



## **Phase I Environmental Site Assessment Report**

**9712 Oak Pass Road  
Los Angeles, California**

**Converse Project No. 19-41-178-01  
May 10, 2019**

**Prepared For:**

**9712 Oak Pass Road, LLC  
9663 Santa Monica Boulevard, Suite 406  
Beverly Hills, California 90210**

**Prepared By:**

**Converse Consultants  
717 South Myrtle Avenue  
Monrovia, California 91016**



# Converse Consultants

Geotechnical Engineering, Environmental and Groundwater Science, Inspection and Testing Services

May 10, 2019

Mr. Gary Safady  
9712 Oak Pass Road, LLC  
9663 Santa Monica Boulevard  
Suite 406  
Beverly Hills, California 90210

**Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

9712 Oak Pass Road  
Los Angeles, California  
Converse Project No. 19-41-178-01

Mr. Safady:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a Phase I Environmental Site Assessment (Phase I ESA) that was conducted at the referenced property.

A summary of the assessment is presented in the Executive Summary, as well as in Sections 8.0, 9.0, and 10.0 of the report. No Recognized Environmental Conditions were identified during this assessment.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact Norman S. Eke at (626) 930-1260 or Laura Tanaka at (714) 444-9660.

**CONVERSE CONSULTANTS**

Laura Cattaneo  
Project Environmental Scientist

Laura Tanaka  
Principal Environmental Scientist

# Executive Summary

The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) that was conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

This report presents the results of the Converse Phase I ESA performed at 9712 Oak Pass Road in the City of Los Angeles, Los Angeles County, California, referred to as the Property in this report. Converse was retained by 9712 Oak Pass Road, LLC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-13 Environmental Site Assessment Standard Practice (ASTM Standard: E1527- 13). This Phase I ESA was conducted during the period of April 8, 2019 to May 10, 2019.

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
3.0	USER PROVIDED INFORMATION & RESPONSIBILITIES	✓					
5.2.5	Summary of Historical Property Use	✓					
5.2.6	Summary of Past Uses of Adjoining Properties	✓					
5.2.7	Summary of Past Uses of the Surrounding Area	✓					
5.3.1	Property Listings	✓					
5.3.2	Adjoining Properties	✓					
5.3.3	Other Off-site Locations of Concern	✓					

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
5.4	Additional Environmental Record Sources	✓					
6.3	Interior Observations of Property	✓					
6.4	Exterior Observations of Property	✓					
6.5	Current Uses of Adjoining Properties	✓					
6.6	Current Uses of Surrounding Area	✓					
7.0	INTERVIEWS	✓					



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# 1.0 INTRODUCTION

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## ***1.1 Purpose and Scope of Services***

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed at 9712 Oak Pass Road in the City of Los Angeles, Los Angeles County, California, referred to as the Property in this report. Converse was retained by 9712 Oak Pass Road, LLC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment.

This Phase I ESA was completed in accordance with our proposal dated April 8, 2019. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

- Interviews with the Property owner representatives
- Property and vicinity reconnaissance
- Review of regulatory agency records
- Description of physical setting
- Historical review
- Interviews with public agency personnel
- Preparation of this report

## ***1.2 Non-Scope Considerations***

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents, these non-scope considerations are not included as part of the Phase I ESA.

Examples of non-scope issues include:

- Asbestos-containing Building Materials
- Biological Agents
- Cultural & Historic Resources
- Diffuse Anthropogenic Pollution
- Ecological Resources
- Endangered Species
- Health & Safety
- Indoor Air Quality
- Industrial Hygiene
- Lead-base Paints
- Lead in Drinking Water
- Mold
- Non-liquid Polychlorinated Biphenyls
- Radon
- Regulatory Compliance
- Wetlands

No Non-Scope issues were addressed in this report.

### ***1.3 Significant Assumptions***

No assumptions were made for this assessment that need to be noted as significant.

### ***1.4 Limitations and Exceptions***

The following limitations and exceptions were encountered during the course of this assessment:

- Ground surface at the north, central and southeastern portions of the Property were covered with dense and extensive vegetation and could not be observed.

### ***1.5 Special Terms and Conditions***

The Client was responsible for providing Attachment A of the proposal to those identified. Converse did not receive a completed Attachment A, or other documents, from the identified users.

### ***1.6 Reliance***

This report is for the sole benefit and exclusive use of 9712 Oak Pass Road, LLC in accordance with the terms and conditions attached to our proposal under which these

services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. The Scope of Services associated with the report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences of 9712 Oak Pass Road, LLC.

This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Property. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the property at the time of the assessment. Also, events may occur after the Property visit, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should 9712 Oak Pass Road, LLC wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (see Appendix A of this report) must be submitted to Converse Consultants.

## 2.0 PROPERTY DESCRIPTION

Item	Comment																																
Current Use(s) of the Property	<p>The Property is owned by 9712 Oak Pass Road, LLC. The Property consists of approximately 33 acres. Converse was provided the following parcel numbers and addresses; however, the three addresses located on West Oak Pass Road (9704, 9710 and 9712 West Oak Pass Road) were not identified on the Los Angeles County Assessor website and the parcel identified as 4384-010-012 was identified by the owner as not a part of the Property. Therefore, it appears as though 11 parcels comprise the Property as follows:</p> <table border="0" data-bbox="565 827 1414 1745"> <thead> <tr> <th data-bbox="651 827 786 856">PARCEL</th> <th data-bbox="1101 827 1170 856">APN</th> </tr> </thead> <tbody> <tr> <td data-bbox="565 909 1013 982">• 9704 West Oak Pass Road</td> <td data-bbox="1138 909 1414 938">4384-007-025 (not apart)</td> </tr> <tr> <td data-bbox="565 995 1013 1068">• 9710 West Oak Pass Road</td> <td data-bbox="1138 995 1414 1024">4384-007-012 (not apart)</td> </tr> <tr> <td data-bbox="565 1081 1013 1155">• 9712 West Oak Pass Road</td> <td data-bbox="1138 1081 1414 1110">4384-007-012 (not apart)</td> </tr> <tr> <td data-bbox="565 1167 1013 1197">• 9800 West Wanda Park Drive</td> <td data-bbox="1068 1167 1273 1197">4383-002-008</td> </tr> <tr> <td data-bbox="565 1209 1013 1239">• 9801 West Wanda Park Drive</td> <td data-bbox="1068 1209 1273 1239">4383-001-021</td> </tr> <tr> <td data-bbox="565 1251 1013 1281">• 9805 West Wanda Park Drive</td> <td data-bbox="1068 1251 1273 1281">4383-001-022</td> </tr> <tr> <td data-bbox="565 1293 1013 1323">• 9809 West Wanda Park Drive</td> <td data-bbox="1068 1293 1273 1323">4383-001-023</td> </tr> <tr> <td data-bbox="565 1335 1013 1365">• 9811 West Wanda Park Drive</td> <td data-bbox="1068 1335 1273 1365">4383-001-024</td> </tr> <tr> <td data-bbox="565 1377 1013 1407">• 9815 West Wanda Park Drive</td> <td data-bbox="1068 1377 1273 1407">4383-001-025</td> </tr> <tr> <td data-bbox="565 1419 1013 1449">• 2534 North Hutton Drive</td> <td data-bbox="1057 1419 1261 1449">4382-014-004</td> </tr> <tr> <td data-bbox="565 1461 1013 1491">• No Address</td> <td data-bbox="1068 1461 1273 1491">4382-014-012</td> </tr> <tr> <td data-bbox="565 1503 1013 1533">• No Address</td> <td data-bbox="1068 1503 1273 1533">4383-002-005</td> </tr> <tr> <td data-bbox="565 1545 1013 1575">• No Address</td> <td data-bbox="1068 1545 1273 1575">4383-002-009</td> </tr> <tr> <td data-bbox="565 1587 1013 1617">• No Address</td> <td data-bbox="1068 1587 1273 1617">4383-004-017</td> </tr> <tr> <td data-bbox="565 1629 1013 1703">• No Address</td> <td data-bbox="1089 1629 1414 1659">4384-010-012 (per the owner, this parcel is not a part)</td> </tr> </tbody> </table> <p data-bbox="493 1791 1414 1864">A Property location map and a field generated Property plan are provided in Appendix B. Pertinent Property photographs are</p>	PARCEL	APN	• 9704 West Oak Pass Road	4384-007-025 (not apart)	• 9710 West Oak Pass Road	4384-007-012 (not apart)	• 9712 West Oak Pass Road	4384-007-012 (not apart)	• 9800 West Wanda Park Drive	4383-002-008	• 9801 West Wanda Park Drive	4383-001-021	• 9805 West Wanda Park Drive	4383-001-022	• 9809 West Wanda Park Drive	4383-001-023	• 9811 West Wanda Park Drive	4383-001-024	• 9815 West Wanda Park Drive	4383-001-025	• 2534 North Hutton Drive	4382-014-004	• No Address	4382-014-012	• No Address	4383-002-005	• No Address	4383-002-009	• No Address	4383-004-017	• No Address	4384-010-012 (per the owner, this parcel is not a part)
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Item	Comment
	provided in Appendix C.
Location and Legal Description	<p>The Property consists of an 11 parcel, 33-acre site in Los Angeles, California. Seven (7) of the parcels have been assigned addresses (9800, 9801, 9805, 9809, 9811 and 9815 west Wanda Park Drive; and 2534 North Hutton Drive). The four (4) remaining parcels have not been assigned addresses. The Property encompasses an area east of Benedict Canyon Drive, south of Hutton Drive and north of Yoakum Drive. The Property is located approximately 2.75-mile east of Interstate 405 (San Diego Freeway) and 1.25-mile south of Mulholland Drive.</p> <p>The Property consists of eleven (11) parcels and is approximately 33-acres. The Los Angeles County Assessor's Parcel Numbers for the Property and legal description is described as the following:</p> <ul style="list-style-type: none"> <li>• 4383-002-008 - POR OF LOT 74 BLK 4 TR NO 4311 AND POR OF SW 1/4 NW 1/4 OF SEC 2 T1S R15W.</li> <li>• 4383-001-021 - TRACT NO 4311 LOT 75 BLK 4</li> <li>• 4383-001-022 - TRACT NO 4311 LOT 76 BLK 4</li> <li>• 4383-001-023 - TRACT NO 4311 LOT 77 BLK 4</li> <li>• 4383-001-024 - TRACT NO 4311 LOT 78 BLK 4</li> <li>• 4383-001-025 - TRACT NO 4311 LOT 79 BLK 4</li> <li>• 4382-014-004 - LOT COM SW ON SE LINE OF HUTTON DR 149.86 FT FROM SW COR OF LOT 1 TRACT # 13808 TH E ON A CURVE CONCAVE TO S RADIUS EQUALS 25 FT 39.18 FT TH SE.</li> <li>• 4382-014-012 - POR LOT 1 IN SEC 3 AND POR LOT 4 AND POR SW 1/4 OF NW 1/4 OF SEC 2 T1S R15W.</li> </ul>

Item	Comment
	<ul style="list-style-type: none"> <li>• 4383-002-005 - TRACT NO 4311 5.57 MORE OR LESS ACS COM AT MOST S COR OF LOT 74 BLK 4 TH NE ON SE LINE OF SD LOT 513.80 FT TH N 62 06'58" W 150.97 FT TH N 31 3'36" W.</li> <li>• 4383-002-009 - POR LOTS 27 TO 31, 74 BLK 4 TR=4311 AND POR SW 1/4 OF NW 1/4 OF SEC 2 T1S R15W.</li> <li>• 4383-004-017 - TRACT NO 4311 LOT COM S 56 DEG 25 M1N 25 SEC W 18 FT FROM NE COR OF LOT 24 BLK 4 TH S 56 DEG 25 M1N 25 SEC W 113.22 FT TH S 67 DEG 30 M1N 30 SEC W 131.23 FT TH S.</li> </ul>
Zoning Information	According to the City of Los Angeles, Planning Department, the zoning for the Property is RE, which is defined as residential estate.
Property Characteristics	<p>The Property is an irregular shaped parcel containing approximately 33 acres and comprised of 11 irregular shaped parcels. The Property consists of four (4) areas of level ground where present and historic structures were located, as well as densely vegetated hillsides and valleys. The only permanent structures on the Property are two residences (9800 West Wanda Park Drive and 2534 North Hutton Drive) and a shed located on parcel 4383-002-005 at the southwest end of the lot. A travel trailer is also located near the shed.</p> <ul style="list-style-type: none"> <li>• West Wanda Park Drive is a winding asphalt and concrete paved road and provides access through the Property from the existing residence (9800 West Wanda Park Drive) to the northeast end of the Property (along the eastern Property boundary).</li> <li>• East of the residence located on West Wanda Park Drive</li> </ul>



Item	Comment
	<p>is an area that has been graded and terraced and was the former location of a cabana, swimming pool and tennis court.</p> <ul style="list-style-type: none"> <li>• A plateau area appears south of the residence and is the former location of a residence, swimming pool, tennis court and sand volleyball court. In addition an emergency generator was observed at this location.</li> <li>• Southwest of the plateau area, at the southwest corner of the Property, was observed a travel trailer and shed building and was the former location of a gazebo.</li> <li>• The second residence (2534 North Hutton Drive) is located at the northwest side of the Property and accessed from North Hutton Drive.</li> </ul> <p>The Property fronts onto West Wanda Park Drive on the southwest and northeast and North Hutton Drive on the northwest. Properties in the general area are used for residential purposes and undeveloped land.</p>
Description of Property Structure(s)	<p>There are two residential buildings, one shed and one travel trailer located on the Property.,</p> <ul style="list-style-type: none"> <li>• The two-story residence located at 9800 West Wanda Park Drive is constructed of a wood-framed structure and is approximately 3,000 square feet. Building materials consisted of drywall, carpet, and ceramic tiles.</li> <li>• The residence located at 2534 North Hutton Drive is approximately 2,200 square feet. Access was not provided to this residence.</li> <li>• The shed building is constructed of metal walls and roof</li> </ul>

Item	Comment
	<p>on a concrete foundation and is approximately 100 square feet. This building is used as a reading and writing quiet space. Access to the interior of the shed was not provided.</p> <ul style="list-style-type: none"> <li>The travel trailer is currently being stored on the Property by the same tenant who utilizes the shed.</li> </ul> <p>An area of mounded concrete debris was observed adjacent to the east of 9800 West Wanda Park Drive residence from the demolition of an adjacent swimming pool, tennis court and cabana.</p> <p>A second area of mounded concrete and asphalt debris was observed south of the residence on the plateau. This location formerly housed a residence, tennis court, swimming pool and sand volleyball court. Mounted sand from the volleyball court was also noted.</p>
<p><b>The following services were present at the Property at the time of the assessment.</b></p>	
Electricity:	Los Angeles Department of Water and Power
Gas:	Southern California Gas Company
Potable Water:	Los Angeles Department of Water and Power
Sanitary Sewer:	Septic system located at 9800 West Wanda Park Drive. 2534 North Hutton Drive is connected to the city sewer.
Heating, Ventilation, Air Conditioning (HVAC):	None observed

<b>Item</b>	<b>Comment</b>
Solid Waste:	City of Los Angeles



## 3.0 USER PROVIDED INFORMATION & RESPONSIBILITIES

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### ***3.1 Requested Documents and Information***

The ASTM E1527-13 specifies that the User, 9712 Oak Pass Road, LLC provide any helpful documents that may be available, as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations (AULs)
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

The following information/documentation was provided by 9712 Oak Pass Road, LLC, and is summarized below.

- An A.L.T.A. Aerial Survey Map was provided by Mr. Safady for the Property which was completed in 2007. Structures identified formerly located on the Property included two buildings (residential type), two cabana's, two tennis courts and two swimming pools.

### ***3.2 User Provided Information***

Section 6 of ASTM E1527-13 outlines specific User's responsibilities. This information will help identify the possibility of RECs in connection with the Property. The ASTM Standard provides a questionnaire to help the User to comply with the statutory requirements to perform tasks which would help identify RECs. Converse included the questionnaire as Attachment A to our proposal. In general, any Users should make Converse aware of information they have regarding the following:

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation.

The following information was requested from the User(s).

#### ***3.2.1 Environmental Cleanup Liens***

The User provided no information regarding environmental cleanup liens or title records.

#### ***3.2.2 Activity and Use Limitations***

The User did not provide any information indicating they were aware of any AULs.

#### ***3.2.3 Specialized Knowledge or Experience***

The User did not provide any information indicating they had specialized knowledge or experience related to the Property or nearby property.

### *3.2.4 Reason for Significantly Lower Purchase Price*

Converse has no information regarding the purchase price of the Property or comparable properties. The User has not indicated to Converse that there is any conclusion that there was a lower purchase price because of known or suspected contamination at the Property.

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

The User did not provide any information about past uses, specific chemicals at the Property, past spills, environmental cleanup or other reasonably ascertainable information regarding the Property.

### *3.2.6 Obviousness of Contamination*

The User did not provide any information based on their knowledge or experience that would be obvious indicators of contamination on the Property.

Unless specifically stated otherwise in the Scope of Services, the purpose of this Phase I ESA was to qualify for the landowner liability protections to CERCLA Liability as described in ASTM E1527-13.

Business risk unrelated to the CERCLA innocent landowners defense are only assessed as specifically agreed in the Scope of Services and discussed in Section 11.0, Additional Non-Scope Services, of this report.

## **3.3 Continuing Obligations**

In order to assert a LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices, stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and AAI. Anyone seeking LLP protections should take independent action beyond this Phase I ESA to perfect their position.

## 4.0 OWNER PROVIDED INFORMATION

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The ASTM E1527-13 specifies that the Property owner and the Key Site Manager provide any helpful documents that may be available as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded AULs
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

Mr. Gary Safady with 9712 Oak Pass Road, LLC provided an A.L.T.A survey map as described above.

## 5.0 RECORDS REVIEW

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### 5.1 Physical Setting

Item	Comments
Physical Setting:	The Property is located approximately 830 feet above mean sea level with significant changes in surface topography noted throughout. The highest elevation is along the northwest side of the Property generally sloping towards the southwest (United States Geological Survey [USGS] Topographic Map, Beverly Hills, California, 2015).
Geology:	The Property is underlain by moderately consolidated Miocene marine sandstone, shale, siltstone, conglomerate and breccia deposits (Division of Mines and Geology, Geologic Map of California, 2010).
Groundwater:	Groundwater information for the Property was not identified on recently or historically published maps or data.
Potable Water Supply:	Potable water is supplied by the Los Angeles Department of Water and Power (DWP) via local wells, the Los Angeles Aqueduct and through the purchase of imported water from the Metropolitan Water District (MWD).

### 5.2 Historical Review

#### 5.2.1 Aerial Photograph and Map Review

Available historical aerial photographs and historical maps, which were provided by Environmental Risk Information Services (ERIS), were reviewed.

A summary of the review is provided in the following table. Copies of the aerial photographs and topographic maps are provided in an appendix to this report.

Historical Sanborn Fire Insurance Company Maps were requested. However,

according to ERIS, there is no coverage of the Property.

**Table 1 – Historical Resource Review**

Property	Adjoining Properties	General Vicinity
<b>1894, 1896, 1898, 1900, 1902, 1921 and 1924 Topographic Maps</b>		
Undeveloped	Undeveloped	Undeveloped
<b>1926 Topographic Map</b>		
West Wanda Park Drive appeared. No structures were evident.	Undeveloped	Undeveloped
<b>1928 Aerial Photograph</b>		
A structure appeared where the present day residence exists off of West Wanda Park Road. A second small structure (residential type) appeared east of this structure. The remaining portions of the Property were undeveloped.	Undeveloped native land appeared to north, east, south and west. Hutton Drive was evident to the west, Oak Pass Road to the east and Yoakum Drive to the south.	Undeveloped native land with a few residential type structures appeared to the south and southwest. Two above ground storage tanks (apparent water storage) was noted west of Benedict Canyon Drive.
<b>1947 Aerial Photograph - 1950 Topographic Map - 1952 Aerial Photograph</b>		
No significant changes in land use was noted on the photograph except the present day plateau area was graded and appeared surrounded by a road. Five small	No significant changes in land use was noted.	The surrounding area was predominately undeveloped native land. Areas to the west and northwest appeared graded for residential development by 1952.

Property	Adjoining Properties	General Vicinity
structures (residential type) appeared on the map.		Residential development remained to the south and southwest. The two above ground storage tanks no longer existed.
<b>1964 Aerial Photograph - 1966 Topographic Map - 1967 Aerial Photograph</b>		
No change to the Property from the 1952 photograph except a structure (residential type) appeared at the northwest side of the Property (at North Hutton Drive).	Residential development appeared north, northeast, south and west of the Property.	The surrounding areas remained as predominately undeveloped native land with an increase in residential development.
<b>1972 Aerial Photograph - 1972 Topographic Map</b>		
The two (2) previously identified residential structures on the southwest side of the Property remained with the addition of a tennis court and cabana building.	No significant changes in land use.	No significant changes in land use.
<b>1980 Aerial Photograph - 1981 Topographic Map</b>		
The three (3) structures (two residence and one cabana) and a tennis court remained. A new structure (residential type) appeared on the plateau area to the south.	No significant changes in land use.	No significant changes in land use.

Property	Adjoining Properties	General Vicinity
<b>1989 Aerial Photograph</b>		
A tennis court now appeared adjacent to the residence on the plateau area. A road appeared along the eastern portion of the Property.	No significant changes in land use.	No significant changes in land use.
<b>1994 Aerial Photograph - 1994 and 1995 Topographic Maps</b>		
No significant changes in land use.	An increase in residential development appeared to the east.	An increase in residential development appeared to the north and east.
<b>2005, 2010 and 2012 Aerial Photographs</b>		
Two swimming pools now appeared; one at the center tennis court/ cabana and the other on the plateau. A sand volleyball also appeared on the plateau area.	No significant changes in land use.	No significant changes in land use.
<b>2014 Aerial Photograph - 2015 Topographic Map</b>		
The existing residence (9800 West Wanda Park Drive) remained. The swimming pool, cabana and small structure remained to the east. The residence, swimming pool, and tennis court located on the plateau were no longer present.	No significant changes in land use.	No significant changes in land use.

Property	Adjoining Properties	General Vicinity
<b>2016 Aerial Photograph</b>		
<p>The only structure on the Property was the existing residence (9800 West Wanda Park Drive). The area in which the tennis court and cabana appeared was now graded and terraced. The remaining portions of the Property appeared as undeveloped native land.</p>	<p>The adjacent properties appeared as residential or undeveloped land.</p>	<p>The surrounding properties appeared as residential or undeveloped native land.</p>

### 5.2.2 Building Permit Review

Available building permits were reviewed at the City of Los Angeles, Department of Building & Safety website. A chronological summary is provided below.

#### **2534 North Hutton Drive - APN 4382-014-004**

July 1957

A Certificate of Occupancy was issued for a 1-story dwelling and attached garage.

#### **9712 West Oak Pass Road - APN 4383-002-008**

April 2013

A permit was issued for the demolition of an existing guest house, cabana, tennis court and capping of sewer. The owner was identified as 9712 Oak Pass Road LLC.

Also in April, a grading permit was issued to backfill an existing pool with certified fill.

