felt is present between the finish floorboards and the floor structure on all wood floors. It was not determined whether the first floor is wood or concrete. This material will be the principal cost item in pre-demolition asbestos abatement. Removal of this material during building occupancy is not recommended. Building maintenance personnel and outside contractors should be notified in writing of the presence of this and all known ACM in the building. Special training and procedures are required for any work which penetrates through the floor, such as drilling holes for pipes or conduits between floors.

Aluminized roofing paint and roofing cement on roof seams and penetrations contain asbestos. The roofing felts themselves were found to contain no detectable asbestos.



Wall heaters in each apartment contain a small quantity (<1 sq. ft. per unit) of asbestos millboard and gasket. The heaters may be removed intact without disturbing the ACM.

Flooring materials (sheet vinyl flooring, floor tile, and mastic) in a minority of the apartment units contain asbestos. These materials should be tested on an apartment by apartment basis or untested materials should be assumed to contain asbestos. Since removal of the subfloor paper will be required, additional testing of flooring may not be necessary.

Samples of interior and exterior wall and ceiling plaster and stucco were found to contain no detectable asbestos. No additional testing of these materials is recommended.

No pipe insulation or other thermal system insulation was observed in accessible areas. Destructive investigation is recommended prior to demolition to determine whether such materials are present in wall cavities or inter-floor spaces. Based on observation of building systems, the presence of large quantities of such materials is considered unlikely.

State and federal regulations require an asbestos inspection prior to demolition of any building. Pre-demolition inspections involve destructive investigation of all portions of the structure and sampling of materials which would present no hazard during normal occupation of a building. This survey meets the requirements of a pre-demolition inspection for the units inspected only. A diligent effort has been made to discover all asbestos-containing construction materials in the areas surveyed. There is a slight potential for undiscovered asbestos-containing materials to be present. The demolition contractor should be alert for unabated or undiscovered asbestos-containing materials which may be encountered during the demolition.

Lead-based paint may be present in this building. California Environmental does not recommend testing for lead in paint prior to building demolition. Cal-OSHA policy defines lead-based paint as any paint containing detectable lead. Because of the stringency of this requirement, it is recommended that all paint in the building be assumed to contain lead for purposes of demolition. Demolition contractors should comply with Cal-OSHA Lead-in-Construction Standard in all buildings.

If the building is to be renovated, or occupied by children under the age of six, a lead survey and hazard assessment in accordance with EPA and HUD regulations is recommended.



This report is subject to the following NOTICE:

NOTICE


All properties are subject to some element of environmental risk and the risks cannot be eliminated. Industrial and commercial properties developed prior to modern environmental laws are especially risk prone to environmental hazards which include, but are not limited to, materials which may be toxic, ignitable, corrosive or reactive. The potential for these environmental hazards to impact the use of the property can be reduced by the identification and mitigation of the hazards prior to development or redevelopment of the property. Due to the difficulty in locating hazardous materials, in some cases it is not always possible to ascertain that hazardous materials are present on the property prior to development.

The laboratory testing described herein was performed by state certified testing laboratories. The state certified testing laboratories assume responsibility for the testing procedures used in their analysis.

This report is made and issued for your sole use and benefit, is not transferable, and represents conditions encountered as of the exploration date. No warranty, expressed or implied, is made or intended in connection with the above exploration, or by the furnishing of this report, or by any other oral or written statement.

We appreciate the opportunity to be of service to you. Should you have any questions or desire any additional information, please contact the undersigned.

Respectfully submitted,



Michael R. Tiffany, CIH
Certified Asbestos Consultant No. 92-0064
Certified Lead Inspector/ Risk Assessor No. I-2442
Registered Environmental Assessor No. 1064
Certified Industrial Hygienist No. 5056

APPENDIX I

Laboratory Reports
Bulk Asbestos Analysis





11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 1301

Client: California Environmental Geologists & Engineers, Inc.

Job ID: Apartment Building; 1070 Glendon Ave

Sample#	Material Type	Description	Total Asbestos	Asbestos	Nonasbestos	Nonfibrous
Serial#	Sample Location	Analysis Date	Content	Percent, Type	Fibers *	Material **
102-1	Subfloor Paper	Tan fibrous material	75 %	75 % Chrysotile	%	Other
	Apt# 102			0 % Amosite	%	
	Bath Doorway			0 % Crocidolite	%	
49842		2/10/00		%		
102-2	Wall Plaster	White granular material	N.D.	0 % Chrysotile	%	GM
	Apt# 102			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49843		2/10/00		%		
105-1	Sheet Vinyl Flooring	Tan material with fibrous material	10 %	10 % Chrysotile	%	Other
	Apt# 105			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49844		2/10/00		%		
105-2	Heater Insulation	White fibrous material	70 %	70 % Chrysotile	CE 10 %	B
	Apt# 105			0 % Amosite	%	
	Wall Heater			0 % Crocidolite	%	
49845		2/10/00		%		
109-1	Linoleum	Tan nonfibrous material	N.D.	0 % Chrysotile	%	GM, B
	Apt# 109			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49846		2/10/00		%		
203-1	12 " Floor Tile	White speckled material	Trace	.5 % Chrysotile	%	GM
	Apt#205			0 % Amosite	%	
	Throughout			0 % Crocidolite	%	
49897		2/10/00		%		
203-1m	12 " Floor Tile	White speckled material	4 %	4 % Chrysotile	%	GM, B
	Apt#205			0 % Amosite	%	
	Throughout			0 % Crocidolite	%	
49898		2/10/00		%		
205-1	Sheet Vinyl Flooring	White material with fibrous layer	N.D.	0 % Chrysotile	CE 50 %	V, B
	Apt#205			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49899		2/10/00		%		
206-1	Sheet Vinyl Flooring	White material with fibrous layer	N.D.	0 % Chrysotile	CE 50 %	V, B
	Apt#206			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49900		2/10/00		%		
208-1	Sheet Vinyl Flooring	White material with fibrous layer	N.D.	0 % Chrysotile	CE 50 %	V, B
	Apt#208			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49901		2/10/00		%		

Analyst: James Jackson

Report Date: 2/14/2000 Date Received: 2/10/00

N.D. = None Detected

* GW = Glass wool SY = Synthetic fiber
CE = Cellulose fiber P = Perlite, Pumice

** GM = Granular material V = Vermiculite R = Resin A = Asphalt F = Foam
FG = Fiberglass B = Binder D = Ducts N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of non-homogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report may only be reproduced in full and with the written approval of this lab. Samples may be disposed of thirty days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 1301

Client: California Environmental Geologists & Engineers, Inc.

Job ID: Apartment Building; 1070 Glendora Ave

Sample# Serial#	Material Type Sample Location	Description Analysis Date	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers *	Nonfibrous Material **
210-1 49902	Sheet Vinyl Flooring Apt#210 Kitchen	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % % %	V, B
305-1 49903	Sheet Vinyl Flooring Apt#305 Kitchen	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % % %	V, B
4-hall 49847	Tar Paper 4th Floor Hallway Undercarpet	Black material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, B
403-1 49848	Floor Tile Apt#403 Closet	Tan material 2/10/00	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
403-1m 49852	Floor Tile Apt#403 Closet	Black material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	B, Other
404-1 49904	Wall Plaster Apt#404 Electrical Box	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, Other
404-2 49905	Linoleum Apt#404 Kitchen	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 25 % % %	GM, B
405-1 49849	Sheet Vinyl Flooring Apt#405 Kitchen	Brown material with fibrous components 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 15 % % %	B
405-2 49850	Ceiling Plaster Apt#405 Closet	White material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, Paint
406-1 49851	Sheet Vinyl Flooring Apt#406 Kitchen	Tan nonfibrous material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 15 % % %	B, Other

Analyst: James Jackson

Report Date: 2/14/2000 Date Received: 2/10/00

N.D. = None Detected

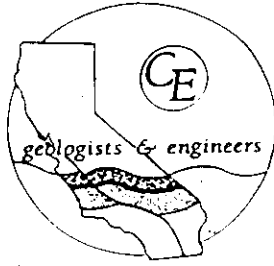
* GW = Glass wool SY = Synthetic fiber
CE = Cellulose fiber P = Perlite, Pumice

** GM = Granular material V = Vermiculite R = Resin A = Asphalt F = Foam
FG = Fiberglass B = Binder D = Dials N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of non-homogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report may only be reproduced in full and with the written approval of this lab. Samples may be disposed of thirty days after report date.

California



Environmental

SUPPLEMENTAL PRE-DEMOLITION ASBESTOS SURVEY

Commercial Building
10870 Weyburn Avenue
Westwood, California

FOR

CASDEN PROPERTIES OPERATING PARTNERSHIP LP

9090 Wilshire Boulevard, 3rd Floor
Beverly Hills, CA 90211

Attention: Mr. Ron Mayhew

CE Job No. EP100-2075

March 2000

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INTRODUCTION

California Environmental performed a pre-demolition asbestos inspection of the subject building in January, 1996. The results of the inspection were presented in the report titled *Pre-Demolition Asbestos Inspection, 10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue, Westwood, California*, dated February 6, 1996. At the time of the 1996 inspection the building basement was not accessible. A follow-up inspection was recommended prior to demolition.

The following report presents the findings of the follow-up asbestos survey performed at the subject property by California Environmental. The purpose of the survey was the identification of materials which could present an occupational or environmental hazard during demolition of the building. The scope of this study included surveying accessible areas of the building basement for asbestos-containing materials (ACM); sampling and analyzing suspected materials; and providing recommendations for pre-demolition abatement work.

The survey was conducted on January 25, 2000 by Mr. Ned Reber of CAMCO Group, Inc.. Mr. Reber is a California Certified Asbestos Consultant. The work was performed under the direction of the undersigned California Asbestos Consultant.

This report includes observations, conclusions, and recommendations which together with the remainder of this report are subject to the **NOTICE** at the end of this report.



ASBESTOS-CONTAINING MATERIALS

Ten samples of suspected asbestos-containing materials were taken and submitted to the laboratory for analysis. The analyses were performed using the polarized-light microscopy technique described in the *EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples* (EPA-600/M4-82-020). The laboratory is accredited for asbestos analysis by the NIST National Voluntary Laboratory Accreditation Program. The results of the analyses are enclosed as **APPENDIX I**. The sample locations are shown on the accompanying **BASEMENT FLOOR PLAN**.

The following materials were found to contain asbestos, or were identified as asbestos based on the experience of the inspector. Removal of the asbestos-containing materials is required prior to demolition.

TABLE I
Asbestos-Containing Materials

MATERIAL	LOCATION	SCAQMD Class*	QUANTITY
Pipe Insulation	Above ceiling at northwest portion of basement	Friable	30 ft.
Sheet vinyl flooring	Center office	Friable	250 ft.

