

Environmental Group, Inc.

ADR

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR THE

INDUSTRIAL PROPERTY

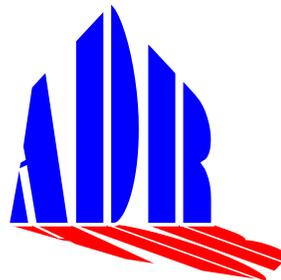
12118 Bloomfield Avenue
Santa Fe Springs, California 90670

March 11, 2021

Prepared For:

Rexford Industrial Realty, L. P.
11620 Wilshire Boulevard, Suite 1000
Los Angeles, California 90025

**PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT WORK PRODUCT**



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Due Diligence and Risk Management Services Nationwide

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Client: Rexford Industrial Realty, L. P.
11620 Wilshire Boulevard, Suite 1000
Los Angeles, California 90025

Point of Contact: Mr. Howard Schwimmer

Property: 12118 Bloomfield Avenue
Santa Fe Springs, California 90670

Assessor's Parcel
Number: 8026-019-022

Key Site Manager: Mr. Patrick Fiedler

Title/Employer: General Manager/Crown Fence Co.

S.I.C. Code: Not provided

Major Commercial
Activities: Fence fabricator, wholesaler and installer

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Environmental
Assessor: Mr. Steven Kerchner

Project Number: REXF 01-21-284-CA

Report Date: March 11, 2021

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1-1
<hr/>		
2	INTRODUCTION	2-1
2.1	PURPOSE	2-1
2.2	SIGNIFICANT ASSUMPTIONS	2-1
2.3	LIMITATIONS AND EXCEPTIONS	2-2
2.4	SCOPE OF WORK	2-2
2.5	ENVIRONMENTAL ASSESSMENT REPORT SPECIAL TERMS AND CONDITIONS	2-2
2.6	USER RELIANCE	2-3
2.7	GENERAL INFORMATION	2-3
3	USER PROVIDED INFORMATION	3-1
<hr/>		
3.1	TITLE RECORDS	3-1
3.2	ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS (AUL)	3-1
3.3	SPECIALIZED KNOWLEDGE	3-1
3.4	COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION	3-1
3.5	VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	3-1
3.6	OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION	3-1
3.7	REASON FOR PERFORMING ESA	3-2
4	GENERAL SITE CHARACTERISTICS	4-1
<hr/>		
4.1	LOCATION AND LEGAL DESCRIPTION	4-1
4.2	SITE AND VICINITY CHARACTERISTICS	4-1
4.3	SITE DESCRIPTION AND CURRENT SITE USES/OPERATIONS	4-1
4.4	ENVIRONMENTAL LIENS	4-2
4.5	CURRENT SITE USES	4-3
4.6	PHYSICAL SETTING SOURCES	4-3
5	HISTORICAL USE INFORMATION	5-1
<hr/>		
5.1	AERIAL PHOTOGRAPHS	5-1
5.2	BUILDING PERMITS	5-3
5.3	FIRE INSURANCE INFORMATION	5-4
5.4	CITY STREET DIRECTORIES	5-4
5.5	INTERVIEWS	5-4
5.6	ASSESSORS TAX RECORDS	5-4
5.7	RECORDED LAND TITLE RECORDS	5-5
5.8	OTHER HISTORICAL SOURCES	5-5
6	INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS	6-1
<hr/>		

6.1	HAZARDOUS MATERIALS HANDLING AND STORAGE	6-1
6.2	WASTESTREAM PROCESSING AND DISPOSAL	6-1
6.3	WASTEWATER AND STORMWATER DISCHARGES	6-1
6.4	LOCAL/STATE WASTE DISPOSAL COMPLIANCE	6-2
6.5	STORAGE TANKS	6-2
6.6	INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)	6-2
6.7	SOLID WASTE DISPOSAL	6-3
6.8	OTHER CONDITIONS OF POTENTIAL CONCERN	6-3
<hr/>		
7	<u>CURRENT USES OF ADJOINING PROPERTIES</u>	7-1
<hr/>		
7.1	ADJOINING AND NEIGHBORING PROPERTIES - GENERAL DESCRIPTION	7-1
7.2	ADJOINING AND NEIGHBORING PROPERTIES MATERIALS STORAGE	7-1
7.3	ADJOINING AND NEIGHBORING PROPERTIES WASTESTREAM DISPOSAL	7-1
7.4	RAILROAD RIGHT-OF-WAY	7-2
<hr/>		
8	<u>RECORDS REVIEW</u>	8-1
<hr/>		
8.1	STANDARD ENVIRONMENTAL RECORDS SOURCES	8-1
8.2	VAPOR ENCROACHMENT CONDITIONS	8-15
8.3	SYNOPSIS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS	8-15
<hr/>		
9	<u>FINDINGS, OPINIONS AND CONCLUSIONS</u>	9-1
<hr/>		
10	<u>RECOMMENDATIONS</u>	10-1
<hr/>		
11	<u>SIGNATURE PAGE</u>	11-1
<hr/>		
12	<u>REFERENCES</u>	12-1
<hr/>		
13	<u>APPENDIX</u>	13-1

1 EXECUTIVE SUMMARY

ADR Environmental Group, Inc. (ADR) was retained by Rexford Industrial Realty, L. P. to perform a Phase I Environmental Site Assessment (ESA) for the site located at 12118 Bloomfield Avenue in Santa Fe Springs, California (subject Property).

This ESA was performed in conformance with the scope and limitations of ASTM International (ASTM) Standard Practice E 1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and the scope of services identified in the July 30, 2014, Master Environmental Consulting Services Agreement between Rexford Industrial Realty, L. P. and ADR (the "MSA"). This ESA has identified no evidence of recognized environmental conditions as defined by ASTM in connection with the subject Property.

However, the following business environmental risks were identified:

- A former oil and gas well is located approximately 365 feet north of the subject Property and former landfills are located less than 100 feet east of the subject Property. According to the City of Santa Fe Springs Municipal Code Section 117.131, for properties within 500 feet of former wells or within 1,000 feet of former landfills, methane sampling is required in the event of the following: new construction; modification to existing structures; and granting of a subdivision map, conditional use permits necessitating ground disturbance, or development plan approval. The following is recommended procedure: install soil gas monitoring wells and perform initial monitoring of the subsoil to determine levels of soil gases. For initial monitoring, each of the wells shall be sampled at least two times within a period of seven days; if the initial monitoring reveals methane levels of less than 25% of the Lower Explosive Limit (*i.e.*, 1.25% by volume in air or 12,500 ppm(v), monitor for methane quarterly for one year; if the quarterly monitoring reveals methane levels of less than 1.25% by volume in air during the first year, the system shall be monitored annually thereafter. In cases where methane levels are less than 0.125% by volume in air, the Fire Chief may waive by request the annual monitoring requirement. If monitoring reveals methane in excess of 1.25% by volume in air, a protective mitigation system shall be installed. Protection may take the form of an active venting system that provides a rate of four air exchanges per hour, a gas detection system, or a cross ventilation system with vents in the roof area and near the floor. ADR recommends that Rexford comply with the City of Santa Fe Springs' methane monitoring ordinance.
- On February 26, 2020, Crown Fence Co. was issued a notice of violation (NOV) for exceeding the discharge limits of its permit. Crown Fence Co. has a "Stormwater Pollution Prevention Plan" (SWPPP) that was effective February 2017. Based on these records, the extent of violation appears to be relatively *de minimis* in nature and extent and the industrial stormwater discharges from the subject Property do not represent an environmental concern to the subject Property. ADR recommends Crown Fence Co. fully implement its SWPPP.

In addition, the following *de minimis* conditions were identified:

- According to an October 2, 1998, "Phase I Environmental Site Assessment" prepared by SCS, a February 1955 letter issued by the County Office of Environmental Health to the County Building and Safety office approved the use of a 1,200-gallon septic

tank for the subject Property, with effluent discharging to seepage pits, and a permit to install this septic system was issued in February 1955. In May 1959, a second septic system was permitted to serve an office and truck maintenance building that was also permitted in May 1959 and was noted "domestic waste only." In December 1966, a permit was issued to abandon the septic systems and connect the subject Property to the sewer. Because the septic systems were limited to domestic waste only, SCS concluded they did not represent an environmental concern to the subject Property. ADR concurs with this conclusion and recommends no further investigation regarding this issue.

- SCS located a permit to install a diesel UST at the subject Property and identified suspect UST locations at the subject Property near the east exterior wall of Building 3 and an approximately 4.5 by 8 foot area of patched asphalt on the south wall of Building 4. On October 26, 1998, two borings were advanced in the suspected UST locations after the areas were surveyed with a metal detector to ensure that no USTs or piping were located in the area of the proposed borings. The boring south of Building 4 was advanced to 40 feet bgs and the boring east of Building 3 was advanced to a depth of 20 feet bgs. Soil samples were analyzed for total petroleum hydrocarbons (TPH); benzene, toluene, ethyl benzene and xylenes (BTEX); and methyl tertiary butyl ether (MtBE). Xylenes were detected at a very low concentration at 20 feet bgs in the boring south of Building 4. No other contaminants were detected. Based on these findings, no further investigation was recommended. ADR concurs with this conclusion, concludes that no USTs appear to be present, and recommends no further action or investigation regarding this issue.

2 INTRODUCTION

2.1 Purpose

The purpose of this ESA is to identify recognized environmental conditions in connection with the subject Property. The term *recognized environmental conditions*, as defined in *ASTM Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard Practice E 1527-13) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

In addition, this ESA will identify *historical recognized environmental conditions*, *controlled recognized environmental conditions* and *business environmental risks*. A *historical recognized environmental condition* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A *controlled recognized environmental condition* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A *business environmental risk* is a 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 but is not considered a *recognized environmental condition*.

This ESA was performed in a manner that complies with the Scope and Limitations of the ASTM Standard Practice E 1527-13, AAI, and ADR's contractual obligations to the Client pursuant to the MSA.

The procedure for this ESA was to perform in practical and reasonable steps an investigation to ascertain the possibility, presence, or absence of recognized environmental conditions as delineated by the Scope of Work. This was accomplished by employing currently available technology, existing regulations, and generally acceptable engineering practices.

2.2 Significant Assumptions

The following assumptions are made by ADR in this report. ADR relied on information derived from secondary sources including government agencies, the client, designated representatives of the client, property contacts, property owner, property owner's representatives, computer databases, and/or personal interviews. Although ADR has evaluated the thoroughness and reliability of the provided information (consistent with the requirements of 40 CFR 312.20(f)(2)), ADR can neither warrant nor guarantee the thoroughness and reliability of information derived from secondary sources including the

government agencies, the client, designated representatives of the client, property contacts, property owner, property owner's representatives, computer databases, and/or personal interviews. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data or off-site subsurface investigation, are assumed based on contours depicted on the United States Geological Survey topographic maps. ADR assumes the subject Property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and/or property owner's representative.

2.3 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in the methodologies referred to in ASTM Standard Practice E 1527-13 that are intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. Other specific limitations and exceptions (also known as Data Gaps) to the ESA are more specifically set forth below:

- None.

2.4 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard Practice E 1527-13, AAI and the MSA document. ADR warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.5 Environmental Assessment Report Special Terms and Conditions

This ESA was performed in accordance with the Scope of Services set forth in the MSA. No other warranty or guarantee, expressed or implied, is made or offered.

The conclusions and recommendations (if applicable) stated in this ESA are based upon observations made by employees of ADR and also upon information obtained by ADR. While reasonable attempts have been made to verify this information, we cannot guarantee its accuracy.

The observations contained within this ESA are based upon site conditions readily visible and present at the time of our site inspection. These site observations are unable to specifically address conditions of subsurface soil, groundwater, or underground storage tanks, if applicable, unless specifically mentioned.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the MSA between Rexford Industrial Realty, L.P. and ADR, the MSA shall control.

2.6 User Reliance

The enclosed ESA has been performed for the exclusive use of Rexford Industrial Realty, L.P., and/or its subsidiaries, as their interest may appear, for the transaction at issue concerning the subject Property located at 12118 Bloomfield Avenue in Santa Fe Springs, California. The MSA shall govern reliance on this report by third parties.

2.7 General Information

Mr. Patrick Fiedler, General Manager of Crown Fence Co. and familiar with the subject Property since 1999, was identified as the "Key Site Manager." The Key Site Manager is that person having the most reliable knowledge as to the previous uses and current conditions of the subject Property, and in a position to provide reasonably accurate information for the Environmental Site Assessment Questionnaire (Questionnaire). Mr. Fiedler completed the Questionnaire subsequent to the ADR site inspection. A copy of the completed Questionnaire is included in the appendix.

Mr. Steven Kerchner, Environmental Assessor with ADR, conducted the on-site inspection on February 26, 2021. Mr. Nickelatti, Rexford Industrial Realty, L. P. representatives, and other due diligence professionals accompanied the ADR Assessor during the site visit. Weather conditions for the site inspection consisted of clear skies with temperatures in the 60s.

The following individuals were interviewed to obtain information relevant to the historical development and/or issues associated with possible recognized environmental conditions associated with the subject Property.

Name	Title or Position/Employer
Mr. Chris Nickelatti	President/Crown Fence Co.
Mr. Patrick Fiedler	General Manager/Crown Fence Co.
Mr. Patrick Schlehuder	Executive Vice President, Investments/Rexford Industrial Realty, L.P.
Ms. Younga Choi	Associate Governmental Program Analyst/Regional Water Quality Control Board
Mr. Fernando Munoz	City Clerk Technician/City of Santa Fe Springs
Mr. Vincent Huynh	City Clerk Technician/City of Santa Fe Springs Fire Department
Mr. Glenn Castillo	Regional Records Coordinator/Department of Toxic Substances Control
Ms. L. Smith	Senior Typist/Los Angeles County Sanitation District
Ms. Stacey Walkowiak	File Records Coordinator/South Coast Air Quality Management District
Site Administrator	Los Angeles County Fire Department

3 USER PROVIDED INFORMATION

Mr. Patrick Schlehuber, Executive Vice President, Investments with Rexford Industrial Realty, L. P., was identified as the best candidate to complete the User Questionnaire. The User Questionnaire consists of inquiries as to specific knowledge regarding the purchase of a site as specified by ASTM Standard Practice E 1527-13. This knowledge consists of environmental liens against the subject Property, purchase price, limitations at a site, and spills. A copy of this completed Questionnaire is included in the appendix.

3.1 Title Records

A copy of a February 11, 2021, "Amended Preliminary Report" prepared by Ticor Title was provided to ADR. A review of this document identified no environmental issues. A copy of this document is included in the appendix.

3.2 Environmental Liens or Activity and Use Limitations (AUL)

Mr. Schlehuber is unaware of any environmental liens or AULs such as engineering controls, land use restrictions, or institutional controls associated with the subject Property.

3.3 Specialized Knowledge

Mr. Schlehuber has no specialized knowledge of the operations associated with the subject Property.

3.4 Commonly Known or Reasonably Ascertainable Information

Mr. Schlehuber is unaware of any commonly known or reasonably ascertainable information of any environmental issues associated with the subject Property.

3.5 Valuation Reduction for Environmental Issues

Mr. Schlehuber indicated that the price to be paid for the subject Property is based on fair market value and its value was not reduced due to environmental issues.

3.6 Owner, Property Manager, and Occupant Information

The following information regarding the Owner, Property Manager and Occupants was provided by the User.

Property Owners:	Crown Fence Supply Co.
Property Manager:	Crown Fence Co.
Occupant:	Crown Fence Co.

3.7 Reason for Performing ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard Practice E-1527-13) in connection with the subject Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard Practice E-1527-13 constitutes "*all appropriate inquiries* into the previous ownership and uses of the *property*" consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

ADR understands that the findings of this study will be used by Rexford Industrial Realty, L. P., to evaluate a pending financial transaction in connection with the subject Property.