May 2013

A permit was issued to 9712 Oak Pass Road LLC for the construction of a 1,687 foot long, 10' high retaining wall.



**9800 West Wanda Park Drive - APN 4383-002-008**

October 2013

A permit was issued to 9712 Oak Pass Road LLC to backfill a 48-inch by 25-foot deep seepage pit.

**9750 West Wanda Park Drive - APN 4383-002-009**

April 2013

A permit was issued to 9712 Oak Pass Road LLC to demolish an existing single family dwelling, detached carport, and tennis court.

Also in April a grading permit was issued to backfill an existing pool with certified fill and remove pool shell from site.

*5.2.3 City Directories*

A city directory search was completed on the Property by ERIS. The complete city directory is provided in an appendix. .

The Property was identified as residential at the following addresses from the years listed:

- 9800 West Wanda Park Drive from 1946 to 1990
- 9801 West Wanda Park Drive from 1956 to 1985
- 2534 North Hutton Drive from 1960 to 1995

The adjacent properties were identified as either residential or commercial uses in the city directories from 1941 to 1996.

*5.2.4 Data Failure*

Historical information regarding the Property indicated the Property was undeveloped land with one residential structure as early as 1928. Therefore, a historical data failure occurred during this assessment.

Additional standard ASTM resources are not deemed likely to yield any significant new information. This is not deemed a significant data gap.



### *5.2.5 Summary of Historical Property Use*

As early as 1894 to at least 1928, the Property was undeveloped land. The majority of the Property has remained as undeveloped native land to this day; however, three areas at the southwest side of the Property have been developed for residential use. Beginning in 1928, one small structure (residential type) appeared at the southwest side of the Property (west parcel) and another small structure (residential type) appeared adjacent (east parcel). By 1972, further development of the east parcel was evident with the construction of a tennis court and a swimming pool by 2005.

By 1980, a third structure (residential type) appeared south of the two existing residential developments (south parcel). A tennis court appeared on this parcel by 1989 and a swimming pool was evident by 2005. By 2014, all structures on the east parcel were no longer present and by 2016 all structures on the south parcel were no longer present. By 2016, the only structure remaining on the Property was the residence located on the west parcel.

### *5.2.6 Summary of Past Uses of Adjoining Properties*

The adjacent properties appeared to be undeveloped land as early as 1894. Beginning in 1964, the adjacent properties to the north, northeast, south and west were occupied by residential type structures.

By 1994, an increase in residential development was apparent to the east adjacent properties. Since 1994, the adjacent properties have been developed for residential uses.

### *5.2.7 Summary of Past Uses of the Surrounding Area*

The surrounding area was predominantly undeveloped native land with a series of canyons to the east and west as early as 1894. By 1928, residential development began to appear. Two aboveground storage tanks (water storage) was evident west of Benedict Canyon Road and were no longer evident by 1947. By the early 1950s an increase in residential development was evident to the west and northwest. The surrounding areas have remained as predominately undeveloped land and residential since the mid 1960s.

### 5.3 Results of Environmental Records Sources Review

An ERIS Database Report prepared specifically for the Property, adjoining properties and other off-site locations of concern. The search included queries to the following databases for cases within specified ASTM search distances. A copy of the database report is provided in an appendix to this report.

#### 5.3.1 Property Listings

The Property was identified on the following database in the ERIS report:

#### Facility Registry Service/Facility Index (FINDS/FRS)

A list of EPA registered facilities subject to environmental regulations.

- 9712 Oak Pass Road was identified on the FINDS/FRS database with a National Pollutant Discharge Elimination System (NPDES) storm water construction permit. No violations were listed.

#### Target Property Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
FINDS/FRS	9712 OAK PASS ROAD	9712 OAK PASS ROAD, LOS ANGELES, CA, 90210	0.00/-	175.0	Storm water permit. Not an environmental concern.

#### 5.3.2 Adjoining Properties

The following adjoining properties were identified in the report:

#### RCRA Non-Generators (RCRA NON GEN)

The EPA's RCRA Program identifies and tracks hazardous waste from the point

of generation to the point of disposal. Non-Generators do not presently generate hazardous waste.

- Oak Pass Road Enterprise, LLC, 9705 Oak Pass Road (ERIS ID No. 3) is located adjacent to the northeast of the Property and is identified on the RCRA NON GEN database (EPA ID No. CAC002989349). No pertinent information was provided in the database. No violations were listed.

**FINDS/FRS**

- Oak Pass Road Enterprise, LLC, 9705 Oak Pass Road (ERIS ID No. 3) is also identified on the FINDS/FRS database under the Resource Conservation and Recovery Act Information System (EPA ID No. CAC002989349). No violations were listed.

**Facility and Manifest Data (HAZNET)**

Database of sites which submit a hazardous waste manifest to DTSC.

- Diaz, Ursela, 9822 Wanda Park Drive (ERIS ID No. 4) is located south of Wanda Park Drive, west of the Property and is listed on the HAZNET database (EPA ID No. CAC002806547) for having manifested asbestos-containing waste in 2015. The waste was disposed in a landfill.

**Surrounding Properties Summary**

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
FINDS/FRS	OAK PASS ROAD ENTERPRISE, LLC.	9705 OAK PASS ROAD, BEVERLY HILLS, CA, 90210	0.02/ NE	203.0	Adjacent to the northeast. Not an environmental concern.

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
RCRA NON GEN	OAK PASS ROAD ENTERPRISE, LLC.	9705 OAK PASS ROAD, BEVERLY HILLS, CA, 90210	0.02/ NE	203.0	Adjacent to the northeast. Not an environmental concern.
HAZNET	DIAZ, URSELA	9822 WANDA PARK DR, BEVERLY HILLS, CA, 902101431	0.02/ NW	-82.0	Adjacent to the west. Not an environmental concern.

### 5.3.3 Other Off-site Locations of Concern

Other off-site locations of concern identified by ERIS within a maximum one-mile radius from the Property included one (1) generator and one (1) RCRA NON GEN site.

The potential for environmental concern to the Property from these off-site facilities appears to be low due to one or more of the following: nature of regulatory listing; distance from the Property; and case status.

### 5.3.4 Orphan Listings

There are no orphan listings identified in the database report.

## 5.4 Additional Environmental Record Sources

### Federal Agencies

Federal Agencies	
Source	Comments
U.S. Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA)	PHMSA online mapping system for gas transmission pipelines and hazardous liquid pipelines on the Property or adjacent properties was reviewed ( <a href="https://www.npms.phmsa.dot.gov/PublicViewer/">https://www.npms.phmsa.dot.gov/PublicViewer/</a> ). No pipelines were identified on the Property or adjacent properties.

### State Agencies

State Agencies	
Source	Comments
California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)	No information regarding the Property was on file with DTSC. The Envirostor website ( <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a> ) was reviewed for information, and the Property was not listed in the database.
Cal/EPA, Regional Water Quality Control Board (RWQCB)	The RWQCB has records on file regarding stormwater compliance issues at the Property. <ul style="list-style-type: none"> <li>A Notice of Intent permit was issued for the Property for the general purpose to discharge storm water associated with construction activities in 2012-2013. The permit was issued in August 2011. The work included grading</li> </ul>

<b>State Agencies</b>	
<b>Source</b>	<b>Comments</b>
	<p>activities associated with the demolition of a residential site disturbing an area of approximately 5.7 acres.</p> <p>No records regarding USTs or WIP files for the Property addresses were on file with the RWQCB.</p> <p>The Geotracker website (<a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>) was reviewed for information, and the Property was not listed in the database.</p>
California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)	<p>According the DOGGR District 1 Map (<a href="http://maps.conservation.ca.gov/doms/doms-app.html">http://maps.conservation.ca.gov/doms/doms-app.html</a>), there are no oil or gas wells located on the Property or adjacent properties.</p>

### Local Agencies

<b>Source</b>	<b>Comments</b>
South Coast Air Quality Management District (SCAQMD)	<p>The SCAQMD did not have records pertaining to the following addresses: 9704-9712 W. Oak Pass Road, 9750 W. Wanda Park Drive, 9800 W. Wanda Park Drive, and 9801-9815 W. Wanda Park Drive.</p> <p>Records on file for 9821 Yoakum Drive consisted of the following:</p> <ul style="list-style-type: none"> <li>• Notification of a demolition at 9821 Yoakum Drive. The date of the notification was March 2003.</li> </ul>



Source	Comments
	<ul style="list-style-type: none"> <li>• Notification of an asbestos removal in February 2003. The owner was indicated as Tracinda Park Owner 6522 and the address was 9750 Wanda Park.</li> </ul>
<p>Los Angeles County Fire Department (LACoFD), Health Hazards Materials Division (HHMD), Certified Unified Programs Agency (CUPA)</p>	<p>There is no information on file with the LACoFD CUPA pertaining to the Property.</p>
<p>Los Angeles City Bureau of Sanitation (LASD), Industrial Waste Management Division</p>	<p>There is no information on file with LASD pertaining to the Property.</p>
<p>City of Los Angeles Fire Department (LAFD), Hazardous Materials and UST Divisions</p>	<p>The LAFD website (<a href="http://www.lafd.org/fire-prevention/cupa/public-records">http://www.lafd.org/fire-prevention/cupa/public-records</a>) was reviewed for information. The Property addresses do not appear on the active or in-active hazardous materials inventory list or UST inventory list or historical UST file.</p>



## 6.0 PROPERTY RECONNAISSANCE

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### 6.1 Methodology

On April 25, 2019, Converse visited the Property to evaluate present use and to identify observable environmental conditions at the Property. Our methodology involved driving and/or walking the accessible perimeter and center road ways, and viewing inaccessible areas from key vantage points while noting observed evidence of present and potential environmental concerns

A field-generated map is provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

### 6.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on Thursday, April 25, 2019

- Limiting conditions during the Property reconnaissance included hilly terrain and dense and extensive vegetation, which impacted access to the north, central and southeastern portions of the Property.

### 6.3 Interior Observations of Property

During our Property visit, Converse made the following observations of the interior of the Property's building(s):

**Table 3 – Interior Observations of Property**

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances &		✓	

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Petroleum Products:			
Storage Tanks & Related Equipment:		✓	
Odors:		✓	
Standing Surface Water or Other Pools of Liquid:		✓	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:		✓	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):		✓	
Heating/Cooling System:		✓	
Stains or Corrosion on Floors, Walls or Ceilings:		✓	



Item or Condition	Observed Evidence	No Evidence Observed	Comments
Drains and Sumps		✓	

#### 6.4 Exterior Observations of Property

During our Property visit, Converse made the following observations of the exterior of the Property:

**Table 4 – Exterior Observations of Property**

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:		✓	
Storage Tanks & Related Equipment:	✓		One Generac emergency generator was observed south of the former residential site (plateau area) on a concrete foundation believed to be powered by diesel. No staining was observed.
Odors:		✓	
Standing Surface Water or Other Pools of Liquid:		✓	

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:		✓	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):		✓	Two pole mounted, power company owned transformers were observed. Due to the terrain and dense vegetation, the base of the poles could not be observed.
Pits, Ponds, or Lagoons:		✓	
Stained Soil or Pavement:		✓	
Stressed Vegetation (other than from insufficient water):		✓	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:		✓	Two areas on the Property were observed with mounded concrete and asphalt debris from the demolition of residences, tennis courts and swimming pools. An area of mounded sand was also observed from the demolition of a sand volleyball court.

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Waste Water or any discharge (including storm water) into a Drain, Ditch, or Stream on or Adjacent to the Property:	✓		Two concrete storm water drains were observed and use to convey storm water runoff from the upper portion of the Property to the storm water drainage system.
Wells (active, inactive, or abandoned):		✓	
Septic Systems or Cesspools:	✓		A septic system was observed south of the residence.
Prior Structures:	✓		Evidence of prior structures including dwellings, tennis courts and swimming pools was observed as construction debris in the form of concrete and asphalt remains on the Property.
Roads, Tracks, Railroad Tracks or Spurs:		✓	

### **6.5 Current Uses of Adjoining Properties**

Based on our research and observations during our Property visit, the Property is bordered by the following:

**Table 5 – Adjoining Property Use**

<b>Direction</b>	<b>Current Development</b>
North:	Residential (2538, 2544 and 2552 North Hutton Drive; and 9711 to 9716 Oak Pass Road) and undeveloped land.
Northeast:	Residential (9705 and 9604 Oak Pass Road) and undeveloped land.
Northwest:	Residential (2538 to 2548 North Hutton Drive) and undeveloped land.
South:	Residential (9701 to 9837 Yoakum Drive) and undeveloped land.
Southeast:	Residential (9699 to 9717 Yoakum Drive) and undeveloped land.
Southwest:	Residential (2350 Benedict Canyon Road; and 9843 Yoakum Drive) and undeveloped land.
East:	Residential (9604, 9626 and 9660 Oak Pass Road) and undeveloped land.
West:	Residential (2400 to 2434 Benedict Canyon Road; 9810 to 9852 West Wanda Park Drive; and 2524 to 2530 North Hutton Drive) and undeveloped land.

### **6.6 Current Uses of Surrounding Area**

Based on our research and observations during our Property visit, the surrounding area of the Property consists of residential uses and undeveloped land.

## 7.0 INTERVIEWS

Interview:	Comments:
Property Owner:	<p>The Property owner, Mr. Gary Sadafy, was interviewed regarding his knowledge of the Property. Mr. Sadafy has owned and resided at the Property for 12 years. Mr. Sadafy stated that in addition to his residence located at 9800 West Wanda Park Drive, two additional residences have occupied the Property but have since been demolished. The mounds of concrete and/or asphalt debris located on the Property are remnants of demolition activities, as well as mounded sand from the sand volleyball court. Mr. Sadafy stated that only a small portion of the Property has been used for residential purposes, otherwise the Property is undeveloped natural land. According to Mr. Sadafy, no USTs are located on the Property and no hazardous materials or wastes are generated or stored on the Property. Other than the septic system located at 9800 West Wanda Park Drive, there are no other underground structures identified by Mr. Sadafy. Mr. Sadafy was not aware of septic systems formerly located on the other two residential developments.</p>
Tenant/ Occupant:	<p>The Property is owner occupied; therefore, no tenant interviews were conducted.</p>
State or Local Government Officials:	<p>Other than the information in Section 5.4, no additional information could be provided.</p>
Owners and Occupants of Neighboring Sites:	<p>No interviews of owners or occupants of neighboring sites were conducted.</p>

## 8.0 FINDINGS

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A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

The Property consists of a 33-acre site in which the majority of the Property is undeveloped land and consists of dense vegetation and hilly terrain. Two residences currently occupy the Property (9800 West Wanda Park Drive and 2534 North Hutton Drive). The Property is owned by 9712 Oak Pass Road, LLC.

Historically, the Property was undeveloped land from as early as 1894 to at least 1928. The majority of the Property has remained as undeveloped native land to this day. Beginning in 1928, residential development appeared at the southwest side of the Property. By the late 1950s, one residential development appeared at the northwest side of the Property. Improvements in the form of tennis courts and swimming pools were added by 1972 to the southwest residential development. A fourth residential structure appeared on the southwest side of the Property by 1980 with improvements added by 1989 (tennis court) and 2005 (swimming pool). By 2016, the only structures remaining on the Property were the existing residences at 9800 West Wanda Park Drive and 2534 North Hutton Drive.

During the Property reconnaissance, the following items were observed:

- A septic system at the Property residence located at 9800 West Wanda Park Drive.
- An emergency generator at the former residence located on the plateau area.
- Mounded concrete, asphalt and sand at two of the former residential locations.

The Property was identified in the regulatory database report:

- 9712 Oak Pass Road was identified on the FINDS/FRS database with a National Pollutant Discharge Elimination System (NPDES) storm water construction permit. A review of RWQCB files also identified the Property as having been issued a Notice of Intent permit in August 2011 to discharge storm water associated with construction activities in 2012-2013. No violations were listed.

The following adjacent properties were identified in the regulatory database report:

- Oak Pass Road Enterprise, LLC, 9705 Oak Pass Road, located adjacent to the northeast of the Property was identified on the RCRA NON GEN and FINDS/FRS databases. No pertinent information was provided in the databases. No violations were listed.
- Diaz, Ursela, 9822 Wanda Park Drive, located south of Wanda Park Drive west of the Property is listed on the HAZNET database for having manifested asbestos-containing waste in 2015 which was disposed via a landfill.



## 9.0 OPINION

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The historic and current uses of the Property as residential and undeveloped land are not considered RECs.

The current use of a septic system on the Property is not considered a REC; however, this feature will need to be removed during the redevelopment process.

The emergency generator located on the Property for use by a former residence is not considered a REC, as no staining was observed.

Mounded concrete, asphalt and sand observed on the Property is not considered a REC, as it originated from construction debris during demolition of tennis courts, swimming pools and a sand court; and should be appropriately disposed off-site.

The Property identified on the FINDS/FRS database is not considered a REC based on the type of listing and no violations identified.

The adjacent properties identified in the regulatory database report are not considered RECs, based on the type of listing and no violations issued status.

The Property identified with the RWQCB is not considered a REC based on the type of permit issued and use.

No significant data gaps were identified during this assessment that affect the ability of the Environmental Professional (EP) to identify RECs.

There are no unusual circumstances where greater certainty is required regarding RECs. No additional assessment appears warranted.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

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Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for 9712 Oak Pass Road, City of Los Angeles, Los Angeles County, California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.



## 11.0 DEVIATIONS AND LIMITATIONS

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The following deviations and/or limitations from the ASTM Standard were encountered during this assessment:

- Limiting conditions during the Property reconnaissance included the presence of considerable vegetation, which impacted access to the north, central and southeastern boundary of the Property.

## 12.0 ADDITIONAL NON-SCOPE SERVICES

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There are environmental issues outside the scope of the ASTM E1527-13 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as “risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate...”

No non-scope issues were addressed in this report.

## 13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

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



Laura Cattaneo  
Project Environmental Scientist

This Phase I ESA was completed by the above Environmental Professional. A complete list of preparers, and their responsibilities for this assessment, is provided in the following section (Section 14.0, List of Preparers).

## 14.0 LIST OF PREPARERS

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### **Norman S. Eke**

Senior Vice President/Managing Officer

B.A., Liberal Studies, Environmental Studies Emphasis, University of California, Santa Barbara, 1988.

Cal/OSHA Certified Asbestos Consultant, #96-2093

NIOSH 582 Equivalent Training

Senior Vice President and Managing Officer of Converse's California Environmental offices. Mr. Eke has served as the Principal-in-Charge and Contract Administrator to deliver services to our public agency and private clients. Mr. Eke has 30 years of experience in the fields of Environmental Due Diligence including Phase I and Phase II Environmental Site Assessments, Asbestos surveys/specifications/abatement monitoring, Preliminary Endangerment Assessments and associated Supplemental Site Investigations and Removal Action Work Plans/Implementation, various forms of Remediation, Human Health Risk Assessment and Indoor Air Quality. Mr. Eke is the former Subcommittee Chairman for E.50-02 Real Assessment and Management of the ASTM E.50 Committee on Environmental Assessment, Risk Management, Corrective Action, which includes Phase I ESA standards (2008 to 2016).

Principal area of responsibility for this ESA report: Project Management, Client Point of Contact, and Report Review.

### **Laura Tanaka**

Principal Environmental Scientist

B.S., Biology, California State Polytechnic University, Pomona, 1987

Cal/OSHA Asbestos Consultant, 11-4708

DPH Certified Lead Inspector/Assessor, #I-3086

DPH Certified Project Designer, #D-3086

DPH Certified Project Monitor, #M-3086

Ms. Tanaka is currently responsible for the day-to-day operations of the Costa Mesa office. Ms. Tanaka has 29 years' experience with Phase I and II ESAs, Preliminary

Endangerment Assessments, asbestos surveys, lead-based paint surveys, abatement monitoring, as well as hazardous material audits, completing business plans, and SCAQMD permitting. Current duties at Converse include project management, business development and client maintenance, conducting/managing ESAs, and completing third party documents reviews.

Principal area of responsibility for this ESA report: Project Management, Regulatory Agency Interaction, and Report Review.

**Laura Cattaneo**

Staff Environmental Professional

B.S., Biology, California State Polytechnic University, San Luis Obispo, 1990  
Cal/OSHA Asbestos Consultant

Ms. Cattaneo has 26 years experience with Phase I Environmental Site Assessment and Asbestos Surveys. She has performed assessments on a variety of industrial, commercial and residential property in California and the western United States. Her experience with Asbestos Surveys has included surveys for financial institutions, real estate developers and telecommunication companies. Ms. Cattaneo has surveyed structures in Los Angeles, Orange, Santa Barbara, and San Diego counties.

Principal area of responsibility for this ESA report: Project Management, Historical Research, Regulatory Agency Interaction, Property Reconnaissance, Interviews, and Report Generation.



## 15.0 REFERENCES

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# **Appendix A - Application for Authorization to Use**



# Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

## Application for Authorization to Use

TO: Converse Consultants  
717 Myrtle Avenue  
Monrovia, California 91016

Project Title & Date: \_\_\_\_\_

Project Address: \_\_\_\_\_

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant \_\_\_\_\_ hereby applies for permission to use the referenced report in order to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant wishes or needs to use the referenced report because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Applicant* also understands and agrees that the referenced document is a copyrighted document and shall remain the sole property of Converse Consultants. Unauthorized use or copying of the report is strictly prohibited without the express written permission of Converse Consultants. *Applicant* understands and agrees that Converse Consultants may withhold such permission at its sole discretion, or grant such permission upon agreement to Terms and Conditions, such as the payment of a re-use fee, amongst others.

