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WEECO Project # 2015-5133

Phase I Environmental Site Assessment

Project Site

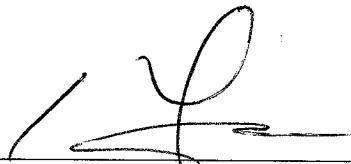
**923 W. Carson Street
Torrance, CA 90502**

Prepared for

**BBCN Bank
1122 Wall Street
Los Angeles, CA 90015**

December 7, 2015

Prepared by _____


James Yoon, REPA
Environmental Professional

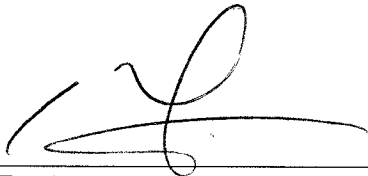
PHASE-1 ENVIRONMENTAL SITE ASSESSMENT

For Property at:

**923 WEST CARSON STREET
TORRANCE, CALIFORNIA 90502**

DECEMBER 7, 2015

Environmental Professional Certification: I declare that, to best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.10 (All Appropriate Inquiry).



**James Yoon, Environmental Professional
Principal**

Standard Certification: I have the specific qualifications based on educations, training and experience to assess a *property* of 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.



**James Yoon, Environmental Professional
Principal**

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EXECUTIVE SUMMARY

Western Environmental Engineers Co. (WEECO) was retained by **BBCN Bank** to perform a Phase I Environmental Assessment for the property located at **923 W. Carson Street, Torrance, California** in order to determine if the potential for contamination exists at the subject site. On December 4, 2015, WEECO conducted a site investigation of the subject site. The following summarizes the findings, conclusions, and recommendations of this assessment.

In conducting a Phase I Environmental Assessment, WEECO completed the following steps: a review of government records and databases for evidence of possible environmental contamination on-site and any neighboring sites to determine listed locations of hazardous material spills and/or hazardous material risks, site reconnaissance through a visual inspection of the subject site, interviews with current owners and occupants of the property and/or their representative(s), as well as with appropriate government staff members and an evaluation of the evidence developed and incorporated during the site assessment presented in a written report to our client, **BBCN Bank**.

Asbestos, lead-based paint, radon and wetland visual site investigation was not performed in this study. Archaeological studies were not included in the scope of services for this project.

This report summarizes the results of these investigations and the government records research.

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ENVIRONMENTAL FINDINGS:

ON-SITE:

- ◆ The subject site located at 923 W. Carson Street, in the City of Torrance is legally described by the assessor's parcel number: 7345-010-021. According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 0.79 acres lot, and has been developed with one (1) commercial office building approximately 3,461 square-feet in size. The building was first constructed in 1970/1977, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial office building being used as a dental clinic. Asphalt-paved parking areas were observed throughout the subject site. Currently, the subject site is occupied by "Smile Care Dentistry & Orthodontics". See Section 3 and Attachment (G).
- ◆ BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 and forward. Based on the Historical Tenant Report, from 1962 to 1977, the subject site had no listings. In 1982, the subject site was listed as having a "Carson Family Dental Group". From 1986 to 2000, the subject site was listed as having a "SmileCare Dental Group". In 2004, the subject site was listed as having "Hardin, Dennis R. DDS". In 2006, the subject site was listed as having a "Smile Care Family Dentistry". From 2008 to 2015, the subject site was listed as having "Hardin, Dennis R. DDS". See Section 4 and Attachment (B).
- ◆ From the visual inspection, WEECO investigator observed no hazardous materials being used or stored at the subject site. No 55-gallon industrial drums were observed at the subject site. No 5-gallon buckets were observed at the subject site. One (1) trash-bin with trash enclosure was located to the northeast corner of the subject site, and did not appear to contain any hazardous materials or waste. See Section 3 and Attachment (G).
- ◆ From the visual inspection, WEECO investigator observed no aboveground storage tanks (ASTs) at the subject site. No evidence of concrete scaring, fill pipes, and/or vent pipes that would indicate the past or present existence of underground storage tanks (UST) were detected at the subject property. See Section 3 and Attachment (G).
- ◆ WEECO investigator contacted the Los Angeles City Fire Departments Hazardous Materials Division to review any records pertaining to aboveground/underground storage tanks at the subject site. As of the date of this report, WEECO has not yet received a response from the Los Angeles City Fire Departments Hazardous Materials Division for inclusion into this report; however, based on over 30 years of experience in environmental services, the results are not likely to change any recommendations made in this Phase I Environmental Site Assessment report. See Section 4 and Attachment (C).

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- ◆ WEECO investigator visited the Los Angeles Department of Public Works (LADPW) Environmental Division to search for any records pertaining to underground storage tanks on the subject site. There is an open file for the subject site; however, the file was empty and no records were found for review. The open file is there for records keeping purposes according to the Department official behind the counter at the LADPW office. See Attachment (D).
- ◆ WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Records were found for the subject site. No records were found for the subject site.
- ◆ WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.
- ◆ The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the GeoTracker – California State Water Resources Control Board’s sponsored website.
- ◆ Based on WEECO’s review of the historical and current usage of the Subject Property as well as our review of the Federal, State, and Regional databases discussed in Section 5.5 for onsite and adjacent properties of potential concern for vapor encroachment, no pVEC (potential Vapor Encroachment Condition) was identified in connection with the Property, and it is WEECO’s professional opinion that a VEC is not suspected of having encroached into the Subject Property.
- ◆ Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 51 government databases reviewed in this report.

- HWIS - Hazardous Waste Information System

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Site: SMILE CARE DENTAL GROUP
 Address: 923 W CARSON ST
 City: TORRANCE
 Map Loc: 1 - the subject site
 Status: EPA ID#: CAL000083020

		<u>88-91</u>	<u>92-95</u>	<u>96/97</u>	<u>98/99</u>	<u>00/01</u>	<u>02/03</u>	<u>04/05</u>	<u>06/07</u>	<u>08/09</u>	<u>10/11</u>	<u>12/13</u>	<u>14/15</u>
Inorganic solid waste	ton												
Unspec organic liquid mixture	ton					.04	.02						
Photochemical waste	ton			.1	.14								
Liq with mercury > 20 mg/l	ton												

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OFF-SITE:

- ◆ **Seventeen (17)** environmental concerns are listed in the government databases, which are located within a ½ mile radius from the subject site. The neighborhood sites up to 1.00-mile distance have been investigated by government agencies to determine if any hazardous chemical spills occurred in the past. Please refer to Table (2) and Attachment (E) for further details.

- ◆ **NPL - National Priority List**

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

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

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986). Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA. Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion. The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

No listings within ½ mile radius of the subject site.

- ◆ **NFRAP - No Further Remedial Action Planned sites (CERCLIS)**

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

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EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within ½ mile radius of the subject site.

◆ **LUST - Leaking Underground Storage Tanks – California State**

The Leaking Underground Storage Tank (LUST) database is maintained by the Water Resources Control Board and their regional branches, and tracks sites contaminated by releases from underground storage tanks pursuant to Section 25295 of the Health and Safety Code.

Nine (9) Leaking Underground Storage Tank (LUST) Sites were identified within a ½ mile of the subject property. However, because of the distance from the subject site, the nearby leaking site could not have adversely impacted subsurface soil and/or groundwater at the subject site. If indeed, soil and/or groundwater at the subject site have been adversely impacted, the ultimate responsible party of remediation costs will be the LUST site. See Figure (3) and Attachment (E).

- 1) Site: SHELL
Address: 911 W CARSON ST
City: TORRANCE
Map Loc: 2 - about .0 mile E of the subject
Status: CLSD - Case Closed
- 2) Site: MOBIL #11-MAF
Address: 21700 S VERMONT AVE
City: CARSON
Map Loc: 3 - about .0 mile E of the subject
Status: ASSM - Site Assessment
- 3) Site: JOHN BATES
Address: 21600 S VERMONT AVE
City: TORRANCE
Map Loc: 4 - about .0 mile NE of the subject
Status: CLSD - Case Closed
- 4) Site: LA COUNTY HARBOR UCLA MEDICAL
Address: 1000 W CARSON ST
City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: - -
- 5) Site: UNOCAL #2529
Address: 600 W CARSON ST

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- City: TORRANCE
Map Loc: 24 - about .2 mile E of the subject
Status: CLSD - Case Closed
- 6) Site: ARCO #5108
Address: 21704 S FIGUEROA ST
City: CARSON
Map Loc: 26 - about .2 mile E of the subject
Status: CLSD - Case Closed
- 7) Site: SO-CAL
Address: 21629 S FIGUEROA ST
City: CARSON
Map Loc: 27 - about .2 mile E of the subject
Status: CLSD - Case Closed
- 8) Site: DOYLE BROTHERS INC.
Address: 22203 S VERMONT AVE
City: TORRANCE
Map Loc: 47 - about .4 mile S of the subject
Status: CLSD - Case Closed
- 9) Site: UNOCAL #4944
Address: 1259 W CARSON ST
City: TORRANCE
Map Loc: 48 - about .4 mile W of the subject
Status: CLSD - Case Closed
- Site: TOSCO/UNOCAL #30769
Address: 1259 W CARSON ST
City: TORRANCE
Map Loc: 48 - about .4 mile W of the subject
Status: CLSD - Case Closed

INTRODUCTION

2.1 OBJECTIVE

Purpose of a Phase I Environmental Assessment

The purpose of a Phase I Environmental Assessment is to permit the user of this report to seek CERCLA landowner liability protection as innocent landowner, contiguous property owner, bona fide prospective purchaser by providing an appropriate inquiry into the previous ownership and uses of the subject property in order to identify any recognized environmental conditions and to establish the likelihood of environmental degradation to the property. Environmental assessments are made to satisfy due diligence requirements and are performed mainly to identify potential impact on the site's soil and groundwater. A Phase I Environmental Assessment addresses on-site impacts of chemical use, storage and management and any potential liabilities due to past and/or current practices associated with the use, storage, treatment and/or disposal of hazardous wastes on the subject site.

The American Society for Testing and Materials (ASTM) Standard Practice guidelines for environmental site assessments for commercial properties identifies the objective for a Phase I Environmental Assessment is to "define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and *petroleum products* (ASTM E1527-13)" and to prescribe *recognized environmental conditions* (RECs) in connection with the subject site, complying with the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI). The term recognized environmental conditions 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. De minimis conditions are not recognized environmental conditions and generally do not present any threat to the public health or the environment and generally would not be the subject of an enforcement action or brought to the attention of appropriate governmental agencies.