4 GENERAL SITE CHARACTERISTICS

4.1 Location and Legal Description

The subject Property is located at the following address: 12118 Bloomfield Avenue in Santa Fe Springs, California and its location is shown on maps included in the appendix of this ESA. In addition, an aerial site plan of the subject Property is included in the appendix.

For further geographic reference, the subject Property is located approximately 140 feet south of the intersection of Allard Street and Bloomfield Avenue as identified on the Los Angeles County Assessor's Parcel Map. A copy of this map is included in the appendix of this ESA.

Legal Description: A copy of the legal description is included in the appendix.

4.2 Site and Vicinity Characteristics

At the time of the site visit, the area immediately surrounding the subject Property was occupied by industrial, commercial and institutional properties. Commercial and light-industrial properties are to the north, east, and south, and a California Department of State Hospital(s) – Metropolitan is to the west across Bloomfield Avenue. A railroad right-of-way with three tracks is immediately east of the subject Property. No gas stations, dry cleaners, major manufacturing or heavy industrial facilities were located in the immediate vicinity of the site. No pits, ponds, lagoons, swales or wetlands were observed on the subject Property or in the general vicinity.

4.3 Site Description and Current Site Uses/Operations

At the time of the site inspection, the subject Property consisted of a rectangular-shaped parcel of land totaling 5.2 acres that is developed with five buildings - an office building, Buildings 1, 2, 3 and 4, and a shed – that total approximately 59,180 square feet. The office building totals approximately 6,700 square feet, Building 1 totals approximately 22,700 square feet, Building 2 totals approximately 17,280 square feet, Building 3 totals approximately 4,800 square feet, Building 4 totals approximately 7,260 square feet, and the shed totals approximately 440 square feet. At the time of the site inspection, the subject Property was occupied by Crown Fence Co., a fabricator, wholesaler and installer of fences and fencing products. The remainder of the subject Property consisted of asphalt-paved parking and drives and concrete-paved pads. Vehicle access onto the subject Property is provided by five driveways off Bloomfield Avenue to the west. The subject Property appeared to be in fair condition and adequately maintained at the time of the site inspection.

4.3.1 Surface Characteristics

The subject Property consists entirely of relatively impermeable surfaces including the buildings and the asphalt- and concrete-paved areas. No significant surface staining was observed on the subject Property during the site inspection. The overall topography of the subject Property appears to gently slope to the southwest.

4.3.2 Structure Construction

Buildings 1 – 4 and the shed are metal framed structures set on concrete footings with concrete slab-on-grade floors with corrugated metal siding and roofing. The office building is constructed of concrete masonry units (CMUs) with stucco and masonry veneer exterior walls set on concrete footings with concrete slab-on-grade floor. The flat roof is covered with built-up roofing. The floor coverings include wood, ceramic tile and carpet. Interior partitions are framed and covered with painted plaster, painted gypsum board and pre-fabricated office partitions. Ceilings are suspended acoustic ceiling tile, painted plaster and painted gypsum board. Lighting is provided by fluorescent fixtures.

4.3.3 Interior Configuration

The subject Property office area consists of individual offices, break/lunch room, conference room, hallways, restrooms and storage areas. Building 1 consists of fabrication and assembly operations, Building 2 consists storage, vehicle maintenance and maintenance office. Building 3 is a warehouse. Building 4 consists of a machine shop.

4.3.4 Potable Water Supply, Sewer, and Other Utilities

At the time of the site inspection, the Santa Fe Springs Public Works Department (SFSDPW) provides the subject Property potable water and the Los Angeles County Sanitation Department provides sanitary sewer service. During the course of the on-site inspection, no evidence of active or abandoned water supply wells was observed although two methane monitoring wells were observed on the subject Property. Southern California Edison (SCE) provided electricity to the subject Property and Southern California Gas Company provides natural gas service to the subject Property for heating and hot water.

Since the subject Property is serviced by a municipally operated, public water system, it is regulated by the Safe Drinking Water Act of 1974. This Act requires that public water supplies be tested for the presence of various metals, microbiological bacteria and organic chemicals. Information supplied by the SFSDPW states that the water quality delivered to the subject Property complies with applicable regulatory requirements and the water is routinely tested.

4.4 Environmental Liens

A specific search for environmental liens and activity and use limitations was not included in the scope of work for this ESA. However, based on information obtained from the User, Key Site Manager and the Environmental Data Resources (EDR) Radius Map Report, no evidence of environmental liens recorded against the subject Property was found. In addition, according to the EDR-provided information for the subject Property, no evidence of institutional controls, land use restrictions and/or engineering control requirements recorded against the subject Property were reported.

4.5 Current Site Uses

At the time of the site inspection, the subject Property was occupied by Crown Fence Co., a fabricator, wholesaler and installer of fences and fencing products. According to the City of Santa Fe Springs, the subject Property is zoned as M2 (Industrial).

4.6 Physical Setting Sources

The subject Property's physical location was researched employing the current United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad Map) section relevant to the subject Property. The Quad Map has an approximate scale of 1 inch to 2,000 feet, and shows physical features such as wetlands, water bodies, roadways, mines, and buildings. A portion of this map showing the subject Property is included in the appendix of this ESA.

The Whittier, CA Quad Map (photorevised 1981) shows the following features: the subject Property is developed with the present-day office building, Buildings 1 and 2, and two medium-size and a small structure that are in the general area of present-day Buildings 3 and 4; a railroad right-of-way (Norwalk Atchison Topeka) is immediately east of the subject Property and is followed by a medium-size structure and a prospect mine/pit; Bloomfield Avenue is identified as a medium-duty roadway; the westernmost north adjoining property is developed with a building and the west adjoining property across Bloomfield Avenue is developed with the institutional complex observed during the site inspection; the south adjoining property is structurally undeveloped land and is followed by industrial/commercial development; and the general area is developed with industrial, commercial and institutional structures. There are no other mines, wetlands, pipelines or other environmentally sensitive features present in the general vicinity of the subject Property. The elevation of the subject Property is approximately 130 feet above mean sea level with a topographic gradient to the southwest.

4.6.1 Soil Conditions

According to an Environmental Solutions, Inc. (ESI) September 1991 report "Combined Solid Waste Assessment Test (SWAT) Report, Former Kalico Dump No. 1, Former Kobra Dump and Former Kalico Dump No. 3, Santa Fe Springs, California" prepared for the California Regional Water Quality Control Board Los Angeles Region (Region 4) for sites that included the east adjoining property across the railroad right-of-way, boring logs from four monitoring wells drilled on the properties indicate that the subsurface soil stratigraphy consists of mostly sand and silty sand lenses that are occasionally interrupted by clayey and silty beds to 136 feet bgs, the maximum depth drilled. Correlation between the boring logs is poor, indicating that any one bed or lense is not continuous across the entire site, although the boring logs do indicate that the finer grained sediments (interbedded silty sands, sandy silts and silts) are more common from the surface to depths of 80 feet. Below a depth of about 80 feet beneath the entire project site, the sediments are more coarse and are dominantly well to poorly sorted sands.

4.6.2 Geologic Conditions

The subject Property is located within the Whittier Area of the Central Basin of the Coastal Plain of Los Angeles approximately 0.5 miles south of the Puente Hills. The southern extension of the Whittier Fault Zone is located approximately 1.8 miles northeast of the site. The site lies within the La Habra Syncline and is underlain by a

thin veneer of older alluvial fan and stream terrace deposits of the Recent to Pleistocene-aged "Older Alluvium" of the Lakewood Formation (England & Associates, June 1996). These deposits consist of semi-consolidated, poorly sorted, earthy and clayey gravel, sand, and silt (Yerkes, 1972). The Lakewood Formation is underlain by a several hundred foot section of marine and non-marine gravel, sand, silt, and clay of the Pleistocene San Pedro Formation (CDWR, 1961).

4.6.3 Groundwater Conditions

According to a November 2020, Tetra Tech BAS (Tetra Tech) *Well Installation and Groundwater Sampling Report* for the Kalico Dump No. 3 at 12133 Greenstone Avenue (an east adjoining property across the railroad right-of-way, approximately 100 feet from the subject Property), the depth to shallow groundwater was reported to be approximately 121-132 feet below ground surface (bgs) and the groundwater flow was to the south-southwest. A copy of a portion of the Tetra Tech report is included in the appendix.

5 HISTORICAL USE INFORMATION

From a review of available historical information, it can be concluded that the subject Property was structurally undeveloped land from at least 1928 until 1953, when it was graded, and construction of a crane way structure commenced. In 1955, an addition to the crane way superstructure and a portion of the office building were constructed. In 1959, an addition to the office building and a portion of Building 3 were constructed. In 1965, a portion of Building 4 and an addition to Building 3 were constructed. In 1966, a woodworking shop was constructed. In 1968, Building 2 was constructed and, in 1975, an addition to the office building was constructed. Since its development, the subject Property has been occupied by steel fabricators and manufacturers, fencing fabricators, powder coating company, and others.

By 1928, the north adjoining property was improved with four small buildings and four medium-size aboveground storage tanks (ASTs). Between 1947 and 1953, the ASTs were removed and, between 1970 and 1977, the buildings were removed. Between 1981 and 1989, the industrial buildings observed on the north adjoining property during the site inspection were constructed.

Between 1953 and 1963, the west adjoining property across Bloomfield Avenue was developed with the institutional facility observed during the site inspection. Between 1981 and 1989, the south adjoining property was developed with the multi-tenant business park observed during the site inspection.

By 1928, a railroad right-of-way was present immediately east of the subject Property, and was followed by structurally undeveloped land. Between 1953 and 1963, the east adjoining property across the railroad right-of-way was graded and excavated and was part of cut and cover landfill operations that took place east of the railroad right-of-way from 1954 to 1972. Between 1963 and 1970, a medium-size industrial building was constructed on the east adjoining property and, between 1981 and 1989, a portion of this building was rebuilt to be similar to the building observed during the site inspection. Prior to their initial development and since at least 1928, the east, south and west adjoining properties were structurally undeveloped land.

5.1 Aerial Photographs

Aerial photographs were reviewed to determine information on past land use patterns of the subject Property. These photographs date back to 1928 and were supplied by EDR Aerial Photography. Copies of the EDR provided aerial photographs are included in the appendix. From this review, the following information was gathered:

1928: The subject Property is structurally undeveloped land. A railroad right-of-way is immediately east of the subject Property and is followed by structurally undeveloped land. The north adjoining property is improved with four small buildings and four medium-size ASTs. The south adjoining property is structurally undeveloped land and is followed by what appears to be a landscaping or aggregate materials storage yard. The west adjoining property across Bloomfield Avenue is structurally undeveloped agricultural land. The general area is sparsely developed.

1938: The subject Property and the adjoining and neighboring properties are similar to their appearances in the 1928 aerial photograph.

- 1947: What appears to be an office trailer or a small building is visible on the western portion and what appears to be a fairly tall cylindrical object casting a distinct shadow is visible in the central portion of the subject Property, which appears to have been graded. The south adjoining property appears to have been graded and is followed by a parcel of land developed with several small structures. The west, north and east adjoining properties are similar to their appearances in the 1938 aerial photograph. There is moderately more structural development in the general area.
- 1953: Several vehicles are visible on the subject Property and it appears some site work is in progress. The ASTs are no longer visible on the north adjoining property. The remaining adjoining properties and the neighboring properties are similar to their appearances in the 1947 aerial photograph.
- 1963: The subject Property is developed with Building 1, the office building, a portion of Building 4 and the shed. Three small buildings remain on the north adjoining property and the remainder of that site appears to be fallow land. The west adjoining property across Bloomfield Avenue is developed with the institutional facility observed during the site inspection. The southern portion of the south adjoining property is developed with two medium-size buildings. The east adjoining property across the railroad right-of-way is graded and the northern portion appears to be a fairly large excavation. There is more structural development in the general area.
- 1970: The subject Property is additionally developed with Building 2, a portion of Building 3, and an addition to Building 4, and several semi-trailers and other equipment are scattered throughout the yard. The east adjoining property across the right-of-way is developed with a medium-size industrial structure. The west, north and south adjoining properties are similar to their appearances in the 1963 aerial photograph with the exception that several semi-trailers are visible on the north portion of the south adjoining property. There is more structural development in the general area.
- 1977: The semi-trailers and other equipment previously visible on the subject Property and north portion of the south adjoining property are no longer visible, and the subject Property appears to have been vacated. The adjoining and neighboring properties are similar to their appearances in the 1970 aerial photograph with the exception that the small buildings previously located on the north adjoining property are no longer visible and there is more structural development in the general area.
- 1981: The subject Property and the adjoining and neighboring properties are similar to their appearances in the 1977 aerial photograph with the exception that Bloomfield Avenue has been widened.
- 1989: An addition to Building 3 is visible on the subject Property. The adjoining and neighboring properties are similar to their appearances in the 1981 aerial photograph with the exception that the south adjoining property is developed with the business center observed during the site inspection, the north adjoining property is developed with the buildings observed during the site inspection, and there is more structural development in the general area.

- 1994: The subject Property and the adjoining and neighboring properties are similar to their appearances in the 1989 aerial photograph.
- 2002: The subject Property and the adjoining and neighboring properties are similar to their appearances in the 1994 aerial photograph with the exception that a portion of the east adjoining building across the railroad right-of-way has been redeveloped and now is similar to its appearance during the site inspection.
- 2005: The subject Property and the adjoining properties are similar to their appearances in the 2002 aerial photograph.
- 2009: The subject Property and the adjoining properties are similar to their appearances in the 2005 aerial photograph.
- 2012: The subject Property and the adjoining properties are similar to their appearances in the 2009 aerial photograph.
- 2016: The subject Property and the adjoining properties are similar to their appearances in the 2012 aerial photograph.

5.2 Building Permits

In an attempt to determine the prior uses and date of initial development of the subject Property, the ADR Assessor reviewed permit information on file with the City of Santa Fe Springs Building Department (BD). From this review, the following pertinent information related to the subject Property was obtained.

Date	Permit No.	Issued To	Description
4/6/1953	17520	Central Steel Corp.	Construct a new crane way structure for a steel products manufacturing and fabrication company
2/15/1955	2658	Central Steel Corp.	Construct an 11,000 SF steel manufacturing and fabrication building
3/16/1955	6454	Thomas Gorzic	Construct new 2,000 SF office building
3/24/1955	7673	Ralph Larabee	Completion of the 253' by 70' steel superstructure
5/1/1959	4590	San Jose Steel	Install an underground diesel storage tank (UST)
5/4/1959	4537	San Jose Steel	Construct a new 2,400 SF office and truck maintenance building (part of present-day Building 3)
9/23/1959	5133	San Jose Steel	Construct a 1,200 SF office addition
2/5/1965	4483	Cambridge Mfg.	Construct a 4,860 SF addition for warehousing lumber (likely part of Building 4)
2/5/1965	4484	Cambridge Mfg.	Construct new 2,400 SF warehouse (likely part of Building 3)
6/2/1966	7074	R. Larabee	Construct new 2,250 SF woodworking shop
2/9/1968	1581	Ralph Larabee	Construct new 17,600 SF machine manufacturing building (present-day Building 2)
9/4/1975	0170	A&AA Assoc.	Construct 3,600 SF office addition
12/2/1994	14672	Jess Andresen	Locate a 1,440 SF trailer
5/9/2019	0567	MPG	Install paint spray booths

In addition to the above referenced permits, non-bearing wall permits were contained in the file; however, these permits are not pertinent to this ESA. The permits reviewed included a permit to install a UST; refer to section 8.3 for further discussion pertaining to this permit.

No permits pertaining to sumps, oil/water separators or clarifiers were located. Copies of the permits provided by the BD are included in the appendix.

5.3 Fire Insurance Information

The ADR Assessor attempted to review Sanborn Maps for the area of the subject Property. Sanborn Maps are detailed drawings that show the location and use of structures on a given property during specific years. These maps were originally utilized by insurance companies to assess fire risk but are now utilized as a valuable source of historical and environmental risk information. However, no Sanborn Maps were available that covered the subject Property. A copy of the "Certified Sanborn Map Report" provided by EDR indicating that the subject Property is an "unmapped property" is included in the appendix.