Quantities given in **TABLE I** are approximate and should not be used for bidding. Contractors should be responsible for their own bid estimates.

The following materials were tested and found to contain no detectable asbestos.

TABLE II
Non-Asbestos Materials

MATERIAL	LOCATION
Ceiling Panels – 2x4 ft. suspended	Office
Drywall with joint compound	Throughout

CONCLUSIONS AND RECOMMENDATIONS

A pre-demolition asbestos survey was performed for the basement of the building located at 10870 Weyburn Avenue in Westwood, California. The remainder of the building was previously surveyed. The combined surveys meet the requirements of SCAQMD Rule 1403 for a pre-demolition asbestos inspection.

The only asbestos-containing materials found in the basement are sheet vinyl flooring in the center office and pipe insulation above the ceiling line in the north end of the basement. Additional pipe insulation may be present in the wall of the first floor. The pipe appears to be an abandoned hot water line.

State and federal regulations require an asbestos inspection prior to demolition of any building. Pre-demolition inspections involve destructive investigation of all portions of the structure and sampling of materials which would present no hazard during normal occupation of a building. This survey meets the requirements of a pre-demolition inspection. A diligent effort has been made to discover all asbestos-containing construction materials in the building. There is a slight



potential for undiscovered asbestos-containing materials to be present. The demolition contractor should be alert for unabated or undiscovered asbestos-containing materials which may be encountered during the demolition.

This report is subject to the following **NOTICE**:

NOTICE

All properties are subject to some element of environmental risk and the risks cannot be eliminated. Industrial and commercial properties developed prior to modern environmental laws are especially risk prone to environmental hazards which include, but are not limited to, materials which may be toxic, ignitable, corrosive or reactive. The potential for these environmental hazards to impact the use of the property can be reduced by the identification and mitigation of the hazards prior to development or redevelopment of the property. Due to the difficulty in locating hazardous materials, in some cases it is not always possible to ascertain that hazardous materials are present on the property prior to development.

The laboratory testing described herein was performed by state certified testing laboratories. The state certified testing laboratories assume responsibility for the testing procedures used in their analysis.

This report is made and issued for your sole use and benefit, is not transferable, and represents conditions encountered as of the exploration date. No warranty, expressed or implied, is made or intended in connection with the above exploration, or by the furnishing of this report, or by any other oral or written statement.

We appreciate the opportunity to be of service to you. Should you have any questions or desire any additional information, please contact the undersigned.

Respectfully submitted,



Michael R. Tiffany, CIH
Certified Asbestos Consultant No. 92-0064
Registered Environmental Assessor No. 1064
Certified Industrial Hygienist No. 5056

APPENDIX I

Laboratory Report Bulk Asbestos Analysis





Asbestos Bulk Sample Analysis

11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Lab #: 1272

Client: California Environmental

Job ID: 10872 Weyburn (Basement); Westwood, Ca

Sample# Serial#	Material Type Sample Location	Description Analysis Date	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers *	Nonfibrous Material **
01	2x4 Ceiling Panel Centers Office	White fibrous material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 2 % GW 85 % %	P, Other
49725		1/26/00				
02	2x4 Ceiling Panel Centers Office	White fibrous material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 2 % GW 85 % %	P, Other
49726		1/26/00				
03	2x4 Ceiling Panel Centers Office	White fibrous material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 2 % GW 85 % %	P, Other
49727		1/26/00				
04	Pipe Insulation NW Room	White snowy material	65 %	65 % Chrysotile 0 % Amosite 0 % Crocidolite %	FG 5 % % %	Other
49728		1/26/00				
05	Pipe Insulation NW Room	White snowy material	65 %	65 % Chrysotile 0 % Amosite 0 % Crocidolite %	FG 5 % % %	Other
49729		1/26/00				
06	Pipe Insulation NW Room	White snowy material	65 %	65 % Chrysotile 0 % Amosite 0 % Crocidolite %	FG 5 % % %	Other
49730		1/26/00				
07	Drywall NE Office	White granular material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
49731		1/26/00				
08	Drywall N Hallway	White granular material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, Paint
49732		1/26/00				
09	Drywall Center Room	White granular material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
49733		1/26/00				
10	Sheet Vinyl Flooring Center Office	Vinyl material with fibrous components	10 %	10 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	Other
49734		1/26/00				

Analyst: James Jackson

Report Date: 2/10/2000 Date Received: 1/26/00

N.D. = None Detected

* GW = Glass wool SY = Synthetic fiber

CE = Cellulose fiber P = Perlite, Pumice

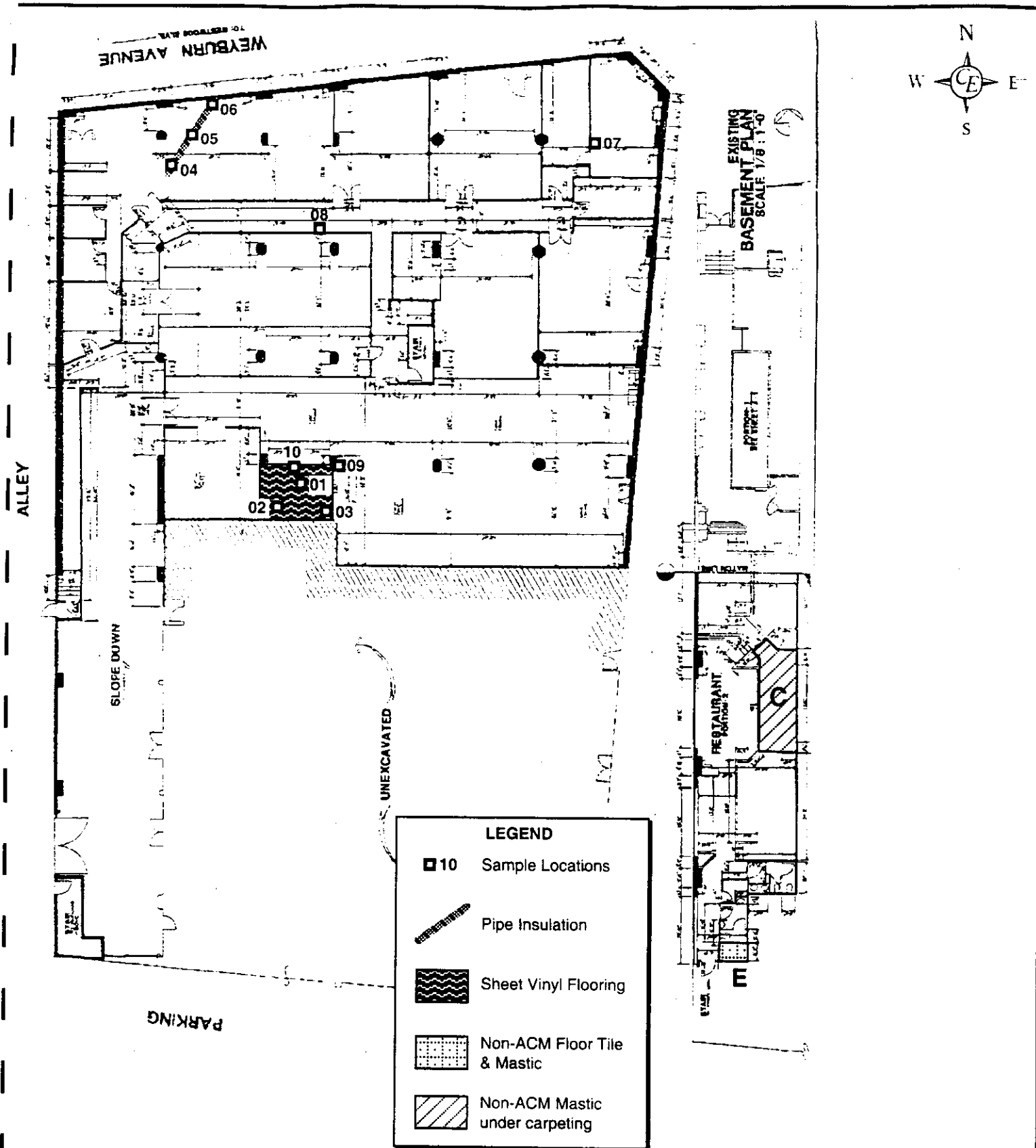
** GM = Granular material V = Vermiculite R = Resin

FG = Fiberglass B = Binder

D = Debris N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of non-homogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report may only be reproduced in full and with the written approval of this lab. Samples may be disposed of thirty days after report date.



REFERENCE: Floor Plan provided by client



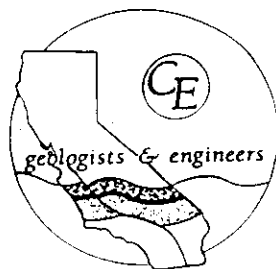
BASEMENT FLOOR PLAN
Casden Properties
10870 Weyburn Avenue, Westwood

Drawn By: **MRT**
Checked By: **CIB**

Job # **EP100-2075**
Date: **February 2000**

*California
Environmental*

California



February 6, 1996

CE Job No. EV695-1010

Environmental

Arba Group
112 West Ninth Street, 12th Floor
Los Angeles, California 90015

Attention: Mr. Scott Krieger

Subject: PRE-DEMOLITION ASBESTOS INSPECTION

Site: 10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue, Westwood, California

Dear Mr. Krieger:

At your request, the buildings at the above locations have been inspected for the presence of asbestos containing materials (ACM). The inspections were performed by a California Certified Asbestos Consultant. One hundred samples were analysed for asbestos content by a laboratory accredited by the NIST National Voluntary Laboratory Accreditation Program. The inspection and laboratory reports are attached.

Samples of the following materials were found to contain asbestos, or the materials were recognized as asbestos-containing. In order to comply with SCAQMD Rule 1403, these materials must be removed by a licensed and registered asbestos abatement contractor prior to demolition:

MATERIAL	LOCATION	SCAQMD Class	EPA Category	AMOUNT (Approx.)
10870 Weyburn Avenue - Retail Building				
Duct Insulation	Unit 10870 - ducts in unit and attic space	F	F	140 ft.
Flex Joint	Duct in garage mechanical room	F	F	1 ea
Floor Tile and Mastic	Various locations - see report	NF1	NF1	400 sf
Mirror Adhesive	Unit 1023	NF1	NF1	30 sf
Flex Collars	Mechanical Rooms	F	F	3 pc
Roofing Cement	Roof seams and penetrations	NF1	NF1	130 sf

EV1010ASB.RPT

MATERIAL	LOCATION	SCAQMD Class	EPA Category	AMOUNT (Approx.)
1067 Glendon Avenue - Movie Theater				
Acoustical Ceiling	Lobby	F	F	1200 sf
Roofing Cement	Roof seams and penetrations	NFI	NFI	120 sf
1070 Glendon Avenue - Apartment Building (Preliminary Inspection)				
Floor Tile and Mastic	Various - see report	NFI	NFI	unk
Roofing Cement	Seams and penetrations, all roofs	NFI	NFI	180 sf
Roofing Paint	South end of roof	NFI	NFI	300 sf
Parking Toll Booth				
Roofing Cement	Roof seams	NFI	NFI	15 sf
NF = non-friable				F = friable

Refer to the survey reports for the specific locations of ACMs and for materials which have been tested and found to contain no detectable asbestos.