Under the Federal Comprehensive Environmental response, Compensation and Liability Act (CERCLA or "Superfund"), owners of property where hazardous substances have been released (including deposited or deposited of) are strictly liable for the costs of response and cleanup. This liability, which can amount to millions of dollars, generally extends to landowners who receive title after the release has occurred, unless the landowner can demonstrate that prior to acquisition, s/he undertook "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability." Potential environmental liability may result under other federal and state laws, and under

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common law tort suits based on contamination. In addition, the Federal Deposit Insurance Corporation since 1993 has required that all insured lending institutions have in place “appropriate safeguards and controls to limit exposure to potential environmental liability associated with real property held as collateral or as an investment.... Examiners will review the institution’s compliance with its own environmental risk program as part of the examination of lending and investment activities.” As a result, essentially all nonresidential real estate transactions now include an environmental site assessment.

2.2 PROJECT DESCRIPTION

On November 18, 2015, WEECO was retained by **BBCN Bank** to conduct a Phase I Environmental Site Assessment for the subject property located at **923 W. Carson Street**, in the City of Torrance, County of Los Angeles within the State of California.

2.3 STATEMENT OF WORK

Western Environmental Engineers Co. completed the Phase I Environmental Assessment by investigating the current and past history use of the subject site.

The site background investigation was conducted by researching the U.S.G.S. topographic map and published geologic and hydrogeological data for the vicinity; reviewing records from BBL’s Historical Tenant Report; reviewing any Sanborn Fire Insurance Maps; and reviewing state, federal and regional environmental databases for the subject site.

The current status of the subject property was evaluated by conducting a site reconnaissance; contacting the Los Angeles County Fire Departments Custodian of Records; and reviewing records at the Los Angeles County Department of Public Works; and reviewing online records at the California Regional Water Quality Control Board, Los Angeles Region; and researching data from the South Coast AQMD Database and the Department of Toxic Substance Control, ENVIROSTOR websites.

SITE RECONNAISSANCE

A site reconnaissance of the subject property was conducted on September 16, 2015. Investigator(s) in attendance for the site reconnaissance included the following:

- ◆ James Yoon, Project Engineer / WEECO

The site reconnaissance consisted of a visual inspection of the subject property. The following sections discuss the findings of the site reconnaissance.

3.1 SITE LOCATION

The subject site at 923 W. Carson Street is a commercial property located on the northern side of W. Carson Street between Berendo Avenue and S. Vermont Avenue, in the City of Torrance, County of Los Angeles within the State of California as shown in Figure (1) and Figure (2).

3.2 SITE AND VICINITY CHARACTERISTICS

The subject site located at 923 W. Carson Street, in the City of Torrance is legally described by the assessor's parcel number: 7345-010-021.

According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 0.79 acres lot, and has been developed with one (1) commercial office building approximately 3,461 square-feet in size. The building was first constructed in 1970/1977, respectively.

From the visual inspection, the subject site is composed of one (1) single-story commercial office building being used as a dental clinic. Asphalt-paved parking areas were observed throughout the subject site.

The subject building appeared to be constructed of brick walls; wood frame/shingled roof; and concrete slab floors. The building materials appeared to be in good condition at the time of visual inspection. See Attachment (G).

3.3 CURRENT USE of the SUBJECT SITE

Currently, the subject site is occupied by "Smile Care Dentistry & Orthodontics".

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3.4 HAZARDOUS MATERIAL STORAGE/USE

From the visual inspection, WEECO investigator observed no hazardous materials being used or stored at the subject site. No 55-gallon industrial drums were observed at the subject site. No 5-gallon buckets were observed at the subject site. One (1) trash-bin with trash enclosure was located to the northeast corner of the subject site, and did not appear to contain any hazardous materials or waste. See Attachment (G).

3.5 UNDERGROUND/ABOVEGROUND STORAGE TANKS

From the visual inspection, WEECO investigator observed no aboveground storage tanks (ASTs) at the subject site. No evidence of concrete scaring, fill pipes, and/or vent pipes that would indicate the past or present existence of underground storage tanks (UST) were detected at the subject property. See Attachment (G).

3.6 STAINING

From the visual inspection, WEECO investigator found no stained areas around the subject site that could impose an environmental threat upon the subject property.

3.7 ELECTRICAL TRANSFORMERS

Polychlorinated Biphenyls (PCBs) had been commonly used in dielectric fluids for electrical transformers or light ballasts before 1978. However, manufacturing of PCBs was discontinued in the United States because of its toxicity.

One (1) pad-mounted electrical transformer was observed at the northeast corner of subject site. No evidence of leaking was observed.

3.8 ASBESTOS CONTAINING MATERIALS (ACM), LEAD-BASED PAINT, RADON & WETLAND

Commercial use of ACM and lead-based paint as a building material was banned by the federal government in 1978. WEECO did not contract to conduct asbestos, lead-based paint inspection at the subject site. Since the current subject building was constructed prior to 1978, asbestos containing materials may still be present. Prior to any renovation or demolition work which could disturb any potential asbestos containing materials or potential lead paint, they should be sampled by a California Certified Asbestos Consultant and lead paint consultant, who may also assist with proper removal of any materials found to contain asbestos or lead paint. Such materials must be removed by a properly licensed asbestos and/or lead paint abatement contractor

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and oversight and monitoring of the work must be performed by a California Certified Asbestos/Lead consultant.

3.9 ADJOINING PROPERTIES

During the Site Reconnaissance, WEECO's field assessor also visually inspected and documented the use of those properties, which adjoin the subject properties. The observations made by Mr. Jeffrey Pak of the adjoining properties are as follows:

NORTH

- The property to the north of the subject site is used for a commercial purpose (Commercial Area / "Harbor Care Center").

EAST

- The properties to the east of the subject site are used for a commercial purpose (Commercial Area / "Fiesta Car Wash; and Shell Service Station").

SOUTH

- The property to the south of the subject site across W. Carson Street is used for a commercial purpose (Commercial Area / "Harbor UCLA Medical Center").

WEST

- The property to the west of the subject site is used for a residential purpose (Residential Area).

3.10 ENVIRONMENTAL QUESTIONNAIRE

An environmental questionnaire was answered by a WEECO investigator. The answers are as follows:

- 1a. Is the property used for an industrial use? **NO**
- 1b. Is any adjoining property used for an industrial use? **NO**

- 2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past? **NO**
- 2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past? **NO**

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- 3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **NO**
- 3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **YES (gas station)**
- 4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **NO**
- 4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? **YES (gas station)**
- 5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19L) in volume or 50 gallons (190L) in the aggregate, stored on or used at the property or at the facility? **NO**
- 5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19L) in volume or 50 gallons (190L) in the aggregate, stored on or used at the property or at the facility? **NO**
- 6a. Are there currently any industrial drums (typically 55 gallons (208L) or sacks of chemicals located on the property or at the facility? **NO**
- 6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gallons (208L) or sacks of chemicals located on the property or at the facility? **NO**
- 7a. Did you observe evidence or do you have prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site? **NO**
- 7b. Did you observe evidence or do you have prior knowledge that fill dirt has been brought onto the property that originated from an unknown origin? **NO**
- 8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? **NO**
- 8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? **NO**

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- 9a. Is there currently any stained soil on the property? **NO**
- 9b. Did you observe any evidence or do you have any prior knowledge that there has been previously, any stained soil on the property? **NO**
- 10a. Are there currently any registered or unregistered storage tanks (aboveground or underground) located on the property? **NO**
- 10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (aboveground or underground) located on the property? **NO**
- 11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? **NO**
- 11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? **NO**
- 12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? **NO**
- 12b. Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors? **NO**
- 13a. If the property is served by a private well or non-public water system, is there evidence or do you have any prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? **NO**
- 13b. If the property is served by a private well or non-public water system is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency? **NO**
- 18a. Does the property discharge waste water, on or adjacent to the property, other than storm water, into a sanitary sewer system? **NO**
- 18b. Does the property discharge waste water, on or adjacent to the property, other than storm water, into a sanitary sewer system? **NO**
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property? **NO**
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's? **NO**

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Attachment (A) includes the questionnaire.

3.11 INTERVIEWS AND USER PROVIDED INFORMATION

Pursuant to ASTM E1527-13, the following interviews were performed during this investigation in order to obtain information indicating *recognized environmental conditions* (RECs) in connection with the subject property.

- **INTERVIEWS**

No interviews were conducted at the time of site inspection. However, based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.

- **INTERVIEW WITH OWNER OR OCCUPANTS OF NEIGHBORING PROPERTIES (ABANDONED PROPERTIES)**

The subject site is not an abandoned property. The owners/occupants of neighboring properties were not available for interview at the time of visual inspection.

3.12 USGS TOPOGRAPHIC MAP REVIEW

USGS topographic map indicates that the subject property and the vicinity had established medium duty and light duty roads in their current configurations. The ground elevation level at the subject site is approximately 30 feet above the mean sea level.

The Source of these topographic maps is from the US Department of the Interior, Geological Survey.

The topography of the site area demonstrates a complex elevation contour. The topography of the local area can be useful in recognizing the direction in which surface runoff and groundwater will generally flow. However due to the creation of sewers, drains and other man made water canals, the flow of surface runoff is not necessarily the same as would be expected by the topography. The groundwater of the local area can also differ from the general topography due to a variation of depth of the ground water, the geology of the subsurface soil in the area. See Figure (4).

3.13 HYDROGEOLOGIC CONDITIONS

The subject site is in the Los Angeles Forebay Area, located in the northern part of the Central Basin. In general, it is a free groundwater area; however, in the course of this investigation it became evident that the Bellflower aquiclude extends into the southerly portion of the forebay

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area. The aquiclude extends in this area contains a high percentage of sand, and vertical percolation of water is apparently more rapid here than in other portions of the basin covered by it. Where the Bellflower aquiclude is missing within the forebay area, the aquifers are in direct hydraulic continuity with the surface.

The Los Angeles Forebay Area is overlain by parts of the La Brea, Los Angeles and Montebello Plains. The known water-bearing sediments extend to a depth of 1600 feet (1440 feet below sea level) and include recent alluvium, the Lakewood formation and the San Pedro formation. Some fresh water also may be present in the Pliocene and Miocene rocks underlying these formations in this area.

Recent alluvium in the Los Angeles Forebay Area is found on the Los Angeles Plain and in the Los Angeles Narrows. It attains a maximum thickness of 160 feet, and includes the western arm of Gaspar aquifer and the parts of the Semi-perched aquifer and Bellflower aquiclude lying west and south of the Los Angeles River.

The Semi-perched aquifer is defined as the area where sand and gravel overlying the Bellflower aquiclude is more than 20 feet in thickness. This semi-perched aquifer is also present in the Lakewood formation just south of the Repetto Hill. Although the aquifer can be defined in well logs, water levels in well indicate that it contains little or no water.

