

PHASE I ENVIRONMENTAL SITE ASSESSMENT

! !

For the

**Commercial Property
9236 Artesia Boulevard
Bellflower, California 90706**

Prepared for

**Mr. Nitin Patel
Bell 1311 LLC
17918 Pioneer Boulevard
Artesia, California 90701**

Prepared by

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TABLE OF CONTENTS

	<u>Page</u>
1. Executive Summary	2
2. Introduction	6
3. Property Description And Physical Setting	10
4. Property Usage	12
5. Environmental Regulatory Records Review	15
6. Reconnaissance Findings.....	20
7. Additional Services	22
8. Summary And Conclusion	23
9. Recommendation.....	26
10. Limitations.....	27

List of Appendices

A. Environmental Records Search

B. Aerial Photograph Review

C. Site Location Maps

D. Site Photographs

E. Other:

Pertinent Agency Records (Corresp., Building Permits, etc.)
Historic Records (Sanborn Maps, City Directories, etc.)
Environmental Questionnaire

1. EXECUTIVE SUMMARY

Xarax Environmental & Engineering Solutions, Inc. ("Xarax") has completed a Phase I Environmental Site Assessment (ESA) of the commercial property located at 9236 Artesia Boulevard, Bellflower, California 90706. The Assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E1527-13 and the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312), to comply with the contract between Xarax and Mr. Nitin Patel of Bell 1311 LLC ("Client") dated July 8, 2021. Any exceptions to, or deletions from, the ASTM E1527-13 standard of practice are described in Section 2.4 of this report.

The subject property consists of an approximately 0.408-acre rectangular-shaped parcel of land improved with one (1) motel building housing 16 units. The building is an approximately 4,205 sq. ft. single-story wood-frame structure with exterior stucco walls and built-up over plywood decking roofing system. Concrete-paved driveway and parking are located right next to the rooms and occupy the remaining portions of the property.

According to Xarax's historical review, the obvious first developed use of the subject property dates back to circa 1928, when it was occupied by a dwelling. The current improvements on the subject property were developed in 1947 and substantially renovated in 1973. The subject property has been utilized for residential and/or motel purposes from at least 1928 to present.

The vicinity of the subject property can be described as a mixture of residential and commercial developments. Current use of adjoining property includes Artesia Boulevard followed by residential development to the north; commercial development (Artesia Automotive Center) followed by Bell Oaks Trailer Park to the east; residential development Ramona Drive followed by Janna Street to the south; and residential development to the west.

Review of government regulatory databases revealed that the subject property is not listed on any the databases. A further review of government regulatory databases revealed no off-site facilities of concern identified in the immediate vicinity that may have potentially impacted the subject property.

1.1 PHASE I ESA

In accordance with ASTM Standard E 1527-13, this Phase I Environmental Site Assessment included reconnaissance of the subject property and adjoining properties, interviews, and review of historical records and regulatory databases in an effort to identify evidence of recognized environmental conditions that may impact the property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

ON-SITE CONDITIONS

Recognized Environmental Conditions (RECs) The ASTM Standard Practice E1527-13 defines a *Recognized Environmental Condition (REC)* as 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*.

- No visual and/or documented evidence of recognized environmental conditions (RECs) associated with on-site activities was encountered during this assessment.

Controlled Recognized Environmental Conditions (CRECs) The ASTM Standard Practice E1527-13 defines a *Controlled Recognized Environmental Condition (CREC)* 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 (for example, *Property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

- No visual and/or documented evidence of controlled recognized environmental conditions (CRECs) associated with on-site activities was encountered during this assessment.

Historical Recognized Environmental Conditions (HRECs) The ASTM Standard Practice E1527-13 defines a *Historical Recognized Environmental Condition (HREC)* 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 (for example, *Property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

- No visual and/or documented evidence of historical recognized environmental conditions (HRECs) associated with on-site activities was encountered during this assessment

OFF-SITE CONDITIONS

Recognized Environmental Conditions

- No visual and/or documented evidence of recognized environmental conditions (RECs) associated with off-site activities was encountered during this assessment.