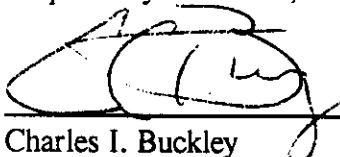
The surveys of 10870 Weyburn Avenue and 1067 Glendon Avenue meet the requirements of SCAQMD Rule 1403 for pre-demolition asbestos inspections, with the exception of two portions of the 10870 Weyburn Avenue building which were inaccessible at the time of the inspection. These areas must be inspected prior to demolition.

The preliminary survey of 1070 Glendon Avenue does not meet the requirements of a pre-demolition asbestos inspection. Because the building was occupied at the time of the inspection, a complete destructive investigation was not feasible. A follow up inspection will be required prior to demolition. Asbestos-containing flooring materials are expected in some of the kitchen and bathroom areas, but other large areas of ACM are not expected based on the observations made during the preliminary survey.

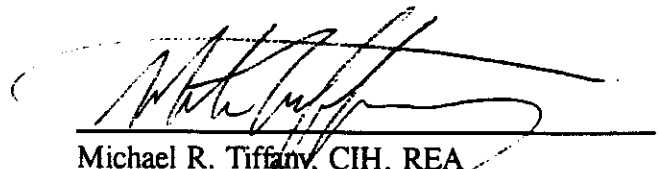
The quantities given above are approximate and should be verified by the asbestos abatement contractor before bidding. The asbestos abatement contractor must notify SCAQMD ten working days prior to starting work.

I appreciate the opportunity to be of service to you. If you have any questions please call me.

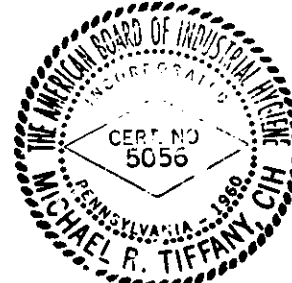
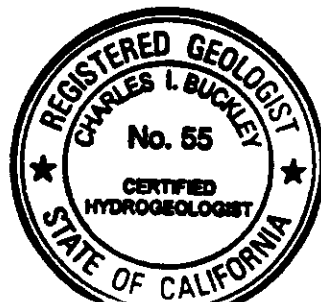
Respectfully submitted,



Charles I. Buckley
Certified Hydrogeologist No. 55
Registered Environmental Assessor No. 837



Michael R. Tiffany, CIH, REA
Certified Asbestos Consultant No. 92-0064
Certified Industrial Hygienist No. 5056



The following materials were tested and found to contain no detectable asbestos.

TABLE II
Non-Asbestos Containing Materials

Apt. No.	Material	Location
Exterior	Stucco	Exterior walls
Hallways	Tar paper	Under carpeting
Interior	Wall & ceiling plaster	Throughout building
Roof	Roofing felts	All levels
102	Sheet vinyl flooring (not sampled – same as 405)	Kitchen
104	No flooring found	
107	Sheet vinyl flooring	Kitchen
108	Sheet vinyl flooring	Kitchen
109	Linoleum	Kitchen
110	Sheet vinyl flooring	Kitchen
205	Sheet vinyl flooring	Kitchen
206	Sheet vinyl flooring	Kitchen
207	Sheet vinyl flooring	Kitchen
208	Sheet vinyl flooring	Kitchen
210	Sheet vinyl flooring	Kitchen
305	Sheet vinyl flooring	Kitchen
403	Mastic (floor tile is ACM)	Closet
404	Linoleum	Closet
405	Sheet vinyl flooring	Kitchen
406	Sheet vinyl flooring	Kitchen
410	No flooring found	NOTE – could not search under all carpets
501	Sheet vinyl flooring	Kitchen – middle layer, and Bathroom
501	Floor tile – 12 inch	Kitchen – top layer
Basement	Floor tile mastic	Kitchen and bathroom

CONCLUSIONS AND RECOMMENDATIONS

A screening pre-demolition asbestos survey was performed for the subject apartment building located at 1070 Glendon Avenue in Westwood, California. Twenty apartment units, the basement, and the roof were inspected. Complete investigation of some concealed areas, including beneath existing carpeting, between floors, and wall interiors, was not feasible during the survey. Approximately twenty occupied or otherwise inaccessible units have not been surveyed.

This screening survey constitutes a complete pre-demolition survey only for the apartments surveyed. A complete survey of the remaining apartments is required prior to demolition to fulfill the requirements of SCAQMD Rule 1403. Destructive investigation of spaces between floors, the attic, wall interiors, and beneath carpeting is also required.

Asbestos paper or felt is present between the finish floorboards and the floor structure on all wood floors. It was not determined whether the first floor is wood or concrete. This material will be the principal cost item in pre-demolition asbestos abatement. Removal of this material during building occupancy is not recommended. Building maintenance personnel and outside contractors should be notified in writing of the presence of this and all known ACM in the building. Special training and procedures are required for any work which penetrates through the floor, such as drilling holes for pipes or conduits between floors.

Aluminized roofing paint and roofing cement on roof seams and penetrations contain asbestos. The roofing felts themselves were found to contain no detectable asbestos.



Wall heaters in each apartment contain a small quantity (<1 sq. ft. per unit) of asbestos millboard and gasket. The heaters may be removed intact without disturbing the ACM.

Flooring materials (sheet vinyl flooring, floor tile, and mastic) in a minority of the apartment units contain asbestos. These materials should be tested on an apartment by apartment basis or untested materials should be assumed to contain asbestos. Since removal of the subfloor paper will be required, additional testing of flooring may not be necessary.

Samples of interior and exterior wall and ceiling plaster and stucco were found to contain no detectable asbestos. No additional testing of these materials is recommended.

No pipe insulation or other thermal system insulation was observed in accessible areas. Destructive investigation is recommended prior to demolition to determine whether such materials are present in wall cavities or inter-floor spaces. Based on observation of building systems, the presence of large quantities of such materials is considered unlikely.

State and federal regulations require an asbestos inspection prior to demolition of any building. Pre-demolition inspections involve destructive investigation of all portions of the structure and sampling of materials which would present no hazard during normal occupation of a building. This survey meets the requirements of a pre-demolition inspection for the units inspected only. A diligent effort has been made to discover all asbestos-containing construction materials in the areas surveyed. There is a slight potential for undiscovered asbestos-containing materials to be present. The demolition contractor should be alert for unabated or undiscovered asbestos-containing materials which may be encountered during the demolition.

Lead-based paint may be present in this building. California Environmental does not recommend testing for lead in paint prior to building demolition. Cal-OSHA policy defines lead-based paint as any paint containing detectable lead. Because of the stringency of this requirement, it is recommended that all paint in the building be assumed to contain lead for purposes of demolition. Demolition contractors should comply with Cal-OSHA Lead-in-Construction Standard in all buildings.

If the building is to be renovated, or occupied by children under the age of six, a lead survey and hazard assessment in accordance with EPA and HUD regulations is recommended.



This report is subject to the following NOTICE:

NOTICE


All properties are subject to some element of environmental risk and the risks cannot be eliminated. Industrial and commercial properties developed prior to modern environmental laws are especially risk prone to environmental hazards which include, but are not limited to, materials which may be toxic, ignitable, corrosive or reactive. The potential for these environmental hazards to impact the use of the property can be reduced by the identification and mitigation of the hazards prior to development or redevelopment of the property. Due to the difficulty in locating hazardous materials, in some cases it is not always possible to ascertain that hazardous materials are present on the property prior to development.

The laboratory testing described herein was performed by state certified testing laboratories. The state certified testing laboratories assume responsibility for the testing procedures used in their analysis.

This report is made and issued for your sole use and benefit, is not transferable, and represents conditions encountered as of the exploration date. No warranty, expressed or implied, is made or intended in connection with the above exploration, or by the furnishing of this report, or by any other oral or written statement.

We appreciate the opportunity to be of service to you. Should you have any questions or desire any additional information, please contact the undersigned.

Respectfully submitted,



Michael R. Tiffany, CIH
Certified Asbestos Consultant No. 92-0064
Certified Lead Inspector/ Risk Assessor No. I-2442
Registered Environmental Assessor No. 1064
Certified Industrial Hygienist No. 5056

APPENDIX I

Laboratory Reports Bulk Asbestos Analysis





Asbestos Bulk Sample Analysis

11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Lab #: 1301

Client: California Environmental Geologists & Engineers, Inc.

Job ID: Apartment Building; 1070 Glendon Ave

Sample# Serial#	Material Type Sample Location	Description Analysis Date	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers *	Nonfibrous Material **
102-1	Subfloor Paper	Tan fibrous material	75 %	75 % Chrysotile	%	Other
	Apt# 102			0 % Amosite	%	
	Bath Doorway			0 % Crocidolite	%	
49842		2/10/00		%		
102-2	Wall Plaster	White granular material	N.D.	0 % Chrysotile	%	GM
	Apt# 102			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49843		2/10/00		%		
105-1	Sheet Vinyl Flooring	Tan material with fibrous material	10 %	10 % Chrysotile	%	Other
	Apt# 105			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49844		2/10/00		%		
105-2	Heater Insulation	White fibrous material	70 %	70 % Chrysotile	CE 10 %	B
	Apt# 105			0 % Amosite	%	
	Wall Heater			0 % Crocidolite	%	
49845		2/10/00		%		
109-1	Linoleum	Tan nonfibrous material	N.D.	0 % Chrysotile	%	GM, B
	Apt#109			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49846		2/10/00		%		
203-1	12 " Floor Tile	White speckled material	Trace	.5 % Chrysotile	%	GM
	Apt#205			0 % Amosite	%	
	Throughout			0 % Crocidolite	%	
49897		2/10/00		%		
203-1m	12 " Floor Tile	White speckled material	4 %	4 % Chrysotile	%	GM, B
	Apt#205			0 % Amosite	%	
	Throughout			0 % Crocidolite	%	
49898		2/10/00		%		
205-1	Sheet Vinyl Flooring	White material with fibrous layer	N.D.	0 % Chrysotile	CE 50 %	V, B
	Apt#205			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49899		2/10/00		%		
206-1	Sheet Vinyl Flooring	White material with fibrous layer	N.D.	0 % Chrysotile	CE 50 %	V, B
	Apt#206			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49900		2/10/00		%		
208-1	Sheet Vinyl Flooring	White material with fibrous layer	N.D.	0 % Chrysotile	CE 50 %	V, B
	Apt#208			0 % Amosite	%	
	Kitchen			0 % Crocidolite	%	
49901		2/10/00		%		

Analyst: James Jackson

Report Date: 2/14/2000 Date Received: 2/10/00

N.D. = None Detected

* GW = Glass wool SY = Synthetic fiber
CE = Cellulose fiber P = Perlite, Pumice

** GM = Granular material V = Vermiculite R = Resin A = Asphalt F = Foam
FG = Fiberglass B = Binder D = Ducts N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of non-homogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report may only be reproduced in full and with the written approval of this lab. Samples may be disposed of thirty days after report date.