5.4 City Street Directories

To determine the prior uses and occupants of the subject Property, the ADR Assessor reviewed city directory information provided by EDR which is compiled in *The EDR-City Directory Abstract*. City street directories list property occupants by address, allowing an historical search of tenants on the subject Property. Selected directories from the years between 1920 and 2014 (in approximate 5-year intervals) were researched and identified the following information:

Address	Year	Listing
12118 Bloomfield Avenue (subject Property)	1920 – 1980	Address not listed
	1981 – 1990	A&A Associates Inc.
	1995	Wilson Technologies Inc.
	1999	Wilson Technologies and Penn Octane Corp.
	2000	Crown Fence Co.
	2004	National Fence Mfg. Inc. and Safeguard Fencing
	2006	Crown Fence Co.
	2009	Crown Fence Co., Master Powder Coatings and National Metal Fabrication
	2015	Crown Fence Co. and Master Powder Coatings

A copy of *The EDR-City Directory Abstract* is contained in the appendix.

5.5 Interviews

According to Mr. Nickelatti, the subject Property has been used as a fence fabrication facility since 2000 when it was purchased by the current owners. Mr. Nickelatti is unaware of the usage of the subject Property prior to 2000, and is unaware of any adverse environmental conditions associated with the subject Property.

5.6 Assessors Tax Records

To determine the prior uses of the subject Property, the ADR Assessor reviewed available records from the Los Angeles County Assessor's Office (LACAO) website. Tax assessment records typically identify adjustments in property tax, which possibly indicate property development, or contain records of building permits or other useful information regarding a property. According to the LACAO publicly available records, the subject Property totals 225,786 square feet (5.18 acres) and is developed with the following buildings:

Building	Square Feet	Year Built
Office	6,692	1955
Building 1	22,718	1956
Shed	441	1954
Building 2	17,280	1969
Building	2,511	1959
Building	7,260	Not reported

Information obtained from the LACAO website for the subject Property is included in the appendix.

5.7 Recorded Land Title Records

Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject Property in the local jurisdiction having control for or reporting responsibility to the subject Property. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject Property. For these reasons, this ESA has relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles.

5.8 Other Historical Sources

According to a November 18, 1998, "Limited Site Assessment" of the subject Property prepared by John L. Hunter and Associates, Inc. (JLH), A&A Associates (identified in city directories as a previous occupant of the subject Property) manufactured steel pipe and the east adjoining properties across the railroad right-of-way were historically landfills.

6 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

6.1 Hazardous Materials Handling and Storage

At the time of the site inspection, lubrication oil and metal cutting coolant were stored in 55-gallon drums located on drum racks and spill decks. Paint, primer and acetone (solvent used to clean metal parts and spray guns) are stored in containers with capacities ranging from pint to 5-gallons, and are stored on shelving in flammable cabinets. A parts washer that uses a citric acid based solvent is operated at the subject Property. At the time of the site inspection, no significant evidence of spillage or a release was observed on the concrete floors around the storage areas, and no significant staining or other evidence of poor material handling procedures was observed on the subject Property.

Small amounts of routine cleaning and office supplies including toner for printers were also observed in the office areas of the office/warehouse structure on the subject Property. These materials are utilized and/or stored in *de minimis* quantities unlikely to environmentally impact the subject Property. No significant staining or other evidence of poor material handling procedures was observed at the subject Property.

6.2 Wastestream Processing and Disposal

According to Mr. Chris Nickelatti, paint sludge, used waste oil, used oil filters, oil-containing liquids, oily rags and absorbent, used coolant, used batteries, used tires, and spent parts washer solvent are generated on the subject Property. Used oil, oil filters and oil-containing absorbent are stored in 55-gallon drums on spill decks. Benny's Oil Filter Recycling, Inc. picks up and hauls off the used oil, used oil filters, oil-containing sorbent and used coolant on an as-needed basis. Safety-Kleen services the parts washer every three months and hauls spent solvent off-site for disposal. Safety Kleen also picks up and hauls paint sludge and waste paint off-site for disposal. Carillo's picks up and hauls off used tires. Napa Auto Parts picks up and hauls off used batteries. Aramark picks up and launders oily rags. Used filters from the spray paint booths are air dried and disposed as municipal waste; however, Mr. Nickelatti indicated the spray paint booths have not been used in the past few years.

During the site inspection, no improper wastestream processing or disposal practices were observed on the subject Property. No obviously stained catch basins, drip pads, or sumps were observed. In addition, there were no observed major spills around surface drains, pipes, gutters, spouts, or tubes. No other suspect containers that might be used for the storage or disposal of hazardous materials or regulated substances were observed.

6.3 Wastewater and Stormwater Discharges

Interior wastewater at the site is limited to effluent from the restroom fixtures and the fixtures in the lunch/break room of the office building. This wastewater flows into the sanitary sewer system. No floor drains were observed in the warehouse portion of the office/warehouse building or the shop building. At the time of the site visit, no significant spills or staining were observed on the subject Property. No signs of improper material disposal were observed at the subject Property.

During the site inspection, two exterior surface drains were observed at the subject Property. The drains were inspected and appeared to be in good condition, with no

significant staining observed. No catch basins or drip pads were observed at the subject Property.

6.4 Local/State Waste Disposal Compliance

At the time of the site visit, the subject Property appeared to comply with local and state waste disposal regulations.

6.5 Storage Tanks

6.5.1 Aboveground Storage Tanks (ASTs)

One approximately 250-gallon double-wall AST was observed in the mechanics work area at the northeast corner of the subject Property in Building 2. This AST stores new motor oil. No significant staining or other evidence of poor material handling practices was observed in the area of this AST.

No evidence of other ASTs or of past ASTs were observed on the subject Property at the time of the site inspection.

6.5.2 Underground Storage Tanks (USTs)

During the site inspection, no evidence of USTs was noted on the subject Property. In particular, the Assessor searched for: fill pipes, vent pipes, areas of abnormal or heavy staining, manways, manholes, access covers, concrete pads not homogeneous with surrounding surfaces, concrete build-up areas potentially indicating pump islands, abandoned pumping equipment, or fuel pumps. In addition, ADR contacted the Regional Water Quality Control Board-Los Angeles Region (RWQCB) and the Santa Fe Springs Fire Department (SFSFD) and reviewed the State Water Resources Control Board's *GeoTracker* database in an effort to determine if USTs have been reported at the subject Property. No records of USTs were located.

However, on May 1, 1959, a building permit covering the installation of a diesel UST was located. Refer to section 8.3 for discussion of this UST.

6.6 Indications of Polychlorinated Biphenyls (PCBs)

6.6.1 PCB-Containing Exterior Electrical Transformers

At the time of the site inspection, six pole-mounted transformers were observed on the subject Property. These transformers appeared to be in good condition showing no damage of past leakage, and are owned by SCE, the electrical provider. Based on the age of construction of the structures on the subject Property (pre-1978), these transformers may contain PCBs. Historically, SCE has assumed responsibility for the cleanup of contamination that has arisen from a leak or release of the dielectric fluid from their equipment.

6.6.2 PCB-Containing Fluorescent Light Fixture Ballasts

Fluorescent light fixtures were observed in the structures on the subject Property. Based upon the date of construction of the structures observed on the subject Property

(pre-1978), it is possible that the ballasts inside the light fixtures contain PCBs. If these ballasts are found to be leaking, require replacement, or are subject to disposal, it would be prudent to identify their chemical content.

6.6.3 PCB-Containing Interior Capacitors, Equipment, or Electrical Transformers

During the on-site inspection, no evidence was observed of other items that could possibly contain PCB-contaminated fluid.

6.7 Solid Waste Disposal

At the time of the inspection, three municipal trash dumpsters and a metal roll off dumpster were observed in the parking areas of the subject Property. At the time of the site inspection, the containers were partially filled with municipal waste and recyclable materials and appeared to comply with local and state solid waste disposal regulations. The waste containers appeared to be in good condition with no obvious signs of spills or improper disposal. At the time of the inspection, ADR also inspected the ground surface around these units to search for evidence of chemical or liquid waste staining or improper disposal; however, none was observed.

6.8 Other Conditions of Potential Concern

6.8.1 Lead Based Paint

Based upon the age of the buildings observed on the subject Property (pre-1978), it is possible that painted building surfaces contain lead-based paint. Significant damage to the visible painted surface areas was not observed during the site inspection. Pursuant to federal and state regulations, all suspect lead-based paint should either be presumed to contain lead or adequate rebuttal sampling should be conducted prior to renovation, including maintenance, or demolition if these activities will cause a disturbance of any suspect lead-based paint or otherwise create a lead hazard.

6.8.2 Air Quality: Indoor and Visible Emissions

No unusual smells, noxious odors, or visual emissions were observed during the inspection of the subject Property.

6.8.3 Radon

According to the US EPA, the county in which the subject Property is located has a Radon Zone Level of 2, which has a predicted average indoor screening level of between 2.0 and 4.0 picocuries per liter (pCi/L). This level is below the EPA response level of 4.0 pCi/L. The subject Property exhibited an unlikely potential for radon contamination based upon the geological characteristics of the area and subject building construction (slab-on-grade foundation).

6.8.4 Limited Mold Evaluation

During on-site observations, a limited mold evaluation was conducted to identify mold growth in the buildings on the subject Property. This evaluation concentrated on the identification of readily visible mold growth and areas of water intrusion that may

present optimal conditions for mold growth. No areas of significant water intrusion were observed. Based on these observations, no suspect mold growth was observed in the structures on the subject Property.

6.8.5 Railroad Right-of-Way

No railroad right-of-way, spurs, or other railroad-related features were observed or identified on the subject Property during the site inspection.

6.8.6 Underground Pipelines

No indicators or evidence of underground petroleum pipelines were observed on the subject Property. In addition, the ADR Assessor searched the National Pipeline Mapping System (NPMS) website to search for evidence of underground pipelines at the subject Property. No underground pipelines were identified on the subject Property. However, a pipeline transporting a liquid hazardous material (likely gasoline) is located beneath Bloomfield Avenue.

6.8.7 Wetlands

Wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plants and animal communities living in the soil and on its surface. Wetlands can be further defined through classification according to the length of time that an area is inundated or saturated by water, and the type of plants and animals an area supports. There are five major wetland classifications: marine, estuarine, lacustrine, riverine, and palustrine. Marine and estuarine wetlands are associated with the ocean and include coastal wetlands, such as tidal marshes. Lacustrine wetlands are associated with lakes, while riverine wetlands are found along rivers and streams. Palustrine wetlands may be isolated or connected wet areas and include marshes, swamps, vernal pools, and bogs. At the time of the site inspection, no visual or physical indicators of wetlands were observed on the subject Property.

6.8.8 Agricultural Use

No agricultural use was observed on the subject Property during the site inspection and review of historical photographs. Therefore, ADR concludes that chemical usage associated with agricultural use does not represent an environmental concern to the subject Property.

7 CURRENT USES OF ADJOINING PROPERTIES

For the scope of this ESA, properties are defined and categorized based upon their physical proximity to the subject Property. An adjoining property is any real property whose border is contiguous or partially contiguous with the subject Property or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream. A neighboring property is any real property located within 0.25 mile of the subject Property's border.

7.1 Adjoining and Neighboring Properties - General Description

At the time of the site inspection, the general area surrounding the subject Property was occupied by commercial and light-industrial properties. The subject Property is bordered by the following:

- North: immediately by, from west to east, Palmer Johnson Power Systems (12020 Bloomfield Avenue), CompAir Southern California (12699 Allard Street) and Ziglift Material Handling (12640 Allard Street), and further by additional commercial and industrial properties.
- South: immediately by Bloomfield Business Center (12150 Bloomfield Avenue), and further by additional commercial and industrial properties.
- East: immediately by a multi-track railroad right-of-way then by, from north to south, a vacant lot (12017 Greenstone Avenue, the former Kobra Dump), Production Transport(12133 Greenstone Avenue, the north portion of former Kalico Dump No. 3) and FedEx (12211 Greenstone Avenue, the south portion of former Kalico Dump No. 3), then by followed by Greenstone Avenue, and further by commercial and industrial properties.
- West: immediately by Bloomfield Avenue then by a California State Hospitals – Metropolitan facility (11401 Bloomfield Avenue), and further by residential development.

7.2 Adjoining and Neighboring Properties Materials Storage

No unusual or suspicious materials handling storage practices were observed on the publicly accessible portions of the adjoining and neighboring properties. The adjoining properties most likely store routine office and cleaning materials in quantities that are unlikely to represent an environmental concern to the subject Property.

Based on observations of materials storage and handling practices and the environmental database review, the current uses of the adjoining and neighboring properties are unlikely to represent an environmental concern to the subject Property.

7.3 Adjoining and Neighboring Properties Wastestream Disposal

No unusual or suspicious wastestream disposal activities were observed on the remaining adjoining and neighboring properties. A cursory inspection of the adjoining properties did not reveal any improper disposal practices at the sites. However, the east adjoining properties were cut and cover landfills from 1954 to 1972; refer to the SWF/LF sub-section

of section 8.1.2 for discussion of these former landfills.

7.4 Railroad Right-of-Way

A railroad right-of-way is located immediately east of the subject Property. This railroad line was constructed prior to 1928. There are potential environmental risks associated with railroad rights-of-way. These risks include the use of pesticides, herbicides, and rodenticides to maintain the tracks, potential spills of transported substances, and the use of creosote in the railroad ties. At the time of the site visit, an inspection was performed on the railroad right-of-way to identify signs of improper chemical or liquid waste staining that could potentially impact the subject Property; however, no improper staining was observed. In addition, the ground surface along the tracks appeared to be free of significant staining. ADR concludes that the spur does not represent an environmental concern to the subject Property and recommends no further investigation regarding this issue.

8 RECORDS REVIEW

8.1 Standard Environmental Records Sources

ADR states that all databases reviewed as part of this ESA were determined to be sufficiently complete and sufficiently current to serve as the basis for ADR's opinions expressed. The subject Property was listed in the RCRA (3X), FINDS (3x), ECHO (2x), HAZNET (6X), HWTS (6X), NPDES (2X), CIWQS (2x), CERS HAZWASTE, CA CERS (3X), and CA EMI (2X) databases supplied by EDR. Refer to the respective subsections of sections 8.1.1, 8.1.2 and 8.1.3 for information regarding these listings. A detailed listing and a map showing all sites supplied by EDR are included in the appendix.

8.1.1 Review of Federally Reported Environmental Data

Results of the federal regulatory records search follow. Each section begins with a description of the database searched and the agency that compiles it.

National Priorities List (NPL) of Superfund Sites:

The NPL is the EPA's database of over 1,200 hazardous waste sites currently identified and targeted for priority cleanup action under the Superfund Program. A search of the 2020 National Priorities List identified one (1) Superfund site within the 1.0-mile database search range. Based on its distance (>0.5 miles) from the subject Property and its cross-gradient location with respect to groundwater flow direction, it is unlikely that this site represents an environmental concern to the subject Property.

Superfund Enterprise Management System (SEMS):

The SEMS list tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities in support of the EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 1003 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the NPL and the sites which are in the screening and assessment phase for possible inclusion on the NPL. A search of the 2020 SEMS database identified two (2) sites within the 0.5-mile database search range. It is unlikely that these sites represent an environmental concern to the subject Property due to their distance (>0.2 miles) from the subject Property, their regulatory status (certified as having been satisfactorily remediated or no action required), and/or their cross- or down-gradient locations with respect to groundwater flow direction.

Superfund Enterprise Management Systems Archive (SEMS-Archive):

SEMS-Archive tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS-Archive by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the NPL unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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. A search of the 2020 SEMS-Archive database identified eight (8) sites including the northernmost east adjoining property within the 0.5-mile database search range. The Kobra, Inc. facility (12027 Greenstone Avenue) is a closed landfill site. Refer to the SWF/LF sub-section of section 8.1.2 for further discussion of this facility. It is unlikely that the remaining sites represent an environmental concern to the subject Property due to their distance (>0.15 miles) from the subject Property, their regulatory status (certified as having been satisfactorily remediated or no further action required), and/or their cross- or down-gradient locations with respect to groundwater flow direction.