Controlled Recognized Environmental Conditions

- No visual and/or documented evidence of controlled recognized environmental conditions (CRECs) associated with off-site activities was encountered during this assessment.

Historical Recognized Environmental Conditions

- No visual and/or documented evidence of historical recognized environmental conditions (HRECs) associated with off-site activities was encountered during this assessment.

DE MINIMIS ENVIRONMENTAL CONDITIONS

- Due to the age of subject building (pre-1978), there is potential for the presence of asbestos-containing materials (ACM) and lead-based paints (LBP).

BUSINESS ENVIRONMENTAL RISKS (BERs)

- None observed.

VAPOR INTRUSION CONDITIONS / POTENTIAL VAPOR INTRUSION CONDITIONS (VIC / pVIC)

- Xarax has performed a search distance test for Vapor Intrusion analysis in conformance with the scope and limitations of the Standard Practice E 2600-10 on property located at 9236 Artesia Boulevard, Bellflower, California 90706. The search distance test involves a review of the regulatory database report and available historical records to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up gradient sites within the ASTM 1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products. In the professional opinion of Xarax, an appropriate level of assessment has been conducted consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of potential vapor intrusion conditions (pVIC) or vapor intrusion conditions (VIC) has been revealed and vapor intrusion is unlikely to be an issue of concern in connection with existing or planned structures on the subject property.

1.2 RECOMMENDATIONS

Based on investigation of the property for evidence of recognized environmental conditions and other environmental issues, Xarax offers the following recommendations.

- No further environmental investigations appear warranted at this time.

1.3 CONFLICT CERTIFICATION

Xarax has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and Xarax has no personal interest with respect to the subject matter of the Environmental Assessment Report or the parties involved and Xarax has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made or actions taken based on this information.

2. INTRODUCTION

2.1 PURPOSE AND SCOPE

This Phase I Environmental Site Assessment (ESA) Update was performed to search for evidence of recognized environmental conditions that may have an adverse environmental impact upon the property. The assessment included records review, interviews, and reconnaissance to evaluate whether such conditions exist in connection with the property. The protocol utilized for this Phase I ESA was in general accordance with the requirements of ASTM Standard E 1527-13 as specified in the assessment contract. This report includes documentation to support the analysis, opinions and conclusions as presented.

2.2 SPECIAL TERMS AND CONDITIONS

AUTHORIZATION

Authorization to perform this assessment was given on July 8, 2021, by Mr. Nitin Patel of Bell 1311 LLC.

PROPERTY ACCESS

Mr. Pam, site contact, coordinated site access and provided relevant property information. Xarax inspected all readily accessible and observable areas of the property.

USE BY THIRD PARTIES

This report was prepared pursuant to the contract between Xarax and Bell 1311 LLC. That contractual relationship included an exchange of information about the property that was unique and between Xarax and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between Xarax and its client, reliance or any use of this report by anyone other than Bell 1311 LLC, for whom it was prepared, is prohibited and therefore not foreseeable to Xarax.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to Xarax's contract with Bell 1311 LLC. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Third party reliance letters may be issued on request and upon payment of the, then current fee for such letters. All third parties relying on Xarax's reports, by such reliance, agree to be bound by the proposal and Xarax's General Conditions. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.

2.3 METHODOLOGY AND RESOURCES

RECONNAISSANCE

Xarax conducted a ground reconnaissance of the subject property on July 16, 2021. The ground reconnaissance consisted of observing the periphery of the property and viewing the site from accessible adjacent public thoroughfares. Interior portions of the property were systematically traversed to provide an overlapping field of view, wherever possible. The periphery of structures, where present on the property, were observed along with interior accessible common areas and a representative number of units in each building. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. Photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern, where possible. Site photographs are included in Appendix D.

INTERVIEWS

Interviews were conducted with persons as noted in the following table. Pertinent information reported by the interviewed parties is discussed in appropriate sections of the report.