LOCAL GOVERNMENT & HISTORICAL RECORD SEARCH

4.1 CITY DIRECTORY LISTINGS

BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 and forward. Based on the Historical Tenant Report, from 1962 to 1977, the subject site had no listings. In 1982, the subject site was listed as having a "Carson Family Dental Group". From 1986 to 2000, the subject site was listed as having a "SmileCare Dental Group". In 2004, the subject site was listed as having "Hardin, Dennis R. DDS". In 2006, the subject site was listed as having a "Smile Care Family Dentistry". From 2008 to 2015, the subject site was listed as having "Hardin, Dennis R. DDS". See Attachment (B).

<u>2015</u>	923 W CARSON ST	MATINFAR, FARIBA DDS
<u>2014</u>	923 W CARSON ST	HARDIN, DENNIS R DDS
<u>2012</u>	923 W CARSON ST	HARDIN, DENNIS R DDS
<u>2010</u>	923 W CARSON ST	HARDIN, DENNIS R DDS
<u>2008</u>	923 W CARSON ST	HARDIN, DENNIS R DDS
<u>2006</u>	923 W CARSON ST	SMILE CARE FAMILY DENTISTRY
<u>2004</u>	923 W CARSON ST	HARDIN, DENNIS R DDS
<u>2000</u>	923 W CARSON ST	SMILECARE DENTAL GROUP
<u>1998</u>	923 W CARSON ST	SMILE CARE DENTAL GROUP
<u>1994</u>	923 W CARSON ST	SMILECARE DENTAL GROUP
<u>1990</u>	923 W CARSON ST	SMILECARE DENTAL GROUP

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<u>1987</u>	923 W CARSON ST	SMILECARE DENTAL GROUP
<u>1982</u>	923 W CARSON ST	CARSON FAMILY DENTAL GROUP
<u>1977</u>	923 W CARSON ST	No Listings
<u>1972</u>	923 W CARSON ST	No Listings
<u>1967</u>	923 W CARSON ST	No Listings
<u>1962</u>	923 W CARSON ST	No Listings

- **Data Gap and Data Failure**

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure is one type of data gap. According to ASTM E1527-13 “data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met”. Pursuant to ASTM Standards, historical sources are required to document property use back to the property’s first developed use or back to 1940, whichever is earlier. However, pursuant to ASTM #1527-13, Section 8.3.2.1, if the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

4.2 GOVERNMENT AGENCY / FIRE DEPARTMENT

WEECO investigator contacted the Los Angeles City Fire Departments Hazardous Materials Division to review any records pertaining to aboveground/underground storage tanks at the subject site. As of the date of this report, WEECO has not yet received a response from the Los Angeles City Fire Departments Hazardous Materials Division for inclusion into this report; however, based on over 30 years of experience in environmental services, the results are not likely to change any recommendations made in this Phase I Environmental Site Assessment report. See Attachment (C).

WEECO investigator visited the Los Angeles Department of Public Works (LADPW) Environmental Division to search for any records pertaining to underground storage tanks on the subject site. There is an open file for the subject site; however, the file was empty and no records were found for review. The open file is there for records keeping purposes according to the Department official behind the counter at the LADPW office. See Attachment (D).

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WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Records were found for the subject site. No records were found for the subject site.

WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.

The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the GeoTracker – California State Water Resources Control Board’s sponsored website.

4.3 SANBORN FIRE INSURANCE MAP REVIEW

Fire insurance maps are large-scale maps that depict the commercial, industrial and residential sections of approximately twelve thousand cities and towns in the United States of America.

These specialized maps were first prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Information relied upon in place of personal examinations of property.

Fire insurance maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of Avenues, property boundaries and house and block numbers.

The primary benefit of reviewing fire insurance maps is to analyze historical land use of subject property and its immediate area. In this review, special emphasis is given to the existence and location of fuel storage tanks, flammable or other potentially hazardous substances, as well as the nature of businesses located on site.

No fire insurance maps are available for the area surrounding the subject site. See Attachment (F).

4.4 HISTORICAL MAP REVIEW

A historical map review was conducted to better understand the historical use of the subject site.

Historical Map Review:

Map Date:	Description:
2012	Same as current site
2010	Same as 2012 aerial photo map
2009	Same as 2010 aerial photo map
2005	Same as 2009 aerial photo map

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2004	Same as 2005 aerial photo map
2003	Same as 2004 aerial photo map
2002	Same as 2003 aerial photo map
1994	Same as 2002 aerial photo map
1980	Same as 1994 aerial photo map
1972	Same as 1980 aerial photo map
1963	Vacant Land
1952	Vacant Land

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FEDERAL, STATE AND REGIONAL RECORDS SEARCH

- ◆ WEECO contracted BBL to research the following databases:

5.1 FEDERAL SOURCES

◆ NPL – National Priority List	no sites	within 1 mile radius
◆ CERCLIS – Comprehensive Environmental Response, Compensation & Liability Information System	no sites	within ½ mile radius
◆ NFRAP	no sites	within ½ mile radius
◆ Federal Facilities	no sites	within ½ mile radius
◆ Emergency Response Notification System	3 sites	within ¼ mile radius
◆ Hazardous Material Incident Report System	no sites	subject
◆ Targeted Brownfields Assessments	no sites	within ½ mile radius
◆ Site Enforcement Tracking System	no sites	within ½ mile radius
◆ Enforcement-Docket	no sites	within ¼ mile radius
◆ C-Docket	no sites	within ¼ mile radius
◆ Integrated Compliance Information System	no sites	within ½ mile radius
◆ CORRACTS	no sites	within 1 mile radius
◆ RCRA – TSD Facilities	no sites	within ½ mile radius
◆ Clandestine Drug Laboratories	no sites	within ½ mile radius
◆ Indian LUST/VCP/UST	no sites	within ½ mile radius
◆ Federal Enforcement Dockets	no sites	within ¼ mile radius

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5.2 CALIFORNIA STATE SOURCES

◆ State Response Sites - Federal Lead	1 site	within 1 mile radius
◆ State Response Sites	no sites	within ½ mile radius
◆ Voluntary Cleanup Program	no sites	within ½ mile radius
◆ Properties Needing Further Evaluation	no sites	within ½ mile radius
◆ Military Evaluation Sites	1 site	within ½ mile radius
◆ Expedited Remedial Action	no sites	within ½ mile radius
◆ Border Zone Properties	no sites	within ½ mile radius
◆ School Property Evaluation Program	no sites	within ¼ mile radius
◆ SMBRPD Land Use Restrictions	no sites	within ½ mile radius
◆ HWMP Deed/Land Use Restrictions	no sites	within ½ mile radius
◆ Corrective Action	no sites	within ½ mile radius
◆ Historical Sites	no sites	within ½ mile radius
◆ CALSITES-No Further Action	1 site	within ¼ mile radius
◆ CORTESE	no sites	within ½ mile radius
◆ LUST – Leaking Underground Storage Tanks	9 sites	within ½ mile radius
◆ Solid Waste Information System	6 sites	within 1 mile radius
◆ Well Investigation Program	no sites	within 1 mile radius
◆ Drinking Water Program	no sites	within ½ mile radius

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5.3 REGIONAL SOURCES

◆ Toxic Releases	no sites	within ½ mile radius
◆ Land Disposal Site	no sites	within ½ mile radius
◆ Toxic Pits	no sites	within 1 mile radius
◆ Solid Waste Assessment Test – Regional	5 sites	within 1 mile radius

5.4 OPERATING PERMITS

◆ RCRA Generators	8 sites	within ¼ mile radius
◆ SARA Title III, section (TRIS)	no sites	within ¼ mile radius
◆ Nuclear Regulatory Commission Licensees	no sites	within ¼ mile radius
◆ PCB Waste Handlers Database	no sites	within ¼ mile radius
◆ Permit Compliance System (PCS)	no sites	within ¼ mile radius
◆ AIRS Facility System (AFS)	2 sites	within ¼ mile radius
◆ Section Seven Tracking System	no sites	within ¼ mile radius
◆ FIFRA/TSCA tracking System	no sites	within ¼ mile radius
◆ Federal Facilities Information System (FFIS)	no sites	within ¼ mile radius
◆ Chemicals in Commerce Information System	no sites	within ¼ mile radius
◆ FINDS EPA Facility Index System	no sites	within ¼ mile radius
◆ Hazardous Waste Information System	27 sites	within ¼ mile radius
◆ Underground Storage Tanks	9 sites	within ¼ mile radius

5.5 VAPOR ENCROACHMENT SCREENING

ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (VES) was used as guidance for conducting a VES for the Subject Property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the Subject Property. This standard replaces E 2600-08 published in March of 2008.

The newly revised standard focuses solely on screening for the likelihood of migrating vapors volatilized from a contaminated source the encroach upon the subsurface of a property involved in a real estate transaction and create a vapor encroachment condition (VEC). Two tiers for screening are included in the practice. The first tier is based upon the existence of known or suspect contaminated sites in the area. The second tier is more comprehensive and investigates specific characteristics associated with the contaminated plumes from these sites, or if no plume information is available, relies on sampling. If the likelihood exists for vapors to reach the subsurface of the property, further investigation that is beyond the scope of this practice would be necessary to determine if vapor intrusion is occurring into any buildings on the property. Of particular note in the standard is the completely revised Legal Appendix that discusses the relationship between this standard and the E 1527-13 Phase I ESA standard. In simple terms, the E 1527-13 standard (which complies with AAI) includes in its REC definition the Environmental Professional's (EP's) need to consider hazardous substances and petroleum products on the target property or migrating to the target provides a methodology for the EP to accomplish this for vapors. If vapors can reach the target property (thereby creating a VEP), the EP conducting the E 1527-13 Phase I would then have to decide whether or not the VEC constitutes an REC. This would be analogous to the EP finding in the Phase I investigation the potential for a contaminated groundwater plume to reach the target property. The EP would then have to determine if this situation is a REC.

The purpose of this practice is to define good commercial and customary practice in the United States of America for determining if a vapor encroachment condition (VEC) on a property parcel involved in a real estate transaction with respect to chemicals of concern (COC) that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the property. For the purpose of this Report, this practice is used as a voluntary supplement to Practice E 1527 and does not alter or in any way define the scope of that practice. In addition, performance of this standard is not a requirement of and does not constitute, expand, or in any way define "all appropriate inquiry" as defined or approved by U.S. EPA under CERCLA and the regulations thereunder, including 40 CFR Sec. 312.11.