Emergency Response Notification System (ERNS):

The ERNS database is the historical record of all reported releases of oil and other hazardous substances. A search of the 2020 ERNS database did not identify a release on the subject Property.

Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposals (TSD) Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA-TSD facilities database is the composite of reporting facilities that store, transport, treat, or dispose of controlled or hazardous waste. Identification on this list does not indicate that a site has impacted the environment. A search of the 2020 RCRA-TSD facilities database identified one (1) site within the 0.5-mile database search range. It is unlikely that this site represents an environmental concern to the subject Property due to its distance (>0.3 miles) from the subject Property, regulatory status (certified O&M - land use restrictions only), and its down-gradient location with respect to groundwater flow direction.

Resource Conservation and Recovery Act (RCRA) Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA facilities database is the composite of reporting facilities that generate hazardous waste. Identification on this list does not indicate that a site has impacted the environment. A search of the 2020 RCRA facilities database identified two (2) large quantity generator sites including the south adjoining property, eleven (11) small quantity generator sites including the subject Property (National Metal Fabrication Inc.) and the westernmost north adjoining property, one (1) very small generator site, and twenty-three (23) former generator sites including the subject Property (Crown Fence Co. and Master Powder Coating), the north adjoining properties, a south adjoining site, and the east adjoining properties within the 0.25-mile database search range. No violations were noted for the subject Property listings. Refer to HAZNET for details regarding hazardous waste generation from the subject Property.

The south adjoining property (Precision Control Finishing at 12150 Bloomfield Avenue, Suite D) is identified as a large quantity generator with several violations that were generally administrative in nature and were corrected. A second south

adjoining facility (Fernando's Hardware and Lumber at Suite P) is identified as a historic generator of hazardous materials with no violations. Based on their down-gradient locations with respect to groundwater flow direction, it is unlikely listings represent an environmental concern to the subject Property.

The east adjoining properties (12027 and 12133 Greenstone Avenue across the railroad right-of-way) are identified as historic generators of hazardous waste with no violations. Based on their distance (>100 feet) from the subject Property and their regulatory status (no violations), it is unlikely these listings represent an environmental concern to the subject Property. Refer to the SWF/LS sub-section of section 8.1.2 for further discussion of these sites.

The westernmost north adjoining property (12020 Bloomfield Avenue) is identified as a small quantity generator and as a historic generator of hazardous waste with no violations. The north adjoining properties at 12630 and 12640 Allard Street are identified as historic generator sites with no violations. Based on their regulatory status (no violations and/or not identified on a database that indicates an adverse impact to the environment), it is unlikely these listings represent an environmental concern to the subject Property.

It is unlikely that the remaining sites represent an environmental concern to the subject Property due to their distance (>400 feet) from the subject Property, their regulatory status (no violations and/or not identified on a database that indicates an adverse impact to the environment), and/or their cross- or down-gradient locations with respect to groundwater flow direction.

RCRA Corrective Action (RCRA-CA) Sites:

The RCRA-CA (CORRACTS database) report contains information pertaining to facilities that have conducted, or are currently conducting, corrective actions as regulated by the Resource Conservation and Recovery Act. A search of the 2020 RCRA-CA list identified one (1) site within the 1.0-mile database search range. Based on its distance (>0.5 miles) from the subject Property and its cross-gradient location with respect to groundwater flow direction, it is unlikely that this site represents an environmental concern to the subject Property.

Facility Index System (FINDS) Report:

The FINDS Report is a computerized inventory of all facilities that are regulated or tracked by the U.S. Environmental Protection Agency. These facilities are assigned a unique identification number that serves as a cross-reference for databases in the EPA's program system. Identification on this database does not indicate that a site has impacted the environment. A search of the 2020 FINDS database identified the subject Property (3X) – National Metal Fabrication Inc., Master Powder Coating and Crown Fence Co. These listings are the result of these tenants being listed on the State Master List, being identified as a RCRA or National Pollutant Discharge Elimination System (NPDES) site, or being identified on the air emissions inventory database. Refer to the NPDES, HWTS and EMI sub-sections of section 8.1.2 for further information regarding these listings.

Enforcement and Compliance History Information Database (ECHO):

The EPA's ECHO system incorporates data from the Facility Registry Service (FRS) to link records representing data about the same facility across different programmatic database systems. ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. Identification on this database does not indicate that a site has impacted the environment. A search of the 2020 ECHO database identified the subject Property (2X) – Crown Fence Co. and Master Powder Coating. These listings are the result of these tenants being listed on the RCRA and/or NPDES database. Refer to the HWTS and NPDES sub-sections of section 8.1.2 for further discussion of these listings.

Toxic Chemical Release Inventory System (TRIS):

TRIS identifies facilities that release over 300 toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313, or that are transported off site. A search of the 2018 TRIS database did not identify the subject Property.

FIFRA and TSCA Tracking System (FTTS):

Sites inspected or in violation of the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), the Toxic Substances Control Act (TSCA) or the Emergency Planning and Right-to-know Act (EPCRA) are tracked by the EPA's FTTS. A search of the 2009 FTTS database did not identify the subject Property.

8.1.2 Review of California Reported Environmental Data

Results of the California regulatory records search follow. Each section begins with a description of the database searched and the state agency that compiles it.

Hist CalSites Database:

The Historic CalSites database contains potential or confirmed hazardous substance release properties and includes the former ASPIS (Abandoned Sites Program Information System) database. This database was created since the Department of Toxic Substances and Control (DTSC) no longer updates the CalSites database. A search of the 2005 Hist CalSites database identified three (3) sites within the 1.0-mile database search range. Based on their distance (>0.2 miles) from the subject Property and/or their cross- or down-gradient locations with respect to groundwater flow direction, it is unlikely that these sites represent an environmental concern to the subject Property.

Response Database (Response):

The Response database identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk sites. A search of the 2020 Response database identified four (4) sites within the 1.0-mile database search range. Based on their distance (>0.2 miles) from the subject Property, their cross- or down-gradient locations with respect to groundwater flow direction, and/or their regulatory status (certified as having been satisfactorily remediated or land use restrictions with

operations and maintenance (O&M) program), it is unlikely that these sites represent an environmental concern to the subject Property.

EnviroStor Database:

The DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) *EnviroStor* database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including military facilities, and State Superfund; Voluntary Clean-up sites; and school sites. *EnviroStor* provides similar information to the information that was available in CalSites, and provides additional site information including, but not limited to, identification of formerly contaminated properties that have been released for re-use, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. A search of the 2020 *EnviroStor* Database identified twenty-three (23) sites including the south adjoining property (Precision Control Finishing) within the 1.0-mile database search range.

Refer to the CPS-SLIC sub-section of section 8.1.2 for discussion of the south adjoining property (Precision Control Finishing). It is unlikely that the remaining sites represent an environmental concern to the subject Property due to their distance (>500 feet) from the subject Property, their regulatory status (certified as having been satisfactorily remediated, no further action required or no action required), and/or their cross- or down-gradient locations with respect to groundwater flow direction.

California Bond Expenditure Plan (BEP):

The BEP database identifies sites for which a site-specific expenditure plan has been prepared as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. A search of the 1989 BEP database identified one (1) site within the 1.0-mile database search range. It is unlikely that this site represents an environmental concern to the subject Property due to its distance (>0.3 miles) from the subject Property, regulatory status (certified with land use restrictions and O&M), and down-gradient location with respect to groundwater flow direction.

Leaking Underground Storage Tanks (LUSTs):

The California Water Resources Control Board, in cooperation with the Office of Emergency Services, maintains an inventory of LUSTs in a statewide database. A search of the 2020 LUST database identified twenty-six (26) reported leaking underground tank sites including the east adjoining properties within the 0.5-mile database search range. According to information provided by EDR, 25 of these cases including the two east adjoining property cases are closed. Based on their regulatory status, it is unlikely the east adjoining property listings represent an environmental concern to the subject Property. Based on their distance (>200 feet) from the subject Property, their cross- or down-gradient locations with respect to groundwater flow direction, and/or their regulatory status (case closed), it is unlikely that the remaining sites represent an environmental concern to the subject Property.

Cortese Database:

The Cortese list contains hazardous waste and substance sites compiled pursuant to Assembly Bill 3750 (Cortese, Chapter 1048, Statutes of 1986). The information included in this list comes from the State Department of Health Services (public drinking water wells with detectable levels of contamination; hazardous substance sites selected for remedial action; historic Cortese sites; and sites with known toxic material identified through the abandoned site assessment program). This includes the State Water Resources Control Board (sites with known USTs having a reportable release), and the California Waste Management Board (solid waste disposal facilities from which there is a known migration). A search of the 2001 Historic Cortese database and the 2020 Cortese database identified forty-nine (49) sites including the east adjoining properties within the 0.5-mile database search range. Most of these listings are redundant. According to information provided by EDR, all of the sites identified on the Cortese database including the east adjoining properties are closed.

Based on their regulatory status, their distance (>100 feet) from the subject Property, and their cross-gradient location with respect to groundwater flow direction, it is unlikely the east adjoining properties listings represent an environmental concern to the subject Property. Based on their distance (>200 feet) from the subject Property, their cross- or down-gradient location with respect to groundwater flow direction, and/or their regulatory status (closed), it is unlikely that the remaining sites represent an environmental concern to the subject Property.

Solid Waste Facilities/Landfill Database (SWF/LF):

Solid Waste Facilities/Landfill Database (SWF/LF) records comprise an inventory of solid waste disposal facilities or landfills. A search of the 2019 SWF/LF database identified ten (10) sites including the east adjoining properties (former Kobra Dump and former Kalico Dump No. 3) within the 0.5-mile database search range.

According to an Environmental Solutions, Inc. (ESI) September 1991 report "Combined Solid Waste Assessment Test (SWAT) Report, Former Kalico Dump No. 1, Former Kobra Dump and Former Kalico Dump No. 3, Santa Fe Springs, California" prepared for the California Regional Water Quality Control Board Los Angeles Region (Region 4) that was obtained from the online *Geotracker* database, a SWAT investigation was performed at the three contiguous former solid waste dump sites (Kalico Dump No. 1 at 11801 Bloomfield Avenue (northernmost dump site), Kobra Dump at 12027 Bloomfield Avenue (northernmost east adjoining property), and Kalico Dump No. 3 at 12201 Bloomfield Avenue (southernmost east adjoining property)). The purpose of the SWAT investigation was to determine if there was evidence to indicate that the dumps contained potentially hazardous materials that had leaked into the underlying groundwater. The three contiguous sites were originally excavated in the mid-1950s as borrow pits to supply clean fill soil for construction of ramps and embankments for the nearby Santa Ana Freeway (Interstate 5).

The sites were operated separately as cut and cover dumps between 1954 and 1972. Since their closure, the sites have been used for such commercial or industrial activities as storage yards, trucking terminal facilities, and asphalt crushing operations. The combined SWAT investigation addressed the three sites collectively due to their contiguous spatial relationship, small size and similarity in historical disposal operations. This collective or combined approach was approved by the

California RWQCB with the agreement of the various site owners and/or potential responsible parties.

The Kobra Dump (the middle dump) was operated as a Class II cut and cover solid waste disposal facility from 1961 to 1972 (Industrial Waste Permit No. 2639). The facility accepted inert non-decomposable solids including some organic materials such as oil-soaked excelsior, wood and roofing tar paper; however, semi-liquids such as paint sludges and drilling muds were also permitted. The amount of oil, total dissolved solids, chloride, boron and sodium in the drilling muds was limited. In 1964 and 1965, an average of 75 barrels per month of drilling mud was accepted. The waste was typically placed by dumping from the back of a truck and covered with a minimum of 9 inches of soil at the end of each day. The soil was obtained from onsite borrow activities. This dump was permitted to excavate to a depth of 45 feet and was closed in August 1972.

The Kalico Dump No. 3 (the southern dump) was operated as a Class I cut and cover solid waste disposal facility from 1956 to 1962 (Industrial Waste Permit 2265). The facility was permitted to accept solid wastes such as asbestos, dry mud cake from oil field sumps, paint sludge, oil-soaked excelsior and dried paint in drums. Disposal of household garbage unless it was incidental. Permitted liquids included rotary drilling muds, automobile wash rack and steam cleaning sludge, paint sludge from spray booths, cutting oils, and sludge from the separation chambers from the Hyperion Sewage Treatment Plant. Fill (disposed materials) was covered at the end of each day with a layer of soil obtained from onsite borrow activities. This dump was excavated to a depth of 45 feet and was closed in November 1962. The latest groundwater sampling event (September 2020) performed by Tetra Tech reported low levels of volatile organic compounds (VOCs) and petroleum hydrocarbons in the gasoline and diesel ranges at low concentrations in two monitoring wells located south of the southeast corner of the subject Property on the west side of the railroad right-of-way.

Based on their distance (circa 100 feet) from the subject Property, the groundwater sampling results, and the groundwater flow direction, it is unlikely these former dumps represent an environmental concern to the subject Property, with the exception for the potential of methane gas encroachment. Refer to the Santa Fe Spring Fire Department subsection of Section 8.1.3 for additional information regarding methane.

Solid Waste Assessment Test Database (SWAT):

The SWAT database comprises an inventory of landfills investigated for potential groundwater impacts. A search of the 2000 SWAT database identified four (4) sites including the east adjoining former Kobra Dump (2X) within the 0.5-mile database search range. Refer to the SWF/LF sub-section above for discussion of this site. Based on their distance (>0.1 miles) from the subject Property and their cross-gradient locations with respect to groundwater flow direction, it is unlikely the remaining sites represent an environmental concern to the subject Property.

Underground Storage Tanks (USTs):

USTs are regulated under Subtitle I of the RCRA and must be registered with the State of California. These are registered USTs only, and identification on this list does not indicate that the site has impacted the environment. A search of the 2020

California State Water Resources Control Board (SWRCB), the 1994 California Environmental Protection Agency UST, 1994 SWEEPS UST, and the 1990 SWRCB historical UST databases forty-one (41) sites including the east adjoining properties – Silvey Transportation and Keddaway Truck Lines - within the 0.25-mile database search range. Several of these listings are redundant. According to information provided by EDR, the east adjoining properties reported releases and those LUST cases were closed. Based on their distance (>100 feet) from the subject Property and their regulatory status, it is unlikely these east adjoining property listings represent an environmental concern to the subject Property. Based on their regulatory status (case closed or no release reported), their distance (>200 feet) from the subject Property, and/or their cross- or down-gradient locations with respect to groundwater flow direction, it is unlikely the remaining sites represent an environmental concern to the subject Property.

Waste Discharger System (WDS) Report:

The WDS report contains information for all regulated wastewater and hazardous waste discharges to public waterways, groundwater or sewer systems in California. Identification on this list does not necessarily indicate that a site has impacted the environment. A search of the 2007 WDS database did not identify the subject Property.

Cleanup Program Sites Spills, Leaks, Investigations and Cleanups (CPS-SLIC) Database:

The CPS-SLIC database is maintained by the State Water Resources Control Board and contains information for all reported hazardous material/waste surface or groundwater contamination investigations in California. A search of the 2020 CPS-SLIC database identified seven (7) sites including the south adjoining property (Precision Control Finishing) within the 0.5-mile database search range. According to information provided by EDR, the south adjoining property case is closed. Based on its down-gradient location with respect to groundwater flow direction and its regulatory status, it is unlikely this site represents an environmental concern to the subject Property. Based on their distance (>450 feet) from the subject Property, their cross- or down-gradient locations with respect to groundwater flow direction, and/or their regulatory status (case closed or no further action required), it is unlikely that the remaining sites represent an environmental concern to the subject Property.