Name	Function	Employer	Date	Contact
Mr. Nitin Patel	Client	Bell 1311 LLC	7/8/21-7/29/21	Email & Telephone
Kevin	Site Contact	N/A	7/8/21-7/29/21	Email & Telephone
Ms. Darlene Sarty	City Clerk	City of Bellflower Building Dept./City Clerk	7/8/21-7/22/21	Email & Telephone
N/A	N/A	City of Bellflower Planning / Zoning Dept.	7/8/21-7/15/21	Online & Telephone
N/A	N/A	Los Angeles County Fire Department (UST/HazMat Division)	7/8/21-7/23/21	Online & Telephone
N/A	N/A	Los Angeles County Public Works Dept. (Environmental Dept.)	7/8/21-7/23/21	Online & Telephone
N/A	N/A	Los Angeles Public Library	7/12/21	Online
N/A	N/A	State of California Dept. of Toxic Substances Ctrl. (DTSC)	7/12/21	Online
N/A	N/A	State of California Dept. of Conservation Division of Oil & Gas	7/12/21	Online
Ms. Younga Choi	Custodian of Records	State of California, Los Angeles Regional Water Quality Control Board (RWQCB)	7/8/21-7/19/21	Email & Telephone

ENVIRONMENTAL REGULATORY DATABASE INFORMATION

Information for the standard federal and state environmental record sources specified in ASTM Standard E 1527-13 § 7.2.1.1 was obtained through Environmental Data Resources (“EDR”). The database information was reviewed to help identify evidence of recognized environmental conditions in connection with the property. Unmappable (orphan) sites listed in the database with insufficient address or geocoding information to be mapped were evaluated for potential location within the approximate minimum search distance (AMSD). Copies of the EDR research data and a description of the databases are included in Appendix A of this report.

HISTORICAL USE INFORMATION

A history of the previous uses of the property, and properties in the surrounding area to the extent that this information was revealed in the course of researching the subject property, was developed consistent with practices specified in ASTM Standard E 1527-13 § 7.3. From the standard historical sources specified in the ASTM practice Xarax reviewed those sources listed below. Copies of representative historical source information are provided in applicable Appendices.

- Aerial photographs dated 1928, 1938, 1947, 1952, 1963, 1972, 1977, 1983, 1989, 1994, 2002, 2005, 2009, 2012 and 2016 purchased from EDR.
- EDR/Sanborn was retained by Xarax and performed a search for Sanborn (Fire Insurance) maps for the years 1867 to 1994; map coverage for the year 1932 was available for the subject property area and purchased from EDR/Sanborn.
- Historical United States Geological Survey (USGS) 7.5 minute topographic maps titled Long Beach, California Quadrangle, dated 1967, photo revised 2012.
- Historic local street directories for years 1970, 1975, 1980, 1985, 1990, 1994, 1998, 2000, 2002, 2004, 2006, 2008, 2010, and 2012 published by Haine’s & Digital Directory Assistance reviewed online.
- City of Bellflower - Dept. of Building & Safety / Planning & Zoning Depts.
- County of Los Angeles - Tax Assessor's Office - Parcel History/Ownership Records
- County of Los Angeles - Dept. of Building & Safety - Parcel History/Building Records

Based on the historical sources reviewed, the obvious first developed use of the subject property dates back to circa 1928, when it was occupied by a dwelling. The current improvements on the subject property were developed in 1947 and substantially renovated in 1973. The subject property has been utilized for residential and/or motel purposes from at least 1928 to present. Historical information sources researched in this assessment allowed uses of the property to be traced from the present back to 1928. This meets the 1940-minimum research limit per ASTM Standard E 1527-13 § 7.3.2.

INFORMATION REPORTED BY USER

Pursuant to ASTM Standard E 1527-13 § 5.2 and § 5.3 Xarax requested that the client provide information on any environmental liens recorded against the property, communicate any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, and identify key site managers for interview purposes. Information that was reported has been incorporated into and is discussed in appropriate sections of the report. Documents provided by the client for our use in preparation of this report, if any, are presented in applicable Appendices.