In defining a standard of good commercial and customary practice for determining a VEC on a parcel of property, the goal of the process established by this practice is to identify whether or not a VEC exists or is likely to exist on the property. The term VEC means the presence or likely presence of any COC in the indoor air environment of existing or planned structures on a

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property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants. The term is not intended to include de minimis conditions that do not normally represent an unacceptable health risk to occupants that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis does not represent a VEC. The screening involves a two tiered approach to assessing VEC risk as described below.

VES TIER I - SEARCH DISTANCE TEST/CHEMICALS OF CONCERN TEST

The search distance test involves a review of the regulatory database report (see Section 5) 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. The AOC is defined as any up gradient sites within the ASTM Practice E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products.

If the contamination at the known or potentially contaminated site within the AOC consists of COCs, then a potential Vapor Encroachment Condition (pVEC) exists and Tier II screening is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

No release sites were identified in the BBL Radius Map Report (see Section 5) within the AOC that are considered to pose a pVEC at the Subject Property based on the Tier I evaluation.

VES TIER II - PLUME TEST

The Plume Test assesses whether or not a plume is close enough to the property to result in a VEC.

1. Critical Distance Determination - Determine distance from property to edge of plume in any direction (vertical, horizontal, lateral).
2. A VEC exists if there is a plume of VOCs, semi-volatile organic compounds (SVOCs), Volatile Inorganic Compounds (VICs), or free petroleum product have accumulated above a water table within 100 feet of the Subject Property or if a plume of dissolved volatile petroleum hydrocarbons is present within 30 feet of the property.

The sites were manually mapped to determine the location of the Subject Property and any potential plumes of contamination relative to the Subject Property and groundwater gradient. In addition, the case information for each site was reviewed.

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5.6 GOVERNMENT RECORDS

Seventeen (17) environmental concerns are listed in the government databases, which are located within a ½ mile radius from the subject site. The neighborhood sites up to 1.00-mile distance have been investigated by government agencies to determine if any hazardous chemical spills occurred in the past. Please refer to Table (2) and Attachment (E) for further details.

Attachment (E) includes the findings of the hazardous material contaminated sites from the state and federal government file searches. Table (2) shows the list of environmental concerns within a 1 mile radius and these environmental concerns are shown on the map in Figure (3). As shown in Figure (3), there are a number of hazardous sites within a 1 mile radius of the subject site.

Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 51 government databases reviewed in this report.

- HWIS - Hazardous Waste Information System

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

Site: SMILE CARE DENTAL GROUP
Address: 923 W CARSON ST
City: TORRANCE
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000083020

		<u>88-91</u>	<u>92-95</u>	<u>96/97</u>	<u>98/99</u>	<u>00/01</u>	<u>02/03</u>	<u>04/05</u>	<u>06/07</u>	<u>08/09</u>	<u>10/11</u>	<u>12/13</u>	<u>14/15</u>
Inorganic solid waste	ton												
Unspec organic liquid mixture	ton					.04	.02						
Photochemical waste	ton		.1	.14									
Liq with mercury > 20 mg/l	ton												

◆ NPL - National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

◆ CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986). Sites to

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be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA. Using the National Oil and hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion. The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

No listings within ½ mile radius of the subject site.

◆ **NFRAP - No Further Remedial Action Planned sites (CERCLIS)**

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within ½ mile radius of the subject site.

◆ **LUST - Leaking Underground Storage Tanks – California State**

The Leaking Underground Storage Tank (LUST) database is maintained by the Water Resources Control Board and their regional branches, and tracks sites contaminated by releases from underground storage tanks pursuant to Section 25295 of the Health and Safety Code.

Nine (9) Leaking Underground Storage Tank (LUST) Sites were identified within a ½ mile of the subject property. However, because of the distance from the subject site, the nearby leaking site could not have adversely impacted subsurface soil and/or groundwater at the subject site. If indeed, soil and/or groundwater at the subject site have been adversely impacted, the ultimate responsible party of remediation costs will be the LUST site. See Figure (3) and Attachment (E).

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- 1) Site: SHELL
Address: 911 W CARSON ST
City: TORRANCE
Map Loc: 2 - about .0 mile E of the subject
Status: CLSD - Case Closed
- 2) Site: MOBIL #11-MAF
Address: 21700 S VERMONT AVE
City: CARSON
Map Loc: 3 - about .0 mile E of the subject
Status: ASSM - Site Assessment
- 3) Site: JOHN BATES
Address: 21600 S VERMONT AVE
City: TORRANCE
Map Loc: 4 - about .0 mile NE of the subject
Status: CLSD - Case Closed
- 4) Site: LA COUNTY HARBOR UCLA MEDICAL
Address: 1000 W CARSON ST
City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: --
- 5) Site: UNOCAL #2529
Address: 600 W CARSON ST
City: TORRANCE
Map Loc: 24 - about .2 mile E of the subject
Status: CLSD - Case Closed
- 6) Site: ARCO #5108
Address: 21704 S FIGUEROA ST
City: CARSON
Map Loc: 26 - about .2 mile E of the subject
Status: CLSD - Case Closed
- 7) Site: SO-CAL
Address: 21629 S FIGUEROA ST
City: CARSON
Map Loc: 27 - about .2 mile E of the subject
Status: CLSD - Case Closed
- 8) Site: DOYLE BROTHERS INC.
Address: 22203 S VERMONT AVE
City: TORRANCE
Map Loc: 47 - about .4 mile S of the subject
Status: CLSD - Case Closed
- 9) Site: UNOCAL #4944
Address: 1259 W CARSON ST
City: TORRANCE
Map Loc: 48 - about .4 mile W of the subject
Status: CLSD - Case Closed

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Site: TOSCO/UNOCAL #30769
Address: 1259 W CARSON ST
City: TORRANCE
Map Loc: 48 - about .4 mile W of the subject
Status: CLSD - Case Closed

- **FEDFAC-Federal Facilities**

As part of the CERCLA program, federal facilities with known or suspected environmental problem, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court Order.

- **ERNS-Emergency Response Notification System**

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103, the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311 (b) (3); and the Hazardous Material Transportation Act 1974 (HMTA section 1808) (b).

- **HMIRS-Hazardous Material Incident Report System**

The Hazardous Material Incident Report System (HMIRS) of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

- **TBA-Targeted Brownfields Assessments**

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

- **SETS-Site Enforcement Tracking System**

When Expanding Superfund Monies at a CERCLA site, EPA must conduct a search to identify parties with potential financial responsibility for Remediation of uncontrolled hazardous waste

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sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

- **DO-Enforcement Docket System/Consent Decree Tracking System**

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

- **CD-Criminal Docket System (C-Docket)**

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statutes and tracks enforcement actions from the initial stages of investigations through conclusion.

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

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and its Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

- **RCRA Violators List (CORRACTS)**

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violators, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS). If enforcement is required, it is typically delegated to a state agency.

- **Resource Conservation and Recovery Information System--Treatment, Storage & Disposal (RCRA-D)**

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

- **CDL-Clandestine Drug Laboratories**

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found

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chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

- **INDN-Indian Reservation LUST/VCP/UST**

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

- **FD-Federal Enforcement Dockets**

The US EPA, Office of Enforcement, maintains a list of sites under enforcement by the US EPA.

- **FL-State Response Sites - Federal Lead**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous waste sites where the U.S. EPA is the lead agency. These sites are typically proposed, on or delisted from the National Priority List.

- **SR-State Response Sites**

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk. The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

- **VCP-Voluntary Cleanup Program**

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- **FE-Properties Needing Further Evaluation**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

- **ME-Military Evaluation Sites**

This category of the Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

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- **EP-Expedited Remedial Action Program**

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

- **BZ-Border Zone Properties**

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

- **SCH-School Property Evaluation Program Properties**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the Calsites category depending on the level of threat to public health, safety or the environment they pose.

- **LUR-Brownfields Reuse Program Facility Sites with Land Use Restrictions**

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

- **DR-Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction**

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

- **CA-Hazardous Waste sites - Permitted and Corrective Action**

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

- **HIS-Historical Site**

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

- **CALSITES-No Further Action**

This section includes the sites on the CALSITE list which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control

Phase I Environmental Site Assessment
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(DTSC) in accordance with Section 25359.6 of the California Health & Safety Code.

- **CORTESE-State of California Office of Planning and Research**

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and research and lists potential and confirmed hazardous waste or substances sites.

- **SWIS-Solid Waste Information System**

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. active solid waste disposal sites, inactive or closed waste disposal sites and transfer facilities.

- **WIP-Well Investigation Program**

The Well Investigation Program (AB 1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs.

- **WQ-Drinking Water Program**

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirement. In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

- **NT-Toxic Releases**

The California Regional Water Quality Control Boards or local Department of Health Service keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

- **TPC-Toxic Pits**

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually; in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains (AB1046). Special exemption provisions have created for surface impoundment receives mining wastes.

- **SWAT-Solid Waste Assessment Test-Regional**

This program, provided for under the Calderon legislation (Section 13273 of the Water Code),

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requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has been discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test report on staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District/Air Pollution Control District.

CONCLUSIONS AND RECOMMENDATIONS

In conclusion, WEECO has used generally accepted practices to identify information available on the subject property relating to prior and current environmental concerns. It is our opinion that the site reconnaissance performed, and the information reviewed and cited in this report, indicate the following:

- ◆ The subject site located at 923 W. Carson Street, in the City of Torrance is legally described by the assessor's parcel number: 7345-010-021. According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 0.79 acres lot, and has been developed with one (1) commercial office building approximately 3,461 square-feet in size. The building was first constructed in 1970/1977, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial office building being used as a dental clinic. Asphalt-paved parking areas were observed throughout the subject site. Currently, the subject site is occupied by "Smile Care Dentistry & Orthodontics". See Section 3 and Attachment (G).
- ◆ BBL's Historical Tenant Report was reviewed which identifies the tenants (be it the owner or lessee) of the subject site over the last 50 years. Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 and forward. Based on the Historical Tenant Report, from 1962 to 1977, the subject site had no listings. In 1982, the subject site was listed as having a "Carson Family Dental Group". From 1986 to 2000, the subject site was listed as having a "SmileCare Dental Group". In 2004, the subject site was listed as having "Hardin, Dennis R. DDS". In 2006, the subject site was listed as having a "Smile Care Family Dentistry". From 2008 to 2015, the subject site was listed as having "Hardin, Dennis R. DDS". See Section 4 and Attachment (B).
- ◆ From the visual inspection, WEECO investigator observed no hazardous materials being used or stored at the subject site. No 55-gallon industrial drums were observed at the subject site. No 5-gallon buckets were observed at the subject site. One (1) trash-bin with trash enclosure was located to the northeast corner of the subject site, and did not appear to contain any hazardous materials or waste. See Section 3 and Attachment (G).
- ◆ From the visual inspection, WEECO investigator observed no aboveground storage tanks (ASTs) at the subject site. No evidence of concrete scaring, fill pipes, and/or vent pipes that would indicate the past or present existence of underground storage tanks (UST) were detected at the subject property. See Section 3 and Attachment (G).
- ◆ WEECO investigator contacted the Los Angeles City Fire Departments Hazardous Materials Division to review any records pertaining to aboveground/underground storage tanks at the subject site. As of the date of this report, WEECO has not yet received a response from the Los Angeles City Fire Departments Hazardous Materials Division for inclusion into this

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report; however, based on over 30 years of experience in environmental services, the results are not likely to change any recommendations made in this Phase I Environmental Site Assessment report. See Section 4 and Attachment (C).