Hazardous Waste Tracking System (HWTS):

The HWTS is the DTSC's data repository for hazardous waste Identification (ID) numbers and manifest information. HWTS generates reports on hazardous waste shipments for generators, transporters, and TSDFs. Inclusion on this list identifies a site as a likely generator of hazardous waste. However, identification on this list does not indicate that a site has impacted the environment. A search of the 2020 HWTS database identified the subject Property (6X). ADR also reviewed the online HWTS database. Information obtained from the online HWTS is summarized in the table below.

Firm Name and Address	Generator No.	Additional Information
A&A Associates Inc. 12118 Bloomfield Avenue (subject Property)	CAL000031980	The generator number was entered into the HWTS in May 1990 and was inactive by June 1998. Four manifests dates 1995 and 1996 covering the disposal of approximately 2.1 tons of unspecified solvent mixture are associated with this generator number.
Crown Fence Co. 12118 Bloomfield Avenue (subject Property)	CAL000207520	The generator number was entered into the HWTS in August 1999 and remains active. Six 2006-2020 waste manifests associated with this generator number covered the disposal of approximately 0.95 tons of unspecified solvent mixture, unspecified oil-containing waste, unspecified organic liquid mixture and other organic solids are associated with this generator number.
Penn Wilson CNG 12118 Bloomfield Avenue (subject Property)	CAC002103824	The generator number was entered into the HWTS on an unknown date and was inactive by October 1998. One 1998 waste manifest covering the disposal of approximately 2.7 tons of unspecified oil-containing waste, off-spec. or aged inorganics, empty containers, waste oil and off-spec. or aged organics are associated with this generator number.
National Metal Fabrication Inc. 12118 Bloomfield Avenue (subject Property)	CAR000148395	The generator number was entered into the HWTS in June 2004 and was inactive by June 2006. 16 waste manifests dated 2003 – 2007 covering the disposal of approximately 8 tons of unspecified aqueous solution, hydrocarbon solvents and other organic solids are associated with this generator number.
Master Powder Coating Inc. 12118 Bloomfield Avenue (subject Property)	CAL000321693	The generator number was entered into the HWTS in July 2007 and was inactive by June 2019. Seven waste manifests dated 2012 - 2016 covering the disposal of approximately 6.1 tons of unspecified organic liquid mixture, other inorganic solid waste and latex waste are associated with this generator number.

Based on the above information above, several current and historical occupants of the subject Property have generated hazardous waste. However, since there is evidence that these wastes were properly handled and disposed, it is unlikely these listings represent an environmental concern to the subject Property. Copies of the Handler Profile reports obtained from the DTSC database are included in the appendix.

Facility and Manifest Data (HAZNET):

The HAZNET database is information extracted from the copies of hazardous waste manifests received each year by the DTSC. Inclusion on this list identifies a site as a likely generator of hazardous waste. However, identification on this list does not indicate that a site has impacted the environment. A search of the 2019 HAZNET database identified the subject Property (6X). Refer to the HWTS section above for additional details related to the waste generated by these operations.

Dry Cleaners:

The Department of Toxic Substances Control maintains a list of dry cleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaning agents; linen supply; coin-operated laundries and cleaning; dry cleaning plants, except rugs;

carpet and upholstery cleaning; industrial launderers; laundry and garment services. A search of the 2020 Dry Cleaners database did not identify the subject Property.

California Hazardous Material Incident Reporting System (CHMIRS)

CHMIRS contains information on reported hazardous material incidents (accidental releases or spills). A search of the 2019 CHMIRS database did not identify the subject Property.

Emissions Inventory (EMI):

The EMI database contains information for all reported air quality related emissions in California. A search of the 2017 EMI database identified the subject Property (one former tenant was listed 2X). Refer to the AQMD sub-section of 8.1.3 for discussion of the subject Property.

National Pollutant Discharge Elimination System (NPDES):

The NPDES database contains information regarding NPDES permits, including stormwater permits, issued by the SWRCB. A search of the 2020 NPDES database identified the subject Property (2X). Refer to the RWQCB sub-section of section 8.1.3 for discussion of the subject Property.

California Integrated Water Quality System (CIWQS):

The CIWQS database is a computer system used by the state and regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities. A search of the 2020 CIWQS databased identified the subject Property (2X). These listings are the result of the subject Property being identified on the NPDES database. Refer to the NPDES sub-section above for discussion of the subject Property.

CERS Hazardous Waste (CERS HAZ WASTE) Database:

The CERS HAZ WASTE database is maintained by the California Environmental Protection Agency (CalEPA) and tracks sites that fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA Large Quantity Hazardous Waste Generator programs. A search of the 2020 CERS HAZ WASTE database identified the subject Property – National Metal Fabrication Inc. This listing is due to this former occupant of the subject Property having been a generator of hazardous waste. Refer to the HWTS sub-section above for discussion of the wastes generated.

CERS Database:

The CERS database is maintained by the California Environmental Protection Agency (CalEPA) and combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials. A search of the 2020

CERS database identified the subject Property (National Metal Fabrication Inc. (2X) and Crown Fence Co.). Crown Fence Co. is listed due to its industrial stormwater discharge permit and violations associated with that permit; refer to the NPDES sub-section above for discussion of Crown Fence Co. National Metal Fabrication Inc. is listed due to its air emissions; refer to the AQMD sub-section of section 8.1.3 for discussion of this former occupant of the subject Property.

California Environmental Reporting System (CERS) Tanks:

The CERS Tanks database lists sites in the CalEPA Regulated Sites portal that fall under the AST or UST regulatory programs. A search of the 2020 CERS Tanks database did not identify the subject Property.

8.1.3 County/Local Agency Records Search

Following is a discussion of records searches performed or personal/telephone contacts made with the appropriate local government agencies for environmental issues, relative to the subject Property.

Santa Fe Springs Fire Department (FD):

The ADR Assessor reviewed the FD files pertaining to the subject Property in an effort to determine whether any responses to incidents involving the spill or release of hazardous materials, hazardous material handling violations and/or USTs had been reported at the subject Property. From this search, the following information was obtained.

Crown Fence Co.:

11/20/1999 - Crown Fence Co. was issued a notice of violation (NOV) and directed to label their hazardous waste containers, submit a Hazardous Materials Business Plan (HMBP), to remove a 55-gallon drum of gasoline and to store fuel in approved containers.

7/17/2002 – NOV for operating an unpermitted spray paint booth.

8/17/2002 – NOV in which the FD directed Crown Fence Co. to discontinue washing their vehicles at the subject Property and reduce the quantity of flammable liquids to less than 60 gallons or use flammable liquids storage cabinets, which would permit storage of up to 120 gallons.

10/22/2002 - Crown Fence Co. generated up to 150 gallons of waste coolant annually in their vehicle maintenance shop.

11/12/2003 – NOV for failure to respond to the 7/17/2002 NOV.

3/22/2006 - Crown Fence Co. was directed to properly label hazardous waste storage containers. It was noted that Safety Kleen picked up their waste paint and paint sludge.

9/27/2009 – NOV for improper disposal of paint gun cleaning solvent - Crown Fence Co. was allowing the acetone (the solvent) to evaporate and then disposing of the sludge as municipal waste.

10/31/2012 – Inspection confirmed Crown Fence Co. no longer washed vehicles at the subject Property, that Safety Kleen serviced the parts washer, and that rags with acetone were being disposed.

8/22/2015 – NOV for failure to service parts cleaner within the past 12 months, failure to label hazardous material containers, and failure to lid hazardous waste containers when not in use.

9/21/2018 - NOV for failure to label hazardous material containers and failure to lid hazardous waste containers when not in use; both violations corrected during the inspection. FD noted that used oil and used oil filters were picked up and hauled off site by Action Oil Service, LLC and that Crown Fence Co. had a HMBP on file.

Master Powder Coating:

8/23/2007 – This was an inspection of a new business. The FD issued a NOV for failure to label hazardous material containers and failure to lid hazardous waste containers when not in use.

9/30/2010 – A complaint alleging that dust from a sandblasting operation was blowing onto an adjoining property was filed.

10/3/2010 – NOV for improper handling of contaminated shop towels and rags, and disposing of spray paint booth filters as a municipal waste when they were hazardous due to the concentration of zinc.

7/19/2012 – NOV for failure to implement corrective actions promised after a 2010 inspection, failure to properly label hazardous material storage containers, failure to label empty containers "EMPTY," and failure to produce a hazardous waste manifest for the spray paint booth filters, which had been characterized and contained 67,900 milligrams per kilogram (mg/kg) zinc, well above the TTLC of 5,000 mg/kg.

National Metal Fabrication Inc.:

4/11/2005 – A complaint alleged unlawful disposal of waste spray paint booth filters. The FD inspected the facility on April 19, 2005, and determined the waste filters were being properly disposed.

Regional Water Quality Control Board (RWQCB):

The ADR Assessor contacted the RWQCB and searched the on-line *GeoTracker* database in an effort to determine if USTs/LUSTs or hazardous material incidents have been reported at the subject Property address. According to Ms. Younga Choi with the RWQCB, the RWQCB has no records pertaining to the subject Property with the exception of records pertaining to stormwater discharges; ADR was referred to the Stormwater Multiple Application and Report Tracking System (SMARTS) to obtain these records. The subject Property is not identified in the *GeoTracker* database.

According to information obtained from SMARTS, on January 20, 2005, National Metal Fabrication, Inc. at 12118 Bloomfield Avenue submitted a "Notice of Intent" (NOI) to discharge stormwater associated with industrial activity. No Waste Discharge Identification number (WDID) was issued and no violations were noted.

On September 15, 2015, Crown Fence Co. submitted a NOI to discharge stormwater associated with industrial activity and was issued WDID number 4 19I020864. Crown Fence Co. submitted a January 31, 2017, "Level 1 ERA Report" indicating exceedances for aluminum, iron, zinc and nitrogen compounds that originated from sources at the subject Property. The sources identified were the outdoor storage areas, indoor production areas, and operational equipment. On November 30, 2018, and December 17, 2019, "Level 2 ERA Reports" indicated exceedances of the same metals/compounds. On February 26, 2020, Crown Fence Co. was issued a notice of violation (NOV) for failure to submit a plan to prevent future exceedances. Crown Fence Co. has a "Stormwater Pollution Prevention Plan" (SWPPP) that was effective February 2017. Based on these records, the industrial stormwater discharges from the subject Property do not represent an environmental concern to the subject Property although Crown Fence Co. needs more consistent implementation of its SWPPP. Copies of pertinent records obtained from the SMARTS database are included in the appendix.

A summary of the east adjoining Kobra Dump and Kalico Dump No. 3 that was obtained from *GeoTracker* is discussed in the SWF/LF sub-section of section 8.1.2.

South Coast Air Quality Management District (AQMD):

The ADR Assessor contacted the AQMD and searched the FIND database in an effort to determine whether any permits involving air-pollution control technology had been reported at the subject Property. From this search, the following information was obtained. Copies of the records obtained are included in the appendix of this ESA.

A&A Associates was issued permit #M51813 on July 14, 1985, to operate a spray paint booth.

Sharpc Co dba Kelly Pipe Co. was issued permit #F11016 on August 15, 1997; the booth had been removed by May 24, 2000, and the company was no longer at the subject Property by March 15, 2006.

National Fence Manufacturing Inc. coated ornamental iron and was issued permit #F61563 on June 11, 2003, to operate a spray paint booth and permit #F64616 on November 7, 2003, to operate a spray paint booth. A January 4, 2004, inspection determined the company was compliant with AQMD regulations.

National Metal Fabrication Inc. (formerly known as National Fence Manufacturing Inc.), on February 5, 2005, was issued permits #F74772 and #F74774 to operate two solvent spray paint booths. A complaint alleging excessive fumes emanating from this business was filed and, on March 15, 2006, the AQMD inspector noted that the business was no longer at this address.

Master Powder Coating, on August 6, 2006, was issued permit #F83527 to operate blasting equipment, permit #F83528 to operate a powder coating spray booth (previously permitted on March 29, 2006), and permit #F83530 to operate a solvent spray paint booth (previously permitted on April 4, 2006). Three complaints by neighbors alleging visible dust and overspray onto cars and trucks were made on February 19, 2005, December 5, 2006, and March 5, 2015. Inspections conducted on December 6, 2006, and March 6, 2015, determined the company was compliant with AQMD regulations. A December 8, 2006, inspection resulted in a notice to

comply (NTC): 1) replace tarpaulin covering fines hopper in dust collection equipment, 2) install a manometer on spray paint booth, 3) maintain required records pertaining to VOC usage, and 4) post the permit to operate (PTO) the spray paint booth within 25 feet of the booth. An October 21, 2011, inspection resulted in a NTC for failure to maintain records pertaining to VOC usage. An October 25, 2013, inspection resulted in a NTC for failure to maintain oven maintenance records and VOC emission records, operating unpermitted blasting equipment, and for failure to collect dust in a closed container. An October 13, 2015, reported that Master Powder Coating had moved approximately three months earlier and had taken all of their permitted equipment with the exception of a spray paint booth, which Crown Fence Co. they may put back into operation in about a year.

National Fence Manufacturing Inc., National Metal Fabrication Inc. and Master Powder Coating operated in Building 2.

Crown Fence Co. was inspected on March 5, 2006, after a complaint alleging they were painting without a paint booth and there were excessive fumes and paint overspray. The AQMD inspector issued NTC #D04052 directing the company to use a compliant solvent (Crown Fence Co. switched to Zep aqueous solvent), operating an unpermitted spray paint booth, and failure to maintain usage records. Crown Fence Co. was issued permit #F84018 to operate a solvent spray paint booth. Subsequent inspections of Crown Fence Co. in November 2011, August 2013, August 2016 and December 2018 reported that Crown Fence Co. was compliant.

Department of Toxic Substances Control (DTSC):

The ADR Assessor contacted the DTSC and reviewed the DTSC's *EnviroStor* database in an effort to determine if USTs/LUSTs, spills, site cleanup, remediation or hazardous material incidents have been reported at the subject Property address. No records concerning USTs/LUSTs, spills, site cleanup, remediation or hazardous material incidents were available on the *EnviroStor* website. According to Mr. Glenn Castillo with the DTSC, the DTSC has no records pertaining to cleanup actions, remediation or hazardous material incidents at the subject Property address. In addition, the subject Property was not identified on the *EnviroStor* database.

County Sanitation Districts of Los Angeles County (CSDLAC):

The ADR Assessor submitted a FOIA request to the County Sanitation District of Los Angeles County (CSDLAC) in an effort to determine if permits were issued for wastewater treatment operations, clarifiers or related issues at the subject Property. From this search, the following information was obtained. Copies of the CSDLAC response letter and records are included in the appendix.

In April 2010 and February 2013, Master Powder Coating was inspected and no industrial wastewater was generated. In July 2016, the inspector noted that Master Powder Coating was no longer at this site.

California Department of Conservation, Geologic Energy Management Division (GEM):

The Department of Conservation, Geologic Energy Management Division (GEM) prepares and publishes oil, gas, and geothermal maps for the State of California. The GEM updates these comprehensive maps weekly with the most current well data

and post the information on its website at <https://www.conservation.ca.gov/calgem>. According to the GEM website for the area of the subject Property, no active or abandoned wells are located on the subject Property. An idle oil and natural gas well (API 0403705867) is located approximately 365 feet north of the subject Property.

City of Santa Fe Springs (SFS):

The ADR Assessor reviewed the SFS Methane Zone Map. The subject Property is located in a methane zone due to its location within 1,000 feet of the former Kalico and Kobra Dumps. A copy of this map is included in the appendix.

A former oil and gas well is located approximately 365 feet north of the subject Property and former landfills are located less than 100 feet east of the subject Property. According to the City of Santa Fe Springs Municipal Code Section 117.131, for new property owners of existing structures on properties within 500 feet of former wells or within 1,000 feet of former landfills, the following should be performed: install soil gas monitoring wells and perform initial monitoring of the subsoil to determine levels of soil gases. For initial monitoring, each of the wells shall be sampled at least two times within a period of seven days; if the initial monitoring reveals methane levels of less than 25% of the Lower Explosive Limit (*i.e.*, 1.25% by volume in air or 12,500 ppm(v), monitor for methane quarterly for one year; if the quarterly monitoring reveals methane levels of less than 1.25% by volume in air during the first year, the system shall be monitored annually thereafter. In cases where methane levels are less than 0.125% by volume in air, the Fire Chief may waive by request the annual monitoring requirement. If monitoring reveals methane in excess of 1.25% by volume in air, a protective mitigation system shall be installed. Protection may take the form of an active venting system that provides a rate of four air exchanges per hour, a gas detection system, or a cross ventilation system with vents in the roof area and near the floor.