Asbestos Bulk Sample Analysis

11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Lab #: 1301

Client: California Environmental Geologists & Engineers, Inc.

Job ID: Apartment Building; 1070 Glendora Ave

Sample# Serial#	Material Type Sample Location	Description Analysis Date	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers *	Nonfibrous Material **
210-1 49902	Sheet Vinyl Flooring Apt#210 Kitchen	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % % %	V, B
305-1 49903	Sheet Vinyl Flooring Apt#305 Kitchen	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % % %	V, B
4-hall 49847	Tar Paper 4th Floor Hallway Undercarpet	Black material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, B
403-1 49848	Floor Tile Apt#403 Closet	Tan material 2/10/00	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
403-1m 49852	Floor Tile Apt#403 Closet	Black material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	B, Other
404-1 49904	Wall Plaster Apt#404 Electrical Box	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, Other
404-2 49905	Linoleum Apt#404 Kitchen	White material with fibrous layer 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 25 % % %	GM, B
405-1 49849	Sheet Vinyl Flooring Apt#405 Kitchen	Brown material with fibrous components 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 15 % % %	B
405-2 49850	Ceiling Plaster Apt#405 Closet	White material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, Paint
406-1 49851	Sheet Vinyl Flooring Apt#406 Kitchen	Tan nonfibrous material 2/10/00	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 15 % % %	B, Other

Analyst: James Jackson

Report Date: 2/14/2000 Date Received: 2/10/00

N.D. = None Detected

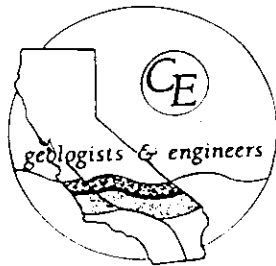
* GW = Glass wool SY = Synthetic fiber
CE = Cellulose fiber P = Perlite, Pumice

** GM = Granular material V = Vermiculite R = Resin A = Asphalt F = Foam
FG = Fiberglass B = Binder D = Ducts N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of non-homogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report may only be reproduced in full and with the written approval of this lab. Samples may be disposed of thirty days after report date.

California



Environmental

SUPPLEMENTAL PRE-DEMOLITION ASBESTOS SURVEY

Commercial Building
10870 Weyburn Avenue
Westwood, California

FOR

CASDEN PROPERTIES OPERATING PARTNERSHIP LP

9090 Wilshire Boulevard, 3rd Floor
Beverly Hills, CA 90211

Attention: Mr. Ron Mayhew

CE Job No. EP100-2075

March 2000

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INTRODUCTION

California Environmental performed a pre-demolition asbestos inspection of the subject building in January, 1996. The results of the inspection were presented in the report titled *Pre-Demolition Asbestos Inspection, 10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue, Westwood, California*, dated February 6, 1996. At the time of the 1996 inspection the building basement was not accessible. A follow-up inspection was recommended prior to demolition.

The following report presents the findings of the follow-up asbestos survey performed at the subject property by California Environmental. The purpose of the survey was the identification of materials which could present an occupational or environmental hazard during demolition of the building. The scope of this study included surveying accessible areas of the building basement for asbestos-containing materials (ACM); sampling and analyzing suspected materials; and providing recommendations for pre-demolition abatement work.

The survey was conducted on January 25, 2000 by Mr. Ned Reber of CAMCO Group, Inc.. Mr. Reber is a California Certified Asbestos Consultant. The work was performed under the direction of the undersigned California Asbestos Consultant.

This report includes observations, conclusions, and recommendations which together with the remainder of this report are subject to the **NOTICE** at the end of this report.

ASBESTOS-CONTAINING MATERIALS

Ten samples of suspected asbestos-containing materials were taken and submitted to the laboratory for analysis. The analyses were performed using the polarized-light microscopy technique described in the *EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples* (EPA-600/M4-82-020). The laboratory is accredited for asbestos analysis by the NIST National Voluntary Laboratory Accreditation Program. The results of the analyses are enclosed as **APPENDIX I**. The sample locations are shown on the accompanying **BASEMENT FLOOR PLAN**.

The following materials were found to contain asbestos, or were identified as asbestos based on the experience of the inspector. Removal of the asbestos-containing materials is required prior to demolition.

TABLE I
Asbestos-Containing Materials

MATERIAL	LOCATION	SCAQMD Class*	QUANTITY
Pipe insulation	Above ceiling at northwest portion of basement	Friable	30 ft.
Sheet vinyl flooring	Center office	Friable	250 ft.

Quantities given in **TABLE I** are approximate and should not be used for bidding. Contractors should be responsible for their own bid estimates.



The following materials were tested and found to contain no detectable asbestos.

TABLE II
Non-Asbestos Materials

MATERIAL	LOCATION
Ceiling Panels – 2x4 ft. suspended	Office
Drywall with joint compound	Throughout

CONCLUSIONS AND RECOMMENDATIONS

A pre-demolition asbestos survey was performed for the basement of the building located at 10870 Weyburn Avenue in Westwood, California. The remainder of the building was previously surveyed. The combined surveys meet the requirements of SCAQMD Rule 1403 for a pre-demolition asbestos inspection.

The only asbestos-containing materials found in the basement are sheet vinyl flooring in the center office and pipe insulation above the ceiling line in the north end of the basement. Additional pipe insulation may be present in the wall of the first floor. The pipe appears to be an abandoned hot water line.

State and federal regulations require an asbestos inspection prior to demolition of any building. Pre-demolition inspections involve destructive investigation of all portions of the structure and sampling of materials which would present no hazard during normal occupation of a building. This survey meets the requirements of a pre-demolition inspection. A diligent effort has been made to discover all asbestos-containing construction materials in the building. There is a slight



potential for undiscovered asbestos-containing materials to be present. The demolition contractor should be alert for unabated or undiscovered asbestos-containing materials which may be encountered during the demolition.



This report is subject to the following **NOTICE**:

NOTICE

All properties are subject to some element of environmental risk and the risks cannot be eliminated. Industrial and commercial properties developed prior to modern environmental laws are especially risk prone to environmental hazards which include, but are not limited to, materials which may be toxic, ignitable, corrosive or reactive. The potential for these environmental hazards to impact the use of the property can be reduced by the identification and mitigation of the hazards prior to development or redevelopment of the property. Due to the difficulty in locating hazardous materials, in some cases it is not always possible to ascertain that hazardous materials are present on the property prior to development.

The laboratory testing described herein was performed by state certified testing laboratories. The state certified testing laboratories assume responsibility for the testing procedures used in their analysis.

This report is made and issued for your sole use and benefit, is not transferable, and represents conditions encountered as of the exploration date. No warranty, expressed or implied, is made or intended in connection with the above exploration, or by the furnishing of this report, or by any other oral or written statement.

We appreciate the opportunity to be of service to you. Should you have any questions or desire any additional information, please contact the undersigned.

Respectfully submitted,



Michael R. Tiffany, CIH
Certified Asbestos Consultant No. 92-0064
Registered Environmental Assessor No. 1064
Certified Industrial Hygienist No. 5056

APPENDIX I

Laboratory Report Bulk Asbestos Analysis





Asbestos Bulk Sample Analysis

11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Lab #: 1272

Client: California Environmental

Job ID: 10872 Weyburn (Basement); Westwood, Ca

Sample# Serial#	Material Type Sample Location	Description Analysis Date	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers *	Nonfibrous Material **
01	2x4 Ceiling Panel Centers Office	White fibrous material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 2 % GW 85 % %	P. Other
49725		1/26/00				
02	2x4 Ceiling Panel Centers Office	White fibrous material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 2 % GW 85 % %	P. Other
49726		1/26/00				
03	2x4 Ceiling Panel Centers Office	White fibrous material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 2 % GW 85 % %	P. Other
49727		1/26/00				
04	Pipe Insulation NW Room	White snowy material	65 %	65 % Chrysotile 0 % Amosite 0 % Crocidolite %	FG 5 % % %	Other
49728		1/26/00				
05	Pipe Insulation NW Room	White snowy material	65 %	65 % Chrysotile 0 % Amosite 0 % Crocidolite %	FG 5 % % %	Other
49729		1/26/00				
06	Pipe Insulation NW Room	White snowy material	65 %	65 % Chrysotile 0 % Amosite 0 % Crocidolite %	FG 5 % % %	Other
49730		1/26/00				
07	Drywall NE Office	White granular material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
49731		1/26/00				
08	Drywall N Hallway	White granular material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, Paint
49732		1/26/00				
09	Drywall Center Room	White granular material	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
49733		1/26/00				
10	Sheet Vinyl Flooring Center Office	Vinyl material with fibrous components	10 %	10 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	Other
49734		1/26/00				