- ◆ WEECO investigator visited the Los Angeles Department of Public Works (LADPW) Environmental Division to search for any records pertaining to underground storage tanks on the subject site. There is an open file for the subject site; however, the file was empty and no records were found for review. The open file is there for records keeping purposes according to the Department official behind the counter at the LADPW office. See Attachment (D).
- ◆ WEECO investigator researched data from the South Coast AQMD Database to review any records regarding Hazardous Waste/Materials and violations for the subject property. Records were found for the subject site. No records were found for the subject site.
- ◆ WEECO investigator contacted the Department of Toxic Substances Control, EnviroStor website to review any records pertaining to hazardous materials used or stored at the subject site and to review any records pertaining to aboveground/underground storage tanks at the subject site. No records were found for the subject site.
- ◆ The subject site was not listed as a LUST (Leaking Underground Storage Tank) site on the GeoTracker – California State Water Resources Control Board’s sponsored website.
- ◆ Based on WEECO’s review of the historical and current usage of the Subject Property as well as our review of the Federal, State, and Regional databases discussed in Section 5.5 for onsite and adjacent properties of potential concern for vapor encroachment, no pVEC (potential Vapor Encroachment Condition) was identified in connection with the Property, and it is WEECO’s professional opinion that a VEC is not suspected of having encroached into the Subject Property.
- ◆ Due to the former or/and current businesses, the subject site is listed as having one (1) operating permit in the list of 51 government databases reviewed in this report.
- ◆ The following describes the potential environmental conditions (PECs) that have been identified in WEECO’s Phase I Environmental Site Assessment for the subject site. WEECO classifies a concern as a potential environmental condition (PEC) when the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the possibility of an existing release, a past release, or the threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property.

CONDITION #1	SECTION #	COMMENTS
Asbestos Containing Materials (ACM)	3.8	Asbestos Containing Materials (ACM) may be present at the subject site.

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Action Recommended: No immediate action recommended. Commercial use of ACM and lead-based paint as a building material was banned by the federal government in 1978. WEECO did not contract to conduct asbestos, lead-based paint inspection at the subject site. Since the subject building was built prior to 1978, asbestos containing materials and lead based paint may be present. Prior to renovation or demolition work which would disturb any potential asbestos containing materials or potential lead paint, they should be sampled by a California Certified Asbestos Consultant and lead paint consultant, who may also assist with proper removal of any materials found to contain asbestos or lead paint. Such materials must be removed by a properly licensed asbestos and/or lead paint abatement contractor. And oversight and monitoring of the work must be performed by a California Certified Asbestos/Lead consultant.

- ◆ WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 923 W. Carson Street, Torrance, California, the subject property. This assessment has revealed no evidence of any recognized environmental conditions (RECs) or potential environmental conditions (PECs) in connection with the subject property except for the item listed above. Therefore, WEECO concludes that the risk of contamination at the site is so minimal that no further investigation is warranted at this time.

**Phase I Environmental Site Assessment
923 West Carson Street, Torrance, California 90502**

DISCLAIMER

This report has been specifically prepared for **BBCN Bank** with application to a Phase I Environmental Assessment for the property at **923 W. Carson Street, Torrance, California**. This report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, either expressed or implied, is made as to the opinions presented herein. WEECO agrees to hold the information contained in this report or any portion thereof, confidential. WEECO will consent to the release of this report to third parties at the discretion of the Client. Any use of or reliance upon this information by a party other than the Client shall be solely at the risk of such third party and without legal recourse against WEECO, its affiliates, associates, employees, officers, or directors, regardless of whether the action in which recovery of the damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of WEECO), statute or otherwise. This report shall not be used or relied upon by a party, which does not agree to be bound by the statement above.

This assessment focused on potential sources of hazardous substances and petroleum hydrocarbons that could be considered a liability due to their possible presence in significant concentrations (e.g. above acceptable limits set by federal or state agencies) or due to the potential for contaminant migration through exposure pathways (e.g. groundwater). Hazardous substances naturally occurring in plants, soils and rock (e.g. trace metals, radon, or naturally occurring asbestos) are not typically considered in these investigations.

Sampling and laboratory analysis were not performed as part of this investigation; samples were not collected from soil, water, air building materials, or other media. Positive identification of hazardous substances can only be accomplished through sampling and appropriate laboratory analysis.

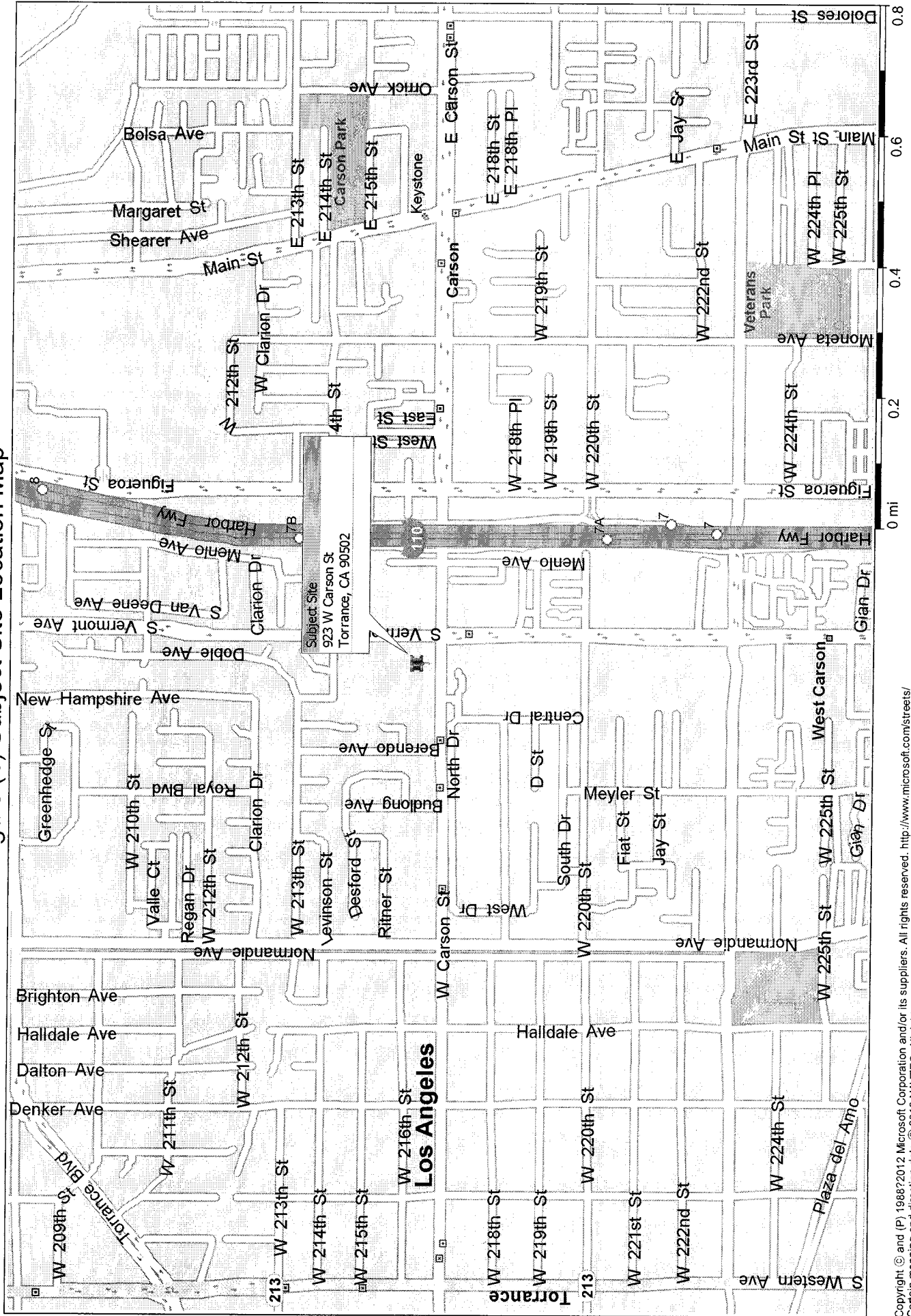
It is possible that additional information exists beyond the scope of this investigation. Changes in site use and conditions may occur due to variations in rainfall, temperature, water usage, economic and/or other factors. Additional information, which was not available to the consultant at the time this investigation was conducted or changes, which may occur on the site, may result in a modification to the summary and recommendations presented. This report is not a legal opinion.

Any drawing or map appearing in this report or any statement dimensions, capacities, quantities or distances are approximate and are included to assist the reader in visualizing the property. Information, estimates and opinions furnished by WEECO and contained in this report were furnished from sources considered reliable and believed to be true and correct.