8.2 Vapor Encroachment Conditions

ADR has performed a Vapor Encroachment Screening (Tier 1) in general accordance with the scope of work and limitations of ASTM Standard Practice E 2600-15 for the subject Property. The purpose of this Vapor Encroachment Screening (Tier 1) was to identify existing or potential Vapor Encroachment Conditions (VEC) (as defined by ASTM Standard E 2600-15) affecting the subject Property. No releases were identified that would represent a VEC in connection with the subject Property. As such, no further assessment is recommended.

8.3 Synopsis of Previous Environmental Investigations

ADR was provided previous environmental investigations of the subject Property that are summarized below. Copies of these reports as-provided to ADR are included in the appendix.

An October 2, 1998, "Phase I Environmental Site Assessment" prepared by SCS Engineers (SCS): The subject Property was occupied by A&A Associates, a manufacturer of steel cellular transmission towers. SCS described the subject Property as an approximately 5 acre site. The office building had metal and plastic partitions. Building 1 was an L-shaped building with two crane ways where metal cutting and welding operations were conducted. Building 2 was a nearly empty warehouse. South of Building 2 was a shed where hazardous

materials were stored including several 55-gallon, 30-gallon and 5-gallon containers of motor oil, hydraulic oil, and compressor fluids; two 55-gallon drums were stored in secondary containment. Building 3 was used for parts storage. Near the east exterior wall of Building 3 was a pipe that appeared to have been cut to its present-day height of about 5 feet, and an approximately 4.5 by 8 foot area of patched asphalt that was noted as suspect location of a former UST. In addition, two empty 30-gallon drums labeled perchloroethylene (PCE) were observed outside of Building 3; however, no record of PCE usage at the subject Property was contained in the Fire Department records. Building 4 contained a machine shop and, beneath a roof on the east side of the building, SCS observed three 55-gallon drums of hydraulic oil and machine oil. SCS reported that a February 1955 letter from the County Office of Environmental Health to the County Building and Safety office approved the use of 1,200-gallon septic tank with effluent discharging to seepage pits, and a permit to install this septic system was issued in February 1955. SCS noted that only domestic toilets and sinks were observed during their site inspection. In May 1959, a second septic system was permitted to serve an office and truck maintenance building that was also permitted in May 1959 and was noted "domestic waste only." In December 1966, a permit was issued to abandon the septic systems and connect to the sewer. SCS did not identify the former septic systems as an environmental concern, apparently because they were limited to domestic waste only. ADR concurs with this conclusion. SCS concluded that because a building permit had been issued in 1959 for the installation of a diesel UST and a suspect area where this UST may have been located was identified near Building 3, SCS recommended a geophysical investigation and a limited subsurface investigation in this area. In addition, SCS concluded the subject Property lies within 1,000 feet of former landfills and is located within a city methane zone, SCS recommended a soil gas survey. SCS also recommended the source of the empty PCE drums be determined.

A November 18, 1998, "Limited Site Assessment" prepared by John L. Hunter and Associates, Inc. (JLH): On October 26, 1998, two borings were advanced in the suspected UST locations outside the east wall of Building 3 and outside the south wall of Building 4 after the areas were surveyed with a metal detector to ensure that no USTs or piping were located in the area of the proposed borings. The boring south of Building 4 was advanced to 40 feet bgs and soil samples were collected at 20, 30 and 40 feet bgs. The boring east of Building 3 was advanced to a depth of 20 feet bgs and samples were collected from 10 and 20 feet bgs. The soil samples were analyzed for total petroleum hydrocarbons (TPH); benzene, toluene, ethyl benzene and xylenes (BTEX); and methyl tertiary butyl ether (MtBE). Xylenes were detected at a concentration of 6.6 parts per billion (ppb) at 20 feet bgs in the boring south of Building 4. No other contaminants were detected. JLH converted the borings to 20 foot deep vapor monitoring wells and, on October 30, 1998, removed the well caps and with a Lower Explosive Limit (LEL) meter measured the concentration of combustible gas (methane) in the wells. Neither of the wells contained detectable levels of combustible gas.

An October 2012 "Phase I Environmental Site Assessment" prepared by SCS for Crown Fence Company: SCS reported that Crown Fence Co. manufactured fencing and Master Powder Coating occupied Building 2. SCS observed new oil and lubricants, waste oil, and a non-chlorinated Safety Kleen degreasing unit (parts washer) in Building 4. SCS discussed the septic system and summarized the previous reports. SCS discussed the east adjoining former landfills and concluded they represented no environmental concern to the subject Property. SCS identified no recognized environmental conditions.

A November 20, 2020, "Summary of Scanning for USTs" prepared by GPRS Inc. (GPRS): GPRS scanned two approximately 40 foot by 70 foot areas located immediately south of Buildings 3 and 4 with underground scanning ground penetrating radar (GPR),

electromagnetic pipe locator and a magnetometer to search for evidence of USTs and related piping. No evidence of USTs or underground piping was reported. It should be noted that the subsurface conditions allowed for maximum GRP depth penetration of two to four feet and one potential vent pipe was not traceable with the electromagnetic pipe locator.

9 FINDINGS, OPINIONS AND CONCLUSIONS

This section presents a summary of available information on known or suspected *recognized environmental conditions*, *historical recognized environmental conditions*, *controlled recognized environmental conditions*, *business environmental risks*, non-scope ASTM environmental concerns, environmental concerns not considered *recognized environmental conditions*, and *de minimis conditions* (if any) at the subject Property. It also includes ADR's opinion and rationale for concluding that a condition is, or is not, currently a *recognized environmental condition*.

Recognized environmental conditions:

- None

Historical recognized environmental conditions:

- None

Controlled recognized environmental conditions:

- None

Business environmental risks:

- A former oil and gas well is located approximately 365 feet north of the subject Property and former landfills are located less than 100 feet east of the subject Property. According to the City of Santa Fe Springs Municipal Code Section 117.131, for properties within 500 feet of former wells or within 1,000 feet of former landfills, methane sampling is required in the event of the following: new construction; modification to existing structures; and granting of a subdivision map, conditional use permits necessitating ground disturbance, or development plan approval. The following is recommended procedure: install soil gas monitoring wells and perform initial monitoring of the subsoil to determine levels of soil gases. For initial monitoring, each of the wells shall be sampled at least two times within a period of seven days; if the initial monitoring reveals methane levels of less than 25% of the Lower Explosive Limit (*i.e.*, 1.25% by volume in air or 12,500 ppm(v)), monitor for methane quarterly for one year; if the quarterly monitoring reveals methane levels of less than 1.25% by volume in air during the first year, the system shall be monitored annually thereafter. In cases where methane levels are less than 0.125% by volume in air, the Fire Chief may waive by request the annual monitoring requirement. If monitoring reveals methane in excess of 1.25% by volume in air, a protective mitigation system shall be installed. Protection may take the form of an active venting system that provides a rate of four air exchanges per hour, a gas detection system, or a cross ventilation system with vents in the roof area and near the floor.
- On February 26, 2020, Crown Fence Co. was issued a notice of violation (NOV) for exceeding the discharge limits of its permit. Crown Fence Co. has a "Stormwater Pollution Prevention Plan" (SWPPP) that was effective February 2017. Based on these records, the extent of violation appears to be relatively *de minimis* in nature and extent and the industrial stormwater discharges from the subject Property do

not represent an environmental concern to the subject Property. ADR recommends Crown Fence Co. fully implement its SWPPP.

De minimis conditions:

- According to an October 2, 1998, "Phase I Environmental Site Assessment" prepared by SCS, a February 1955 letter issued by the County Office of Environmental Health to the County Building and Safety office approved the use of a 1,200-gallon septic tank for the subject Property, with effluent discharging to seepage pits, and a permit to install this septic system was issued in February 1955. In May 1959, a second septic system was permitted to serve an office and truck maintenance building that was also permitted in May 1959 and was noted "domestic waste only." In December 1966, a permit was issued to abandon the septic systems and connect the subject Property to the sewer. Because the septic systems were limited to domestic waste only, SCS concluded they did not represent an environmental concern to the subject Property. ADR concurs with this conclusion and recommends no further investigation regarding this issue.
- SCS located a permit to install a diesel UST at the subject Property and identified suspect UST locations at the subject Property near the east exterior wall of Building 3 and an approximately 4.5 by 8 foot area of patched asphalt on the south wall of Building 4. On October 26, 1998, two borings were advanced in the suspected UST locations after the areas were surveyed with a metal detector to ensure that no USTs or piping were located in the area of the proposed borings. The boring south of Building 4 was advanced to 40 feet bgs and the boring east of Building 3 was advanced to a depth of 20 feet bgs. Soil samples were analyzed for total petroleum hydrocarbons (TPH); benzene, toluene, ethyl benzene and xylenes (BTEX); and methyl tertiary butyl ether (MtBE). Xylenes were detected at a very low concentration at 20 feet bgs in the boring south of Building 4. No other contaminants were detected. Based on these findings, no further investigation was recommended. ADR concurs with this conclusion, concludes that no USTs appear to be present, and recommends no further action or investigation regarding this issue.

Non-ASTM scope environmental concerns:

- None

ADR has performed an ESA on the site located at 12118 Bloomfield Avenue in Santa Fe Springs, California. This ESA was performed in conformance with the scope and limitations of ASTM Standard Practice E 1527-13, AAI, and the scope of services identified in the July 30, 2014, Master Environmental Consulting Services Agreement (MSA) between Rexford Industrial Realty, L. P., and ADR. This ESA has identified no evidence of recognized environmental conditions as defined by ASTM in connection with the subject Property.

10 RECOMMENDATIONS

Based upon the conclusions of this ESA, ADR recommends no further investigation or additional action for the subject Property at this time, with the exception of:

- ADR recommends that Rexford comply with the City of Santa Fe Springs' methane monitoring ordinance.
- ADR recommends Crown Fence Co. fully implement its SWPPP.

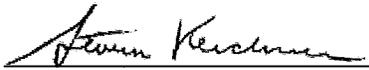
11 SIGNATURE PAGE

This ESA was prepared in accordance with generally accepted environmental practices and procedures, employing the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area, as of the date of this ESA.

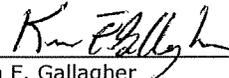
We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and the individuals conducting this ESA have the specific qualifications based on education, training, and experience to assess a *property* of nature, history, and setting of the subject Property. ADR has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Site Inspection and Report Prepared By:

Report Reviewed By:



Steven Kerchner
Environmental Assessor



Kevin F. Gallagher
Environmental Project Manager

12 REFERENCES

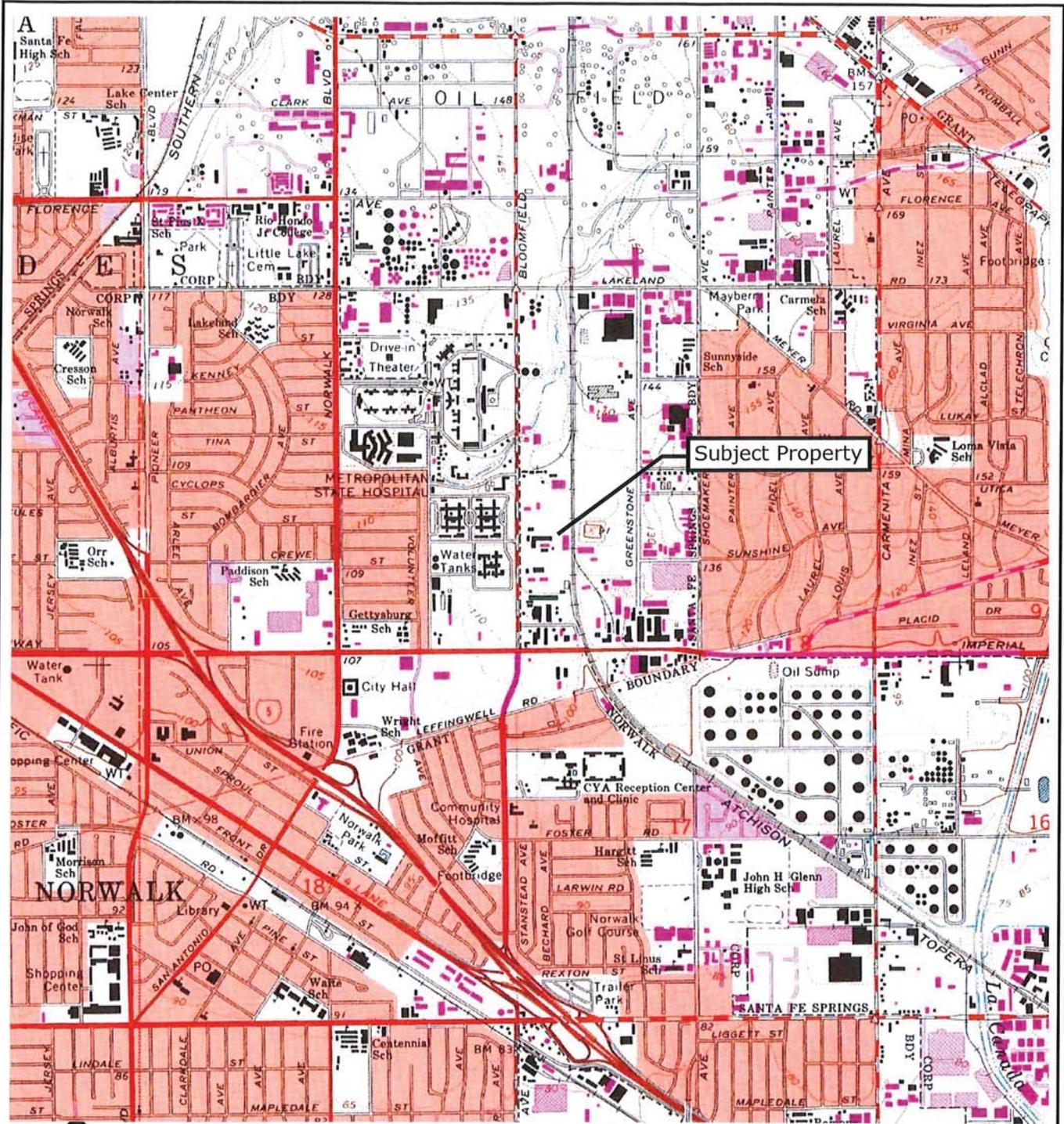
- ASTM International (ASTM) Standard Practice E 1527-13, "Environmental Site Assessments: Phase I Environmental Site Assessment Process," November 2013.
- California Department of Toxic Substances Control Office, emailed request, January 28, 2021, and HAZNET and ENVIROSTOR website reviews, February 2021.
- Ticor Title, "Amended Preliminary Report," February 11, 2021.
- City of Santa Fe Springs, emailed request, January 28, 2021.
- Environmental Data Resources, Inc., The EDR Radius Map Report, Report No. 6379692.1s, February 24, 2021.
- Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package, February 24, 2021.
- Environmental Data Resources, Inc., The EDR-City Directory Abstract, February 24, 2021.
- Environmental Data Resources, Inc., Certified Sanborn Map Search, February 24, 2021.
- Los Angeles County Assessor's Office, website review, February 2021.
- Los Angeles County Department of Public Works, online database reviews, February 2021.
- Los Angeles County Fire Department, emailed request January 28, 2021 and CUPA UST/AST and Hazardous Materials Database reviews, January 2021.
- Los Angeles County Sanitation District, faxed request, January 28, 2021.
- South Coast Air Quality Management District, emailed information request, January 28, 2021, and FINDS website review, February 2021.
- State of California Regional Water Quality Control Board, emailed request, January 28, 2021, *GeoTracker* website review, February 2021, and Stormwater Multiple Applications and Report Tracking System (SMARTS), March 2021.
- United States Geological Survey, 7.5 minute topographic map, Whittier, CA Quadrangle (Scale – 1:24,000, Year 1981).