Analyst: James Jackson

Report Date: 2/10/2000 Date Received: 1/26/00

N.D. = None Detected

* GW = Glass wool SY = Synthetic fiber

CE = Cellulose fiber P = Perlite, Pumice

** GM = Granular material V = Vermiculite R = Resin A = Asphalt F = Foam

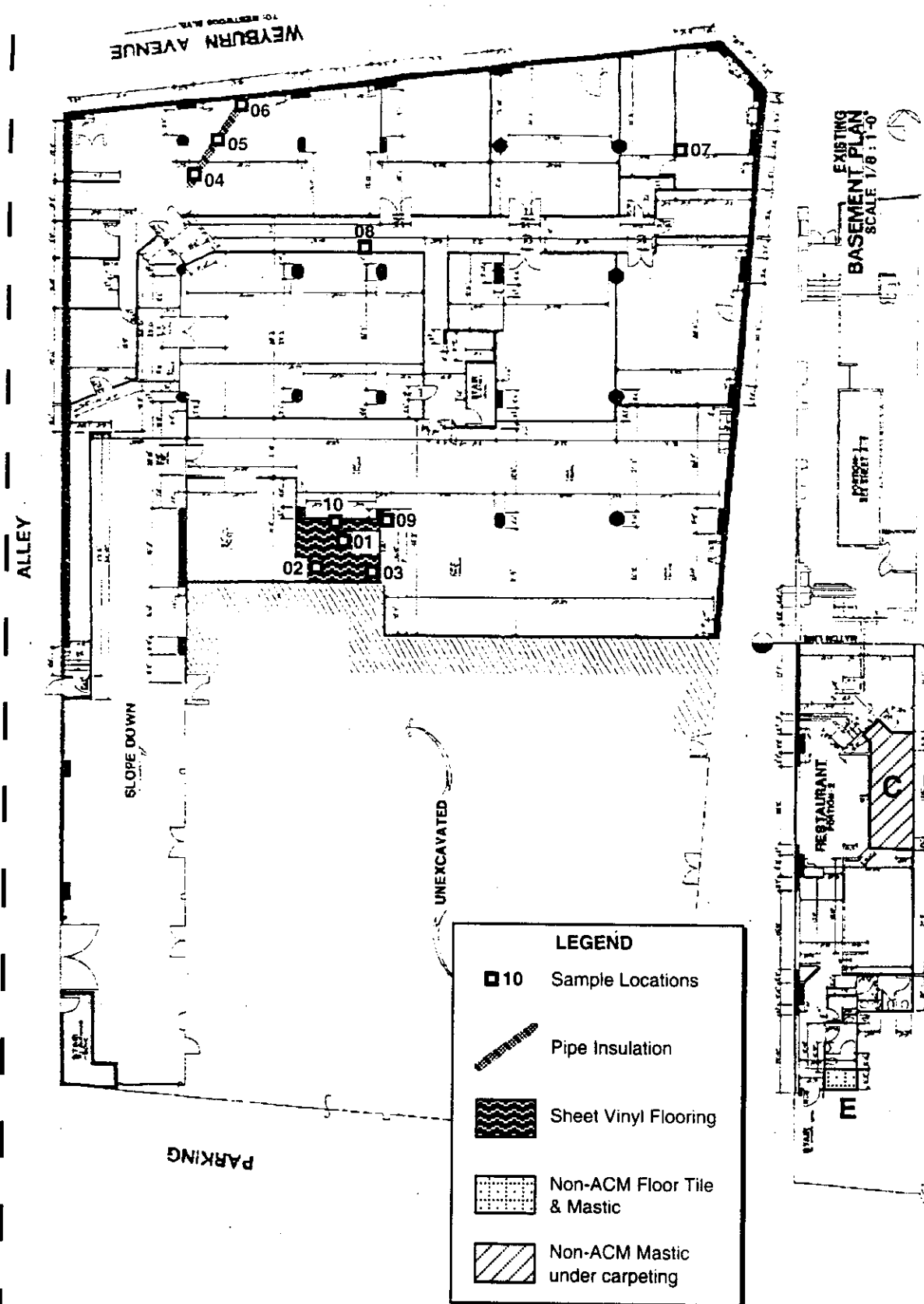
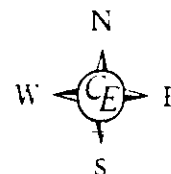
FG = Fiberglass

B = Binder

D = Debris N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of non-homogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report may only be reproduced in full and with the written approval of this lab. Samples may be disposed of thirty days after report date.



REFERENCE: Floor Plan provided by client

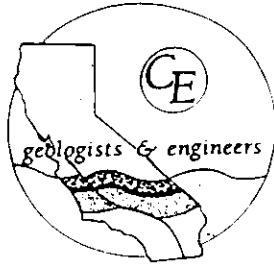


BASEMENT FLOOR PLAN
 Casden Properties
 10870 Weyburn Avenue, Westwood

Drawn By:	MRT	Job #	EP100-2075
Checked By:	CIB	Date:	February 2000

*California
 Environmental*

California



February 6, 1996

CE Job No. EV695-1010

Environmental

Arba Group
112 West Ninth Street, 12th Floor
Los Angeles, California 90015

Attention: Mr. Scott Krieger

Subject: PRE-DEMOLITION ASBESTOS INSPECTION

Site: 10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue, Westwood, California

Dear Mr. Krieger:

At your request, the buildings at the above locations have been inspected for the presence of asbestos containing materials (ACM). The inspections were performed by a California Certified Asbestos Consultant. One hundred samples were analysed for asbestos content by a laboratory accredited by the NIST National Voluntary Laboratory Accreditation Program. The inspection and laboratory reports are attached.

Samples of the following materials were found to contain asbestos, or the materials were recognized as asbestos-containing. In order to comply with SCAQMD Rule 1403, these materials must be removed by a licensed and registered asbestos abatement contractor prior to demolition:

MATERIAL	LOCATION	SCAQMD Class	EPA Category	AMOUNT (Approx.)
10870 Weyburn Avenue - Retail Building				
Duct Insulation	Unit 10870 - ducts in unit and attic space	F	F	140 ft.
Flex Joint	Duct in garage mechanical room	F	F	1 ea
Floor Tile and Mastic	Various locations - see report	NF1	NF1	400 sf
Mirror Adhesive	Unit 1023	NF1	NF1	30 sf
Flex Collars	Mechanical Rooms	F	F	3 pc
Roofing Cement	Roof seams and penetrations	NF1	NF1	130 sf

EV1010ASB.RPT

The Arba Group
10870 Weyburn Avenue, 1067 Glendon Avenue, and 1070 Glendon Avenue
Westwood, California

February 6, 1996
CE Job No. EV695-1010

Page 2

MATERIAL	LOCATION	SCAQMD Class	EPA Category	AMOUNT (Approx.)
1067 Glendon Avenue - Movie Theater				
Acoustical Ceiling	Lobby	F	F	1200 sf
Roofing Cement	Roof seams and penetrations	NF1	NF1	120 sf
1070 Glendon Avenue - Apartment Building (Preliminary Inspection)				
Floor Tile and Mastic	Various - see report	NF1	NF1	unk
Roofing Cement	Seams and penetrations, all roofs	NF1	NF1	180 sf
Roofing Paint	South end of roof	NF1	NF1	300 sf
Parking Toll Booth				
Roofing Cement	Roof seams	NF1	NF1	15 sf
		NF = non-friable		F = friable

Refer to the survey reports for the specific locations of ACMs and for materials which have been tested and found to contain no detectable asbestos.

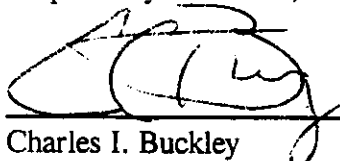
The surveys of 10870 Weyburn Avenue and 1067 Glendon Avenue meet the requirements of SCAQMD Rule 1403 for pre-demolition asbestos inspections, with the exception of two portions of the 10870 Weyburn Avenue building which were inaccessible at the time of the inspection. These areas must be inspected prior to demolition.

The preliminary survey of 1070 Glendon Avenue does not meet the requirements of a pre-demolition asbestos inspection. Because the building was occupied at the time of the inspection, a complete destructive investigation was not feasible. A follow up inspection will be required prior to demolition. Asbestos-containing flooring materials are expected in some of the kitchen and bathroom areas, but other large areas of ACM are not expected based on the observations made during the preliminary survey.

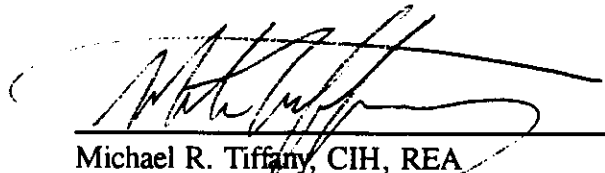
The quantities given above are approximate and should be verified by the asbestos abatement contractor before bidding. The asbestos abatement contractor must notify SCAQMD ten working days prior to starting work.

I appreciate the opportunity to be of service to you. If you have any questions please call me.

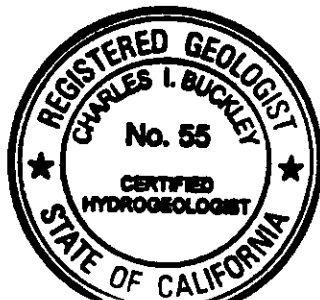
Respectfully submitted,



Charles I. Buckley
Certified Hydrogeologist No. 55
Registered Environmental Assessor No. 837



Michael R. Tiffany, CIH, REA
Certified Asbestos Consultant No. 92-0064
Certified Industrial Hygienist No. 5056





11040 Rose Avenue, Suite 101 • Fontana, CA 92335 • (909) 428-3099

TO: California Environmental
31320 Via Colinas, Suite 104
Westlake Village, CA 91362

ATTENTION: Mike Tiffany

SUBJECT: PRELIMINARY PRE DEMOLITION ASBESTOS INSPECTION

SITE: 1070 Glendon Avenue Westwood, CA

DATE: January 22, 1996

On January 9, 1996, I inspected the four story apartment building with basement and penthouse and the parking lot toll booth to the North of the structure at the above location for the presence of asbestos containing building materials (ACBM's). The scope of this inspection was to identify the presence of ACBM's that will have to be removed from the building prior to demolition work to satisfy the requirements of the EPA NESHAPS regulation (40 CFR 61 Subpart M) and SCAQMD Rule 1403. This survey only included seven of the apartments units and does not constitute a full demolition inspection by itself and is only intended to give an idea as to the types of ACBM's which may contained through out the building. During the survey I collected samples of suspected ACBM's and submitted them to the laboratory for analysis. All samples are analyzed using polarized-light microscopy (PLM). The EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples (EPA-600/M4-82-020) describes the PLM technique. All testing is in accordance with SCAQMD Rule 1403. The results of the analyses accompany this report.

Materials which contain 1% or more asbestos by volume or based on my experience contain greater than 1% asbestos must be treated as ACBM's. In accordance with EPA guidelines, materials tested which contain less than 1% asbestos are treated as Non-ACBM's. In order to comply with SCAQMD Rule 1403, a licensed and registered asbestos abatement contractor must remove ACBM's prior to any activity which may disturb the material (e.g. Demolition, Renovation, etc.). The asbestos abatement contractor must notify SCAQMD ten working days prior to starting work when the amount of material being abated is greater than 100 square feet. On the following page is a list of the Non-ACBM's and the ACBM's which were tested.