Applicant Signature: \_\_\_\_\_

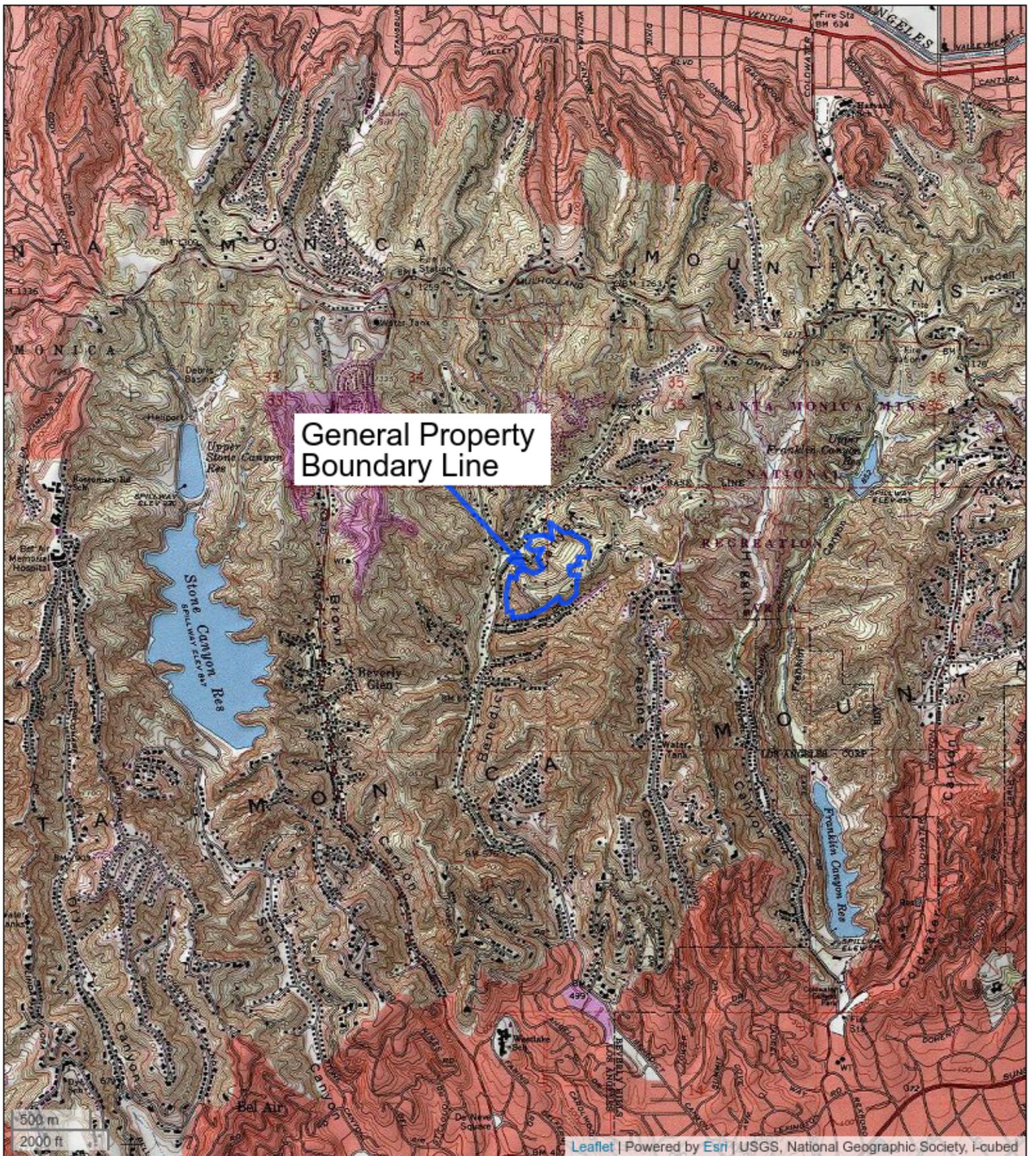
Applicant Name (print): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

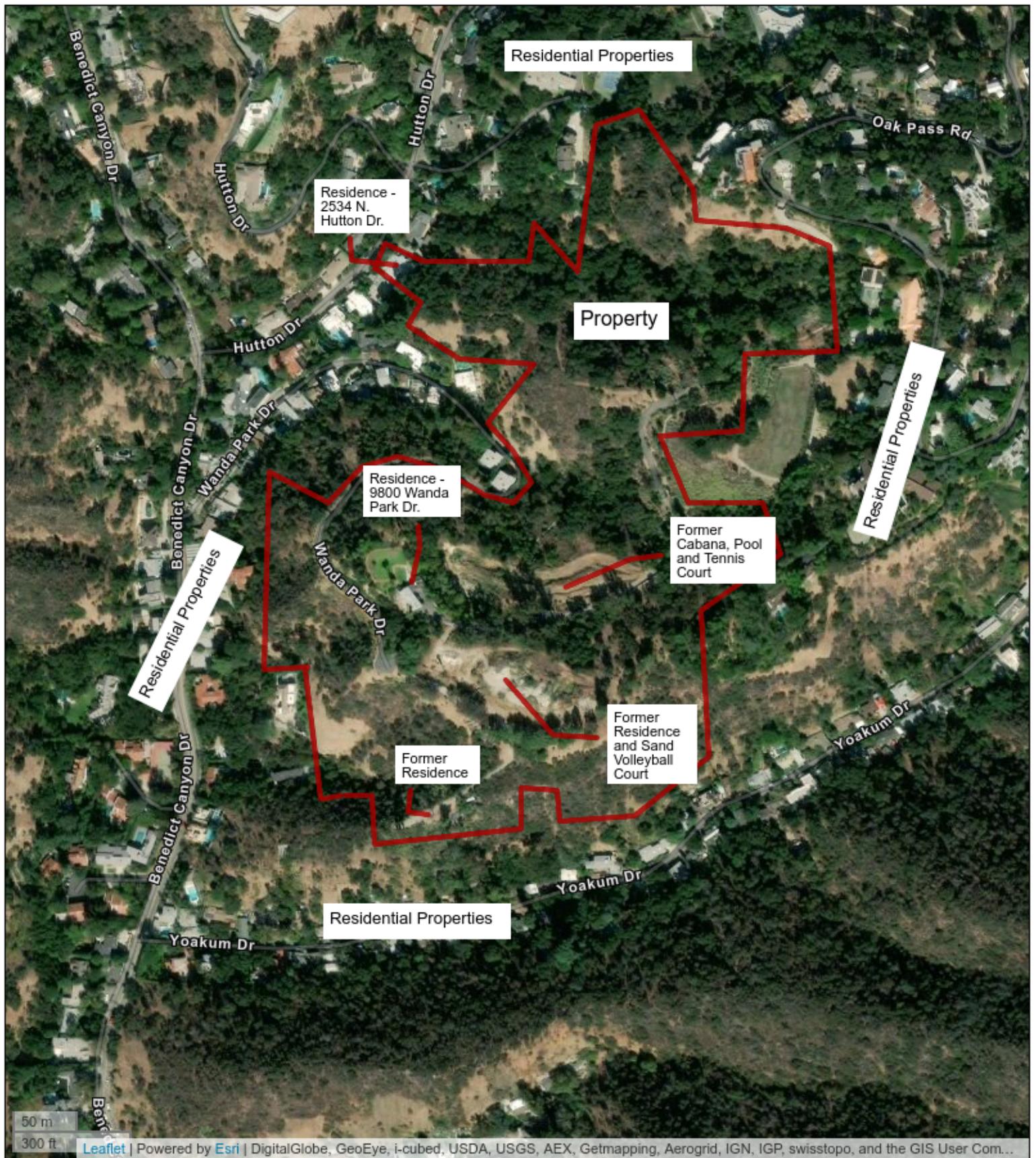


# **Appendix B - Property Plans**



**Figure 1 - Property Location Map**  
 9712 Oak Pass Road, LLC  
 9712 Oak Pass Road  
 Los Angeles, California  
 Converse Project No. 19-41-178-01





**Figure 2 - Property Map**

9712 Oak Pass Road, LLC  
 9712 Oak Pass Road  
 Los Angeles, California  
 Converse Project No. 19-41-178-01



# **Appendix C - Pertinent Property Photographs**



Property residence at 9800 West Wanda Park Drive



Septic system at current residence



Courtyard at Property residence



Concrete debris near current residence



Property view from northeast corner looking southwest



Property view from northeast corner looking west





Property view from northeast corner looking north



Access road leading to northeast side of Property



Plateau area at southwest side of Property, former residence



Former location of residence and pool, area graded and terraced



Mounded concrete debris on plateau



Mounded asphalt and concrete debris on plateau





Emergency generator



West Wanda Park Drive along southwest side of Property



Property view from southwest corner looking northeast



Shed located at southwest side of Property



Travel trailer located at southwest side of Property



Boring along West Wanda Park Drive for geologic purposes





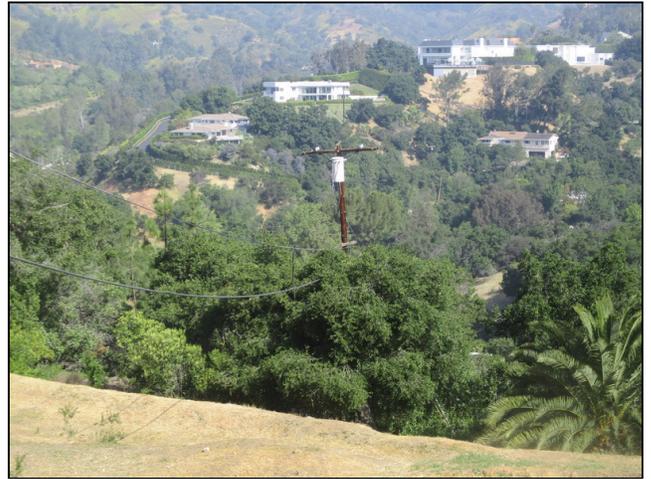
West Wanda Park Drive access road



Fire road near center of Property and densely vegetated area



Storm water drainage from upper Property area to storm water drain



Utility owned pole-mounted transformer



Property residence located at 2534 North Hutton Drive



Another view of Property residence at 2534 North Hutton Drive

**Appendix D - Historical  
Information: Aerials, Maps &  
City Directory**



# FIRE INSURANCE MAPS

**Project Property:** *Safady/Oak Pass Road  
9712 West Oak Pass Road  
Beverly Hills CA 90210*

**Project No:** *19-41-178-01*

**Requested By:** *Converse Consultants*

**Order No:** *20190415283*

**Date Completed:** *April 16, 2019*

---

Please note that no information was found for your site or adjacent properties.

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# TOPOGRAPHIC MAPS

<b>Project Property:</b>	<i>Safady/Oak Pass Road 9712 West Oak Pass Road Beverly Hills CA 90210</i>
<b>Project No:</b>	<i>19-41-178-01</i>
<b>Requested By:</b>	<i>Converse Consultants</i>
<b>Order No:</b>	<i>20190415283</i>
<b>Date Completed:</b>	<i>April 16, 2019</i>

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1995	7.5
1994	7.5
1981	7.5
1972	7.5
1966	7.5
1950	7.5
1926	7.5
1924	7.5
1921	15
1902	15
1900	15
1898	15
1896	15
1894	15

*Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.*

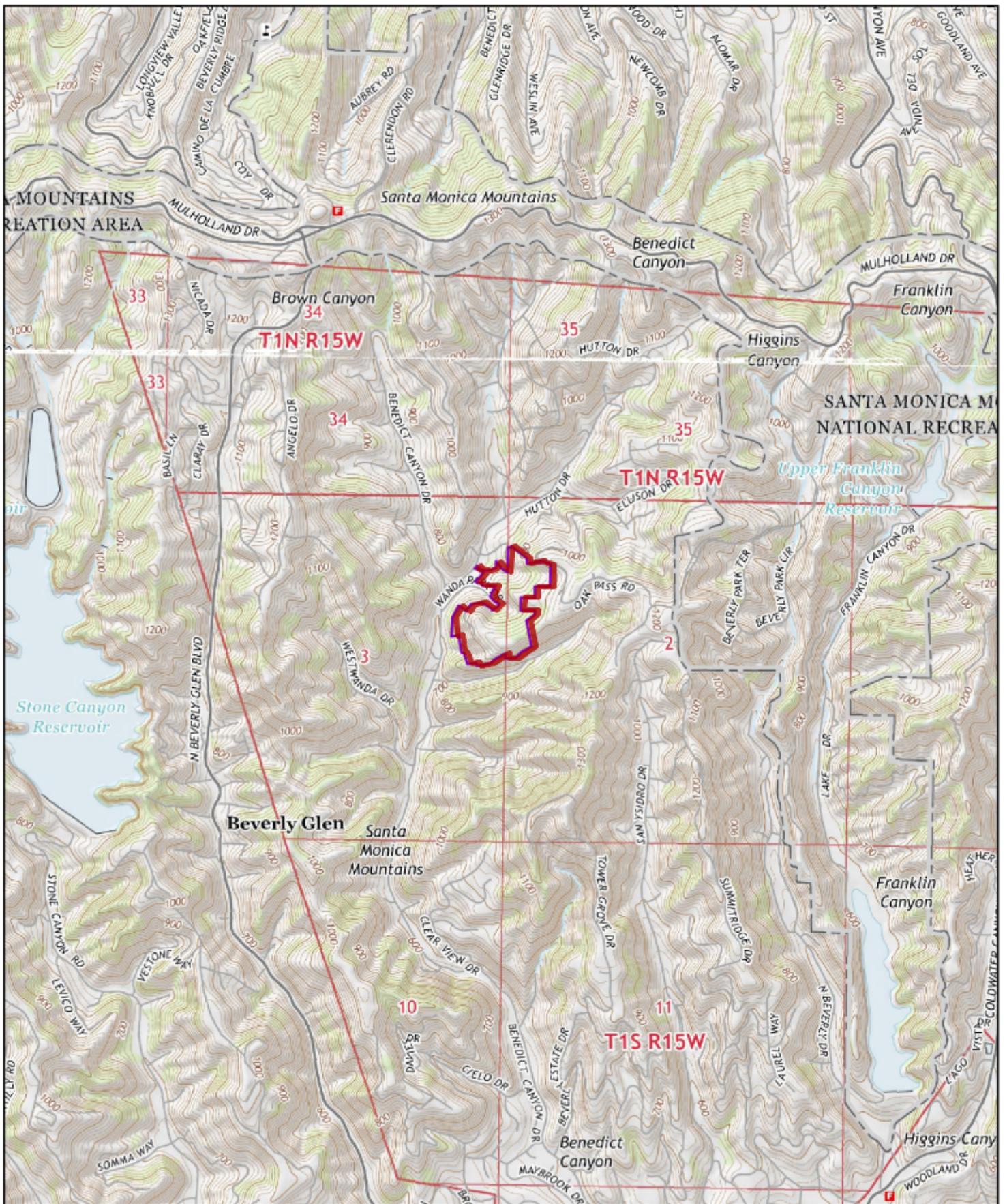
**No warranty of Accuracy or Liability for ERIS:** *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*

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2015



Order No. 20190415283

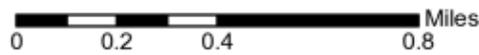
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1995



Order No. 20190415283

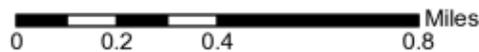
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1994

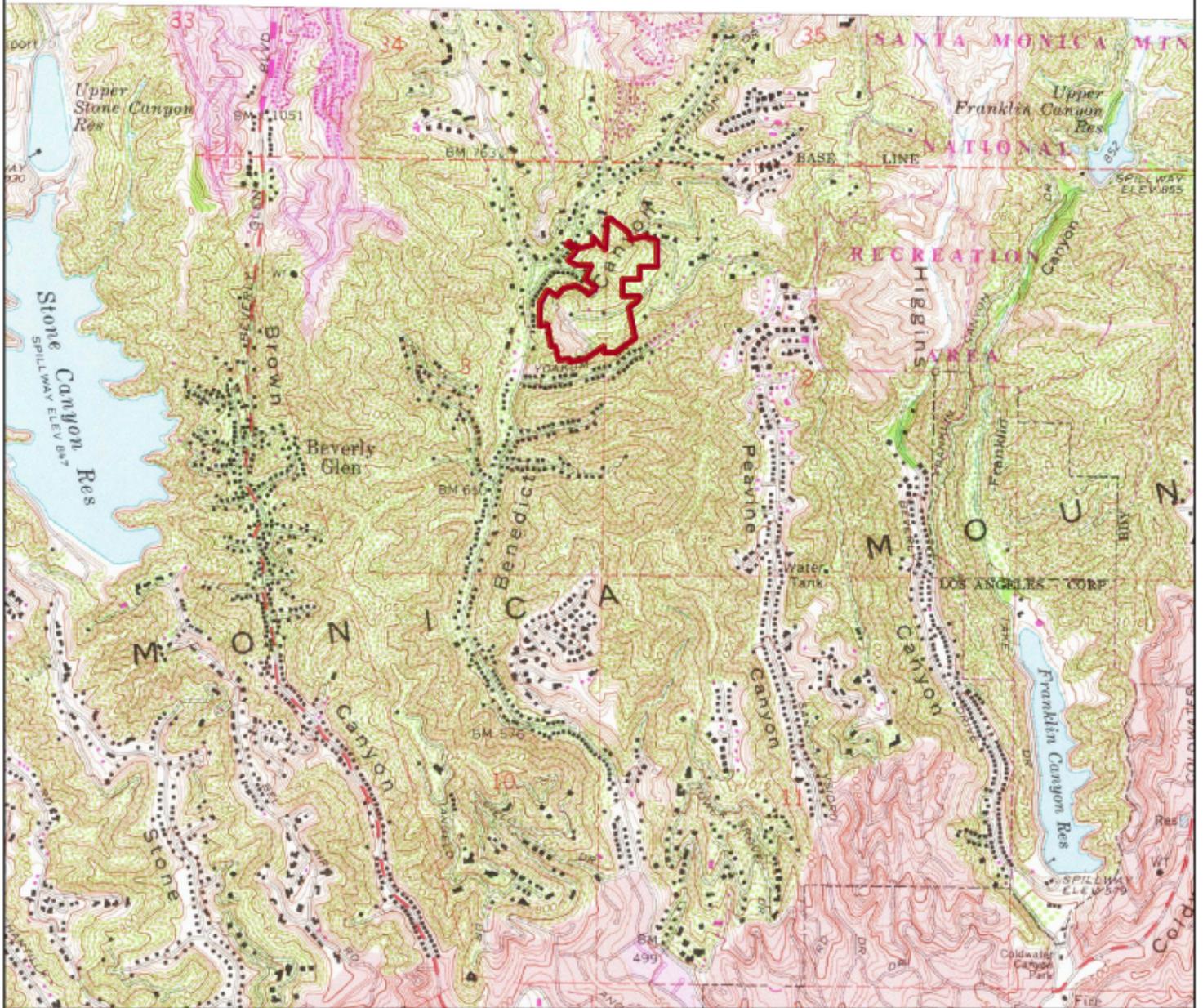


Order No. 20190415283

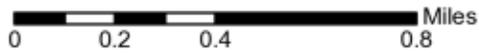
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1981



Order No. 20190415283

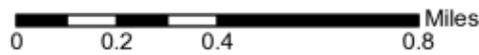
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1972



Order No. 20190415283

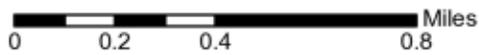
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1966

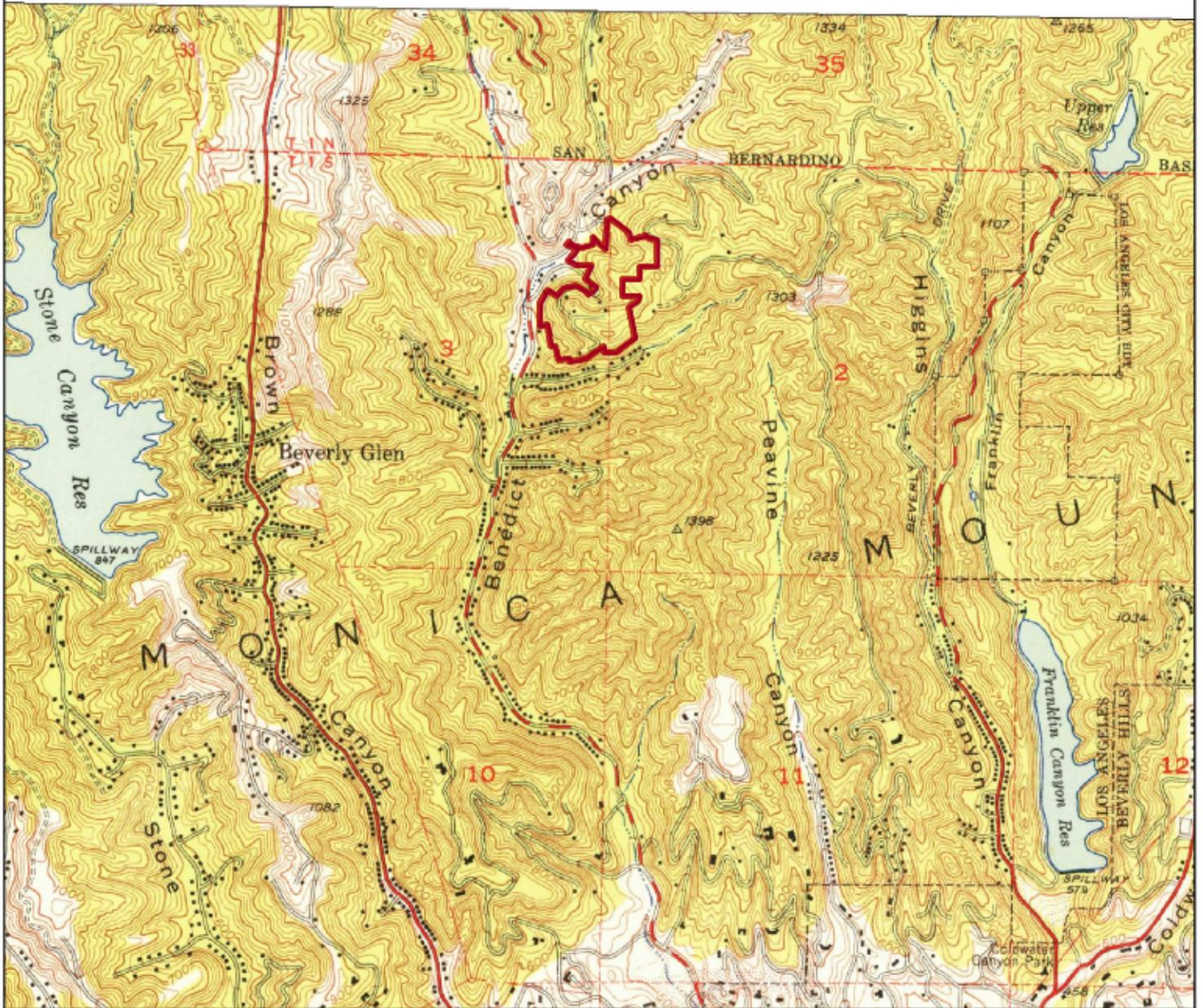


Order No. 20190415283

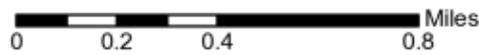
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1950