13 APPENDIX

- Site Maps and Legal Description
- Site Photographs
- Historical Information
- Environmental Database
- Communication
- Public Information
- Questionnaire(s)
- Miscellaneous



Site Maps and Legal Description



Subject Property

↑
NORTH



Scale: 1 inch = 2,000 feet



ADR Environmental Group, Inc.
*Due Diligence and Risk
 Management Services Nationwide*
 (888) 622-3734

**7.5 Minute Topographic Map
 Whittier, CA Quadrangle**
 12118 Bloomfield Avenue
 Santa Fe Springs, California

Project Number:
 ADR #: REXF 01-21-284-CA

Date:
 March 2021

Figure:

1



←
NORTH

ADR Environmental Group, Inc.
Due Diligence and Risk Management
Services Nationwide
(888) 622-3734

AERIAL SITE PLAN
12118 Bloomfield Avenue
Santa Fe Springs, California

Figure:

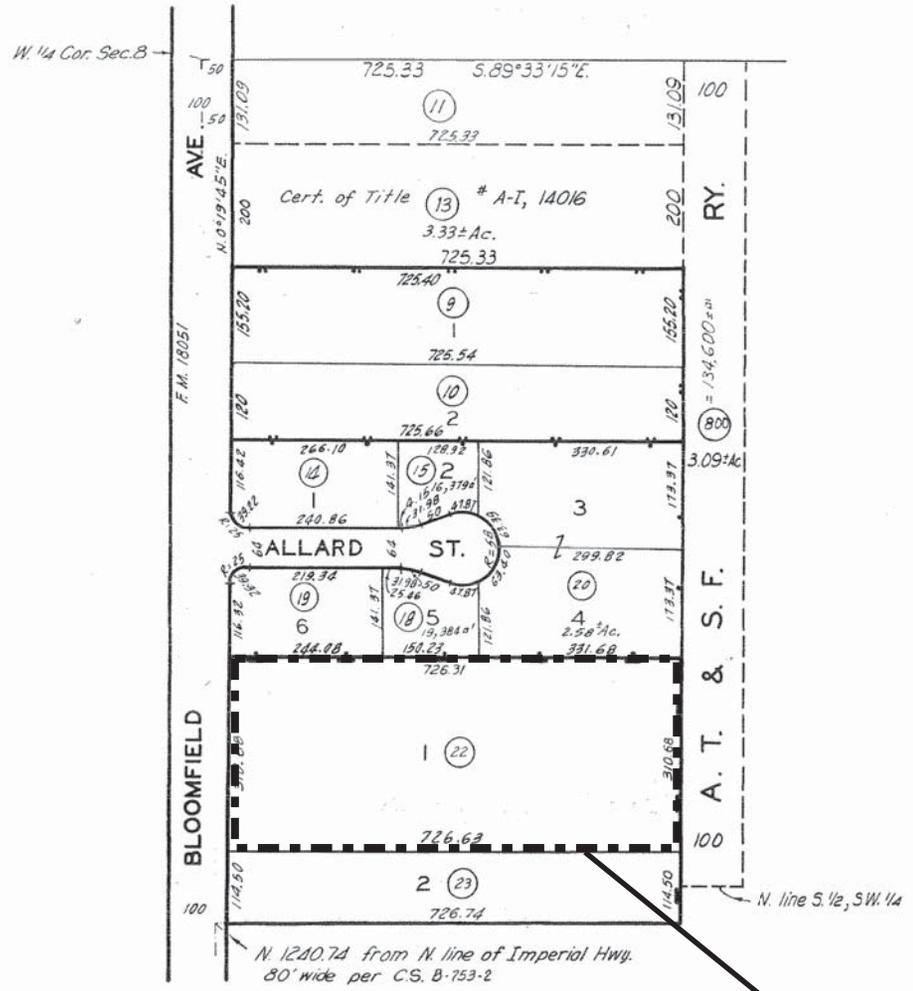
March 2021

Date:

Project Number:
ADR #REXF 01-20-284-CA



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761110005
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810202410
870416002-87
1999031804003001-27
1999031804003002-27



Subject Property

RANCHO SANTA GERTRUDES
SEC., TWP. & RGE. AS PER M.R. 32-18
M.R. 32-18

PARCEL MAP
P. M. 68-95

PARCEL MAP
P. M. 286-23-24

PARCEL MAP
P. M. 134-89-90

CODE
5369

FOR PREV. ASSM'T. SEE:
8026 - 19

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 25237, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 286, PAGES 23 AND 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8026-019-022



Site Photographs



Picture 1 – Subject Property looking west from the northeast corner



Picture 4 – Subject Property looking northeast from the southwest corner



Picture 2 – Subject Property looking southeast from the northwest corner



Picture 5 – Interior of building #3 looking west



Picture 3 – Subject Property looking northwest from the southeast corner



Picture 6 – Southern adjoining property



Picture 7 – Eastern adjoining property



Picture 10 – West adjoining property



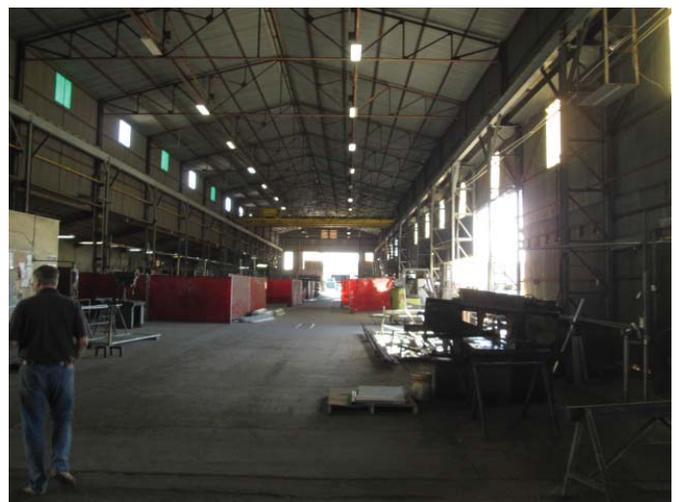
Picture 8 – Easternmost north adjoining property



Picture 11 – Offices



Picture 9 – Westernmost north adjoining property



Picture 12 – Interior of building #1



Picture 13 – Drum storage at building #1



Picture 16 – Used rags storage



Picture 14 – Paint storage



Picture 17 – Parts cleaner



Picture 15 – Hazardous materials storage area



Picture 18 – Lubricant storage



Picture 19 – Lubricant storage and AST



Picture 22 – Pole-mounted transformers



Picture 20 – Building #2 spray paint booth



Picture 23 – Methane monitoring well on the east side of building #3



Picture 21 – Parts and supplies storage south of building #2 (the shed)



Picture 24 – Methane monitoring well south of building #4



Historical Information

12118 Bloomfield Avenue
12118 Bloomfield Avenue
Santa Fe Springs, CA 90670

Inquiry Number: 6379692.3

February 24, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/24/21

Site Name:

12118 Bloomfield Avenue
12118 Bloomfield Avenue
Santa Fe Springs, CA 90670
EDR Inquiry # 6379692.3

Client Name:

ADR Environmental Group, Inc
225 30th Street
Sacramento, CA 95816
Contact: Kevin Gallagher



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ADR Environmental Group, Inc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9380-481E-9FC7
PO # NA
Project REXF 284

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 9380-481E-9FC7

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- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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12118 Bloomfield Avenue

12118 Bloomfield Avenue

Santa Fe Springs, CA 90670

Inquiry Number: 6379692.8

February 24, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/24/21

Site Name:

12118 Bloomfield Avenue
12118 Bloomfield Avenue
Santa Fe Springs, CA 90670
EDR Inquiry # 6379692.8

Client Name:

ADR Environmental Group, Inc
225 30th Street
Sacramento, CA 95816
Contact: Kevin Gallagher



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

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 11, 2002	USDA
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1981	1"=500'	Flight Date: February 21, 1981	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: January 18, 1977	EDR Proprietary Brewster Pacific
1970	1"=500'	Flight Date: February 17, 1970	EDR Proprietary Brewster Pacific
1963	1"=500'	Flight Date: February 28, 1963	USGS
1953	1"=500'	Flight Date: October 19, 1953	USDA
1947	1"=500'	Flight Date: June 18, 1947	FAIR
1938	1"=500'	Flight Date: May 24, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR

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Subject Property

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YEAR: 2016

— = 500'



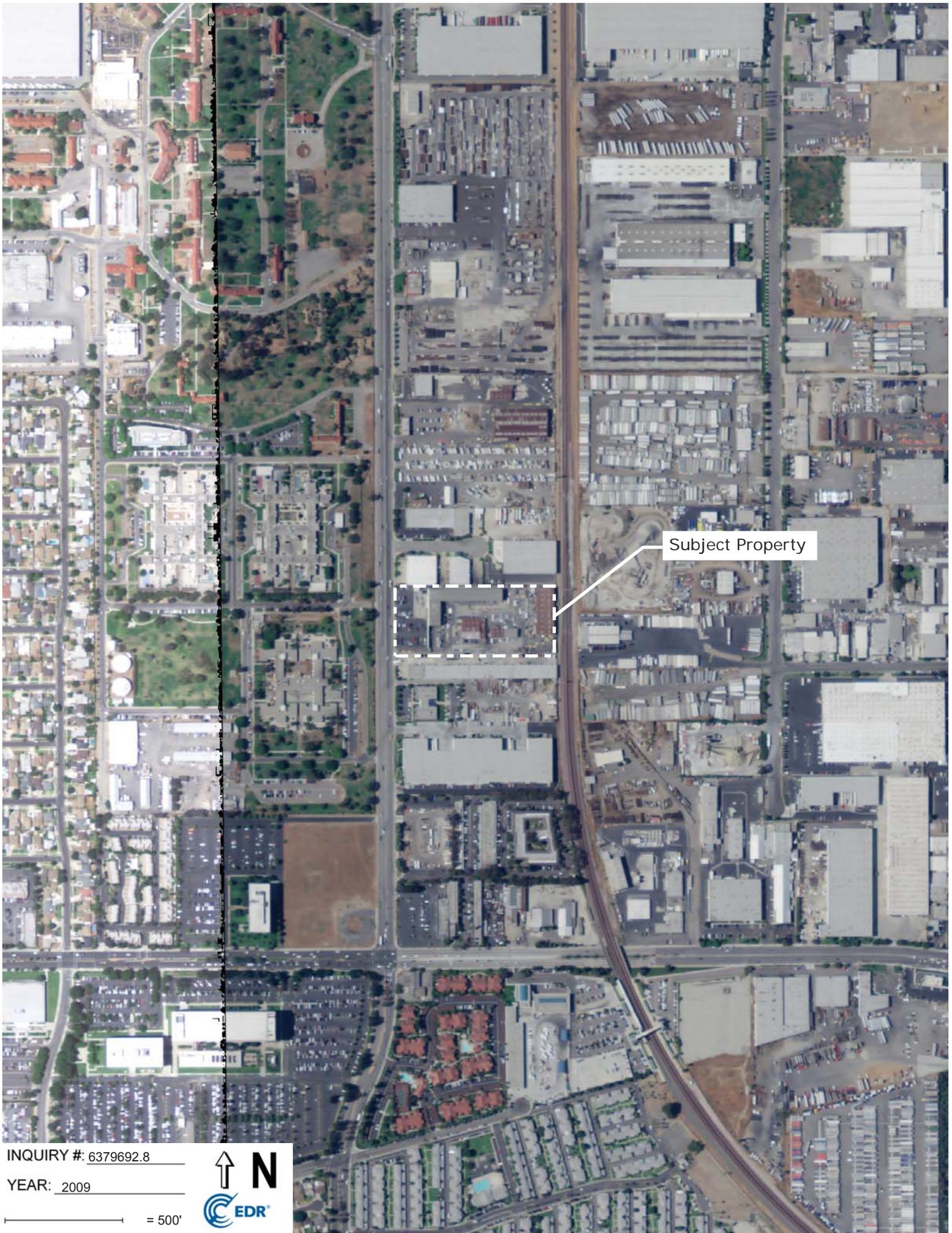


INQUIRY #: 6379692.8

YEAR: 2012

— = 500'





Subject Property

INQUIRY #: 6379692.8

YEAR: 2009

— = 500'