FIGURE (1)

SITE LOCATION MAP

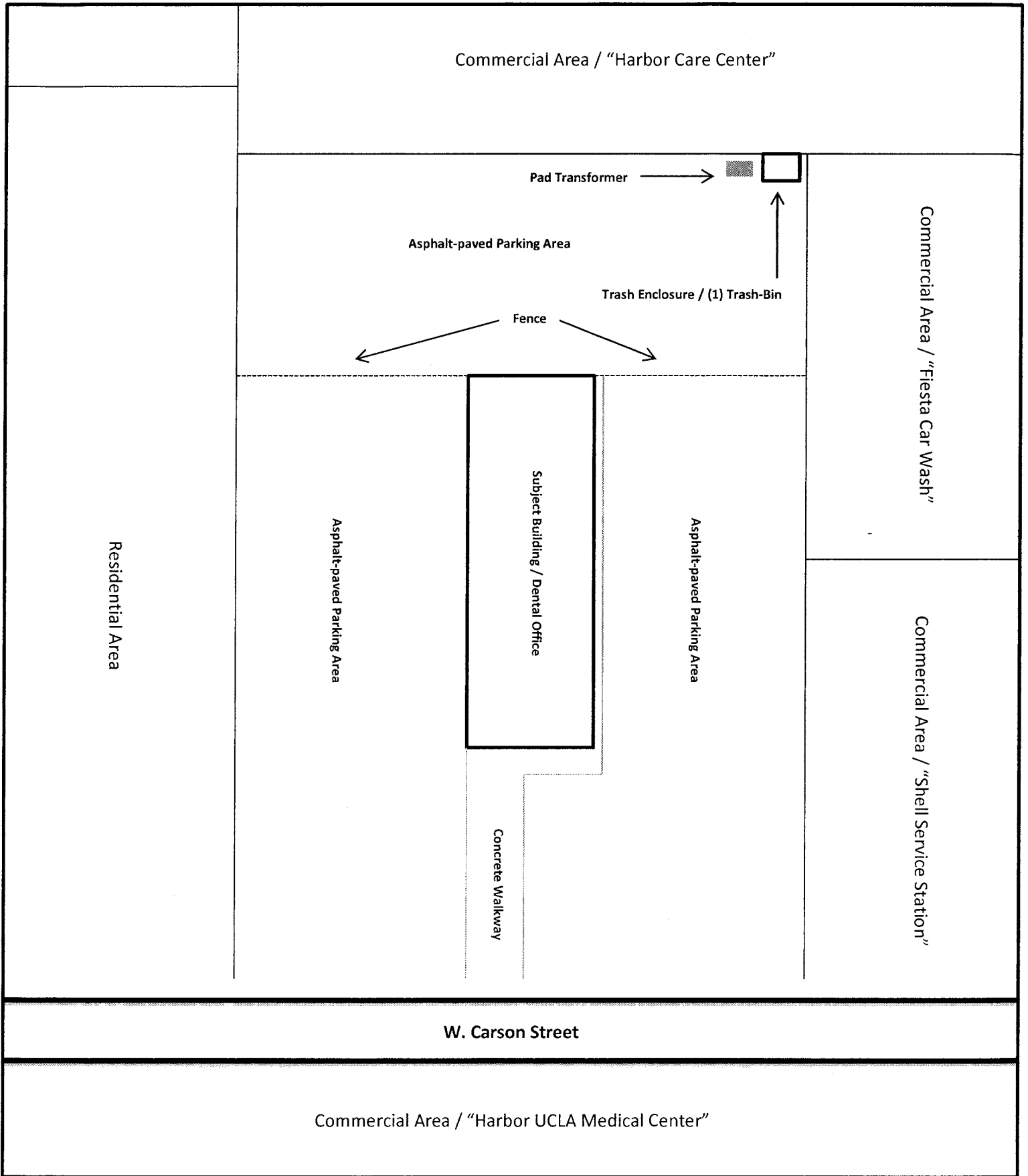
Figure (1) Subject Site Location Map



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 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ONBOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved. 1:21,500

FIGURE (2)

SITE PLOT PLAN



Subject Site: 923 W. Carson Street
 Torrance, CA 90502

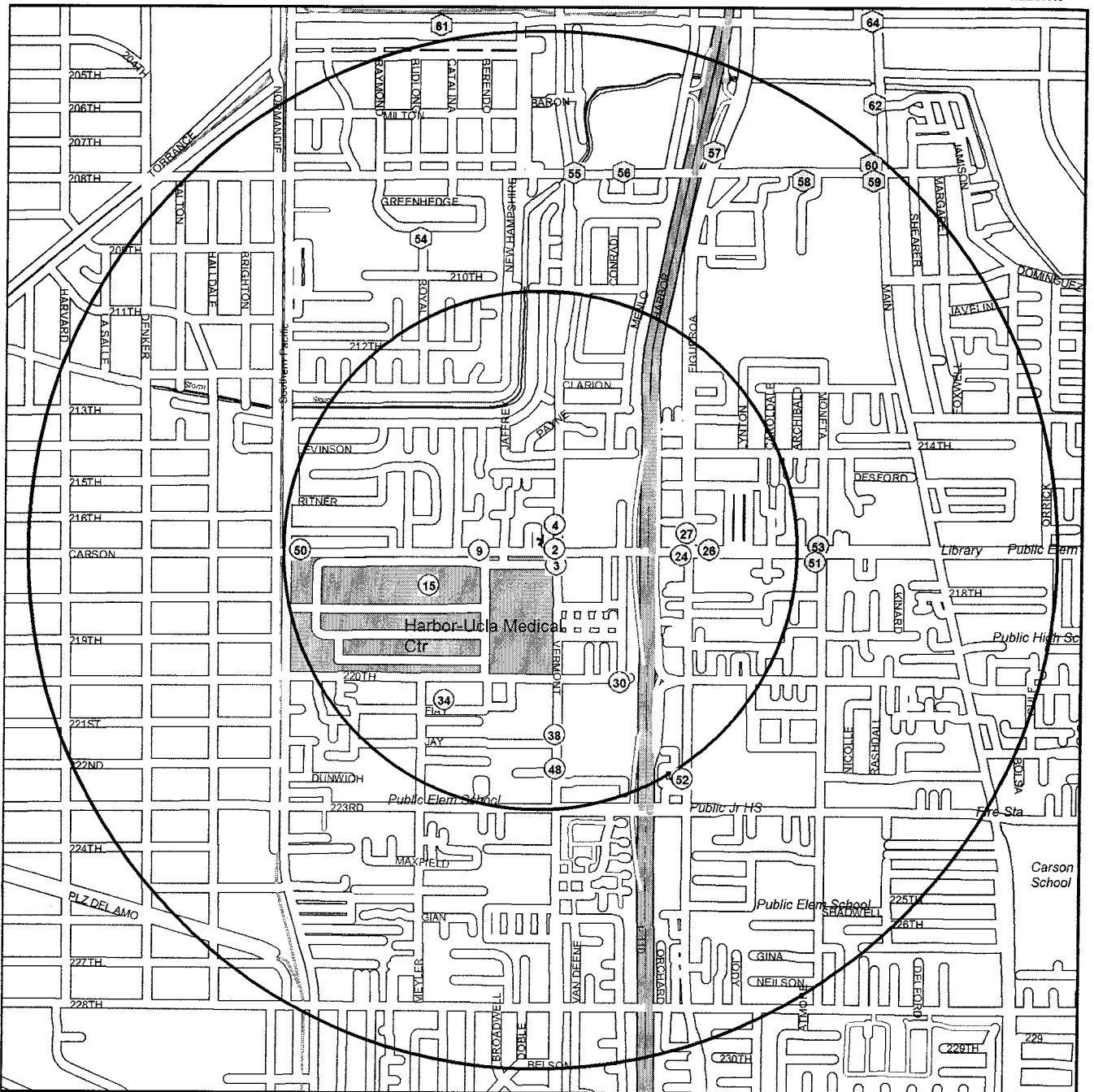
NOT TO SCALE

Figure (2) Subject Site Plot Plan








FIGURE (3)

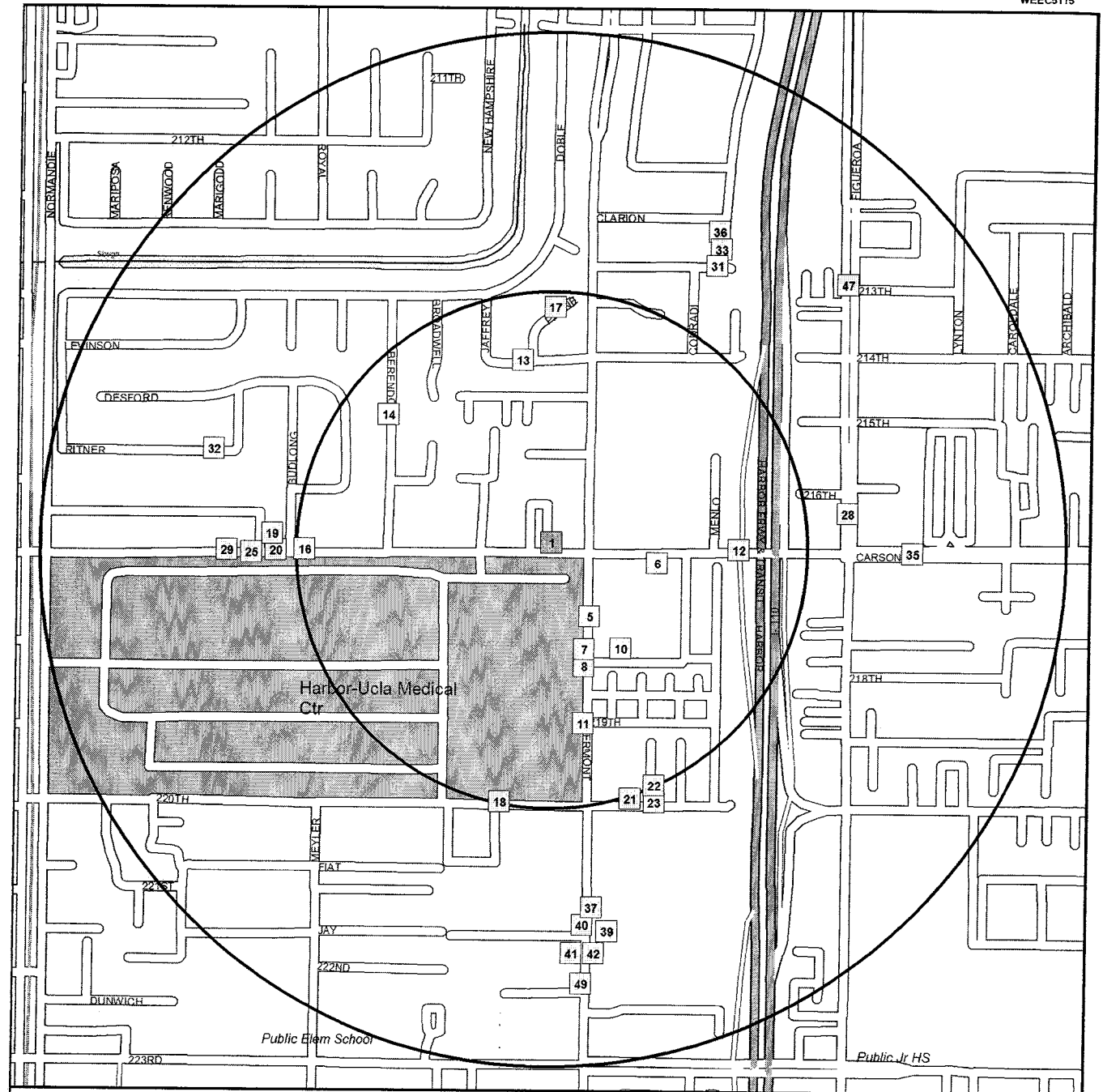
ENVIRONMENTAL CONCERNS WITHIN 1.0-MILE RADIUS
(MAP)



odd street numbers to the NW
 1.8 inch to 1/2 mile (the circles do not include any buffer zone)