NON-ASBESTOS CONTAINING MATERIALS

<u>Location</u>	<u>Material</u>
Basement Kitchen & Restroom	Floor Tile Mastic
Unit #108, #110, #107, #207 & #501 - Kitchen	Sheet Vinyl Flooring
Unit #501 - Restroom	Sheet Vinyl Flooring
Unit #501 - Kitchen	Floor Tile (12")
Interior Walls	Plaster
Exterior Walls	Stucco
Roof (All Levels)	Roofing Felt
Parking Toll Booth Roof	Roofing Felt

ASBESTOS CONTAINING MATERIALS

TYPE:	FLOOR TILE (12" TAN)	CLASSIFICATION:	Non-Friable
LOCATION:	Basement Floors	CONDITION:	Fair
QUANTITY:	1,300 sq. ft.	POTENTIAL HAZARD:	Low
TYPE:	FLOOR TILE (9" BROWN) & MASTIC	CLASSIFICATION:	Non-Friable
LOCATION:	Unit #501 - Kitchen (Bottom Layer)	CONDITION:	Good
QUANTITY:	100 sq. ft.	POTENTIAL HAZARD:	Low
TYPE:	ROOFING PAINT (SILVER)	CLASSIFICATION:	Non-Friable
LOCATION:	South End Roof	CONDITION:	Good
QUANTITY:	300 sq. ft.	POTENTIAL HAZARD:	Low
TYPE:	ROOFING SEALER	CLASSIFICATION:	Non-Friable
LOCATION:	Roof Penetrations and Seams	CONDITION:	Good
QUANTITY:	180 sq. ft.	POTENTIAL HAZARD:	Low
TYPE:	ROOFING SEALER	CLASSIFICATION:	Non-Friable
LOCATION:	Parking Toll Booth Roof Seams	CONDITION:	Good
QUANTITY:	15 sq. ft.	POTENTIAL HAZARD:	Low

The quantities given are approximate and intended to give an idea as to the amounts of the asbestos containing material present and are not for bidding purposes. The asbestos abatement contractor needs to verify amounts before bidding.

State and federal regulations require an asbestos inspection prior to demolition of any building. Pre-demolition inspections involve destructive investigation of all portions of the structure and sampling of materials that would present no hazard during normal occupation of a building. This survey does not meet the requirements of a pre-demolition inspection. I have made a diligent effort to discover all ACBM's in this building in the areas which could be accessed. A follow-up inspection must be performed prior to demolition. The follow-up inspection would include destructive investigation of all areas which were not accessed during this inspection.

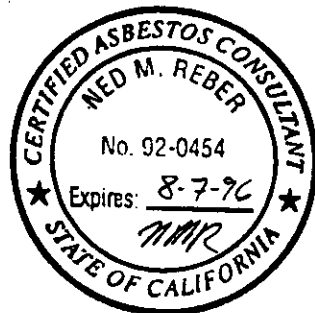
This survey includes only indicated structures and does not include materials that are not a part of the building, such as soil contamination, auto parts, etc.

I appreciate the opportunity to be of service to you. Please contact me if you have any questions regarding this survey.

Respectfully submitted,
CAMCO Group, Inc.



NED M. REBER
Inspector





11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601021

Client: California Environmental

Job ID: 1070 Glendon Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
01	12" Floor Tile (Tan)	Homogeneous Tan Consolidated Non-Fibrous	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36090						
02	Mastic	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 25 % % %	GM, B
36091						
03	Sheet Vinyl Flooring	Homogeneous Tan Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 40 % % %	GM, B
36092						
04	Sheet Vinyl Flooring	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 40 % % %	GM, B
36093						
05	Sheet Vinyl Flooring	Homogeneous Tan Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 40 % % %	GM, B
36094						
06A	12" Floor Tile (White)	Homogeneous White Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36095						
06B	9" Floor Tile (Brown)	Homogeneous Brown Consolidated Non-Fibrous	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36096						
06BM	Floor Tile (Brown) Mastic	Homogeneous Black Tar-Like	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % % %	GM, B
36097						
07	Plaster	Homogeneous Gray Granular Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 5 % % %	GM
36098						
08	Plaster	Homogeneous Gray Granular Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 5 % % %	GM
36099						

Analyst: Guillermo Hernandez

Date Analyzed: 1/10/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601021 Client: California Environmental

Job ID: 1010 Glendon Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
09	Plaster	Homogeneous Gray Granular Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	GM
36100						
10	Plaster	Homogeneous Gray Granular Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	GM
36101						
11	Plaster	Homogeneous Gray Granular Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	GM
36102						
12	Stucco	Homogeneous Gray Granular Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	GM
36103						
13	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 5 % %	GM, B
36104						
14	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 5 % %	GM, B
36105						
15	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 5 % %	GM, B
36106						
16	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 5 % %	GM, B
36107						
17	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 5 % %	GM, B
36108						
18	Roof Paint (Silver)	Homogeneous White Tar-Like	10 %	10 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, B
36109						

Analyst: Guillermo Hernandez

Date Analyzed: 1/10/96

N.D. = None Detected

* GW = Glass wool, SY = Synthetic fiber, * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601021

Client: Camco Group, Inc.

Job ID: 1070 Glendon Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
19	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 30 % FG 10 % %	GM, B
36197						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA 92335 • (909) 428-3099

TO: California Environmental
31320 Via Colinas, Suite 104
Westlake Village, CA 91362

ATTENTION: Mike Tiffany

SUBJECT: PRE DEMOLITION ASBESTOS INSPECTION

SITE: 10870 Weyburn Avenue Westwood, CA

DATE: January 22, 1996

On January 8 thru 10, 1996, I inspected the two story commercial building consisting of eight units and the attached parking garage at the above location for the presence of asbestos containing building materials (ACBM's). The scope of this inspection was to identify the presence of ACBM's that will have to be removed from the building prior to demolition work to satisfy the requirements of the EPA NESHAPS regulation (40 CFR 61 Subpart M) and SCAQMD Rule 1403. Two areas of the structure were not accessed and may require additional survey work if suspected ACBM's are found in these areas. The two areas not entered were the South West Storage area and the first door South of Unit 10870 on the East side of the building. During the survey I collected samples of suspected ACBM's and submitted them to the laboratory for analysis. All samples are analyzed using polarized-light microscopy (PLM). The EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples (EPA-600/M4-82-020) describes the PLM technique. All testing is in accordance with SCAQMD Rule 1403. The results of the analyses accompany this report.

Materials which contain 1% or more asbestos by volume or based on my experience contain greater than 1% asbestos must be treated as ACBM's. In accordance with EPA guidelines, materials tested which contain less than 1% asbestos are treated as Non-ACBM's. In order to comply with SCAQMD Rule 1403, a licensed and registered asbestos abatement contractor must remove ACBM's prior to any activity which may disturb the material (e.g. Demolition, Renovation, etc.). The asbestos abatement contractor must notify SCAQMD ten working days prior to starting work when the amount of material being abated is greater than 100 square feet. On the following page is a list of the Non-ACBM's and the ACBM's which were tested.

NON-ASBESTOS CONTAINING MATERIALS

Material	Location
Ceiling Panels (2' x 4')	Unit #1029, 1025, 1023, 1021, Center & West Unit on Weyburn
Ceiling Tile (12") & Glue	Unit #1021 - East to West Hallway
Floor Tile Mastic	Unit #1029 - West Rear Room; West Unit on Weyburn - Under Carpet
Floor Tile (12")	Unit #10870 - West Storage; West Unit on Weyburn - Busboy Room
Floor Tile (12") & Mastic	West Unit on Weyburn - Electrical Closet
Floor Tile (9") & Mastic	West Unit on Weyburn - North Entrance
Sheet Vinyl Flooring	Unit #1025 - West End; Unit #10870 - West Storage
Drywall (Composite)	Interior Walls Throughout Units
Plaster	Interior Walls Throughout Units
Stucco	Building Exterior Walls
Roofing Felt	Parapet Walls, Equipment Room Roof, South West Stairwell Roof

ASBESTOS CONTAINING MATERIALS

TYPE:	FLOOR TILE (12")	CLASSIFICATION:	Non-Friable
LOCATION:	Unit 1029 - West Room (Rear of Unit)	QUANTITY:	120 sq. ft.
TYPE:	FLOOR TILE (12") & MASTIC	CLASSIFICATION:	Non-Friable
LOCATION:	Unit 1023 - North East Entrance (Outside)	QUANTITY:	9 sq. ft.
TYPE:	MIRROR GLUE	CLASSIFICATION:	Non-Friable
LOCATION:	Unit 1023 - Behind mirrors	QUANTITY:	30 sq. ft.
TYPE:	FLOOR TILE (9") & MASTIC	CLASSIFICATION:	Non-Friable
LOCATION:	Unit 1021 - South West Room (By West Entrance)	QUANTITY:	160 sq. ft.
TYPE:	FLOOR TILE (9") & MASTIC	CLASSIFICATION:	Non-Friable
LOCATION:	Unit 10870 - North end storage area	QUANTITY:	110 sq. ft.
TYPE:	DUCT INSULATION	CLASSIFICATION:	Friable
LOCATION:	Unit 10870 - HVAC Ducting in unit and attic space	QUANTITY:	140 lin. ft.
TYPE:	FLEX JOINT	CLASSIFICATION:	Friable
LOCATION:	Garage Mechanical Room (South East)	QUANTITY:	1 each
TYPE:	ROOFING SEALER	CLASSIFICATION:	Non-Friable
LOCATION:	Roof Penetrations , equipment and Seams	QUANTITY:	130 sq. ft.

CAMCO Group

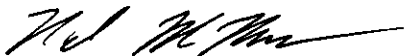
The quantities given are approximate and intended to give an idea as to the amounts of the asbestos containing material present and are not for bidding purposes. The asbestos abatement contractor needs to verify amounts before bidding.

I have made a diligent effort to discover all ACBM's within the scope of this inspection. However, there is a slight chance that some ACBM's may have escaped detection. Any contractor working on the building should be alert to the possibility of coming across ACBM's not identified. If suspected ACBM's are located stop all work which would disturb the material until it can be verified that the material does not contain asbestos.

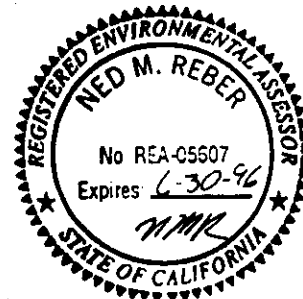
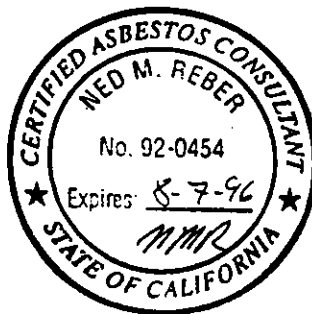
This survey includes only indicated structures and does not include materials that are not a part of the building, such as soil contamination, auto parts, etc.

I appreciate the opportunity to be of service to you. Please contact me if you have any questions regarding this survey.

Respectfully submitted,
CAMCO Group, Inc.