Order No. 20190415283

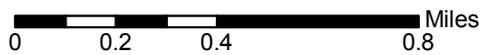
Quadrangle(s): Beverly Hills, CA

Source: USGS 7.5 Minute Topographic Map





1926



Order No. 20190415283

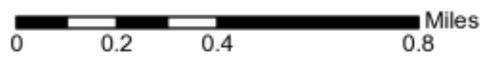
Quadrangle(s): Van Nuys, CA

Source: USGS 7.5 Minute Topographic Map





1924



Order No. 20190415283

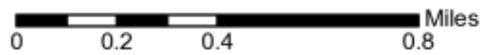
Quadrangle(s): Van Nuys, CA

Source: USGS 7.5 Minute Topographic Map





1921

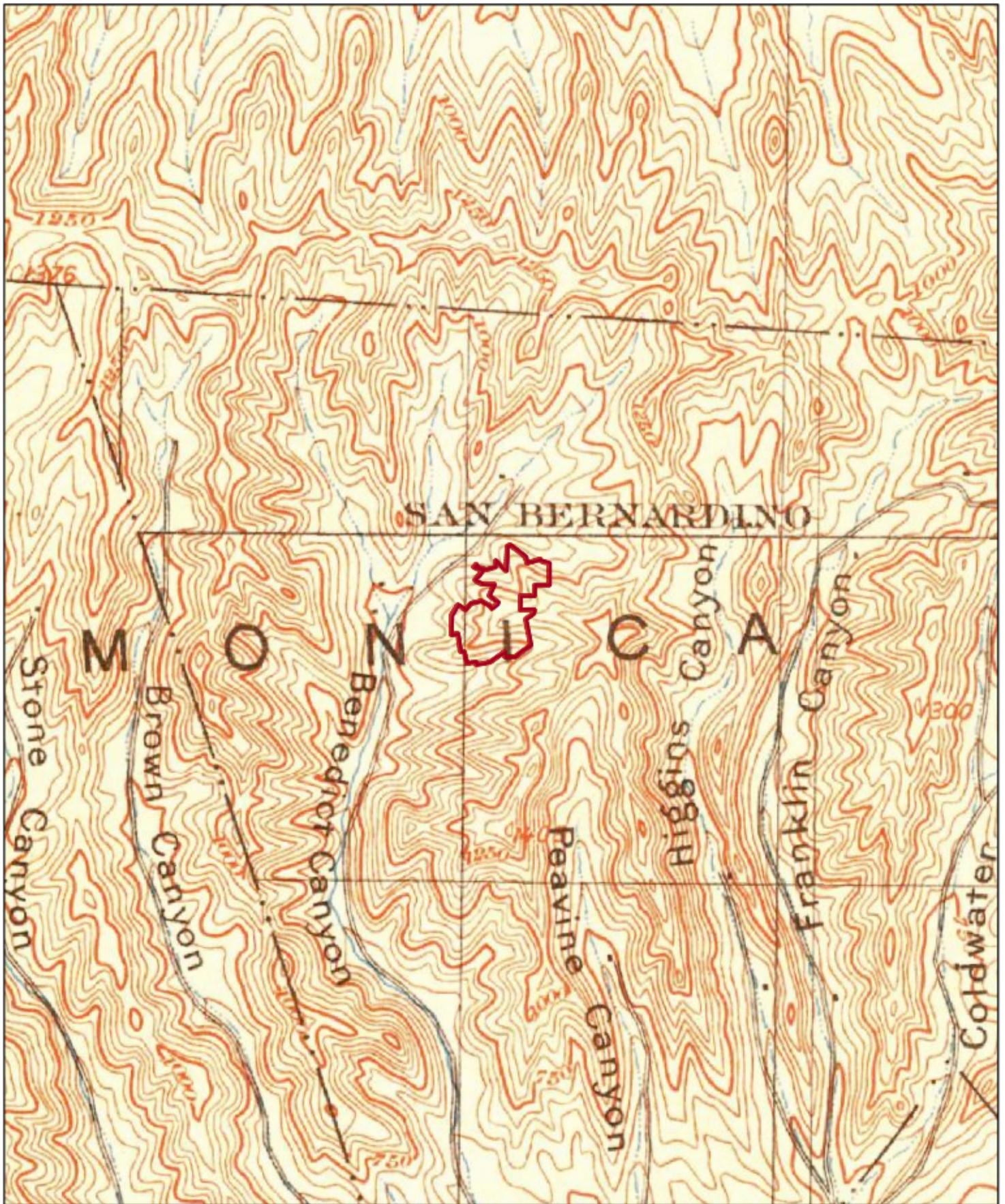


Order No. 20190415283

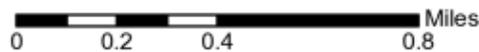
Quadrangle(s): Santa Monica, CA

Source: USGS 15 Minute Topographic Map





1902

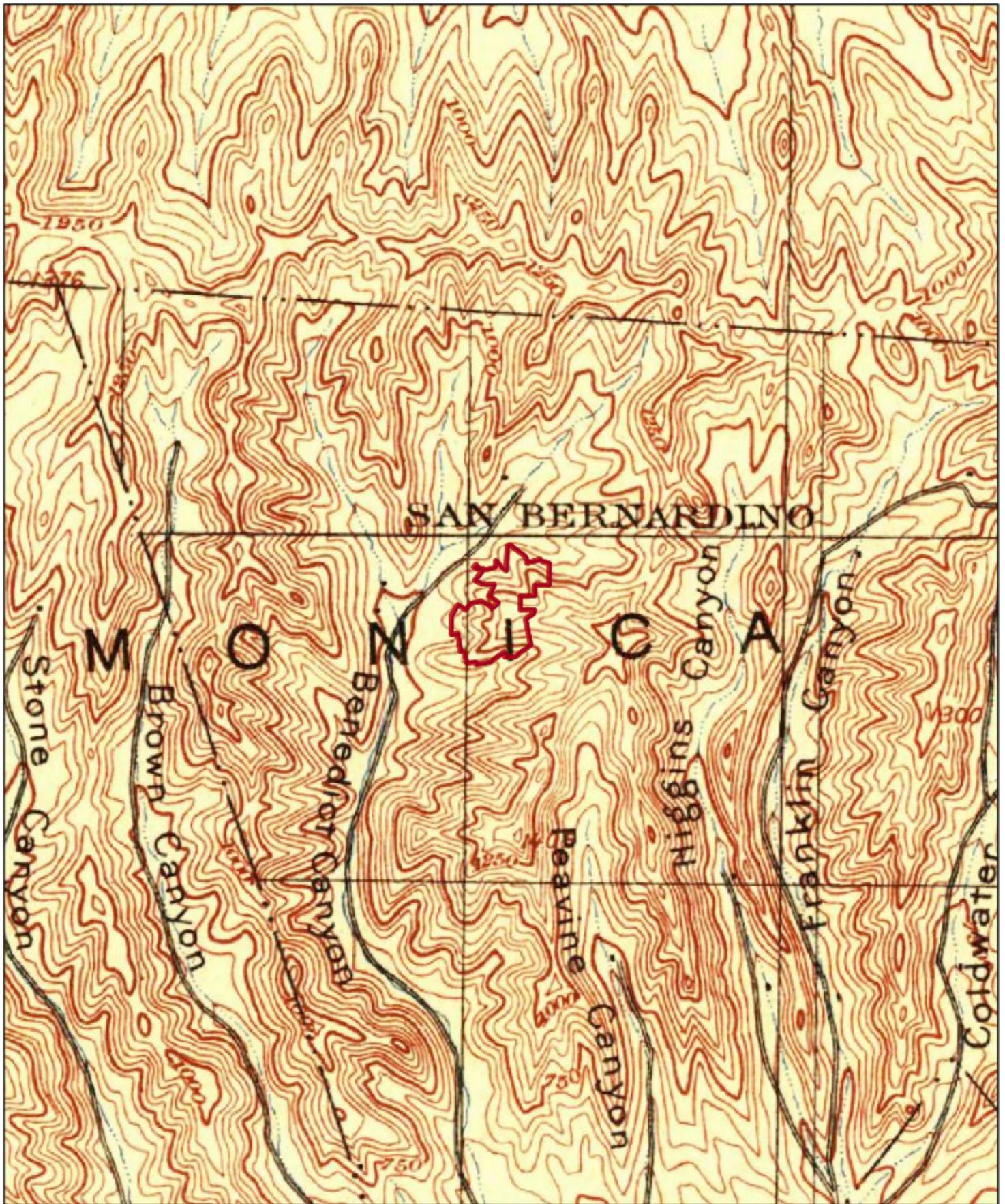


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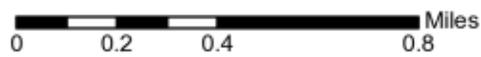
Quadrangle(s): Santa Monica, CA

Source: USGS 15 Minute Topographic Map





1900

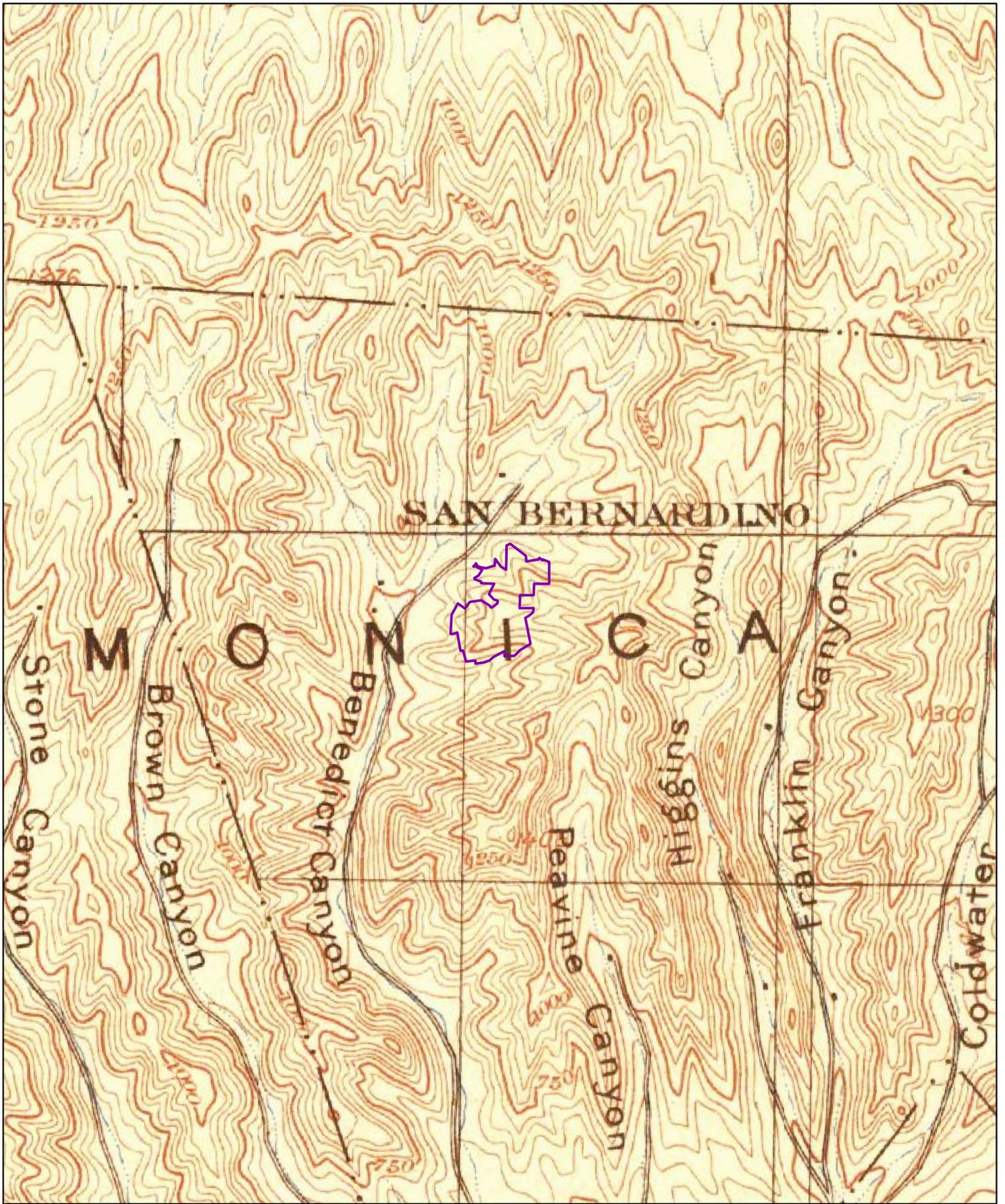


Order No. 20190415283

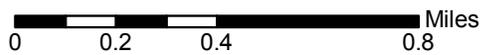
Quadrangle(s): Los Angeles, CA

Source: USGS 15 Minute Topographic Map





1898

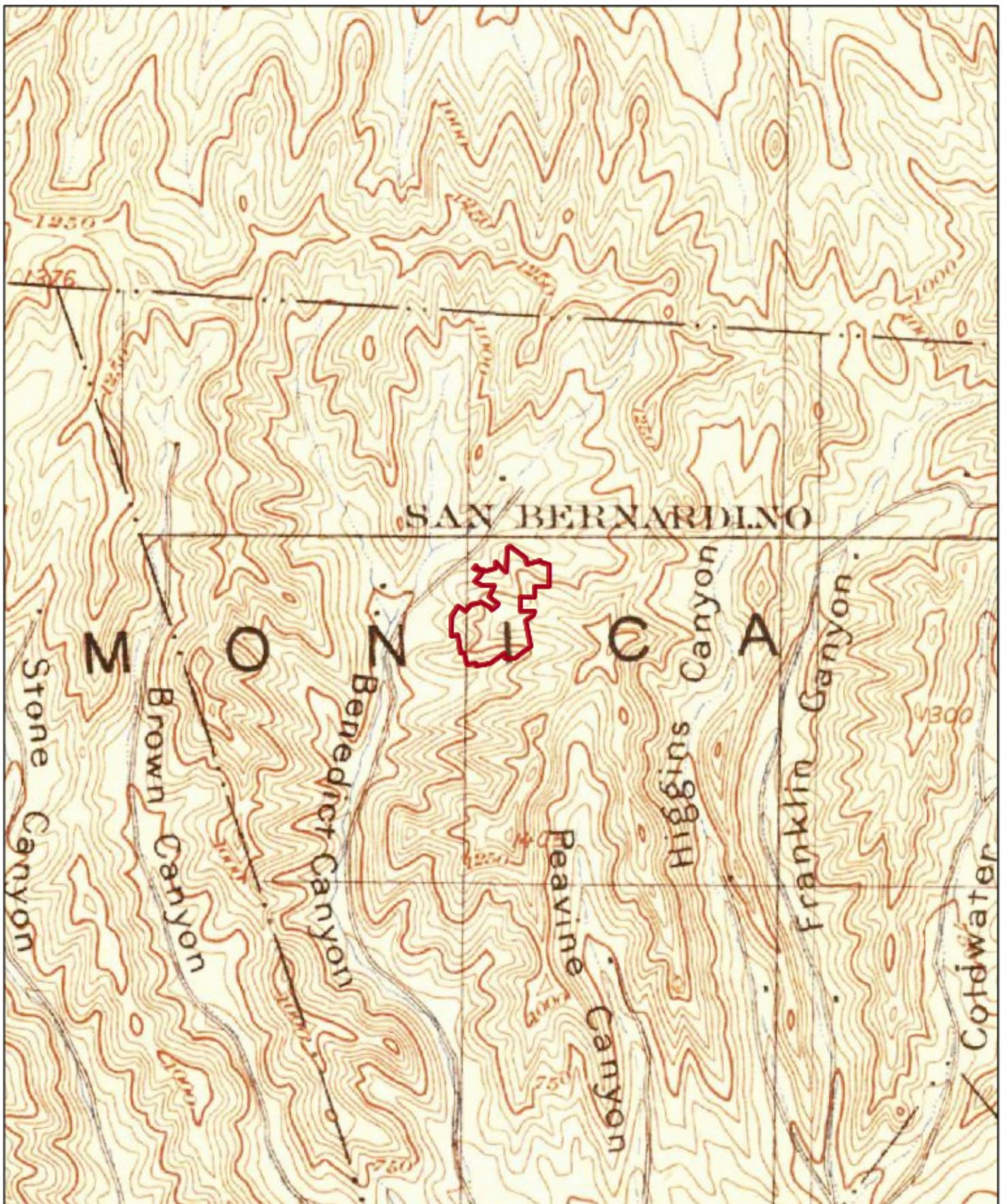


Order No. 20190415283

Quadrangle(s): Santa Monica, CA

Source: USGS 15 Minute Topographic Map





1896

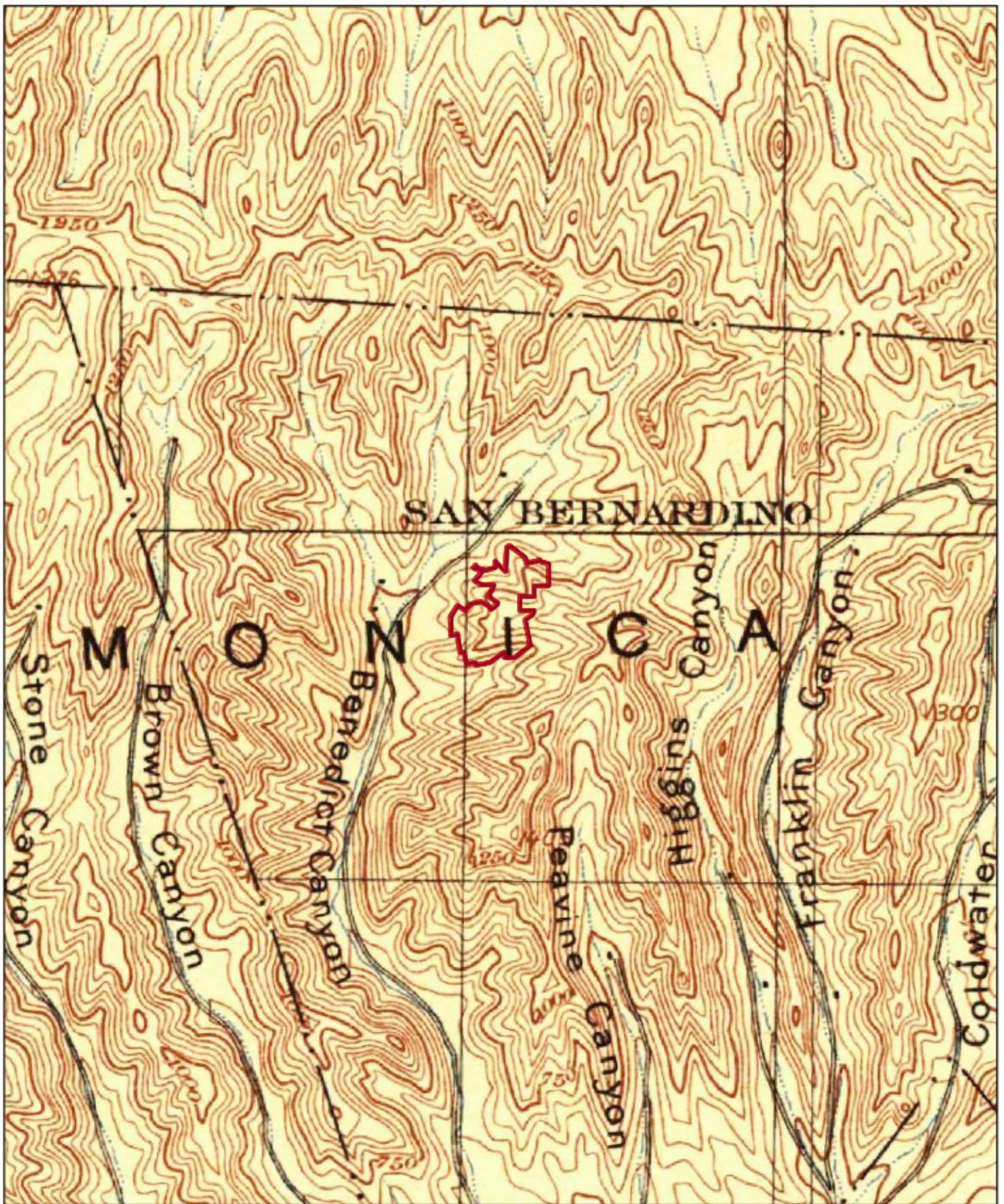


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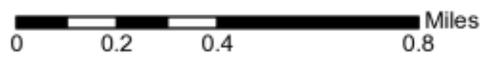
Quadrangle(s): Santa Monica, CA

Source: USGS 15 Minute Topographic Map





1894



Order No. 20190415283

Quadrangle(s): Los Angeles, CA

Source: USGS 15 Minute Topographic Map



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# HISTORICAL **AERIALS**

**Project Property:** *Safady/Oak Pass Road  
9712 West Oak Pass Road  
Beverly Hills, CA 90210*

**Project No:** *19-41-178-01*

**Requested By:** *Converse Consultants*

**Order No:** *20190415283*

**Date Completed:** *April 16, 2019*

**Environmental Risk Information Services**  
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1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

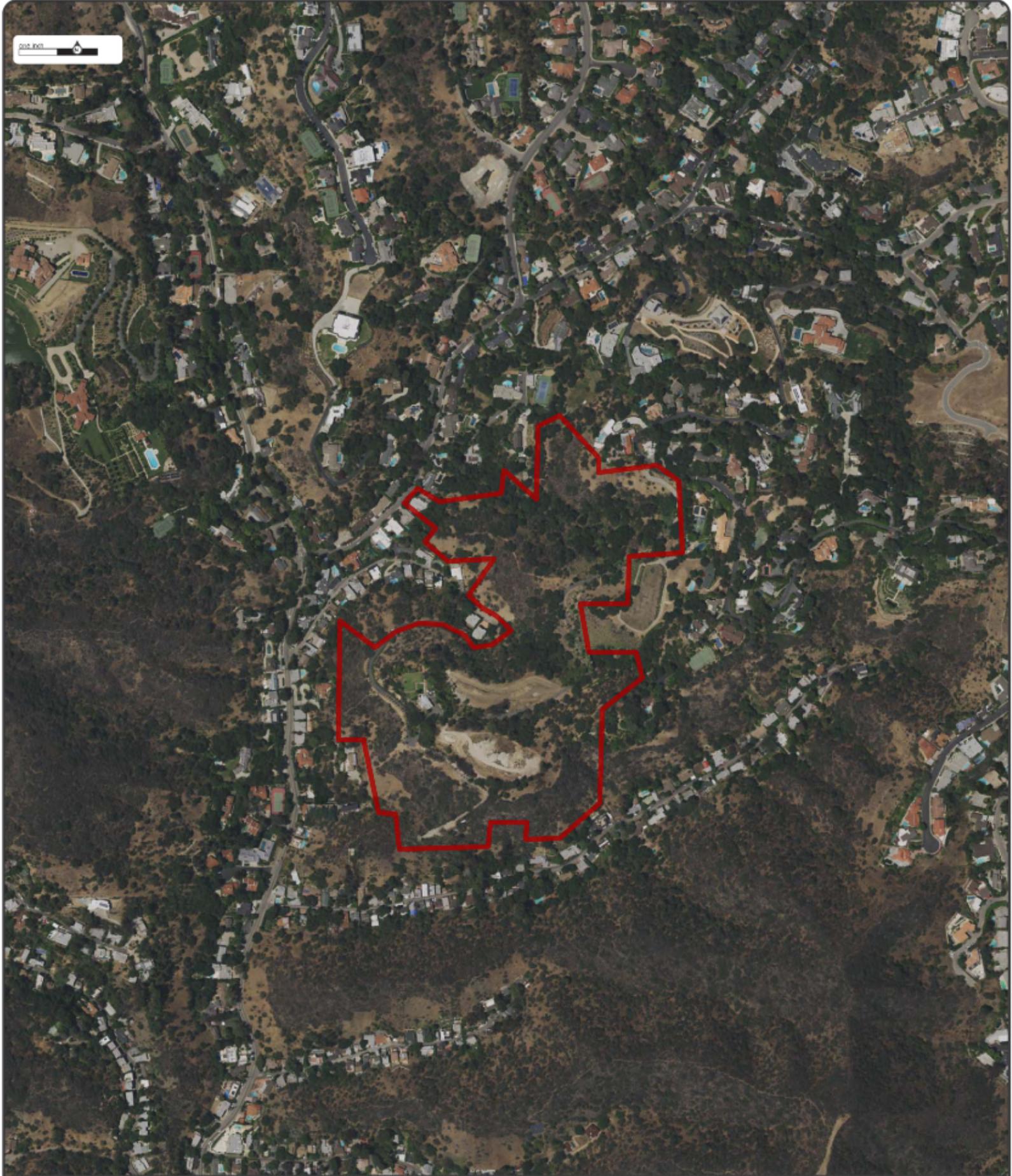
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2014	NAIP - National Agriculture Information Program	1"=500'	
2012	NAIP - National Agriculture Information Program	1"=500'	
2010	NAIP - National Agriculture Information Program	1"=500'	
2005	NAIP - National Agriculture Information Program	1"=500'	
1994	USGS - US Geological Survey	1"=500'	
1989	USGS - US Geological Survey	1"=500'	
1980	USGS - US Geological Survey	1"=500'	
1972	USGS - US Geological Survey	1"=500'	
1967	USGS - US Geological Survey	1"=500'	
1964	USGS - US Geological Survey	1"=500'	
1952	USGS - US Geological Survey	1"=500'	
1947	ASCS - Agriculture and Soil Conservation Service	1"=500'	
1938	ASCS - Agriculture and Soil Conservation Service	1"=500'	