ASTM NON-SCOPE AND OTHER RESOURCES

Methodology and protocols used for evaluation of conditions and issues beyond the scope of ASTM Standard E 1527-13, if any, are described in Section 7 of this report. Other resources and information accessed for purposes of this site assessment are discussed in appropriate sections of the report.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Along with all of the limitations set forth in various sections of the ASTM Standard E 1527-13 protocol, the accuracy and completeness of this report is necessarily limited by the following:

- Access Limitations – None
- Physical Obstructions to Observations – None
- Outstanding Information Requests – None
- Historical Data Source Failure – None (Data gaps may have been encountered during the performance of this Phase I ESA and are discussed within the section of the report where they were encountered. However, according to ASTM Standard Practice E1527-13, data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap.")
- Other – None

3. PROPERTY DESCRIPTION AND PHYSICAL SETTING

3.1 LOCATION

The subject property is located at 9236 Artesia Boulevard, Los Angeles County, Bellflower, California 90706. The Los Angeles County Assessor's parcel number (APN) for the subject property is 7162-012-025.

The subject site's location is identified on the site vicinity map provided in Appendix C.

3.2 PROPERTY VICINITY CHARACTERISTICS

The vicinity of the subject property can be described as a mixture of residential and commercial developments. Current use of adjoining property includes Artesia Boulevard followed by residential development to the north; commercial development (Artesia Automotive Center) followed by Bell Oaks Trailer Park to the east; residential development Ramona Drive followed by Janna Street to the south; and residential development to the west.

A site vicinity sketch is included in Appendix C.

3.3 DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The subject property consists of an approximately 0.408-acre rectangular-shaped parcel of land improved with one (1) motel building housing 16 units. The building is an approximately 4,205 sq. ft. single-story wood-frame structure with exterior stucco walls and built-up over plywood decking roofing system. Concrete-paved driveway and parking are located right next to the rooms and occupy the remaining portions of the property.

Photographs showing prominent features of the site are provided in Appendix D.

UTILITIES

Utility systems identified at the property, as specified in ASTM Standard E 1527-13 § 8.4.1 and § 8.4.3 are as follows:

- The heating ventilating and air conditioning (HVAC) system on the subject property consist of wall-mounted units.
- Local municipal sources provide potable water & sewage disposal service to the property.
- Local utility companies provide electric & natural gas service to the property.

3.4 PHYSICAL SETTING

TOPOGRAPHIC MAP REVIEW

A current United States geological Survey (USGS) 7.5 minute topographic map (or equivalent) showing the area where the property is located was obtained and reviewed as specified in ASTM Standard E 1527-00 § 7.2.3. The 2012 USGS Long Beach Quadrangle map was reviewed. According to the contour lines on the topographic map, the property is located approximately 64 feet above mean sea level. The contour lines in the area of the property indicate the area is generally flat with a slight slope towards the south. No water bodies are evident on or adjacent to the property. The property does not appear on the map as developed.

SUPPLEMENTAL PHYSICAL SETTING INFORMATION

The following discretionary physical setting sources pursuant to ASTM Standard E 1527-13 § 7.2.3, were obtained and reviewed to provide supplemental information regarding geology, soils, and hydrogeology in the vicinity of the property.

SOILS

According to the Geology of the Los Angeles Metropolitan Area, California (Long Beach Quadrangle) published by the division of Mines and Geology in 1975, the geology in the subject area Soils belong to the Yolo association. The soils of this association occur on gently sloping alluvial fans and have moderate subsurface permeability No site-specific soil reports were encountered during Xarax's investigation.

GEOLOGY

The subject property is located in a region that is primarily alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast. Thickness of the Quaternary alluvium (0 to 1.6 million years old) in the general site vicinity is approximately 2,300 feet. The base of the alluvium lies on non-water bearing, undifferentiated Tertiary rocks (1.6 million to 66.4 million years old).

