



**Property Condition Assessments, LLC**

presents its  
Phase I Environmental Assessment Report  
to

**CITY CENTURY, LLC**

**FOR**

**SOUTH GRAND AVENUE  
LOS ANGELES, CALIFORNIA**

***January 6, 2021 DRAFT***

**Project No. 01-20-0245 January 6, 2021**



**Property Condition Assessments, LLC**  
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Property Condition Assessments, LLC



January 6, 2021

File No.: 01-20-0245

**CITY CENTURY, LLC**  
Mr. Simon Kaplan  
Vice President, Development  
865 South Figueroa Street, Suite 2760  
Los Angeles, California 90017

REFERENCE: SOUTH GRAND AVENUE  
12201-1209 AND 1229-1235 SOUTH GRAND AVENUE – LOS ANGELES,  
CALIFORNIA 90015

SUBJECT: PHASE I LETTER REPORT

Dear Mr. Kaplan:

Property Condition Assessments, LLC is pleased to submit the accompanying Phase I Environmental Site Assessment report for the above-referenced Subject Property.

Please do not hesitate to contact us should you have questions concerning this report.

Sincerely,  
**PROPERTY CONDITION ASSESSMENTS, LLC**

A handwritten signature in black ink, appearing to read "John I. Luna", written over a light blue horizontal line.

John I. Luna  
President



January 6, 2021

File No.: 01-20-0245

Mr. Simon Kaplan  
Vice President, Development  
**CITY CENTURY, LLC**  
805 South Figueroa Street, Suite 2760  
Los Angeles, California 90017

REFERENCE: SOUTH GRAND AVENUE (Subject Property)  
1201-1209 AND 1229-1235 SOUTH GRAND AVENUE  
LOS ANGELES, CALIFORNIA 90015

SUBJECT: PHASE I LETTER REPORT

Dear Mr. Kaplan:

Property Condition Assessments, LLC is pleased to submit this letter update for the Phase I Environmental Site Assessment report for the above-referenced Subject Property, which was originally completed in December of 2014 (PCA File No.01-14-0208).

The purpose of this assessment is to confirm that the environmental profile of the Subject Property is substantially consistent with the site conditions observed at the time PCA performed its previous Phase I Site Environmental Assessment in 2014.

For purposes of this update, PCA conducted a site reconnaissance of the Subject Property on December 23, 2020, and reviewed available online environmental database information at the agencies identified below.

The Subject Property is occupied by a three-story, 46,353-square-foot office building that that was originally completed on the approximately 0.35-acre site in 1931. Improvements include the poured-in-place concrete office structure and two asphalt-paved surface parking lots containing approximately 98 spaces. The site is located within a mixed residential and commercial area of the City of Los Angeles, characterized as:

North: Immediately north is 12th Street with a multi-story tower building with commercial use on Floor 1, with residential uses at remaining floors.

East: Immediately east is South Grand Avenue, with a multi-story building with residential use.

South: A single-story building is situated between Parcels 2 and 3, which serve as surface parking lots for the Subject Property. Commercial buildings lie further south.

West: Immediately west is an alley with a three-story commercial/residential building beyond.

Current building improvements at the Subject Property were constructed in 1931 on a property that was previously a park and auto-service station (*Metro Service Station*). No further information was available in historical or regulatory agency databases concerning the auto-service station.

During the 2014 Phase I Site Environmental Assessment, PCA identified suspect asbestos-containing materials in the spray-on insulation material at open beams in the Floor 2 lobby, and exposed pipe wrap at the Floor 1 mezzanine. These materials appeared in good condition.

PCA reviewed the regulatory agency databases and *Los Angeles County Assessor* database and discovered that no environmental liens or activity and land-use limitations are recorded for the Subject Property.

During the 2014 Phase I Site Environmental Assessment, 15 federal; 194 state; and three orphan listings were provided in the EDR Report summary of governmental databases. For this assessment, PCA performed a review of the *United States Environmental Protection Agency (USEPA) ECHO*; and *California Geotracker* and *Envirostor* databases. Based on the review of the EDR Report and current database review, the listed properties are not likely to negatively affect the Subject Property based on listing type, distance, flow direction of ground water, depth to ground water, any remedial actions taken, and regulatory agency determination.

This limited review by PCA has not identified any Recognized Environmental Conditions pertaining to the Subject Property. A Recognized Environmental Condition is defined as: "the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into the structure, on the property, or into the ground, ground water, or surface water of the property."

Mr. Simon Kaplan  
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*Phase I Letter Report*  
SOUTH GRAND AVENUE  
Los Angeles, California

Based on the findings in PCA's prior report and the results of this limited update review, the environmental provide of the Subject Property is consistent with the findings of PCA's prior report and no further investigation is recommended at this time.

Thank you for allowing PCA to be of further assistance on this project. Please do not hesitate to contact us should you have questions concerning this report.

Sincerely,  
**PROPERTY CONDITION ASSESSMENTS, LLC**

A handwritten signature in black ink, appearing to read 'John Luna', with a stylized flourish extending to the right.

John Luna  
President