-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
-  OPERATING PERMITS ONLY
-  WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY AT 923 W CARSON ST, TORRANCE



odd street numbers to the NW
 3.6 inch to 1/2 mile (the circles do not include any buffer zone)



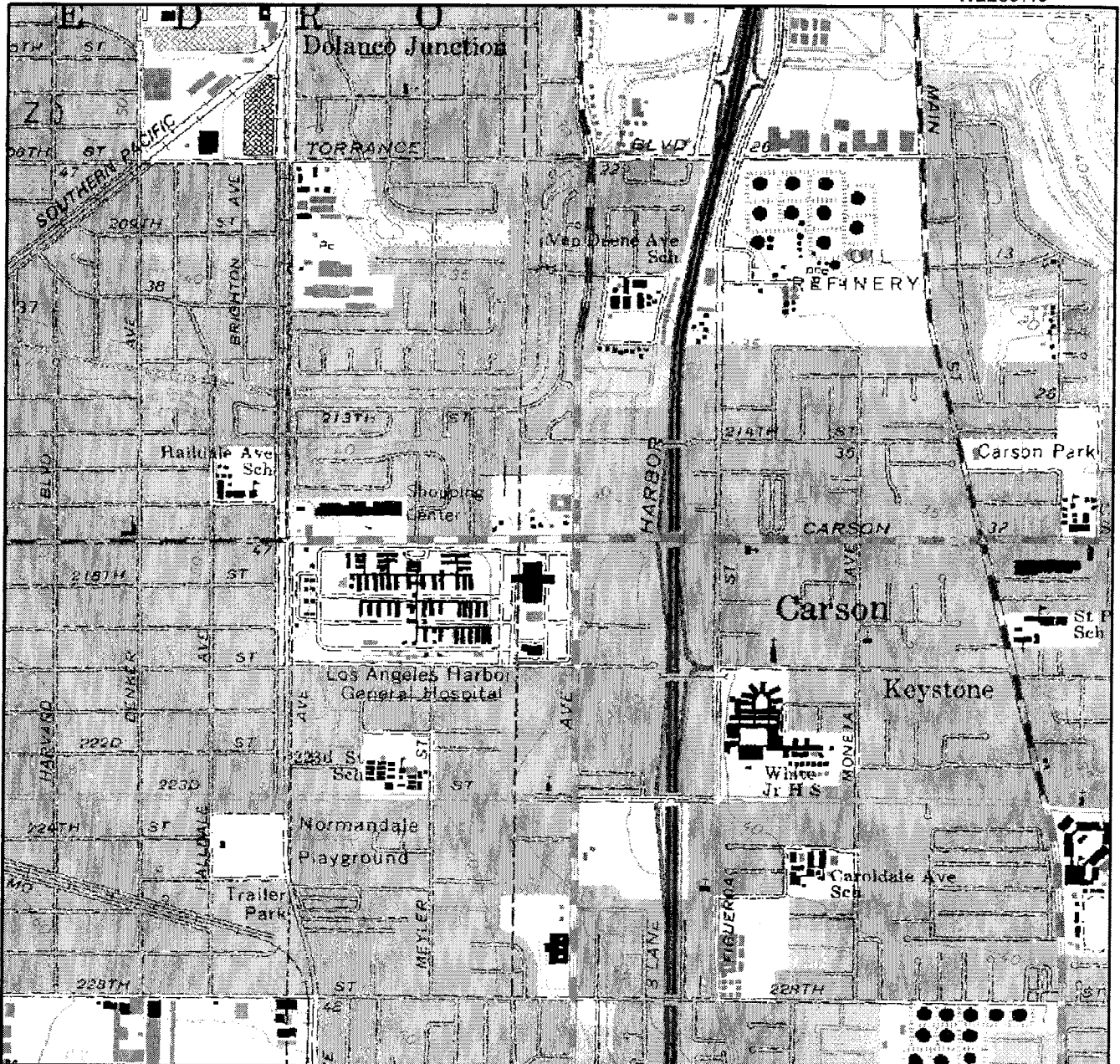
-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
-  OPERATING PERMITS ONLY
-  WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE AT 923 W CARSON ST, TORRANCE

1.	SMILE CARE DENTAL GROUP	923 W CARSON ST	
2.	SHELL	911 W CARSON ST	
3.	MOBIL #11-MAF	21700 S	VERMONT AVE
4.	JOHN BATES	21600 S	VERMONT AVE
5.	FOTO FACTORY	21720 S	VERMONT AVE
6.	VISION AUTO SERVICE CENTER	800 W CARSON ST, STE 32	
7.	UNIVERSAL TOOL SERVICE	21804 S	VERMONT AVE
8.	AMERICAN AIRCRAFT PRODUCTS INC	21808 S	VERMONT AVE
9.	LA COUNTY HARBOR UCLA MEDICAL	1000 W	CARSON ST
10.	I.T.I. CONSTRUCTION	21822 S	VERMONT AVE
11.	CONE BIKE SHOP	21904 S	VERMONT AVE
12.	MISSION STORAGE	735 W CARSON ST	
13.	DALE KANESHIRO	941 W 214TH ST	
14.	PETE MAMEA	21403 BERENDO AVE	
15.	LA PORT O EMB STATION HOSP	LA PORT O EMB STATION HOSP	
16.	T SHIRT WAREHOUSE	1101 W	CARSON ST
17.	LISA GENADY	21305 PAYNE AVE	
18.	BARBARA HOLLAND	946 W 220TH ST, UNIT 210	
19.	HARBOR GENERAL HOSPL	1124 W	CARSON ST
20.	B M A LOS ANGELES	1123 W	CARSON ST
21.	AT&T INFORMATION SYSTEMS	826 W 220TH ST	
22.	BEPO AUTO REPAIR	802 W 220TH ST	
23.	DEMIRANDA MANAGEMENT COMPAN	800 W 220TH ST	
24.	UNOCAL	600 W CARSON ST	
25.	MERONA ENTERPRISES DBA CARSON-	1141 W	CARSON ST
26.	ARCO	21704 S	FIGUEROA ST
27.	SO-CAL	21629 S	FIGUEROA ST
28.	TORRANCE ANIMAL HOSPITAL	21617 S	FIGUEROA ST
29.	NORGE VILLAGE	1161 W	CARSON ST
30.	RENT A GARAGE/MORRISSEY	722 W 220TH ST	
31.	FRANCISCO DOLLANTE	717 W 213TH ST	
32.	JOHN PIPER	1207 RITNER ST	
33.	WILFRED DOMINGO	21248 MENLO AVE	
34.	MOBIL OIL	220TH ST & MEYLER ST	
35.	TURNER PARASITOLOGY	519 W CARSON ST	
36.	ROXIE JONES	21242 MENLO AVE	
37.	X PERT REBUILD & MACHINE UNIT	22102 S	VERMONT AVE
38.	22104 S,VERMONT	22104 S	VERMONT AVE,SUITE 101 103
39.	PARAGON ENGINEERING INC	22106 S	VERMONT AVE
40.	DRAKE RACE CARS	22100 S	VERMONT AVE
41.	BICKERTON IRON WORKS	22118 S	VERMONT AVE
42.	MECHANICAL SEAL REPAIR	22122 S	VERMONT AVE
43.	CALIFORNIA SHIRTERY	22130 S	VERMONT AVE
44.	ALFRA INDUSTRIES INC	22134 S	VERMONT AVE
45.	U.S. POWER CONVERTING	22138 S	VERMONT AVE
46.	UNITED MICROWAVE PRODUCT	22129 S	VERMONT AVE
47.	CARSON FAMILY HOUSING L.P	21243 S	FIGUEROA ST, # 21245
48.	DOYLE BROTHERS INC.	22203 S	VERMONT AVE
49.	BYROM RADIATOR SERVICE	22208 S	VERMONT AVE
50.	TOSCO/UNOCAL #30769	1259 W	CARSON ST
51.	UNITED OIL STATION #65	300 W CARSON ST	
52.	FORMER SHELL STATION	22235 S	FIGUEROA ST
53.	CALTRANS - LONG BEACH (OIL OPE	W OF LOS ANGELES RIVER, NE OF 405 & 1	
54.	ROYAL BLVD. DUMP	20950 S	ROYAL BLVD
55.	GARDENA VALLEY DUMP #4 - ALPIN	833 W TORRANCE BLVD	
56.	GARDENA VALLEY NO. 4	801 W TORRANCE BLVD	
57.	GARDENA VALLEY 1 & 2	20740 S	FIGUEROA ST, 225-305W TORRANCE BL
58.	GARDENA VALLEY #5 (GOLDEN EAGL	306 W TORRANCE BLVD	
59.	GARDENA VALLEY NO. 5	100 W TORRANCE BLVD	
60.	GARDENA VALLEY #1 & 2 (396)	101 W TORRANCE BLVD	
61.	DEL AMO BOULEVARD	DEL AMO & VERMONT,BTWN VERMONT & NORMAND	
62.	WERDIN DUMP	20600 S	MAIN ST
63.	DOLORES STREET DISPOSAL SITE (21111 S	DOLORES ST
64.	WERDIN SITE-CARSON	20400 S	MAIN ST
UNKNOWN LOCATIONS			
	CARSON	CARSON	

FIGURE (4)

TOPOGRAPHIC MAP / AERIAL PHOTOGRAPH



Scale: 1.6 inches to 1/2 mile



Longitude: -118° 17' 27.2"
 Latitude: 33° 49' 53.8"
 UTM Easting: 380546 meters
 UTM Northing: 3744042 meters
 UTM Zone: NAD 11