HYDROGEOLOGY

Information obtained from the Los Angeles County Public Works Department, Hydraulics Section, indicates that the first-encountered semi-perched groundwater may exist in the subject property vicinity at shallow depths of approximately 25-40 feet below ground surface. Local flow directions and water levels are influenced by changes in pumping and recharge.

Groundwater beneath the subject property is likely to mirror surface topography and flow towards the south.

4. PROPERTY USAGE

4.1 CURRENT USE OF THE PROPERTY

Current use of the property as determined through observation, interviews and records review is described below.

The subject property consists of an approximately 0.408-acre rectangular-shaped parcel of land improved with one (1) motel building housing 16 units. The building is an approximately 4,205 sq. ft. single-story wood-frame structure with exterior stucco walls and built-up over plywood decking roofing system. Concrete-paved driveway and parking are located right next to the rooms and occupy the remaining portions of the property.

The User should refer to Section 6 of this report for additional site reconnaissance details.

4.2 PAST USES OF THE PROPERTY

To the extent that indications of past uses of the property were identified through historical records review, reconnaissance observation, interviews, or through client provided information, they are identified below.

Year	Property Use	Source
<i>Subject Property</i>		
1928-1938	The subject property appears to be occupied by a residence and garage.	Sanborn Maps Aerial Photos Bldg. Records City Directories
1947-1973	The subject property is developed with the current improvements. (Remodeled in 1973)	Sanborn Maps Aerial Photos Bldg. Records City Directories
1977-2016	The subject property appears generally as it does today.	Sanborn Maps Aerial Photos Bldg. Records City Directories
2021	The subject property consists of an approximately 0.408-acre rectangular-shaped parcel of land improved with one (1) motel building housing 16 units. The building is an approximately 4,205 sq. ft. single-story wood-frame structure with exterior stucco walls and built-up over plywood decking roofing system. Concrete-paved driveway and parking are located right next to the rooms and occupy the remaining	Site Reconnaissance

Year	Property Use	Source
Subject Property		
	portions of the property.	

The historical information developed and reviewed for the subject property revealed no potential evidence of recognized environmental conditions.

4.3 ENVIRONMENTAL LIENS

No knowledge of environmental liens recorded against the property was reported to Xarax.

4.4 CURRENT AND PAST USES OF ADJOINING PROPERTIES

To the extent that indications of current and past uses of adjoining properties were identified through reconnaissance observation, interviews, records review or through client provided information, they are described below. Locations of adjoining properties discussed can be found on the site vicinity sketch in Appendix C.

Year	Property Use	Source
Adjacent Properties		
1928-1953	Vacant Residential Retail	Sanborn Maps Aerial Photos Bldg. Records City Directories
1961-2000	The vicinity of the subject property appears generally as it does today.	Sanborn Maps Aerial Photos Bldg. Records City Directories
2002-2016	The vicinity of the subject property appears generally as it does today.	Aerial Photos Bldg. Records City Directories
2021	The vicinity of the subject property can be described as a mixture of residential and commercial developments. Current use of adjoining property includes Artesia Boulevard followed by residential development to the north; commercial development (Artesia Automotive Center) followed by Bell Oaks Trailer Park to the east; residential development Ramona Drive followed by Janna Street to the south; and residential development to the west.	Site Reconnaissance

The historical information developed and reviewed for adjoining properties revealed no evidence of recognized environmental conditions in connection with the subject property vicinity.

The User should refer to Section 6 of this report for additional site reconnaissance information on the current use of adjoining property.

5. ENVIRONMENTAL REGULATORY RECORDS REVIEW

Xarax contracted Environmental Data Resources Inc. (“EDR”) to perform a regulatory database review for the subject property as well as surrounding properties located up to one mile away from the subject property. The number of listed sites identified within the approximate minimum Search distance (AMSD) from the Federal and state environmental records database listings specified in ASTM Standard E 1527-13 § 7.2.1.1 are summarized in the following tables.

Copies of the EDR research data are included in Appendix A of this report.