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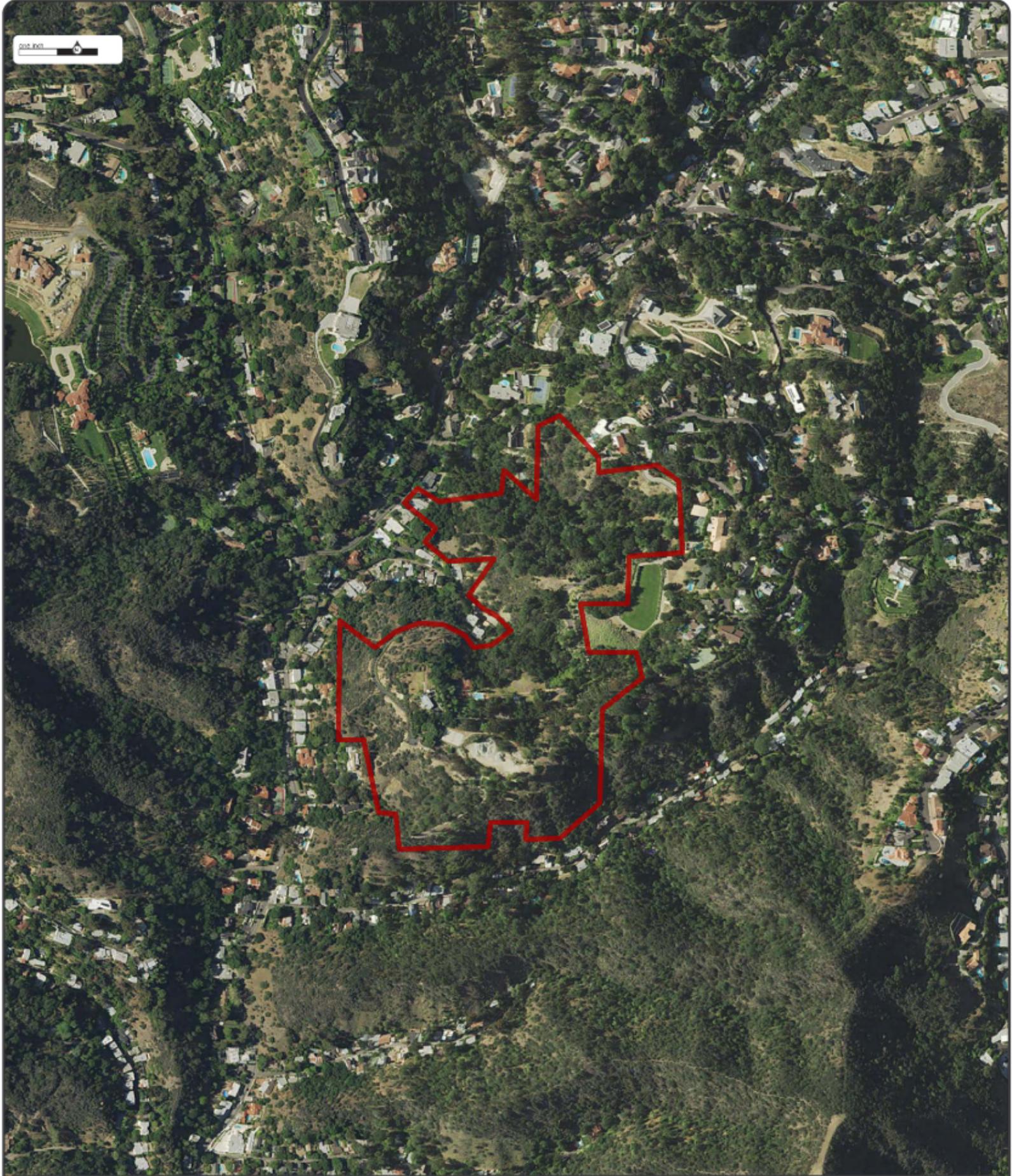
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Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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Year: 2014  
Source: NAIP  
Scale: 1" to 500'  
Comments:

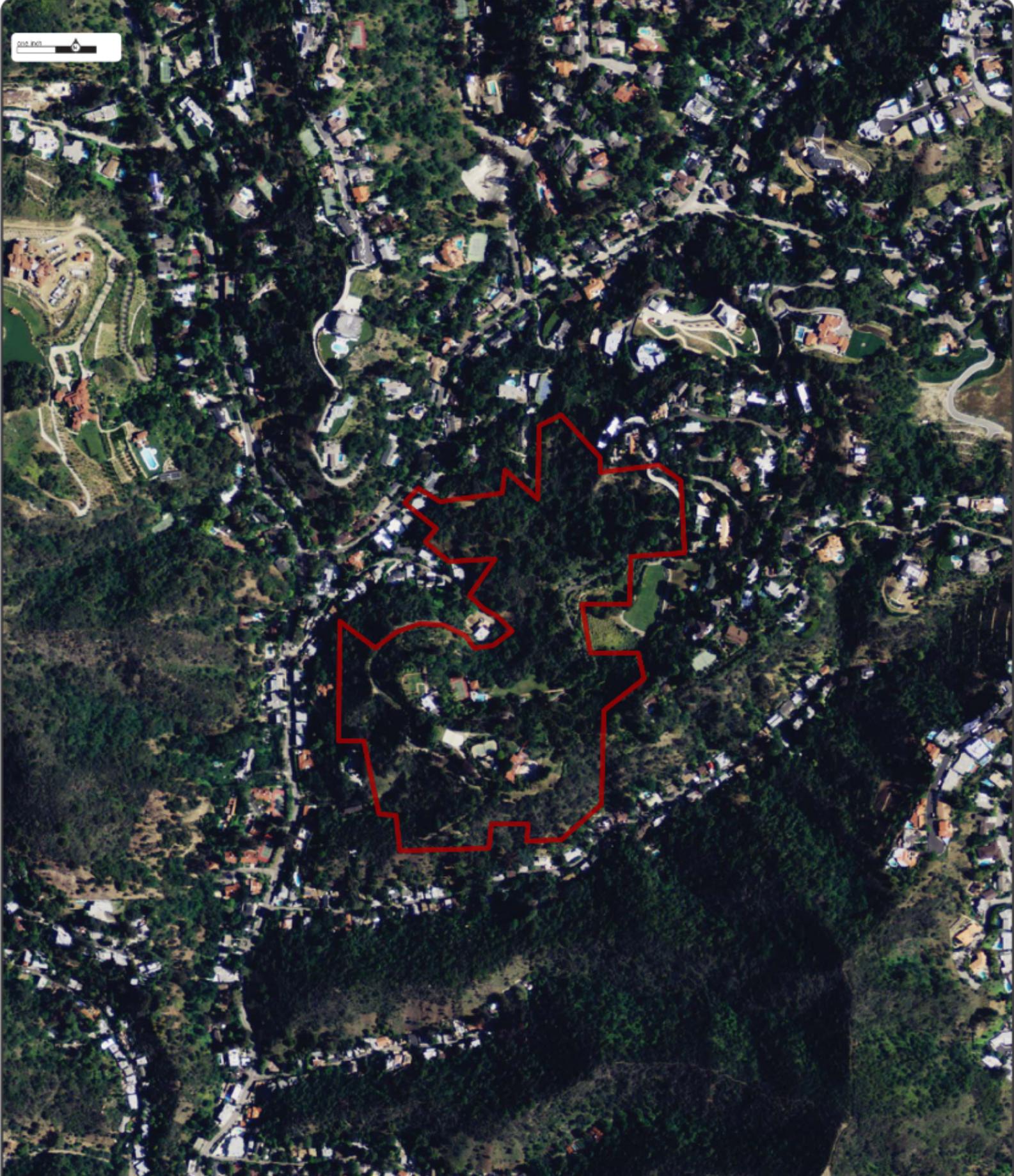
Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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200 Feet



Year: 2012  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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200 Feet



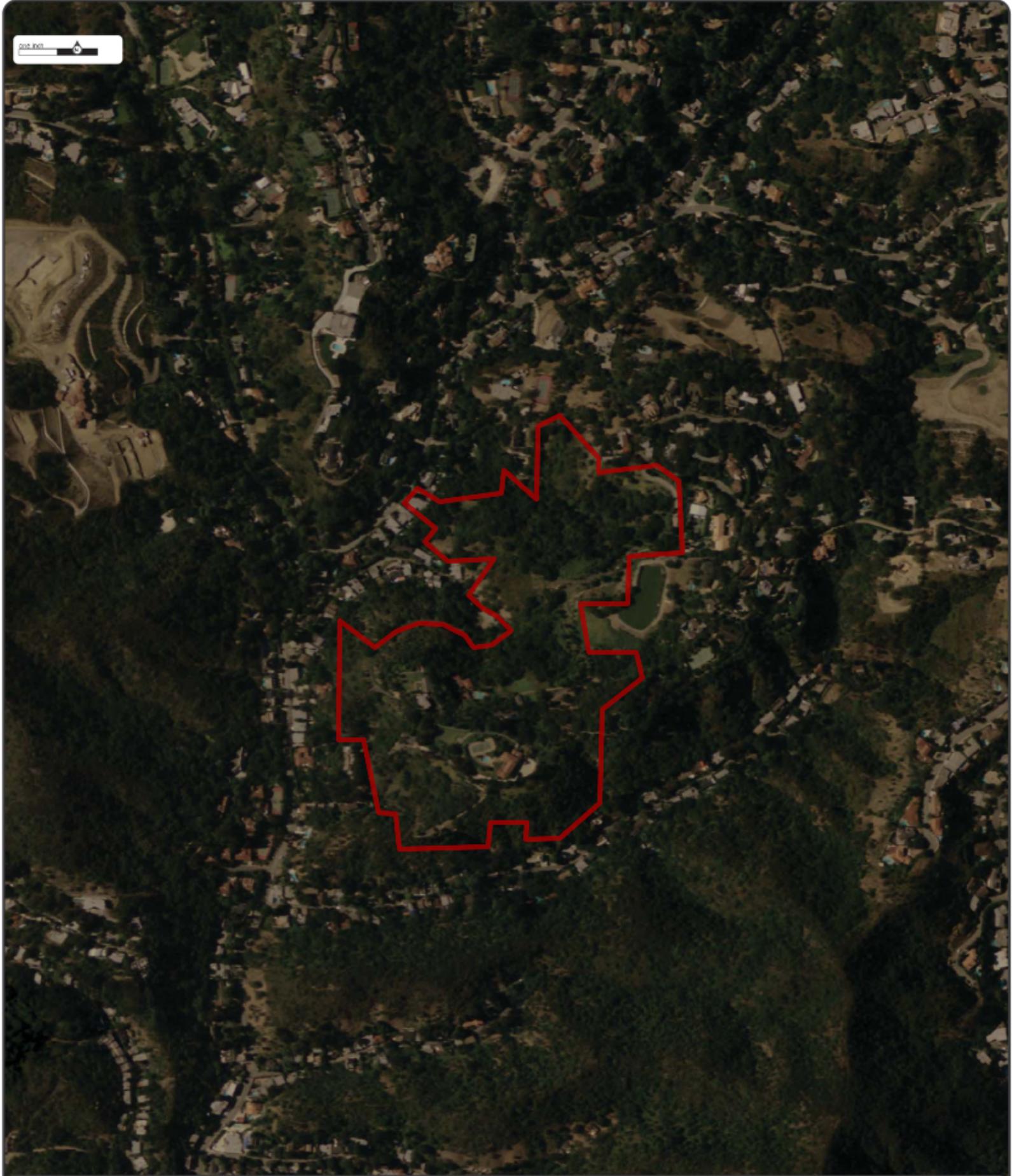
Year: 2010  
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Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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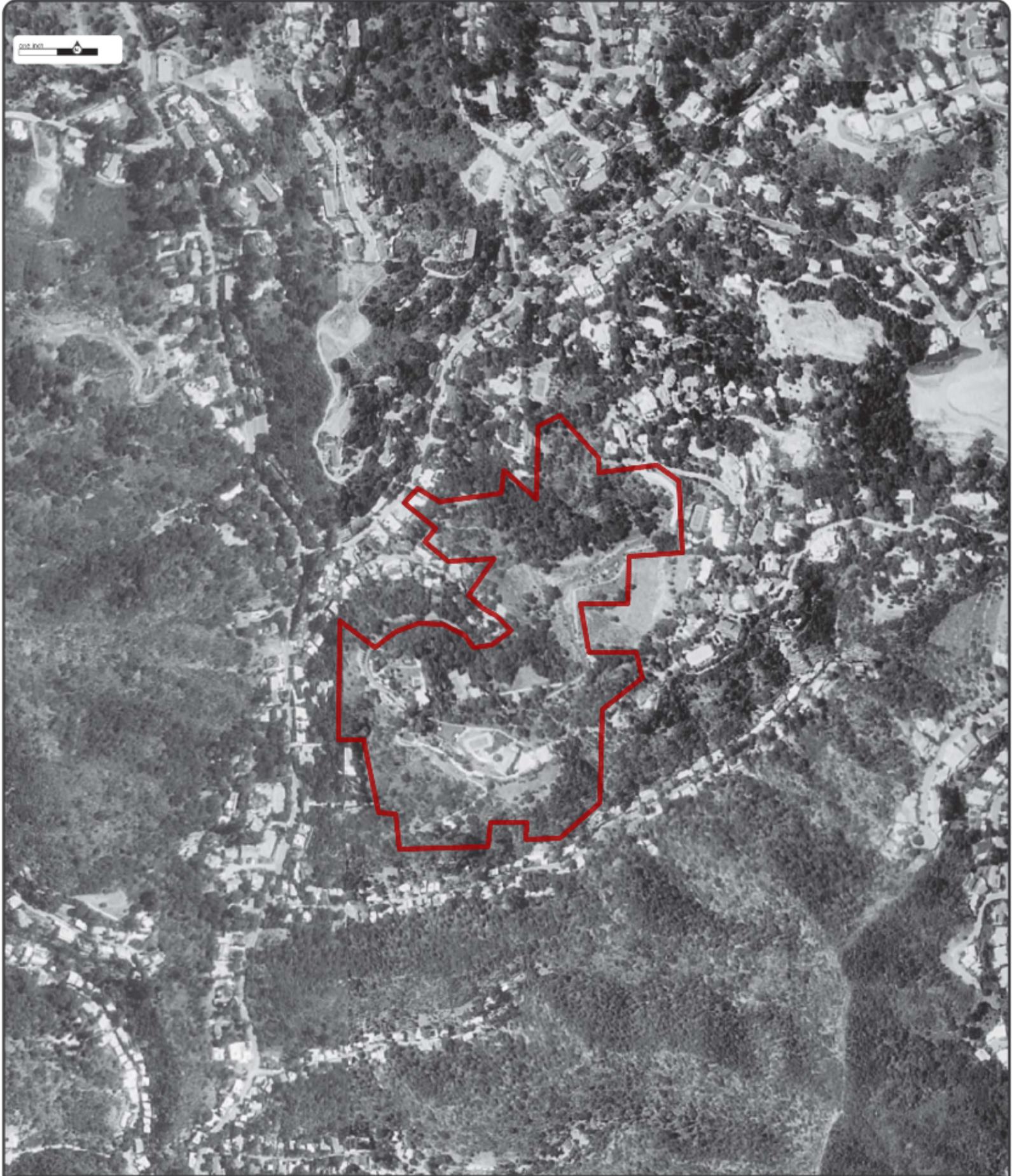
Year: 2005  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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Year: 1994  
Source: USGS  
Scale: 1" to 500'  
Comments:

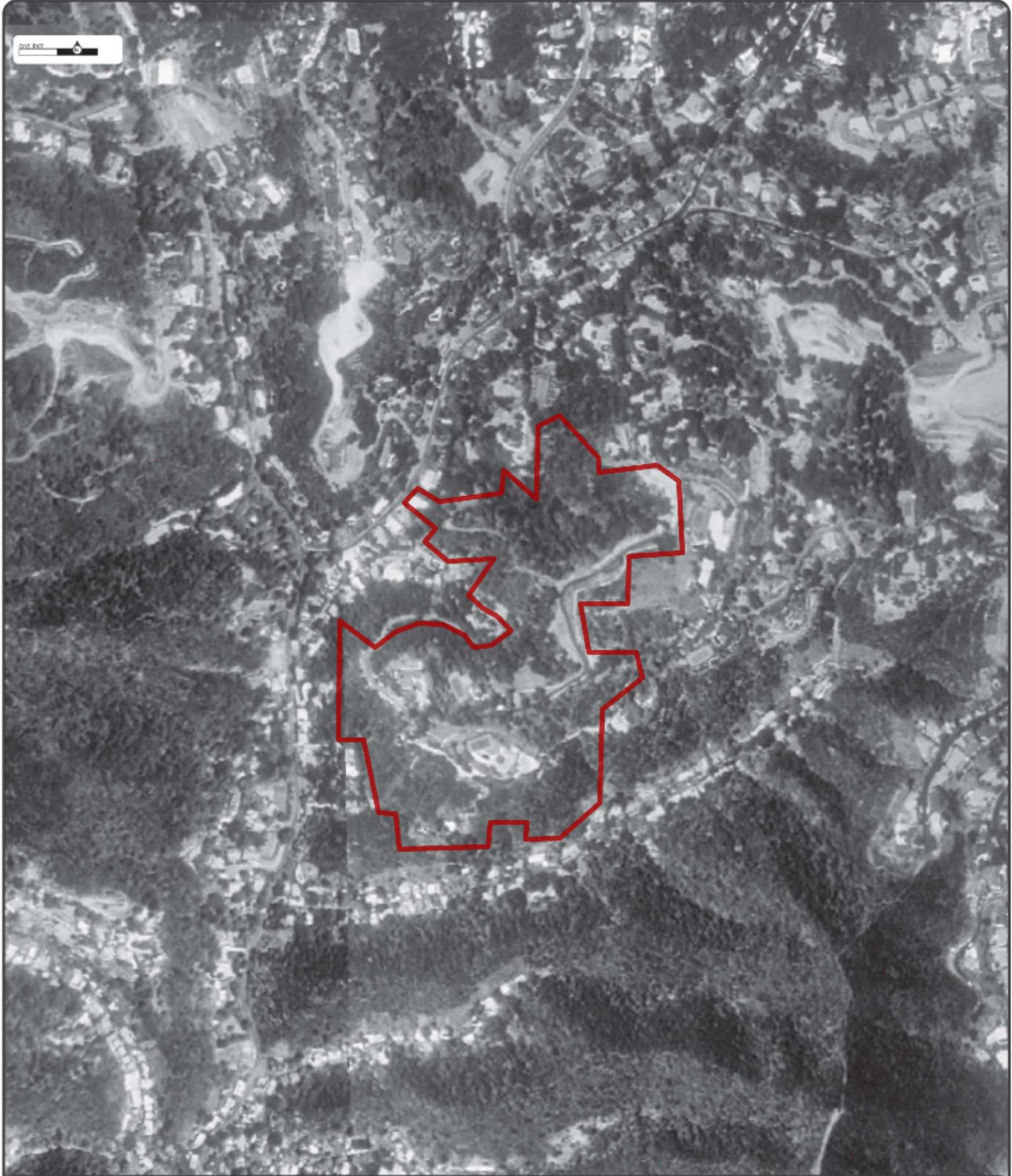
Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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200 Feet



Year: 1989  
Source: USGS  
Scale: 1" to 500'  
Comments:

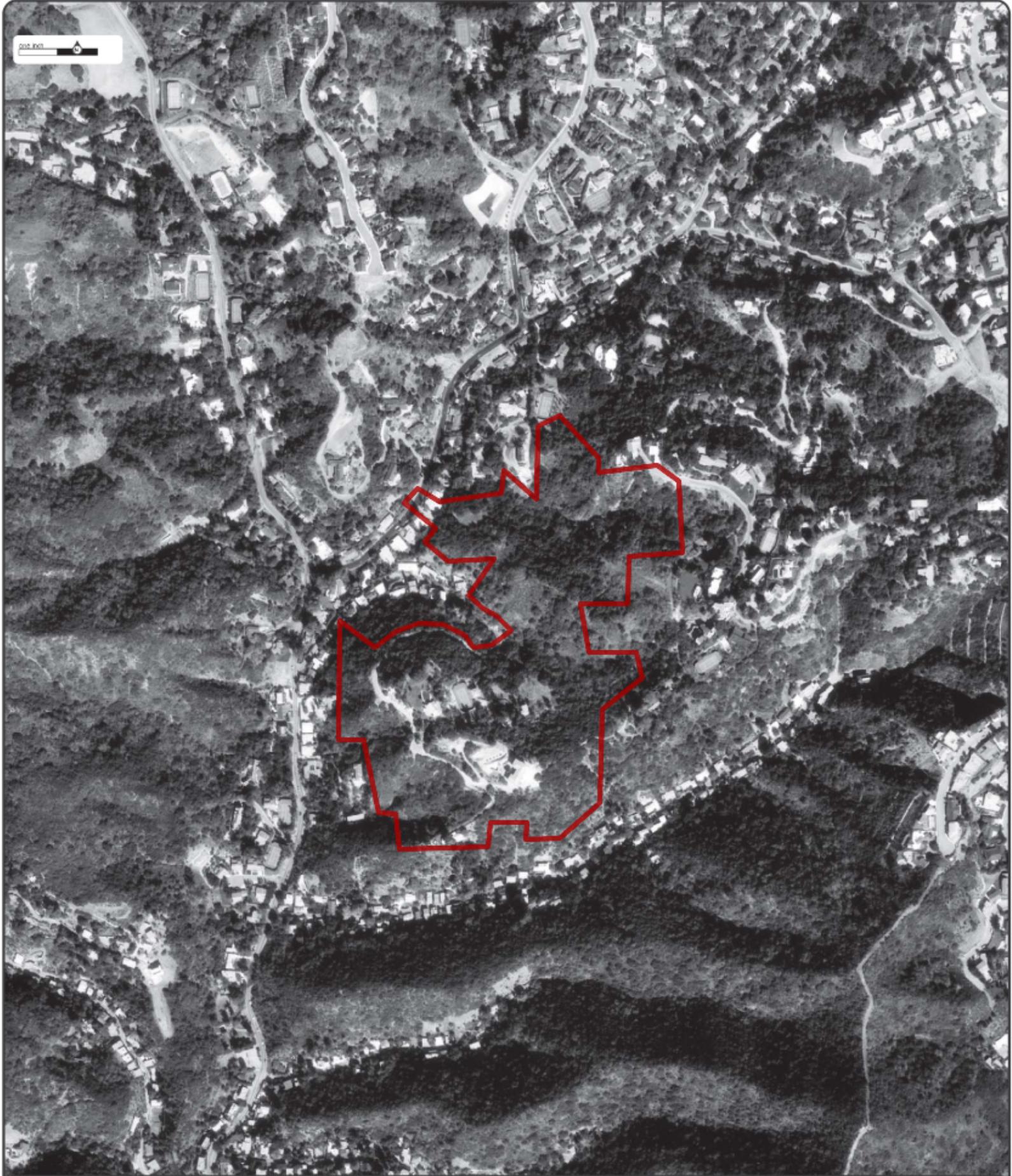
Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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200 Feet