Subject Property

INQUIRY #: 6379692.8

YEAR: 2005

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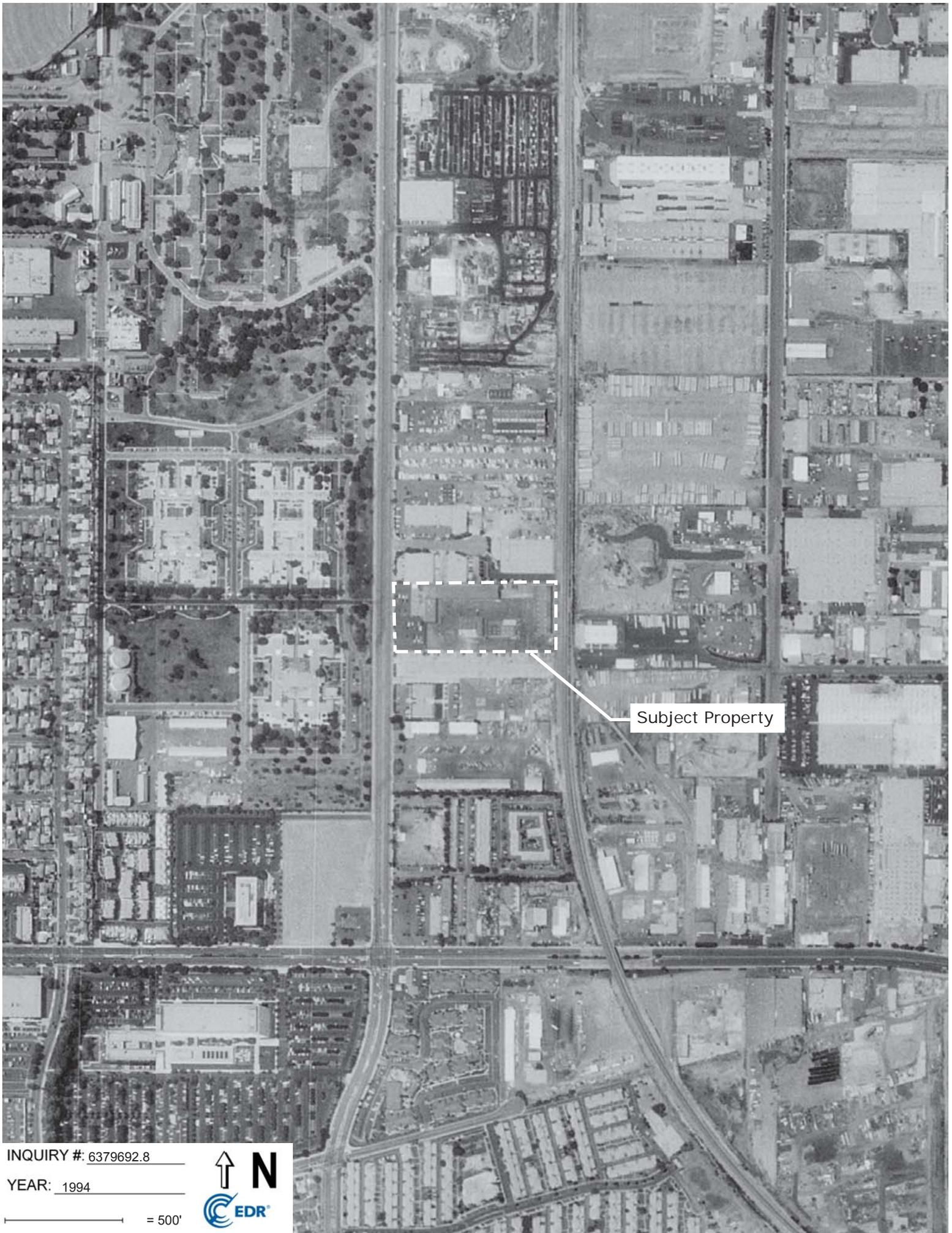
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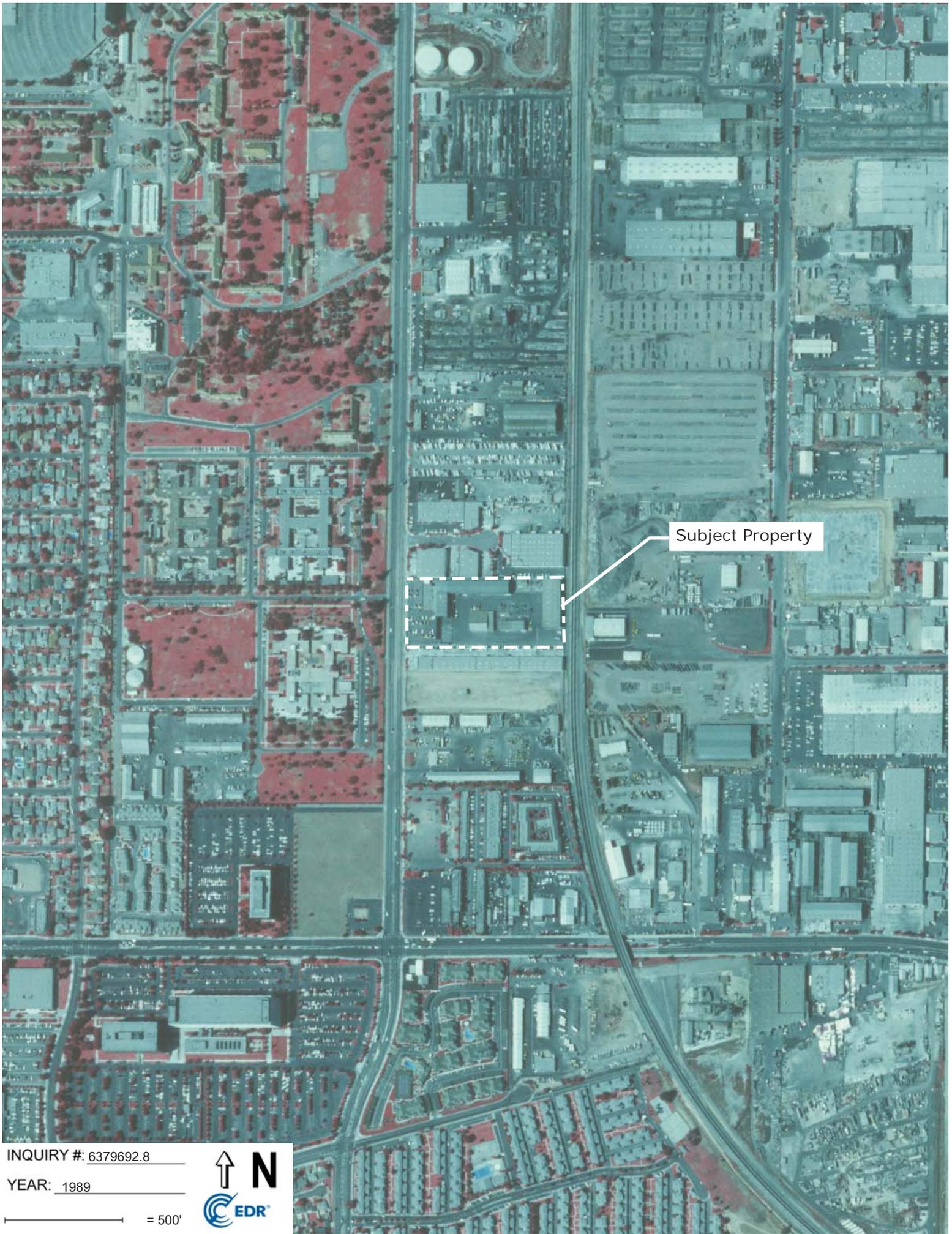
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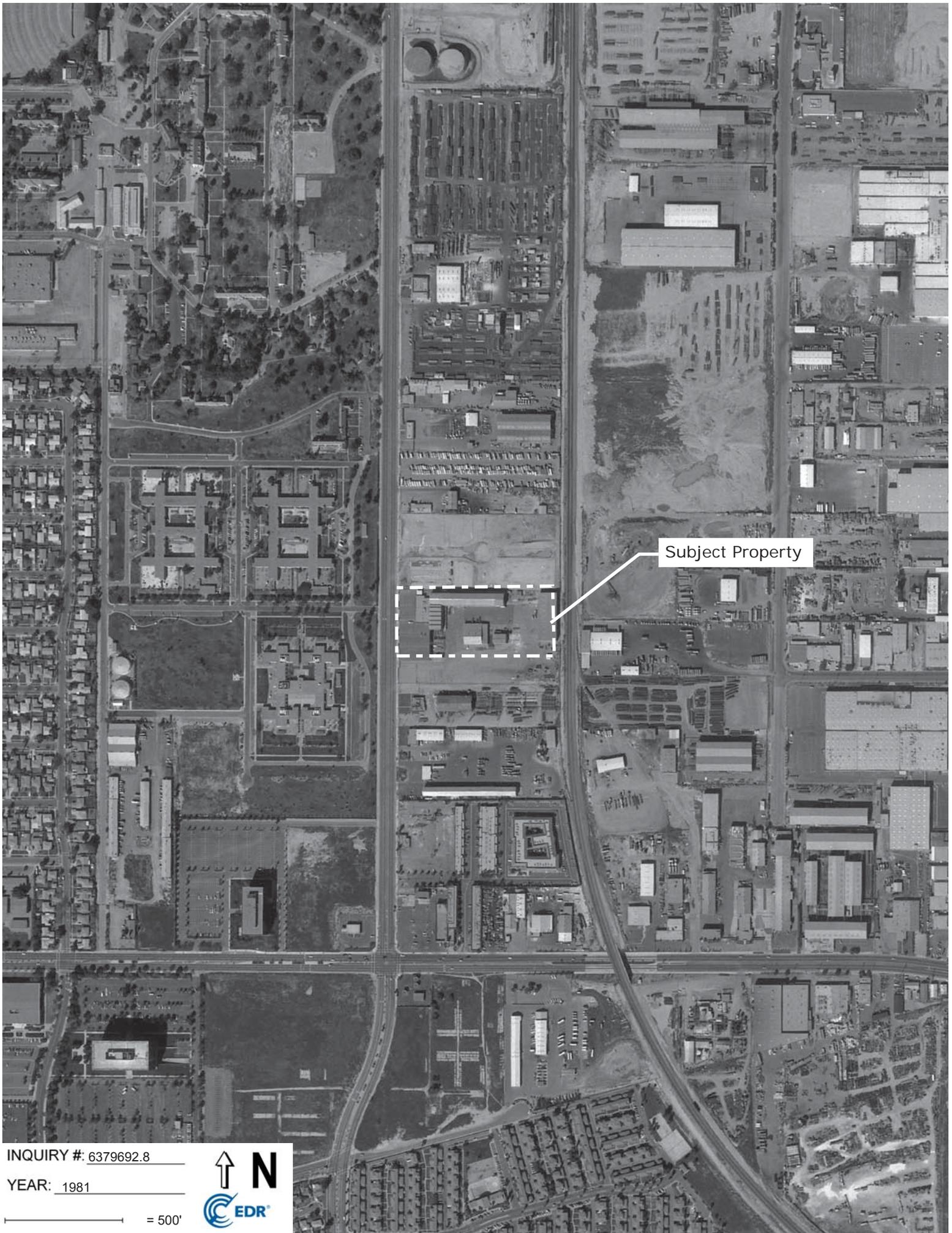
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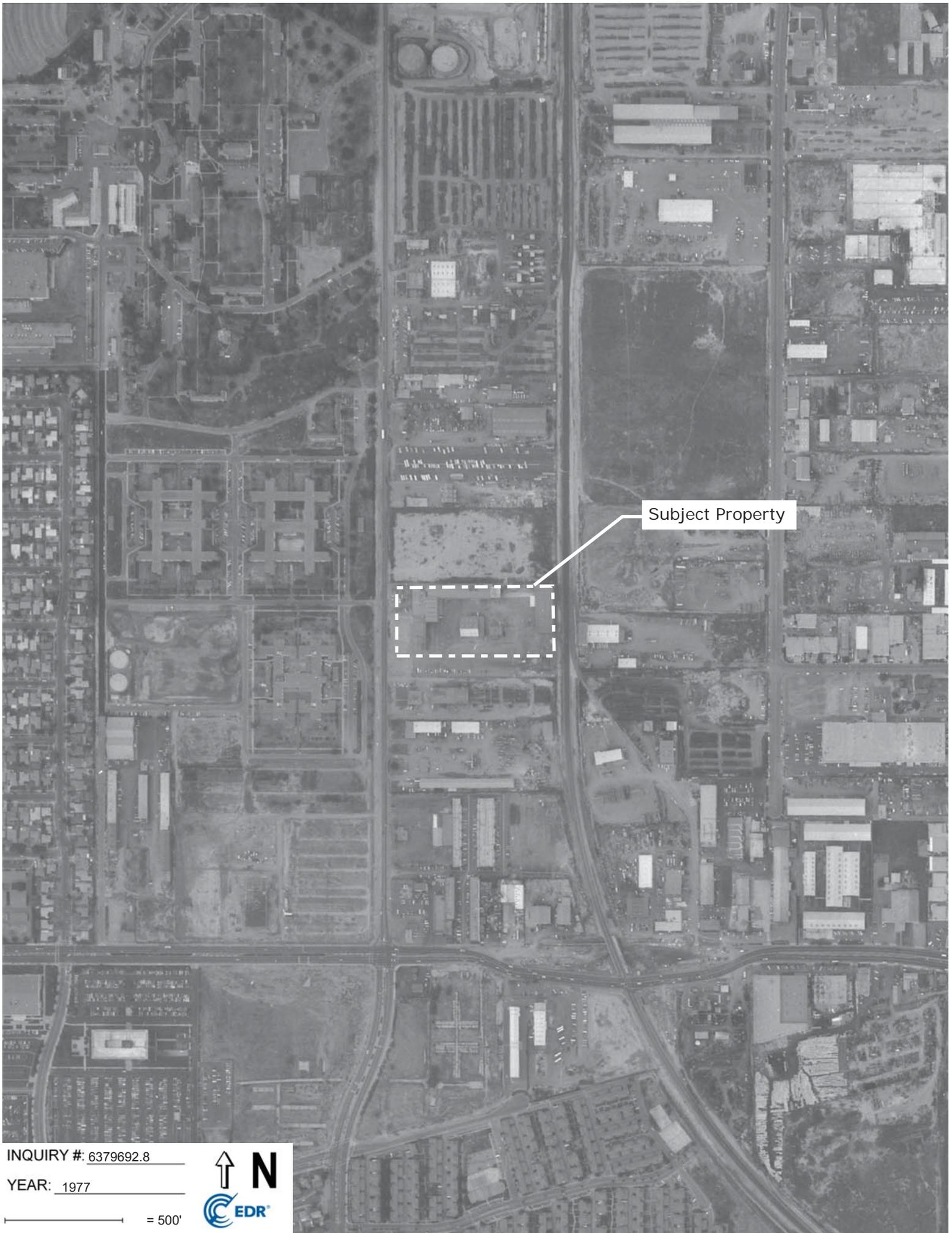
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YEAR: 1981

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Subject Property

INQUIRY #: 6379692.8

YEAR: 1977

— = 500'





Subject Property

INQUIRY #: 6379692.8

YEAR: 1970

— = 500'





INQUIRY #: 6379692.8

YEAR: 1963

— = 500'





Subject Property

INQUIRY #: 6379692.8

YEAR: 1953

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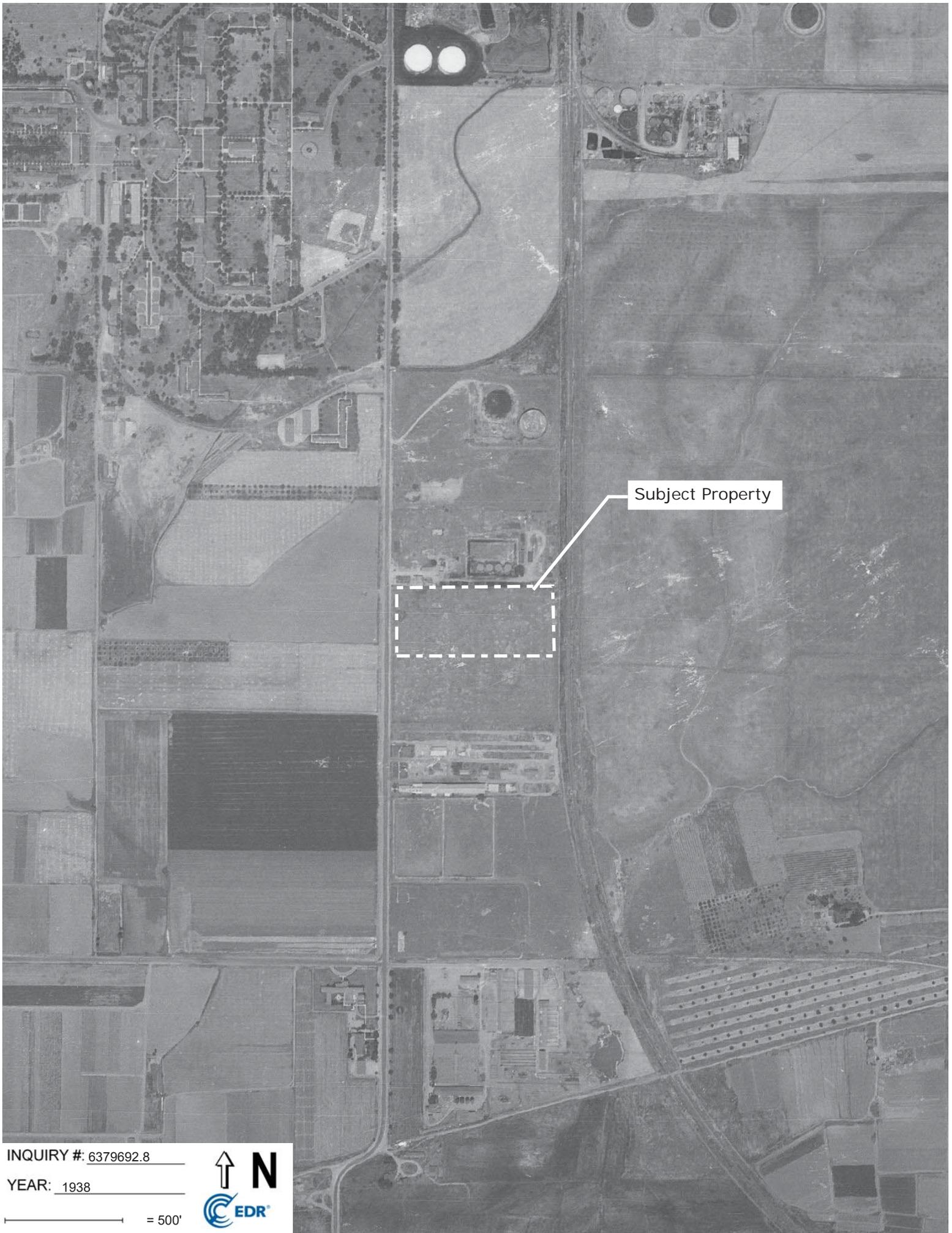
Subject Property

INQUIRY #: 6379692.8

YEAR: 1947

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Subject Property

INQUIRY #: 6379692.8

YEAR: 1938

— = 500'





Subject Property

INQUIRY #: 6379692.8

YEAR: 1928

— = 500'