NED M. REBER
Inspector





11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601027 Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
01	2x4 Ceiling Panel	Homogeneous Gray	N.D.	0% Chrysotile	CE 95 %	GM
		Consolidated Fibrous		0% Amosite	%	
				0% Crocidolite	%	
36131				%		
02	2x4 Ceiling Panel	Homogeneous Gray	N.D.	0% Chrysotile	CE 95 %	GM
		Consolidated Fibrous		0% Amosite	%	
				0% Crocidolite	%	
36132				%		
03	2x4 Ceiling Panel	Homogeneous Gray	N.D.	0% Chrysotile	CE 95 %	GM
		Consolidated Fibrous		0% Amosite	%	
				0% Crocidolite	%	
36133				%		
04M	Floor Tile Mastic	Homogeneous Yellow	N.D.	0% Chrysotile	CE 55 %	GM, B
		Tar-Like		0% Amosite	SY 5 %	
				0% Crocidolite	%	
36134				%		
04T	12" Floor Tile	Homogeneous Tan	3 %	3% Chrysotile	%	GM
		Consolidated		0% Amosite	%	
		Non-Fibrous		0% Crocidolite	%	
36135				%		
05	Drywall (Composite)	Homogeneous Gray	N.D.	0% Chrysotile	CE 10 %	GM
		Consolidated Fibrous		0% Amosite	%	
				0% Crocidolite	%	
36136				%		
06	Drywall (Composite)	Homogeneous Gray	N.D.	0% Chrysotile	CE 10 %	GM
		Consolidated Fibrous		0% Amosite	%	
				0% Crocidolite	%	
36137				%		
07	Drywall (Composite)	Homogeneous Gray	N.D.	0% Chrysotile	CE 10 %	GM
		Consolidated Fibrous		0% Amosite	%	
				0% Crocidolite	%	
36138				%		
08	2x4 Ceiling Panel	Homogeneous Gray	N.D.	0% Chrysotile	CE 50 %	GM
		Consolidated Fibrous		0% Amosite	FG 45 %	
				0% Crocidolite	%	
36139				%		
09	2x4 Ceiling Panel	Homogeneous Gray	N.D.	0% Chrysotile	CE 50 %	GM
		Consolidated Fibrous		0% Amosite	FG 45 %	
				0% Crocidolite	%	
36140				%		

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601027

Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
10	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 50 % FG 45 % %	GM
36141						
11	Sheet Vinyl Flooring	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 10 % % %	GM, B
36142						
12	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 10 % % %	GM
36143						
13	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 10 % % %	GM
36144						
14	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 10 % % %	GM
36145						
15	2x2 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 95 % % %	GM
36146						
16	2x2 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 95 % % %	GM
36147						
17	2x2 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0% Chrysotile 0% Amosite 0% Crocidolite %	CE 95 % % %	GM
36148						
18M	Flor Tile Mastic	Homogeneous Black Tar-Like	2 %	2% Chrysotile 0% Amosite 0% Crocidolite %	CE 10 % % %	GM, B
36149						
18T	12" Flor Tile	Homogeneous Dark Gray Consolidated Non-Fibrous	2 %	2% Chrysotile 0% Amosite 0% Crocidolite %	% % %	GM
36150						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601027 Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
19	Mirror Glue	Homogeneous Black Tar-Like	15 %	15 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, B
36151						
20	Drywall (Composite)	Homogeneous Gray Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36152						
21	Drywall (Composite)	Homogeneous Gray Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36153						
22	Drywall (Composite)	Homogeneous Gray Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36154						
23	Plaster	Homogeneous Gray Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36155						
24	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 95 % % %	GM
36156						
25	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 95 % % %	GM
36157						
26	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 95 % % %	GM
36158						
27	12" Ceiling Tile	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 90 % %	GM
36159						
28	12" Ceiling Tile	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 90 % %	GM
36160						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GM = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601027

Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
29	12" Ceiling Tile	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % FG 90 % %	GM
36161						
30	Ceiling Tile Glue	Homogeneous Yellow Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM, B
36162						
31M	Floor Tile Mastic	Homogeneous Yellow Tar-Like	3 %	3 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, B
36163						
31T	9" Floor Tile	Homogeneous Yellow Consolidated Non-Fibrous	3 %	3 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
36164						
32	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36165						
33	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36166						
34	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36167						
35M	Floor Tile Mastic	Homogeneous Black Tar-Like	5 %	5 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM, B
36168						
35T	9" Floor Tile	Homogeneous Tan Consolidated Non-Fibrous	5 %	5 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
36169						
36	Sheet Vinyl Flooring	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 40 % % %	GM, B
36170						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.

Lab #: 601027

Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
37	12" Floor Tile	Homogeneous Green Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 30 % % %	GM
36171						
38	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36172						
39	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36173						
40	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36174						
41	Plaster	Homogeneous Gray Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	GM
36175						
42	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % FG 30 % %	GM
36176						
43	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 85 % % %	GM
36177						
44	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 85 % % %	GM
36178						
45	Plaster	Homogeneous Gray Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 5 % % %	GM
36179						
46	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 95 % % %	GM
36180						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601027 Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
47	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 95 % % %	GM
36181						
48	2x4 Ceiling Panel	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 95 % % %	GM
36182						
49	Floor Tile Mastic	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 20 % FG 10 % %	GM, B
36183						
49M	Floor Tile Mastic	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 20 % FG 10 % %	GM, B
36198						
49T	9" Floor Tile	Homogeneous White Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36184						
50	Mastic	Homogeneous Yellow Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % SY 5 % %	GM, B
36185						
51M	Floor Tile Mastic	Homogeneous Yellow Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % SY 5 % %	GM, B
36186						
51T	12" Floor Tile	Homogeneous Tan Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36187						
52	12" Floor Tile	Homogeneous Brown Consolidated Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36188						
53	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % % %	GM
36189						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.

Lab #: 601027

Client: California Environmental

Job ID: 10870 Weyburn Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
54	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36190						
55	Drywall (Composite)	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36191						
56	Plaster	Homogeneous Gray Consolidated Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 10 % % %	GM
36192						
57	Stucco	Homogeneous Gray Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	% % %	GM
36193						
58	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % FG 10 % SY 3 %	GM, B
36194						
59	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % FG 10 % SY 3 %	GM, B
36195						
60	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 50 % FG 10 % SY 3 %	GM, B
36196						

Analyst: Guillermo Hernandez

Date Analyzed: 1/15/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



11040 Rose Avenue, Suite 101 • Fontana, CA 92335 • (909) 428-3099

TO: California Environmental
31320 Via Colinas, Suite 104
Westlake Village, CA 91362

ATTENTION: Mike Tiffany

SUBJECT: PRE DEMOLITION ASBESTOS INSPECTION

SITE: 1067 Glendon Avenue Westwood, CA

DATE: January 22, 1996

On January 9, 1996, I inspected the single story movie theater with mezzanine level at the above location for the presence of asbestos containing building materials (ACBM's). The scope of this inspection was to identify the presence of ACBM's that will have to be removed from the building prior to demolition work to satisfy the requirements of the EPA NESHAPS regulation (40 CFR 61 Subpart M) and SCAQMD Rule 1403. I collected samples of suspected ACBM's and submitted them to the laboratory for analysis. All samples are analyzed using polarized-light microscopy (PLM). The EPA Interim Method of the Determination of Asbestos in Bulk Insulation Samples (EPA-600/M4-82-020) describes the PLM technique. All testing is in accordance with SCAQMD Rule 1403. The results of the analyses accompany this report.

Materials which contain 1% or more asbestos by volume or based on my experience contain greater than 1% asbestos must be treated as ACBM's. In accordance with EPA guidelines, materials tested which contain less than 1% asbestos are treated as Non-ACBM's. In order to comply with SCAQMD Rule 1403, a licensed and registered asbestos abatement contractor must remove ACBM's prior to any activity which may disturb the material (e.g. Demolition, Renovation, etc.). The asbestos abatement contractor must notify SCAQMD ten working days prior to starting work when the amount of material being abated is greater than 100 square feet. On the following page is a list of the Non-ACBM's and the ACBM's which were tested.

NON-ASBESTOS CONTAINING MATERIALS

<u>Location</u>	<u>Material</u>
Theater Ceiling	Ceiling Panels (2' x 4')
Interior Wall, South Storage Room	Drywall (Composite)
Interior Walls	Plaster
Exterior Walls	Stucco
Roof	Roofing Felt

ASBESTOS CONTAINING MATERIALS

TYPE:	ACOUSTIC CEILING	CLASSIFICATION:	Friable
LOCATION:	Lobby Area (Interior & Exterior of Building)	QUANTITY:	1,200 sq. ft.
TYPE:	ROOFING SEALER	CLASSIFICATION:	Non-Friable
LOCATION:	Roof Penetrations, Seams, Equipment and Patches	QUANTITY:	120 sq. ft.

The quantities given are approximate and intended to give an idea as to the amounts of the asbestos containing material present and are not for bidding purposes. The asbestos abatement contractor needs to verify amounts before bidding.

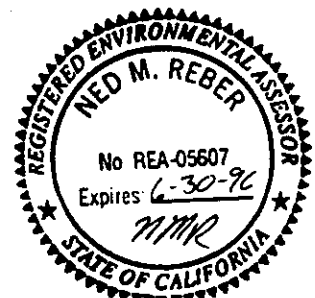
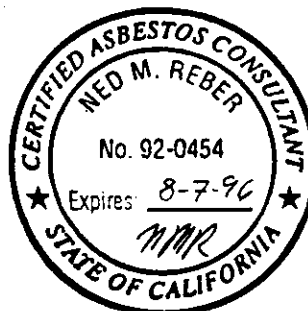
I have made a diligent effort to discover all ACBM's within the scope of this inspection. However, there is a slight chance that some ACBM's may have escaped detection. Any contractor working on the building should be alert to the possibility of coming across ACBM's not identified. If suspected ACBM's are located stop all work which would disturb the material until it can be verified that the material does not contain asbestos. This survey includes only indicated structures and does not include materials that are not a part of the building, such as soil contamination, auto parts, etc.

I appreciate the opportunity to be of service to you. Please contact me if you have any questions regarding this survey.

Respectfully submitted,
CAMCO Group, Inc.