Year: 1980  
Source: USGS  
Scale: 1" to 500'  
Comments:

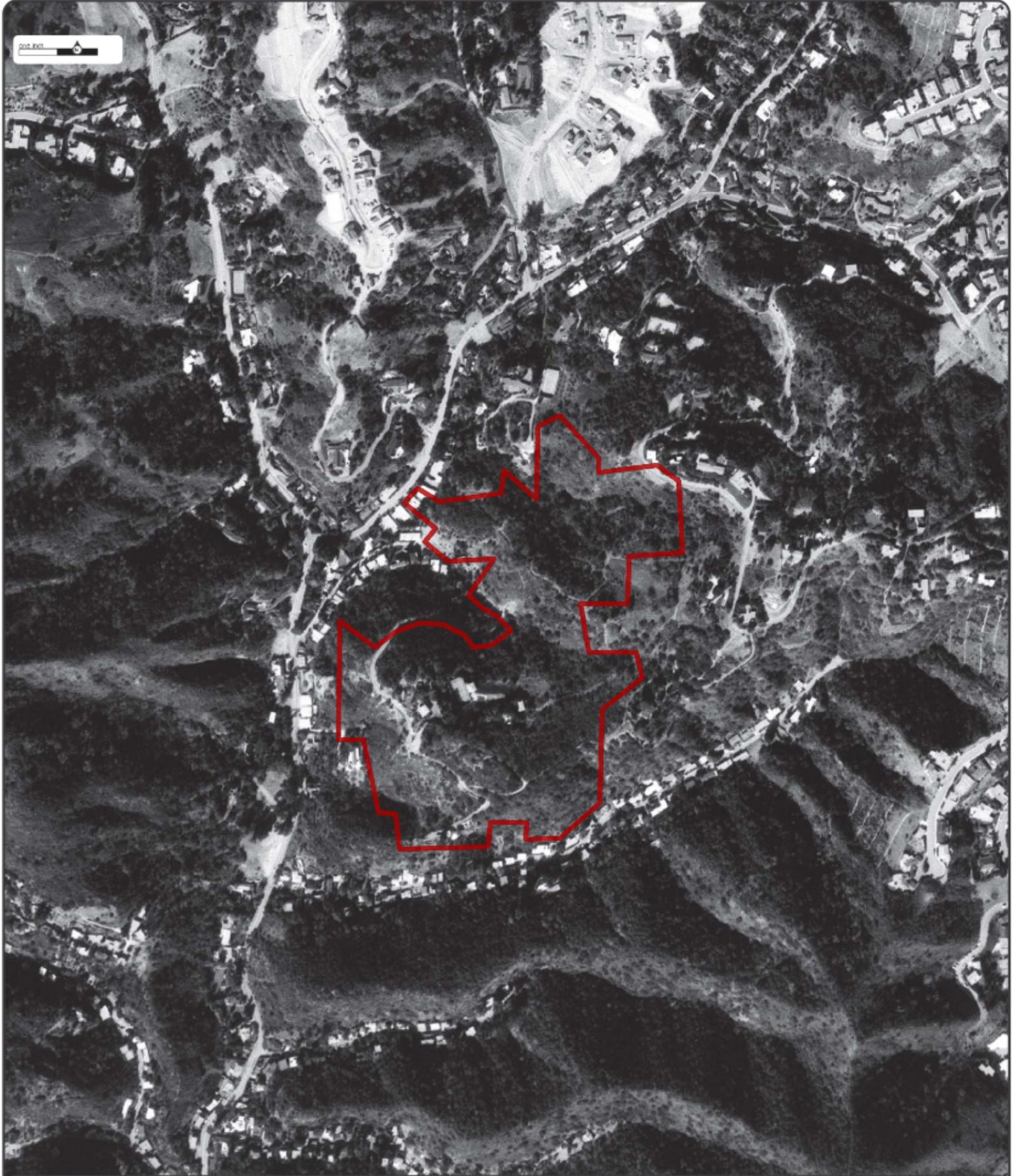
Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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200 Feet



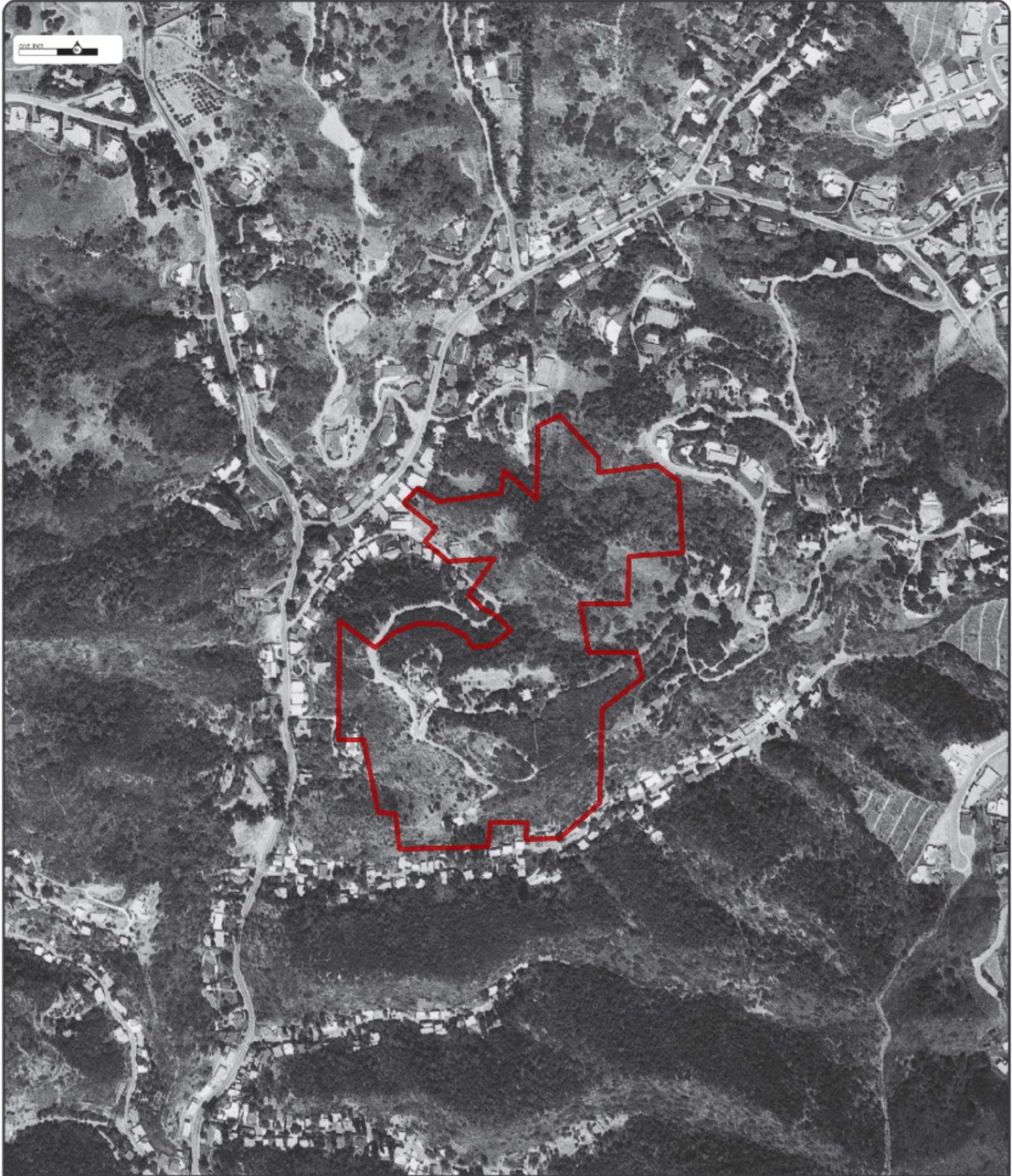
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Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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0 100 200 Feet

Year: 1967  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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0 100 200 Feet



Year: 1964  
Source: USGS  
Scale: 1" to 500'  
Comments:

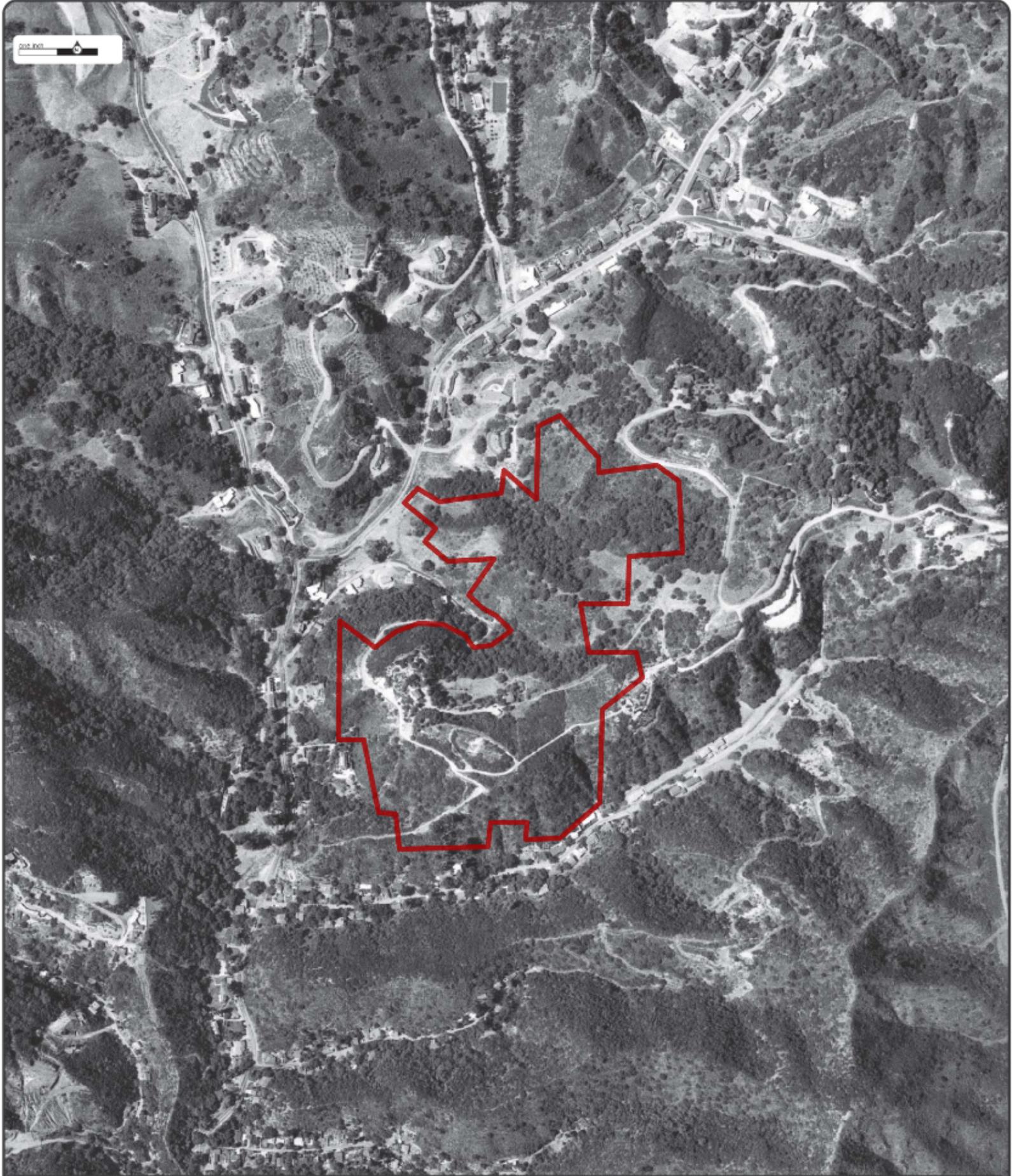
Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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200 Feet



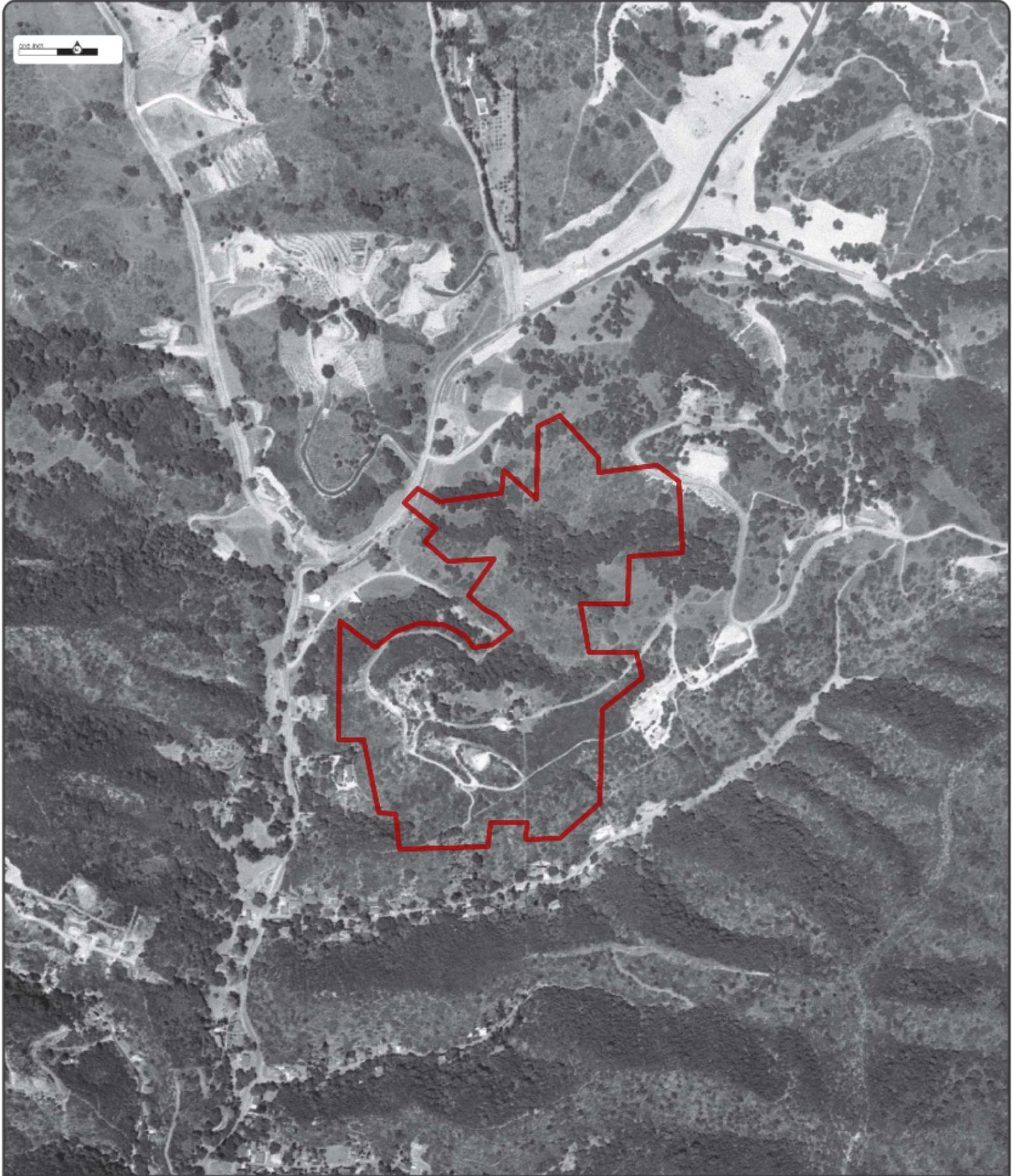
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Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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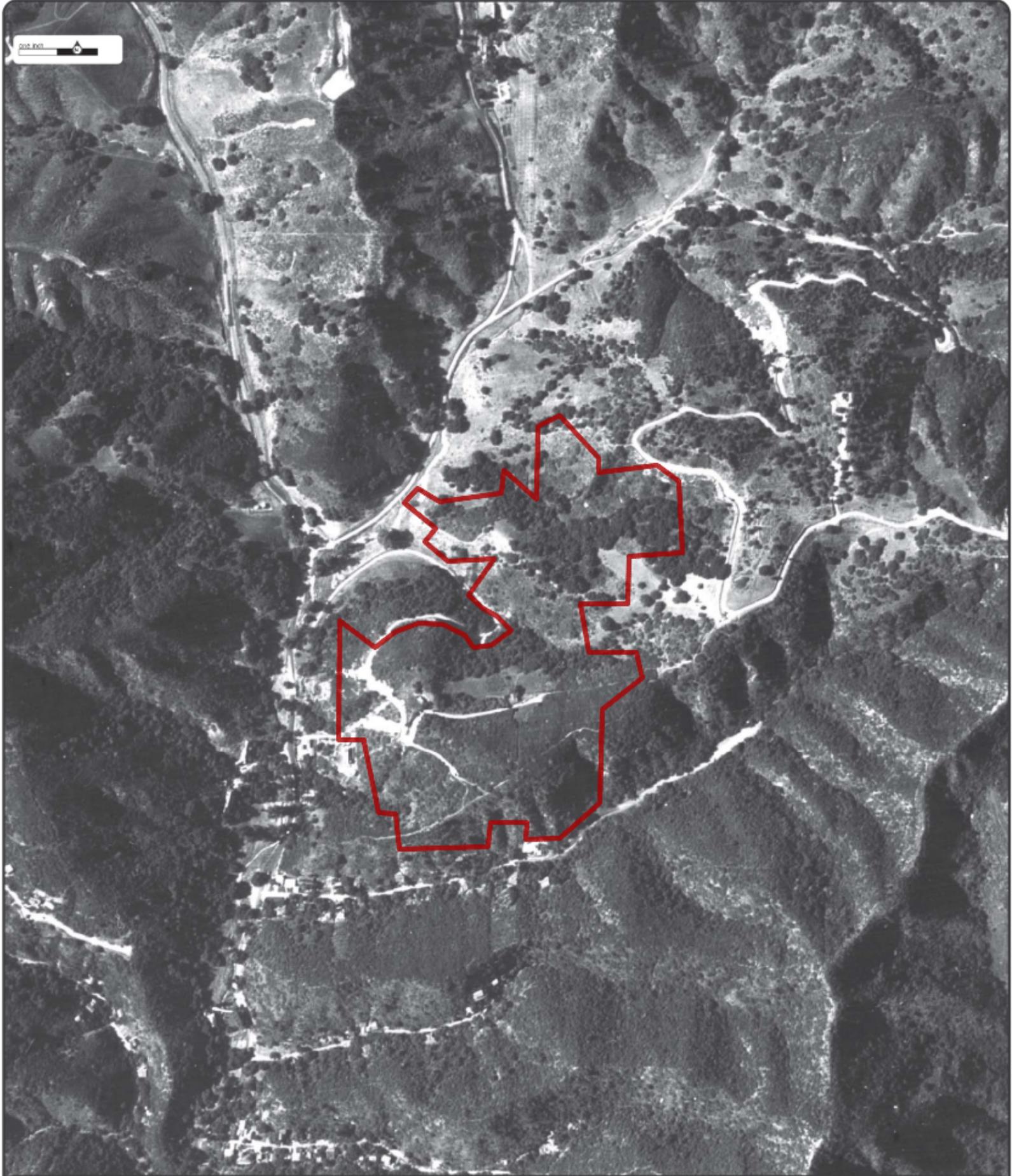
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Scale: 1" to 500'  
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Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



Year: 1938  
Source: ASCS  
Scale: 1" to 500'  
Comments:

Site Address: 9712 West Oak Pass Road Beverly Hills CA  
Approx Center: 34.11490 / -118.4317

Order No: 20190415283



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# CITY DIRECTORY

**Project Property:** *Safady/Oak Pass Road  
9712 West Oak Pass Road  
Beverly Hills, CA 90210*

**Project No:** *19-41-178-01*

**Requested By:** *Converse Consultants*

**Order No:** *20190415283*

**Date Completed:** *April 18, 2019*

April 18, 2019  
RE: CITY DIRECTORY RESEARCH  
Safady/Oak Pass Road  
9712 West Oak Pass Road Beverly Hills, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

9650-9750 of Oak Pass Road  
All of Wanda Park Drive  
2500-2600 of Hutton Drive  
9600-9900 of Yoakum Drive

**Search Results Summary**

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2013	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1995-96	HAINES	
1990	HAINES	
1985	HAINES	
1980	HAINES	
1975	HAINES	
1970	STREET ADDRESS DIRECTORY	
1965	STREET ADDRESS DIRECTORY	
1960	STREET ADDRESS DIRECTORY	
1956	STREET ADDRESS DIRECTORY	
1950	STREET ADDRESS DIRECTORY	
1946	STREET ADDRESS DIRECTORY	
1941	STREET ADDRESS DIRECTORY	
1931	STREET ADDRESS DIRECTORY	

**Environmental Risk Information Services**

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- 2528 **DOCKRY PRODUCTIONS**...*Audiovisual Equip*
- 2528 **DOCKRY PRODUCTIONS**...*Audio-visual Prod*
- 2544 **FATHOUSE INDUSTRIES**...*Motion Picture &*
- 2563 **MBE INC.**...*Door & Gate Operating Device*

- 9714 **CONSULT BJS**...*Retirement Planning Serv*

NO LISTING FOUND FOR THIS YEAR...

- 9660 DADA FILMS...*Unclassified Establishmen*
- 9830 CLOSET GUY...*Closetsdesigning & Remode*
- 9830 CLOSET GUY...*Closets & Closet Accessor*
- 9830 CLOSET GUY...*Closet Accessories-manufa*

- 2528 **DOCKRY PRODUCTIONS**...Audio-visual Prod
- 2563 **MBE INC**...Door & Gate Operating Device

- 9714 **CONSULT BJS**...Business Management Cons

NO LISTING FOUND FOR THIS YEAR...

9830 CLOSET GUY...Closets & Closet Accessor

9830 CLOSET GUY...Closet Accessories-manufa

- 2519 FABULOUS TIMING INC...Unclassified
- 2554 ROBINSON DOLORES ENTERTAINMENT...Theat
- 2557 IAN FREN AIS LA...Unclassified<
- 2559 WALTER M LYKOSH...Unclassified
- 2563 MBE INC...Electronic Equipment & Suppl

- 9714 CONSULT BJS...Mgmt Consulting<
- 9714 CONSULT BJS...Business Management Cons
- 9721 JAY CARL STIEHL ASSOC...Architectural

NO LISTING FOUND FOR THIS YEAR...