NPL Sites

The National Priorities List (NPL), also known as the Superfund List, is an EPA listing of uncontrolled or abandoned hazardous waste sites. These sites are targeted for possible long-term remedial action under the Superfund Act.

TABLE 1
NPL Sites

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

There are no NPL sites listed within a **1.0-mile radius** of the subject property. The subject property itself is not on this list.

CERCLIS Sites:

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the federal EPA for the release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priorities List (NPL).

TABLE 2
CERCLIS Sites

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

There are no USEPA CERCLIS sites listed within a **0.5-mile radius** of the subject property. The subject property itself is not on this list.

TSDF / SWIS (SWF) / SWAT Sites:

The Treatment, Storage, and Disposal Facility (TSDF) database contains information pertaining to facilities which either treat, store, or dispose of hazardous waste. The Solid Waste Information System (SWIS) database contains information pertaining to all permitted active and inactive solid waste landfills and processing facilities located within the State of California. The Solid Waste Assessment Test (SWAT) database contains information pertaining to solid waste landfills from which there is a known migration of hazardous waste.

TABLE 3
TSDF / SWIS (SWF) / SWAT Sites

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

There are no SWIS/SWF, TSDF, and/or SWAT sites listed within a **1.0-mile radius** of the subject property. The subject property itself is not on any of these lists.

CALSITES (HWS) Sites (Active):

The California Calsites List contains information pertaining to State Hazardous Waste Sites (HWS). Sites formerly listed in the Annual Workplan (AWP), the Abandoned Sites Project Information System (ASPIS), and the Bond Expenditure Plan (BEP) are now included in the CALSITES database.

TABLE 4
CALSITES (HWS) Sites

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

There are no active CALSITES facilities listed within a **1.0-mile radius** of the subject property. The subject property itself is not on this list.

LUST Sites:

The California Leaking Underground Storage Tank (LUST) List contains information pertaining to reported leaking underground storage tanks within the State of California. EDR has obtained the LUST information from the State EPA and the Regional Water Quality Control Board (RWQCB).

TABLE 5
LUST Sites

Facility Name / Address	Proximity	Description / Status
PARNELLI JONES INC. 9075 ARTESIA BLVD BELLFLOWER	0.154 miles WNW (cross-gradient)	Status: Completed - Case Closed Status Date: 08/15/2007

There are fifteen (15) LUST (LRST) sites listed within a **0.5-mile radius** of the subject property. These sites are not expected to present a recognized environmental condition in connection with the subject property at this time due to their distance, status (responsible parties identified, case closed, etc.) and/or hydrologic setting with respect to the subject property. The subject property itself is not on this list.

UST/RST & HISTORICAL UST/RST Sites:

The California Underground Storage Tank (UST) List is a comprehensive listing of all registered underground storage tanks within the State of California.

TABLE 6
UST/RST Sites

Facility Name / Address	Proximity	Description / Status
BELLFLOWER MOVING CENTER 9302 ARTESIA BELLFLOWER	0.064 miles ENE (cross-gradient)	Facility ID: 00000003547 Owner Name: U-HAUL CO Total Tanks: 0002 A 4,000-gal. & a 2,000-gal. UST are registered at this location

There are nineteen (19) UST (RST) sites listed within a **0.25-mile radius** of the subject property. These sites are not expected to present a recognized environmental condition in connection with the subject property at this time due to their distance, status (responsible parties identified, registered sites, etc.) and/or hydrologic setting with respect to the subject property. The subject property itself is not on this list.

WDS Sites:

The California Waste Discharge System (WDS) report contains information pertaining to all active and regulated facilities that have been issued waste discharge permits for the release of waste water or hazardous waste into either an injection well or surface water.

TABLE 7
WDS Sites

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

The subject property and/or adjoining properties are not on this list.

CORTESE Sites:

The California Cortese List, also known as the Hazardous Waste and Substances Sites List, contains summary information pertaining to contaminated sites in the State of California. Contaminated wells, leaking underground storage tanks, and sanitary landfills are among the facilities contained on the Cortese List.