NED M. REBER
Inspector





11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Asbestos Bulk Sample Analysis

Lab #: 601019

Client: California Environmental

Job ID: 1067 Glendon Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
01	Acoustic Ceiling	Homogeneous Gray Non-Fibrous	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % % %	GM
36079				%		
02	Acoustic Ceiling	Homogeneous Gray Non-Fibrous	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % % %	GM
36080				%		
03	Acoustic Ceiling	Homogeneous Gray Non-Fibrous	2 %	2 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % % %	GM
36081				%		
04	2x4 Ceiling Panel	Homogeneous Gray Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 95 % % %	GM
36082				%		
05	2x4 Ceiling Panel	Homogeneous Gray Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 95 % % %	GM
36083				%		
06	2x4 Ceiling Panel	Homogeneous Gray Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 95 % % %	GM
36084				%		
07	Drywall (Composite)	Homogeneous Gray Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 10 % % %	GM
36085				%		
08	Plaster	Homogeneous Gray Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 20 % % %	GM
36086				%		
09	Plaster	Homogeneous Gray Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	CE 20 % % %	GM
36087				%		
10	Stucco	Homogeneous Gray Non-Fibrous	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite	% % %	GM
36088				%		

Analyst: Guillermo Hernandez

Date Analyzed: 1/10/96

N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber * GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice G = Grit D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



Asbestos Bulk Sample Analysis

11040 Rose Avenue, Suite 101 • Fontana, CA • (909) 428-3099

Lab #: 601019

Client: California Environmental

Job ID: 1067 Glendon Ave. Westwood, CA

Sample# Serial#	Material Type Sample Location	Description	Total Asbestos Content	Asbestos Percent, Type	Nonasbestos Fibers **	Nonfibrous Material *
11	Roofing Felt	Homogeneous Black Tar-Like	N.D.	0 % Chrysotile 0 % Amosite 0 % Crocidolite %	CE 40 % % %	GM, B
36089						

Analyst: Guillermo Hernandez

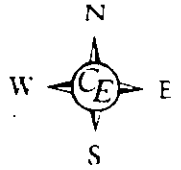
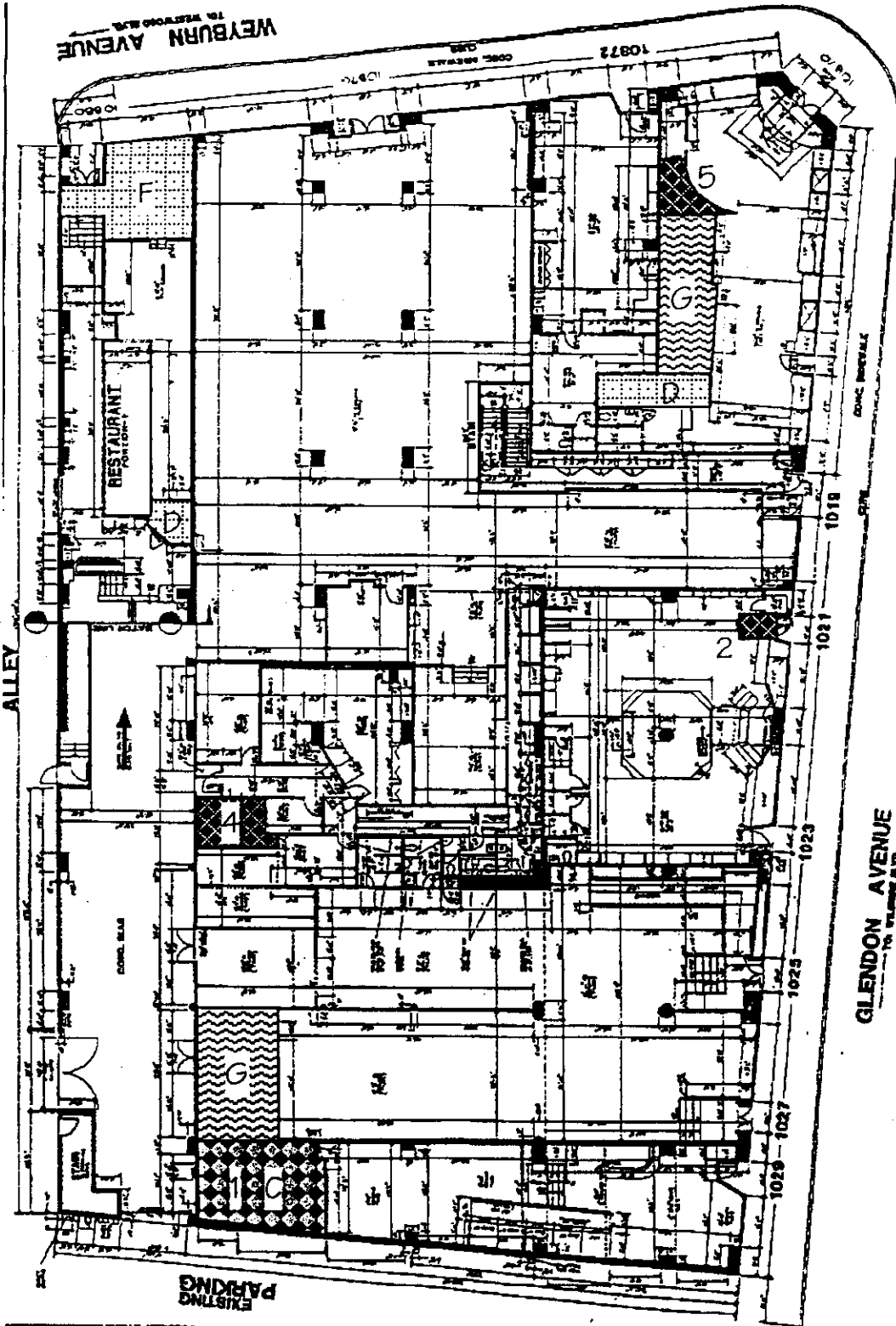
Date Analyzed: 1/10/96





N.D. = None Detected

** GW = Glass wool SY = Synthetic fiber GM = Granular material V = Vermiculite R = Resin A = Asphalt FG = Fiberglass F = Foam
CE = Cellulose fiber P = Perlite, Pumice B = Binder D = Diatoms N = None

NOTE: Sample Results alone do not constitute an asbestos inspection of any kind. Lab results must be accompanied by a State Certified Asbestos Consultants report to constitute an inspection.

Analysis by Polarized-Light Microscopy with Dispersion Staining in accordance with the EPA Method in 40 CFR Part 763, Subpart F, Appendix A. Subsamples of inhomogeneous samples are analyzed separately and the results are combined in the reported result. The limit of detection for this method is approximately one percent asbestos. Quantification is by visual estimate. This report applies only to the items tested. Sampling data and sample identification are submitted by client. The laboratory is accredited by the NIST National Voluntary Laboratory Accreditation Program. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Samples may be disposed of ninety days after report date.



-  ACM Floor Tile & Mastic
-  ACM Floor Tile & Non-ACM Mastic
-  Non-ACM Floor Tile & Mastic
-  Non-ACM Sheet Vinyl Flooring

REFERENCE: Floor Plan provided by client

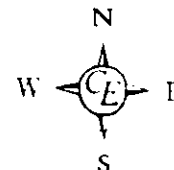
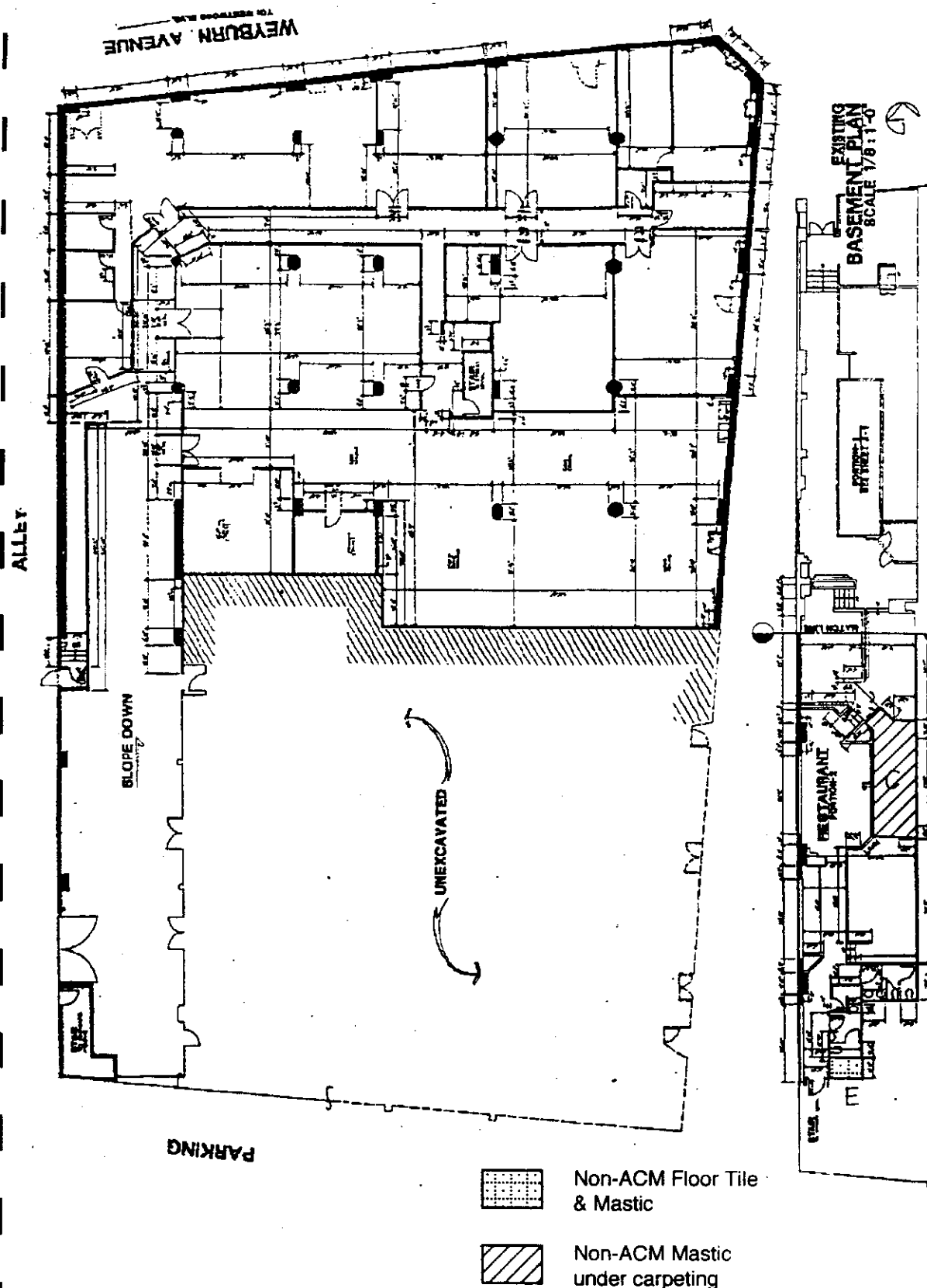
FLOOR TILE - 1st Floor



FLOOR PLAN
Arba Group
Weyburn & Glendon, Westwood

Drawn By:	MRT	Job #	EV695-1010
Checked By:	CIB	Date:	February 1996

California
Environmental



REFERENCE: Floor Plan provided by client

FLOOR TILE - Basement



FLOOR PLAN
Arba Group
Weyburn & Glendon, Westwood

Drawn By:	MRT	Job #	EV695-1010
Checked By:	CIB	Date:	February 1996

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