9606 PACIFIC CLIPPER...*Motion Picture Produ*

9661 SCHNIEDER REALTY...*Real Estate*

9837 MALMUTH INC...*Unclassified*

2563 MBE INC...

9721 JAY CARL STIEHL ASSOC...

9831 K & K ENTERTAINMENT...*Costume And Scen*

9661 SCHNIEDER REALTY...

2572 MONTESSORI SMALL WORLD...*Child Day Car*

NO LISTING FOUND FOR THIS YEAR...

NO LISTING FOUND FOR THIS YEAR...

NO LISTING FOUND FOR THIS YEAR...

2507 XXXX  
2519 XXXX  
2520 XXXX  
2524 XXXX  
2534 RESIDENTIAL LISTING  
2535 XXXX  
2538 RESIDENTIAL LISTING  
2543 XXXX  
2544 RESIDENTIAL LISTING  
2547 XXXX  
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 9843 RESIDENTIAL LISTING  
 9844 ALEXANDER ROBT PRODUCTIONS INC  
 9844 TANGENT FILMS INC  
 9846 RESIDENTIAL LISTING  
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 9850 RESIDENTIAL LISTING  
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STREET NOT LISTED

9601 RESIDENTIAL LISTING

9800 RESIDENTIAL LISTING

- 9698 RESIDENTIAL LISTING
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- 9755 RESIDENTIAL LISTING
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STREET NOT LISTED

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9800 RESIDENTIAL LISTING

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9869 RESIDENTIAL LISTING

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED



# **Appendix E - Regulatory Database Report**



# DATABASE REPORT

**Project Property:** *Safady/Oak Pass Road  
9712 West Oak Pass Road  
Beverly Hills CA 90210*

**Project No:** *19-41-178-01*

**Report Type:** *Database Report*

**Order No:** *20190415283*

**Requested by:** *Converse Consultants*

**Date Completed:** *April 16, 2019*

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# Executive Summary

## Property Information:

**Project Property:** *Safady/Oak Pass Road  
9712 West Oak Pass Road Beverly Hills CA 90210*

**Project No:** *19-41-178-01*

**Coordinates:**

**Latitude:** *34.1149*  
**Longitude:** *-118.431771*  
**UTM Northing:** *3,775,821.45*  
**UTM Easting:** *367,952.19*  
**UTM Zone:** *UTM Zone 11S*

**Elevation:** *831 FT*

## Order Information:

**Order No:** *20190415283*  
**Date Requested:** *April 15, 2019*  
**Requested by:** *Converse Consultants*  
**Report Type:** *Database Report*

## Historicals/Products:

**Aerial Photographs** *Historical Aerials Photographs*  
**City Directory Search** *CD - 2 Street Search*  
**ERIS Xplorer** [\*ERIS Xplorer\*](#)  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *PSR*  
**Topographic Map** *Topographic Maps*

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	1	1	-	-	2
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
RESPONSE	Y	1	0	0	0	0	0	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	.5	0	0	0	0	-	0
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	0	-	0
DELISTED LST	Y	.5	0	0	0	0	-	0
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	0	-	-	0
CERS TANK	Y	.25	0	0	0	-	-	0
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	0	-	0
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	0	0	-	-	0
<b>Tribal</b>								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
<b>County</b>								
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
BURBANK CUPA	Y	.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	.25	0	0	0	-	-	0
UST SANTAFESP	Y	.25	0	0	0	-	-	0
SANTAMON AST	Y	.25	0	0	0	-	-	0
SANTAMON CUPA	Y	.25	0	0	0	-	-	0
UST SANTA MONICA	Y	.25	0	0	0	-	-	0
UST TORRANCE	Y	.25	0	0	0	-	-	0
VERNON CUPA	Y	.25	0	0	0	-	-	0
UST VERNON	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	0	0	-	-	0
UST LONGB	Y	.25	0	0	0	-	-	0

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
LA SWF	Y	.5	0	0	0	0	-	0
UST CLEANUP	Y	.5	0	0	0	0	-	0
MAHER SF	Y	.5	0	0	0	0	-	0
UST LA CITY	Y	.25	0	0	0	-	-	0
AST LA CITY	Y	.25	0	0	0	-	-	0
LA CITY HAZMAT	Y	.25	0	0	0	-	-	0

**Additional Environmental Records**

**Federal**

FINDS/FRS	Y	PO	1	1	-	-	-	2
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

**State**

DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	0	0	-	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	2	-	-	-	2
HIST CHMIRS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	0	0	-	-	-	0
DELISTED HAZ	Y	.5	0	0	0	0	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	0	0	-	-	0
CDL	Y	.125	0	0	-	-	-	0

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

LA SML	Y	.5	0	0	0	0	-	0
SANTAMON HAZ	Y	.25	0	0	0	-	-	0
SANTAMON HW	Y	.25	0	0	0	-	-	0

---

**Total:** 1 4 1 0 0 6

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">1</a>	FINDS/FRS	9712 OAK PASS ROAD	9712 OAK PASS ROAD LOS ANGELES CA 90210	-	0.00 / 0.00	175	<a href="#">17</a>

## Executive Summary: Site Report Summary - Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#">2</a>	HAZNET	LYLA BLUMENFELD	2531 HUTTON DR. BEVERLY HILLS CA 90210	NNW	0.00 / 21.51	-105	<a href="#">17</a>
<a href="#">3</a>	FINDS/FRS	OAK PASS ROAD ENTERPRISE, LLC.	9705 OAK PASS ROAD BEVERLY HILLS CA 90210	NE	0.02 / 87.36	203	<a href="#">18</a>
<a href="#">3</a>	RCRA NON GEN	OAK PASS ROAD ENTERPRISE, LLC.	9705 OAK PASS ROAD BEVERLY HILLS CA 90210  <i>EPA Handler ID: CAC002989349</i>	NE	0.02 / 87.36	203	<a href="#">19</a>
<a href="#">4</a>	HAZNET	DIAZ, URSELA	9822 WANDA PARK DR BEVERLY HILLS CA 902101431	NW	0.02 / 87.92	-82	<a href="#">20</a>
<a href="#">5</a>	RCRA NON GEN	ELINA LEAL	2134 BENEDICT CANYON DRIVE BEVERLY HILLS CA 90210 <i>EPA Handler ID: CAC002969182</i>	SSW	0.24 / 1,255.30	-166	<a href="#">20</a>

## Executive Summary: Summary by Data Source

### Standard

#### Federal

##### RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Dec 17, 2018 has found that there are 2 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
OAK PASS ROAD ENTERPRISE, LLC.	9705 OAK PASS ROAD BEVERLY HILLS CA 90210  <i>EPA Handler ID: CAC002989349</i>	NE	0.02 / 87.36	<a href="#"><u>3</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ELINA LEAL	2134 BENEDICT CANYON DRIVE BEVERLY HILLS CA 90210  <i>EPA Handler ID: CAC002969182</i>	SSW	0.24 / 1,255.30	<a href="#"><u>5</u></a>

### Non Standard

#### Federal

##### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Jan 30, 2019 has found that there are 2 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
9712 OAK PASS ROAD	9712 OAK PASS ROAD LOS ANGELES CA 90210	-	0.00 / 0.00	<a href="#"><u>1</u></a>
OAK PASS ROAD ENTERPRISE, LLC.	9705 OAK PASS ROAD BEVERLY HILLS CA 90210	NE	0.02 / 87.36	<a href="#"><u>3</u></a>

#### State

##### HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 2 HAZNET site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LYLA BLUMENFELD	2531 HUTTON DR. BEVERLY HILLS CA 90210	NNW	0.00 / 21.51	<a href="#"><u>2</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DIAZ, URSELA	9822 WANDA PARK DR BEVERLY HILLS CA 902101431	NW	0.02 / 87.92	<a href="#">4</a>