TABLE 8
CORTESE Sites

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

There are no CORTESE sites listed within a **0.5-mile radius** of the subject property. The subject property itself is not on this list.

ERNS Sites

The Emergency Response Notification System (ERNS) is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that information in the ERNS report pertains only to past releases.

**TABLE 9
ERNS Sites**

Discharger Name / Address	Proximity	Description / Status
None	N/A	N/A

The subject property and/or adjoining properties are not on this list.

SARA (TRI) Sites:

The Toxic Release Inventory (TRI) report contains information on the industrial release and/or transfer of toxic chemicals as reportable under Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA Title III).

**TABLE 10
TRI Sites**

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

The subject property and/or adjoining properties are not on this list.

HWIS (HAZNET) Sites:

The California Hazardous Waste Information System (HWIS) contains summary information pertaining to facilities that are required to report their hazardous waste activities with the California EPA under the Resource Conservation and Recovery Act (RCRA).

**TABLE 11
HWIS (HAZNET) Sites**

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

The subject property and/or adjoining properties are not on this list.

RCRA / RCRIS Sites:

The RCRIS databases contain information pertaining to facilities which either generate between 100 kg and 1000 kg of hazardous waste per month (Small Quantity Generators), or more than 1000 kg of hazardous waste per month (Large Quantity Generators), or meet other applicable requirements of the Resource Conservation and Recovery Act (RCRA).

TABLE 12
RCRA / RCRIS Sites

Facility Name / Address	Proximity	Description / Status
KARMASTERS LUBE N TUNE 9250 ARTESIA BLVD UNIT D BELLFLOWER	Adjacent East	EPA ID: CAL000434758 Federal Waste Generator Description: Not a generator, verified

The subject property is not on this list. The adjoining property to the east is listed on this list. This pertains to small amounts of automotive-related wastes resulting from auto repairs. No records of violations and/or concerns were reported.

TOXIC PITS:

TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. The source of this database is the State Water Resources Control Board.

TABLE 13
TOXIC PITS

Facility Name / Address	Proximity	Description / Status
None	N/A	N/A

There are no Toxic Pits listed within a **1.0-mile radius** of the subject property. The subject property itself is not on this list.

6. RECONNAISSANCE FINDINGS

6.1 PROPERTY RECONNAISSANCE FINDINGS

A summary of uses and conditions consistent with ASTM Standard E 1527-13 § 8.4 indicating the likelihood of recognized environmental conditions in connection with the property is provided below. For each of the uses or conditions identified on the property, detailed information is discussed following the summary along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property.

IDENTIFIED		
YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances In Connection With Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Petroleum Use In Connection With Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground/Underground Storage Tanks (ASTs/USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suspect Containers Not In Connection With Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical Or Mechanical Equipment Likely To Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains Or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains Or Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Or Sewage Tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Pond Or Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools Of Liquid Or Standing Water
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Dumping, Landfills Or Suspected Fill Material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil Or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Uses Or Conditions Of Concerns

- No visual and/or documented evidence of recognized environmental conditions associated with on-site activities were encountered during this assessment.
- Due to the age of subject building (pre-1978), there is potential for the presence of asbestos-containing materials (ACM) and lead-based paints (LBP).

6.2 ADJOINING PROPERTY RECONNAISSANCE FINDINGS

A summary of uses and conditions identified on adjoining properties consistent with ASTM Standard E 1527-13 § 8.4 indicating the likelihood of recognized environmental conditions in connection with the subject property is provided below. For each of the uses or conditions identified on adjoining properties, detailed information is discussed following the summary along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property.

IDENTIFIED

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances In Connection With Adjoining Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Petroleum Use In Connection With Adjoining Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground/Underground Storage Tanks (ASTs/USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suspect Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical Or Mechanical Equipment Likely To Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains Or Corrosion On Interior Of Facility
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains Or Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Or Sewage Tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Pond Or Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools Of Liquid Or Standing Water
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Dumping, Landfills Or Suspected Fill Material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil Or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Uses Or Conditions Of Concerns

- No visual and/or documented evidence of recognized environmental conditions associated with off-site activities were encountered during this assessment.

7. ADDITIONAL SERVICES

Additional assessment activities, beyond the scope of ASTM E 1527-13, were not performed in connection with this Phase I ESA Update.

8. SUMMARY AND CONCLUSIONS

8.1 PHASE I ENVIRONMENTAL SITE ASSESSMENT

Xarax has performed a Phase I Environmental Site Assessment Update in general conformance with the scope and limitations of the ASTM Standard E 1527-13 protocol of the property located at 9236 Artesia Boulevard, Bellflower, California 90706. Exceptions to or deletions from this protocol are discussed earlier in this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

ON-SITE CONDITIONS

Recognized Environmental Conditions (RECs) The ASTM Standard Practice E1527-13 defines a *Recognized Environmental Condition (REC)* as 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*.

- No visual and/or documented evidence of recognized environmental conditions (RECs) associated with on-site activities was encountered during this assessment.

Controlled Recognized Environmental Conditions (CRECs) The ASTM Standard Practice E1527-13 defines a *Controlled Recognized Environmental Condition (CREC)* 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 (for example, *Property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

- No visual and/or documented evidence of controlled recognized environmental conditions (CRECs) associated with on-site activities was encountered during this assessment.

Historical Recognized Environmental Conditions (HRECs) The ASTM Standard Practice E1527-13 defines a *Historical Recognized Environmental Condition (HREC)* 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 (for example, *Property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

- No visual and/or documented evidence of historical recognized environmental conditions (HRECs) associated with on-site activities was encountered during this assessment

OFF-SITE CONDITIONS

Recognized Environmental Conditions

- No visual and/or documented evidence of recognized environmental conditions (RECs) associated with off-site activities was encountered during this assessment.

Controlled Recognized Environmental Conditions

- No visual and/or documented evidence of controlled recognized environmental conditions (CRECs) associated with off-site activities was encountered during this assessment.

Historical Recognized Environmental Conditions

- No visual and/or documented evidence of historical recognized environmental conditions (HRECs) associated with off-site activities was encountered during this assessment.

DE MINIMIS ENVIRONMENTAL CONDITIONS

- Due to the age of subject building (pre-1978), there is potential for the presence of asbestos-containing materials (ACM) and lead-based paints (LBP).

BUSINESS ENVIRONMENTAL RISKS (BERs)

- None observed.

VAPOR INTRUSION CONDITIONS / POTENTIAL VAPOR INTRUSION CONDITIONS (VIC / pVIC)

- Xarax has performed a search distance test for Vapor Intrusion analysis in conformance with the scope and limitations of the Standard Practice E 2600-10 on property located at 9236 Artesia Boulevard, Bellflower, California 90706. The search distance test involves a review of the regulatory database report and available historical records to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up gradient sites within the ASTM 1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products. In the professional opinion of Xarax, an appropriate level of assessment has been conducted consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of potential vapor intrusion conditions (pVIC) or vapor intrusion conditions (VIC) has been revealed and vapor intrusion is

unlikely to be an issue of concern in connection with existing or planned structures on the subject property.

9. RECOMMENDATION

Based on investigation of the property for evidence of recognized environmental conditions and other environmental issues, Xarax offers the following recommendations.

- No further environmental investigations appear warranted at this time.

9.1 CONFLICT CERTIFICATION

Xarax has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; and Xarax has no personal interest with respect to the subject matter of the Environmental Assessment Report or the parties involved and Xarax has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

Environmental Professional Certification: I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 40 CFR Part 312 (All Appropriate Inquiries).



Frederick F. Mesbah, Environmental Professional
Principal

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



Frederick F. Mesbah, Environmental Professional
Principal

10. LIMITATIONS

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. Xarax makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed in Section 7.2. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in:

- 1) 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
- 2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.