118°27'W

118°26'30"W

118°26'W

118°25'30"W

118°25'W

34°8'N

34°7'30"N

34°7'N

34°6'30"N

34°6'N

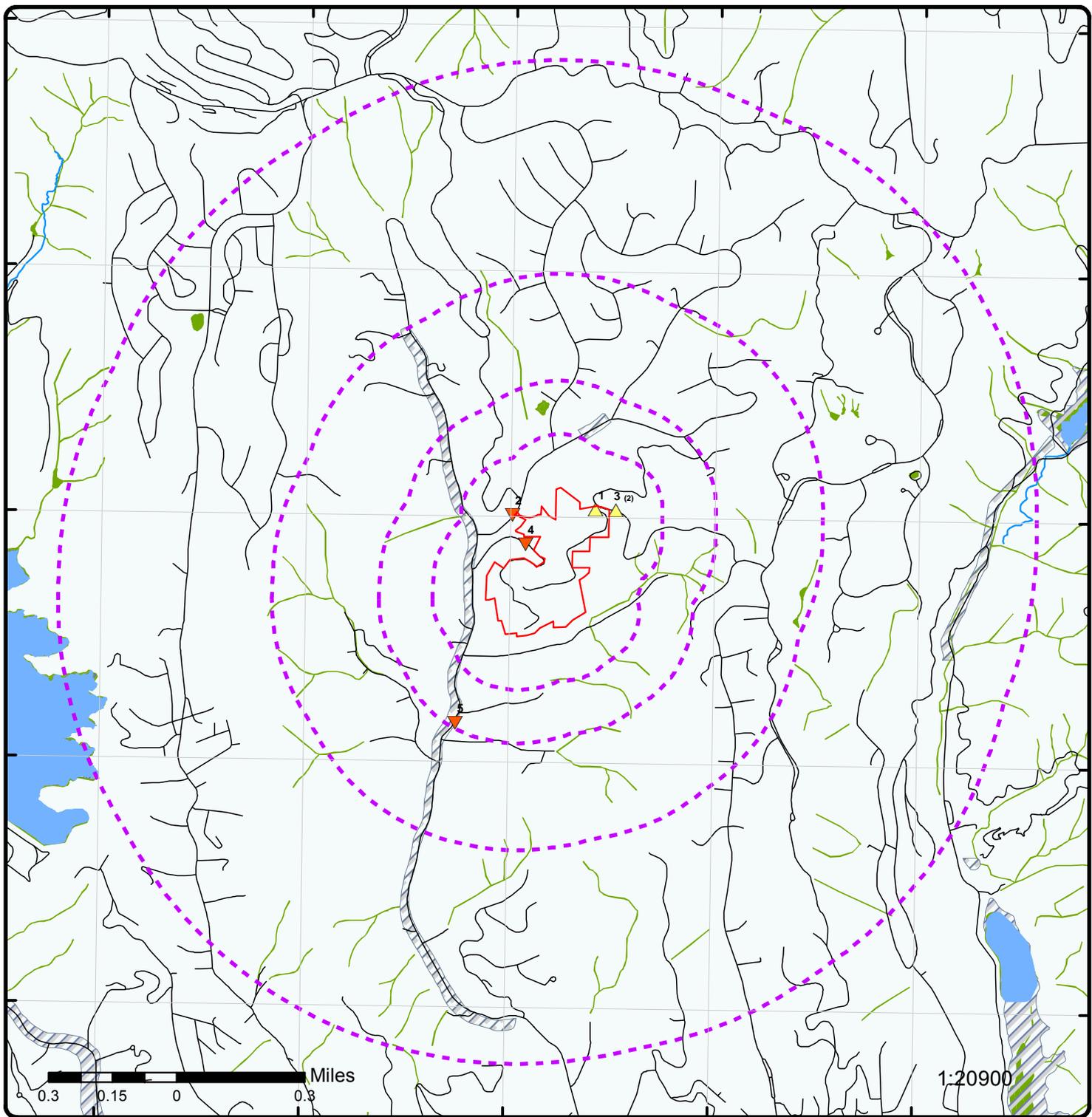
34°8'N

34°7'30"N

34°7'N

34°6'30"N

34°6'N



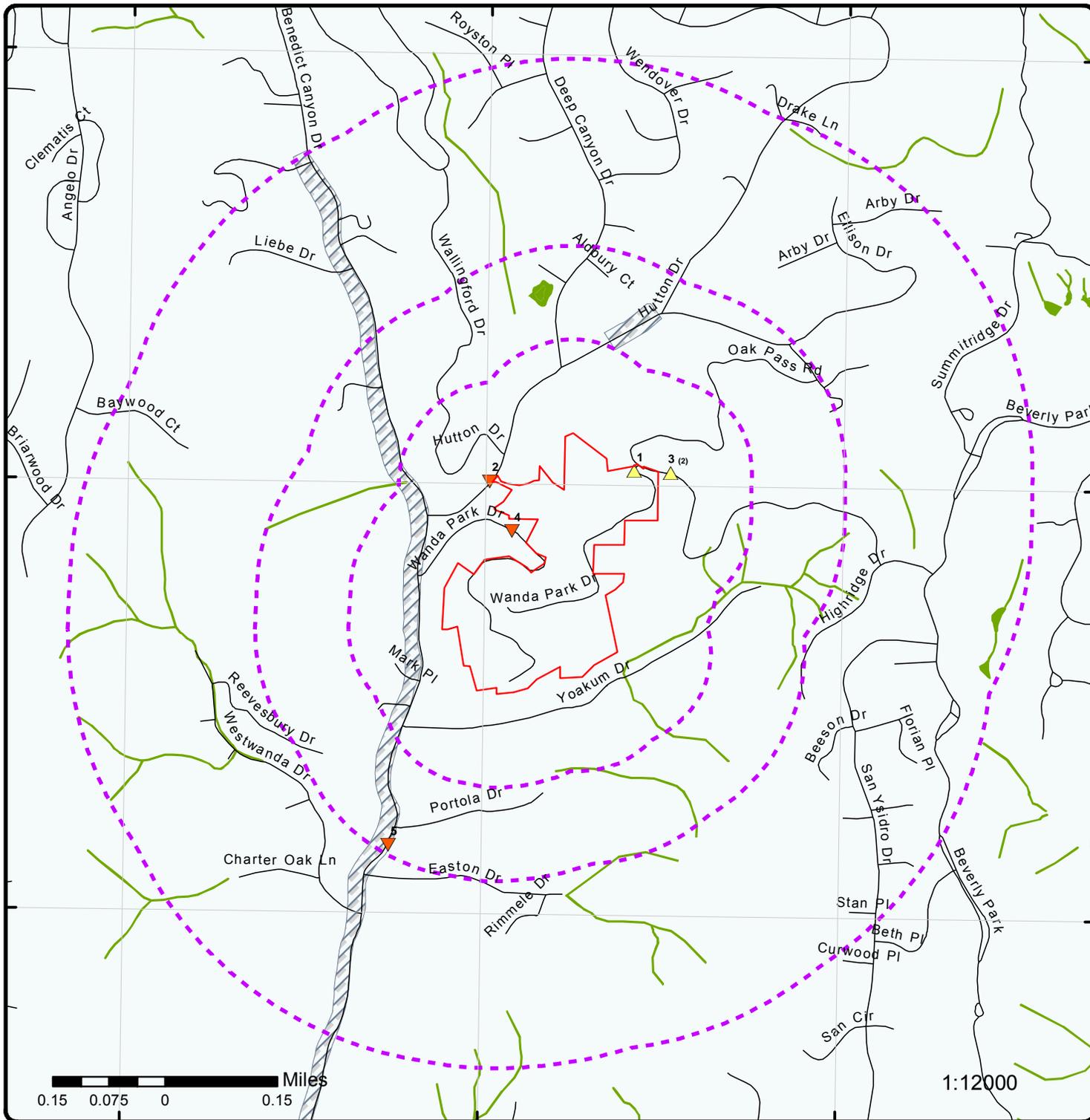
### Map : 1 Mile Radius

Order No: 20190415283

Address: 9712 West Oak Pass Road, Beverly Hills, CA, 90210



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



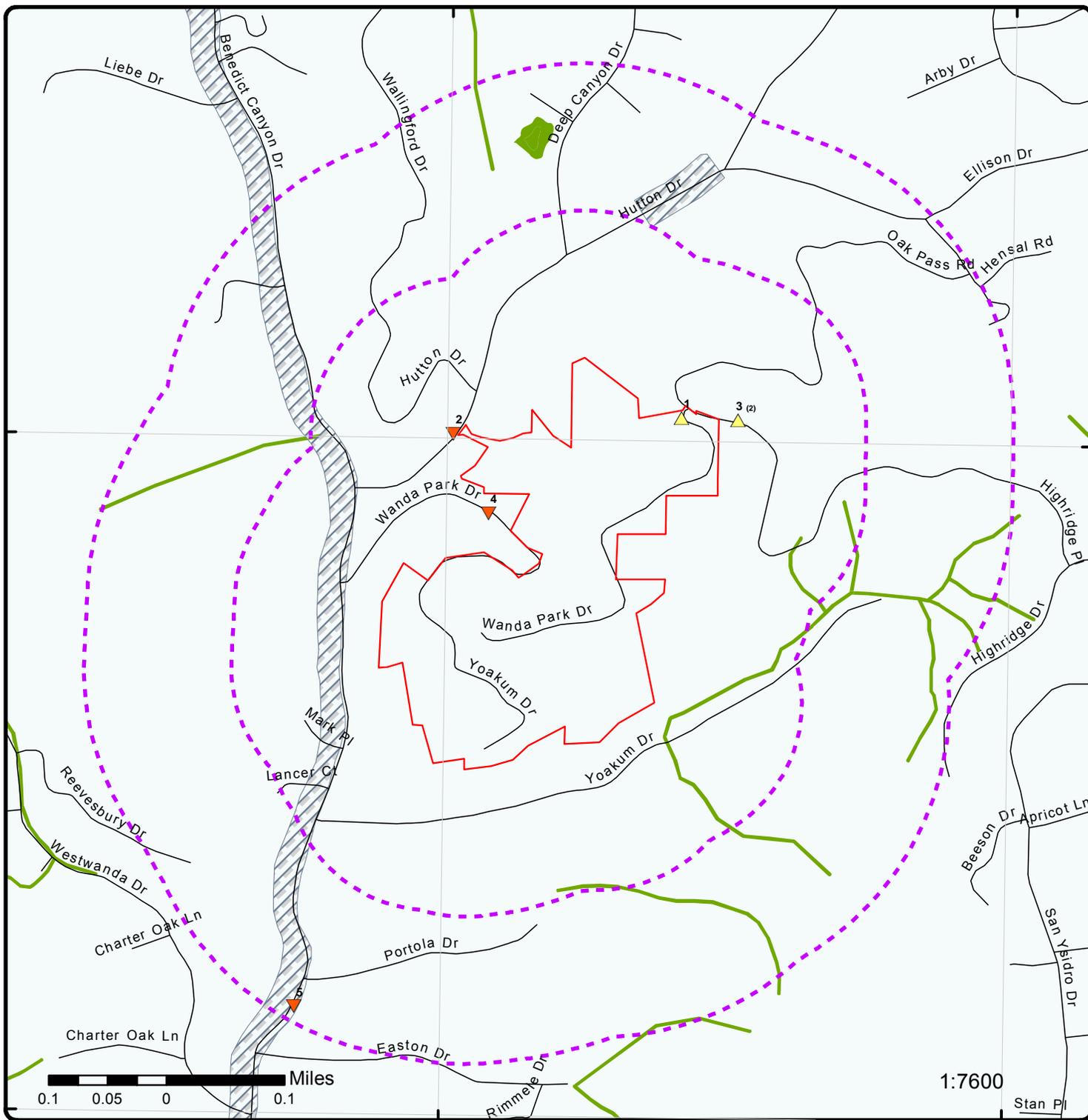
### Map : 0.5 Mile Radius

Order No: 20190415283

Address: 9712 West Oak Pass Road, Beverly Hills, CA, 90210



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



1:7600

### Map : 0.25 Mile Radius

Order No: 20190415283

Address: 9712 West Oak Pass Road, Beverly Hills, CA, 90210

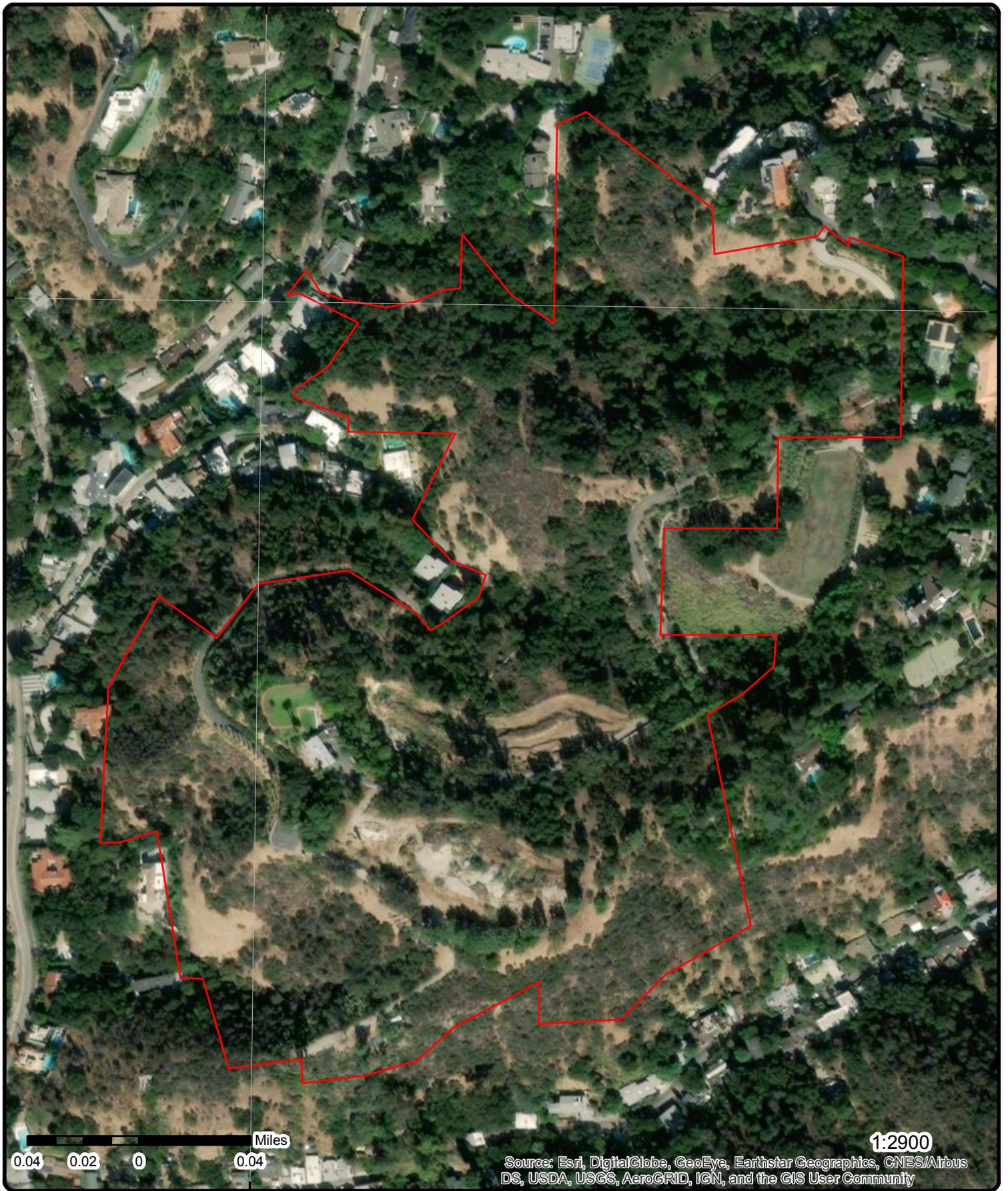


Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

118°26'W

34°7'N

34°7'N



# Aerial (2017)

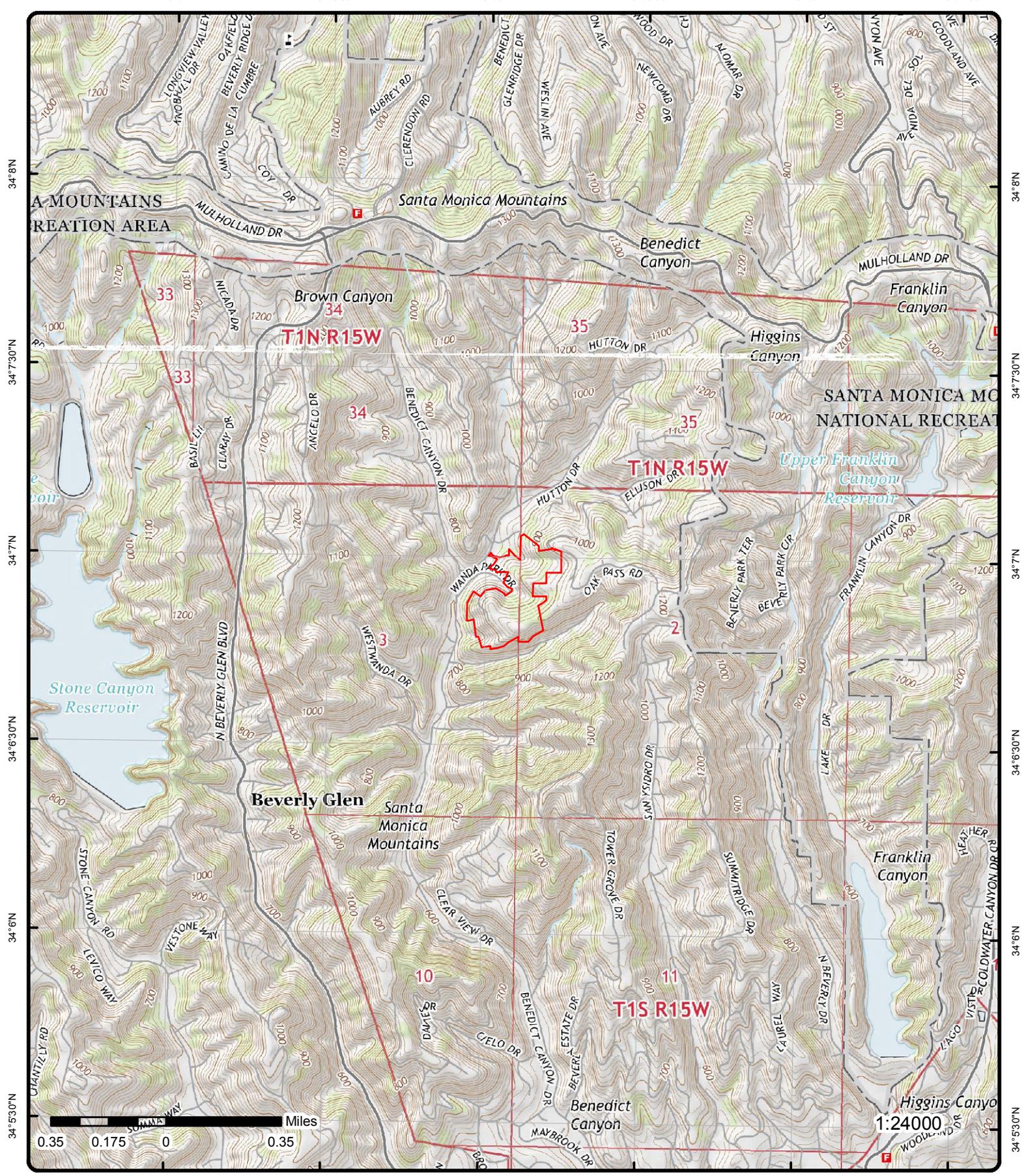
Address: 9712 West Oak Pass Road, Beverly Hills, CA, 90210

Source: ESRI World Imagery

Order No: 20190415283



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# Topographic Map (2015)

Address: 9712 West Oak Pass Road, Beverly Hills, CA, 90210

Quadrangle(s): Van Nuys, CA; Beverly Hills, CA;

Source: USGS Topographic Map

Order No: 20190415283



© ERIS Information Inc.

# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	-	0.00 / 0.00	1,005.96 / 175	9712 OAK PASS ROAD 9712 OAK PASS ROAD LOS ANGELES CA 90210	FINDS/FRS

**Registry ID:** 110070091563  
**FIPS Code:**  
**HUC Code:** 18070104  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 07-AUG-2017 10:39:39  
**Update Date:**  
**Interest Types:** ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** ICIS  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No.:** 30  
**Census Block Code:** 060372611022004  
**EPA Region Code:** 09  
**County Name:**  
**US/Mexico Border Ind:**  
**Latitude:** 34.11389  
**Longitude:** -118.43194  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110070091563](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070091563)  
**Program Acronyms:**

NPDES:CAZ419090

<a href="#">2</a>	1 of 1	NNW	0.00 / 21.51	726.50 / -105	LYLA BLUMENFELD 2531 HUTTON DR. BEVERLY HILLS CA 90210	HAZNET
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<b>SIC Code:</b> <b>NAICS Code:</b> <b>EPA ID:</b> CAC002748134 <b>Create Date:</b> 10/21/2013 <b>Fac Act Ind:</b> No <b>Inact Date:</b> 1/20/2014 <b>County Code:</b> 19 <b>County Name:</b> Los Angeles <b>Mail Name:</b> <b>Mailing Addr 1:</b> 2531 HUTTON DR. <b>Mailing Addr 2:</b> <b>Owner Fax:</b>	<b>Mailing City:</b> BEVERLY HILLS <b>Mailing State:</b> CA <b>Mailing Zip:</b> 90210 <b>Region Code:</b> 3 <b>Owner Name:</b> LYLA BLUMENFELD <b>Owner Addr 1:</b> 2531 HUTTON DR. <b>Owner Addr 2:</b> <b>Owner City:</b> BEVERLY HILLS <b>Owner State:</b> CA <b>Owner Zip:</b> 90210 <b>Owner Phone:</b> 3109629941
--	---

**Contact Information**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
--		--				
<b>Contact Name:</b>		LYLA BLUMENFELD				
<b>Street Address 1:</b>		2531 HUTTON DR.				
<b>Street Address 2:</b>						
<b>City:</b>		BEVERLY HILLS				
<b>State:</b>		CA				
<b>Zip:</b>		90210				
<b>Phone:</b>		3109629941				
--		--				
--		--				
<b>Tanner Information</b>						
--		--				
<b>Generator EPA ID:</b>		CAC002748134				
<b>Generator County Code:</b>		19				
<b>Generator County:</b>		Los Angeles				
<b>TSD EPA ID:</b>		AZC950823111				
<b>TSD County Code:</b>		99				
<b>TSD County:</b>		Unknown				
<b>State Waste Code:</b>		151				
<b>State Waste Code Desc.:</b>		Asbestos containing waste				
<b>Method Code:</b>		H132				
<b>Method Description:</b>		LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)				
<b>Tons:</b>		0.4				
<b>Year:</b>		2013				
--		--				
<b>3</b>	1 of 2	<b>NE</b>	<b>0.02 / 87.36</b>	<b>1,033.66 / 203</b>	<b>OAK PASS ROAD ENTERPRISE, LLC. 9705 OAK PASS ROAD BEVERLY HILLS CA 90210</b>	<b>FINDS/FRS</b>
<b>Registry ID:</b>		110070408243				
<b>FIPS Code:</b>		06037				
<b>HUC Code:</b>						
<b>Site Type Name:</b>		STATIONARY				
<b>Location Description:</b>						
<b>Supplemental Location:</b>						
<b>Create Date:</b>		31-DEC-2018 16:10:48				
<b>Update Date:</b>						
<b>Interest Types:</b>		UNSPECIFIED UNIVERSE				
<b>SIC Codes:</b>						
<b>SIC Code Descriptions:</b>						
<b>NAICS Codes:</b>						
<b>NAICS Code Descriptions:</b>						
<b>Conveyor:</b>						
<b>Federal Facility Code:</b>						
<b>Federal Agency Name:</b>						
<b>Tribal Land Code:</b>						
<b>Tribal Land Name:</b>						
<b>Congressional Dist No.:</b>						
<b>Census Block Code:</b>						
<b>EPA Region Code:</b>		09				
<b>County Name:</b>		LOS ANGELES				
<b>US/Mexico Border Ind:</b>						
<b>Latitude:</b>						
<b>Longitude:</b>						
<b>Reference Point:</b>						
<b>Coord Collection Method:</b>						
<b>Accuracy Value:</b>						
<b>Datum:</b>		NAD83				
<b>Source:</b>						
<b>Facility Detail Rprt URL:</b>		<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070408243">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070408243</a>				
<b>Program Acronyms:</b>						

RCRAINFO:CAC002989349

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>3</u>	2 of 2	NE	0.02 / 87.36	1,033.66 / 203	OAK PASS ROAD ENTERPRISE, LLC. 9705 OAK PASS ROAD BEVERLY HILLS CA 90210	RCRA NON GEN

**EPA Handler ID:** CAC002989349  
**Gen Status Universe:** No Report  
**Contact Name:** DANNY DANGER  
**Contact Address:** 280 S BEVERLY DRIVE #315 , , BEVERLY HILLS , CA, 90212 ,  
**Contact Phone No and Ext:** 310-890-0771  
**Contact Email:** ARMANDO@FRESHAIRENVIRONMENTAL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20181114

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Dec 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20181114  
**Handler Name:** OAK PASS ROAD ENTERPRISE, LLC.  
**Generator Status Universe:** No Report  
**Source Type:** Implementer

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	280 S BEVERLY DRIVE #315
<b>Name:</b>	DANNY DANGER	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	BEVERLY HILLS
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	310-890-0771	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	90212
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	280 S BEVERLY DRIVE #315
<b>Name:</b>	DANNY DANGER	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	BEVERLY HILLS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Ended Current:</b>					<b>State:</b> CA	
<b>Phone:</b>	310-890-0771				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b> 90212	

4 1 of 1 NW 0.02 / 87.92 749.17 / -82 DIAZ, URSELA 9822 WANDA PARK DR BEVERLY HILLS CA 902101431 HAZNET

<b>SIC Code:</b>		<b>Mailing City:</b>	BEVERLY HILLS
<b>NAICS Code:</b>		<b>Mailing State:</b>	CA
<b>EPA ID:</b>	CAC002806547	<b>Mailing Zip:</b>	902101431
<b>Create Date:</b>		<b>Region Code:</b>	
<b>Fac Act Ind:</b>		<b>Owner Name:</b>	
<b>Inact Date:</b>		<b>Owner Addr 1:</b>	
<b>County Code:</b>	19	<b>Owner Addr 2:</b>	
<b>County Name:</b>	Los Angeles	<b>Owner City:</b>	
<b>Mail Name:</b>		<b>Owner State:</b>	
<b>Mailing Addr 1:</b>	9822 WANDA PARK DR	<b>Owner Zip:</b>	
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	
<b>Owner Fax:</b>			

--  
**Additional Contact Information**

--  
**Contact Name:** DIAZ, URSELA  
**Phone:** 3107012521

--  
**Tanner Information**

--  
**Generator EPA ID:** CAC002806547  
**Generator County Code:** 19  
**Generator County:** Los Angeles  
**TSD EPA ID:** AZC950823111  
**TSD County Code:** 99  
**TSD County:** Unknown  
**State Waste Code:** 151  
**State Waste Code Desc.:** Asbestos containing waste  
**Method Code:** H132  
**Method Description:** LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)  
**Tons:** 0.23  
**Year:** 2015  
--

5 1 of 1 SSW 0.24 / 1,255.30 664.94 / -166 ELINA LEAL 2134 BENEDICT CANYON DRIVE BEVERLY HILLS CA 90210 RCRA NON GEN

**EPA Handler ID:** CAC002969182  
**Gen Status Universe:** No Report  
**Contact Name:** ELINA LEAL  
**Contact Address:** 2134 BENEDICT CANYON DRIVE , , BEVERLY HILLS , CA, 90210 ,  
**Contact Phone No and Ext:** 424-391-9396  
**Contact Email:** JOECHEMIST@HOTMAIL.COM  
**Contact Country:**  
**County Name:** LOS ANGELES  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20180703

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Dec 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** Yes  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20180703  
**Handler Name:** ELINA LEAL  
**Generator Status Universe:** No Report  
**Source Type:** Implementer

**Owner/Operator Details**

**Owner/Operator Ind:** Current Owner  
**Type:** Other  
**Name:** ELINA LEAL  
**Date Became Current:**  
**Date Ended Current:**  
**Phone:** 424-391-9396  
**Source Type:** Implementer

**Street No:**  
**Street 1:** 2134 BENEDICT CANYON DRIVE  
**Street 2:**  
**City:** BEVERLY HILLS  
**State:** CA  
**Country:**  
**Zip Code:** 90210

**Owner/Operator Ind:** Current Operator  
**Type:** Other  
**Name:** ELINA LEAL  
**Date Became Current:**  
**Date Ended Current:**  
**Phone:** 424-391-9396  
**Source Type:** Implementer

**Street No:**  
**Street 1:** 2134 BENEDICT CANYON DRIVE  
**Street 2:**  
**City:** BEVERLY HILLS  
**State:** CA  
**Country:**  
**Zip Code:** 90210

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
----	------------------------	---------	------	-----	---------

No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

# Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

## Standard Environmental Record Sources

### Federal

#### National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Feb 6, 2019

#### National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Feb 6, 2019

#### Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Feb 6, 2019

#### SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Feb 6, 2019

#### SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Feb 6, 2019

#### Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

**Comprehensive Environmental Response, Compensation and Liability Information System -**

CERCLIS

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Dec 17, 2018**

**RCRA non-CORRACTS TSD Facilities:**

RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Dec 17, 2018**

**RCRA Generator List:**

RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Dec 17, 2018**

**RCRA Small Quantity Generators List:**

RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Dec 17, 2018**

**RCRA Conditionally Exempt Small Quantity Generators List:**

[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

**Government Publication Date: Dec 17, 2018**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Dec 17, 2018**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 20, 2016**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Jan 20, 2016**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

[ERNS](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Mar 21, 2019**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 11, 2019**

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**LIEN on Property:**

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date: Feb 6, 2019**

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Feb 12, 2019**

**State**

**State Response Sites:**

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

**Government Publication Date: Mar 11, 2019**

**EnviroStor Database:**

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

**Government Publication Date: Mar 11, 2019**

**Delisted State Response Sites:**

DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

**Government Publication Date: Mar 11, 2019**

**Solid Waste Information System (SWIS):**

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**Government Publication Date: Feb 11, 2019**

**EnviroStor Hazardous Waste Facilities:**

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**Government Publication Date: Mar 11, 2019**

**Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:**

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

**Government Publication Date: Dec 31, 1995**

**Land Disposal Sites:**

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

**Government Publication Date: Nov 30, 2018**

**Leaking Underground Fuel Tank Reports:**

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

**Delisted Leaking Storage Tanks:**

[DELISTED LST](#)

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: March 11, 2019

**Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:**

[SWRCB SWF](#)

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

**Permitted Underground Storage Tank (UST) in GeoTracker:**

[UST](#)

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Nov 30, 2018

**Proposed Closure of Underground Storage Tank Cases:**

[UST CLOSURE](#)

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Mar 11, 2019

**Historical Hazardous Substance Storage Information Database:**

[HHSS](#)

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

**Aboveground Storage Tanks:**

[AST](#)

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

**Delisted Storage Tanks:**

[DELISTED TNK](#)

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Mar 11, 2019

**California Environmental Reporting System (CERS) Tanks:**

[CERS TANK](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Feb 13, 2019

**Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:**

[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Mar 11, 2019

**Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:**

[HLUR](#)

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

**Deed Restrictions and Land Use Restrictions:**

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Nov 30, 2018

**Voluntary Cleanup Program:**

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Mar 11, 2019

**GeoTracker Cleanup Sites Data:**

[CLEANUP SITES](#)

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Nov 30, 2018

**Delisted California Environmental Reporting System (CERS) Tanks:**

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Feb 13, 2019

**Historical Hazardous Substance Storage Container Information - Facility Summary:**

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

**Underground Storage Tanks (USTs) on Indian Lands:**

[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

**Delisted Tribal Leaking Storage Tanks:**

[DELISTED ILST](#)

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

**Delisted Tribal Underground Storage Tanks:**

[DELISTED IUST](#)

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

**County**

**Delisted County Records:**

[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

**Los Angeles County - Burbank City CUPA List:**

[BURBANK CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

Government Publication Date: Feb 4, 2019

**Los Angeles County - El Segundo City Underground Storage Tanks List:**

[UST ELSEGUNDO](#)

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

Government Publication Date: Jan 17, 2017

**Los Angeles County - Santa Fe Springs Underground Storage Tank:**

[UST SANTAFESP](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

Government Publication Date: Mar 12, 2019

**Los Angeles County - Santa Monica City Aboveground Storage Tank List:**

[SANTAMON AST](#)

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

Government Publication Date: Feb 20, 2019

**Los Angeles County - Santa Monica City CUPA Facilities List:**

[SANTAMON CUPA](#)

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

Government Publication Date: Feb 20, 2019

**Los Angeles County - Santa Monica City Underground Storage Tank List:**

[UST SANTA MONICA](#)

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

Government Publication Date: Feb 20, 2019

**Los Angeles County - Torrance City Underground Storage Tanks:**

[UST TORRANCE](#)

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Apr 4, 2019

**Los Angeles County - Vernon City CUPA List:**

[VERNON CUPA](#)

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

Government Publication Date: Feb 14, 2019

**Los Angeles County - Vernon City UST List:**

[UST VERNON](#)

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

Government Publication Date: Jan 16, 2019

**Los Angeles County - HMS List:**

[LA HMS](#)

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

Government Publication Date: Dec 12, 2018

**Los Angeles County - Long Beach UST List:**

[UST LONGB](#)

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

Government Publication Date: Jul 9, 2018

**Los Angeles County - Solid Waste Sites:**

[LA SWF](#)

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Feb 11, 2019

**Orange County - Anaheim City UST Cleanup Cases:**

[UST CLEANUP](#)

A list of UST Cleanup Cases in the City of Anaheim in Orange County. As part of its Groundwater Protection Program, the City of Anaheim managed the UST Cleanup Oversight Program from April 1991 to June 2014. This list is published by the City of Anaheim Underground Storage Tank Cleanup Program.

Government Publication Date: May 26, 2015

**San Francisco County - Maher Ordinance:**

[MAHER SF](#)

List of development projects that are located on sites with known or suspected soil and/or groundwater contamination are subject to the provisions of Health Code Article 22A, which is administered by the San Francisco County Department of Public Health (DPH).

Government Publication Date: Jan 23, 2019

**Los Angeles County - City of Los Angeles UST List:**

[UST LA CITY](#)

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jan 1, 2019

**Los Angeles County - City of Los Angeles AST List:**

[AST LA CITY](#)

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jan 1, 2019

**Los Angeles County - City of Los Angeles Hazardous Materials Facilities:**

[LA CITY HAZMAT](#)

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jan 1, 2019

## **Additional Environmental Record Sources**

### **Federal**

**Facility Registry Service/Facility Index:**

[FINDS/FRS](#)

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Jan 30, 2019

**Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: May 23, 2018

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Jul 18, 2018

**Toxic Substances Control Act:**

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Jun 30, 2017**

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

[PRP](#)

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date: Dec 20, 2018**

**State Coalition for Remediation of Drycleaners Listing:**

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Government Publication Date: Nov 18, 2016**

**Drycleaner Facilities:**

[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: May 29, 2018**

**Delisted Drycleaner Facilities:**

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: May 29, 2018**

**Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

**Government Publication Date: Oct 23, 2018**

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: Nov 1, 2018**

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date: Nov 30, 2018**

**Alternative Fueling Stations:**

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

**Government Publication Date: Jan 15, 2019**

**Registered Pesticide Establishments:**

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

**Government Publication Date: Sep 1, 2018**

**Polychlorinated Biphenyl (PCB) Notifiers:**

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Sep 14, 2018**

**State**

**Dry Cleaning Facilities:**

DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

**Government Publication Date: Jan 18, 2019**

**Delisted Drycleaners:**

DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

**Government Publication Date: Jan 18, 2019**

**Non-Toxic Dry Cleaning Incentive Program:**

DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

**Government Publication Date: Feb 28, 2018**

**Hazardous Waste and Substances Site List - Site Cleanup:**

**HWSS CLEANUP**

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

**Government Publication Date: Dec 4, 2018**

**List of Hazardous Waste Facilities Subject to Corrective Action:**

**DTSC HWF**

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

**Government Publication Date: Jul 18, 2016**

**EnviroStor Inspection, Compliance, and Enforcement:**

**INSP COMP ENF**

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

**Government Publication Date: Jan 21, 2019**

**School Property Evaluation Program Sites:**

**SCH**

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

**Government Publication Date: Mar 11, 2019**

**California Hazardous Material Incident Report System (CHMIRS):**

**CHMIRS**

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 25, 2019**

**Hazardous Waste Manifest Data:**

**HAZNET**

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Oct 24, 2016**

**Historical California Hazardous Material Incident Report System (CHMIRS):**

**HIST CHMIRS**

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 1, 1993**

**Historical Hazardous Waste Manifest Data:**

**HIST MANIFEST**

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Dec 31, 1992**

**Historical Cortese List:**

**HIST CORTESE**

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

**Government Publication Date: Nov 13, 2008**

**Cease and Desist Orders and Cleanup and Abatement Orders:**

**CDO/CAO**

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

**Government Publication Date: Feb 16, 2012**

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

[CERS HAZ](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date: Feb 13, 2019**

**Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:**

[DELISTED HAZ](#)

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

**Government Publication Date: Nov 29, 2018**

**Waste Discharge Requirements:**

[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

**Government Publication Date: Nov 30, 2018**

**Toxic Pollutant Emissions Facilities:**

[EMISSIONS](#)

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

**Government Publication Date: Dec 31, 2016**

**Clandestine Drug Lab Sites:**

[CDL](#)

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

**Government Publication Date: Dec 31, 2017**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**Los Angeles County - Site Mitigation List:**

[LA SML](#)

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

**Government Publication Date: Apr 8, 2019**

**Los Angeles County - Santa Monica City Hazardous Materials Facilities:**

[SANTAMON HAZ](#)

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

**Government Publication Date: Feb 20, 2019**

**Los Angeles County - Santa Monica City Hazardous Waste Facilities:**

[SANTAMON HW](#)

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

**Government Publication Date: Feb 20, 2019**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.