County: LOS ANGELES

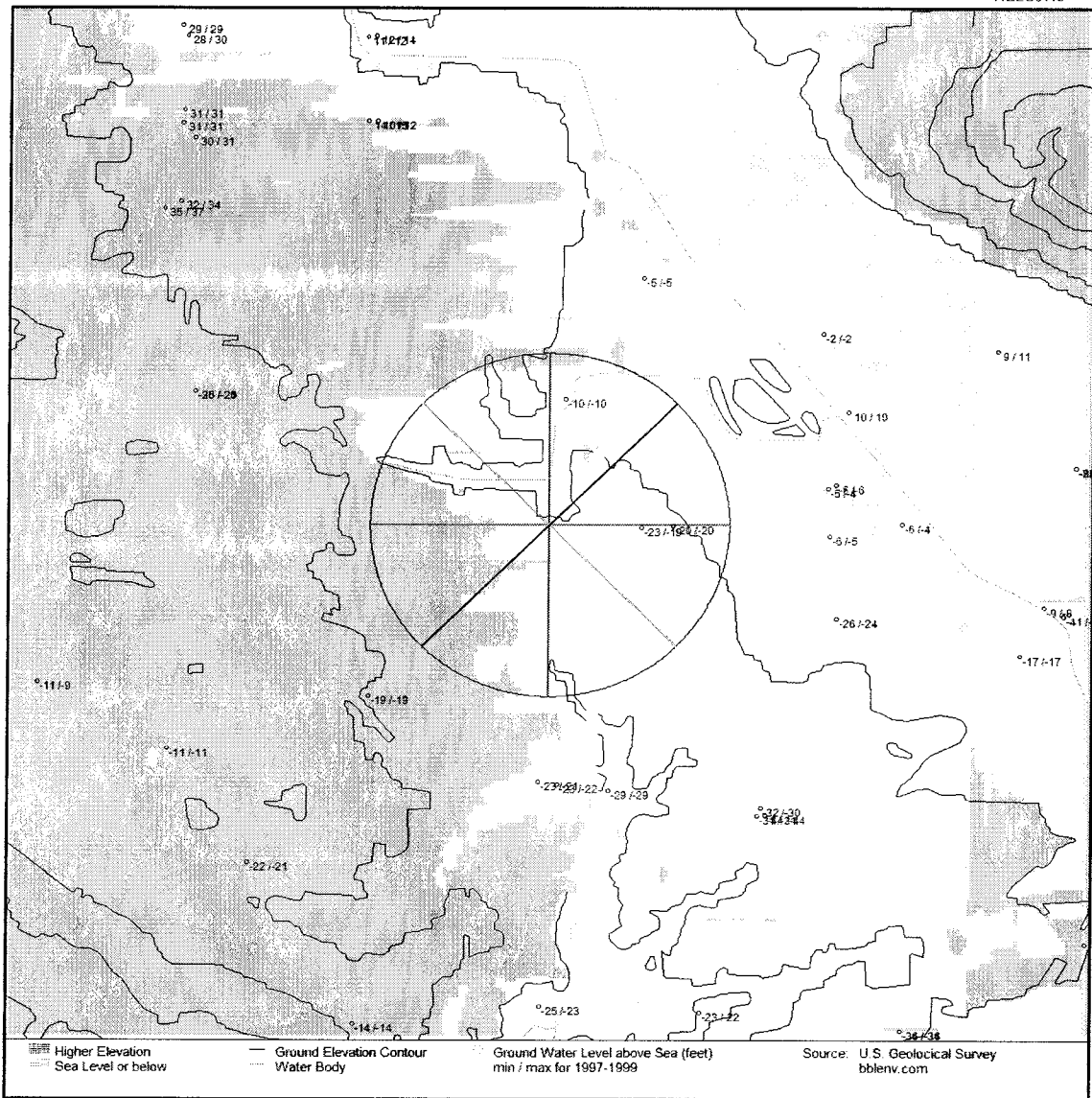
AREA RADON ESTIMATES

LOS ANGELES County (69 sites tested)

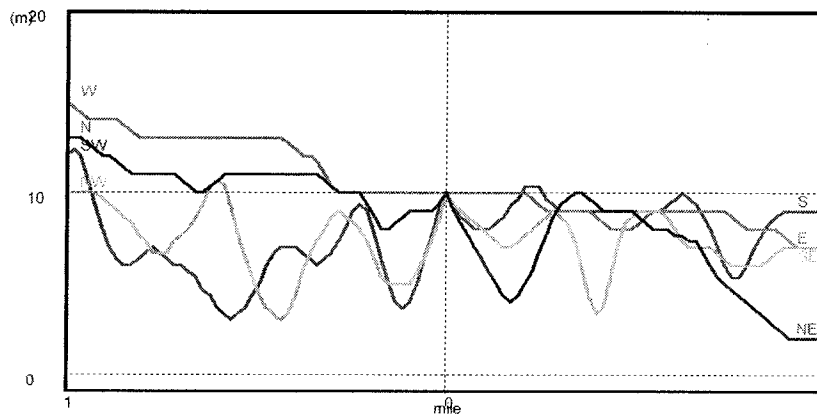
<2 pCi/L	92.8%
2-4 pCi/L	5.8%
4-8 pCi/L	1.4%
8-20 pCi/L	0.0%
20 > pCi/L	0.0%

Source: U.S. Dept of Interior, Geological Survey
 TORRANCE, CA 1981

TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
 923 W CARSON ST, TORRANCE



Elevation Contour overview map (6*6 mile)



Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT 923 W CARSON ST, TORRANCE



Scale: 1 inch to 528 feet



UTM North is straight up

Longitude: -118° 17' 27.2"
Latitude: 33° 49' 53.8"
UTM Easting: 380548 meters
UTM Northing: 3744042 meters
UTM Zone: NAD 11

County: LOS ANGELES

Project: Google Earth
Quadrangle:
Date: Recent
Film Type: Color

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT
923 W CARSON ST, TORRANCE

TABLE (1)

FEDERAL, STATE & REGIONAL RECORDS

SUBJECT SITE INFORMATION

Address City	923 W CARSON ST TORRANCE CA 90745	County	LOS ANGELES
Present Tenant	MATINFAR, FARIBA DDS dentists/ 3 yrs in business SMILE CARE dentists/ 15+ yrs in business	Latitude Longitude	33° 49' 54" 118° 17' 27"
		Easting Northing Zone	380546m 3744042m 11

REGULATORY RECORDS SUMMARY

Environmental Concerns	Pg #	Search Dist	Site	< 1/8	1/8-1/4	1/4-1/2	1/2-1/1	area	un kwn	total
National Priority List	18	1 mile								
CERCLIS	18	1/2 mile								
NFRAP	18	1/2 mile								
Federal Facilities	19	1/2 mile								
Emergency Response Notification System	19	1/4 mile			3	2				5
Hazardous Material Incident Report System	20	subject								
Targeted Brownfields Assessments	20	1/2 mile								
Site Enforcement Tracking System	21	1/2 mile								
Enforcement Docket (DOCKET/CDETS)	21	1/4 mile								
C-Docket	21	1/4 mile								
Integrated Compliance Information System	21	1/2 mile								
CORRACTS	21	1 mile								
RCRA - TSD Facilities	22	1/2 mile								
Clandestine Drug Laboratories	22	1/2 mile								
Indian LUST/VCP/UST	22	1/2 mile								
Federal Lead	22	1 mile					1			1
State Response	25	1/2 mile								
Voluntary Cleanup Program	25	1/2 mile								
Properties Needing Further Evaluation	25	1/2 mile								
Military Evaluation Sites	25	1/2 mile			1					1
Expedited Remedial Action	26	1/2 mile								
Border Zone	26	1/2 mile								
School Property Evaluation Program	26	1/4 mile								
SMBRPD Land Use Restrictions	26	1/2 mile								
HWMP Deed/Land Use Restrictions	26	1/2 mile								
Corrective Action	27	1/2 mile								
Historical Sites	27	1/2 mile								
CALSITES - No Further Action	27	1/4 mile			1					1
Cortese	27	1/2 mile								
Leaking Underground Storage Tanks	28	1/2 mile	4		3	2	2			11
Solid Waste Information System	49	1 mile					6			6
Well Investigation Program	52	1 mile								
Drinking Water Program	52	1/2 mile								
Toxic Releases	52	1/2 mile								
Land Disposal Sites	52	1/2 mile					1		1	2
Toxic Pits	52	1 mile								
Solid Waste Assessment Test	53	1 mile					5			5
Environmental Concern References				4	8	4	15		1	32
Environmental Concern Sites				4	5	4	14		1	28
Operating Permits										
RCRA Generators	53	1/4 mile	5		3	4				12
SARA Title III, section 313 (TRIS)	53	1/4 mile								
Nuclear Regulatory Commission Licensees	55	1/4 mile								
PCB Waste Handlers Database	57	1/4 mile								
Permit Compliance System (PCS)	58	1/4 mile								
AIRS Facility System (AFS)	58	1/4 mile	1		1					2
Section Seven Tracking System	58	1/4 mile								
FIFRA/TSCA tracking system	58	1/4 mile								
Federal Facilities Information System (FFIS)	58	1/4 mile								
Chemicals in Commerce Information System	58	1/4 mile								
FINDS EPA Facility Index System	59	1/4 mile								
Hazardous Waste Information System	59	1/4 mile	1	12	14	17				44
Underground Storage Tanks	59	1/4 mile		4	5	2				11
Operating Permits References			1	22	23	23				69
Operating Permits Sites			1	8	12	16				37
Total References			1	26	31	27	15		1	101
Total Sites			1	12	17	20	14		1	65

* The classification by distance takes into consideration physical property sizes by assuming a standard size.

TABLE (2)

ENVIRONMENTAL CONCERNS WITHIN 1.0-MILE RADIUS

KNOWN ENVIRONMENTAL CONCERNS

ADDRESS	CITY	LOCATION	SOU- RCE	STA- TUS	PA GE	MAP DIR LOC
KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 MILE OF THE SUBJECT SITE						
911 W CARSON ST	TORRANCE	SHELL SHELL SERVICE STATION TORRANCE HARBOR SHELL SHELL SERVICE STATION TESORO REFINING & MARKETING/CA SHELL	LT RN UT HW HW HW	CLSD S 2014	28 55 72 60 60 61	2 E
21700 S VERMONT AVE	CARSON	MOBIL #11-MAF EXXONMOBIL OIL CORP. EXXONMOBIL OIL CORPORATION #10 EXXONMOBIL OIL CORP 10164 EXXONMOBIL OIL CORP 10164 MOBIL OIL CORP S/S #18-MAF MOBIL OIL CORP SS 11MAF	LT RN HW HW RN UT UT	ASSM L S 2014 87&A9	31 55 61 61 55 72 72	3 E
21600 S VERMONT AVE	TORRANCE	JOHN BATES HERTZ EQUIPMENT RENTAL SMART & FINAL #348 HERTZ EQUIPMENT THE 21600 VERMONT GROUP HERTZ EQUIPMENT RENTAL	LT RN HW UT HW HW	CLSD S 87&93	35 56 61 72 61 61	4 NE
1000 W CARSON ST	TORRANCE	LA COUNTY HARBOR UCLA MEDICAL LOS ANGELES CO HARBOR-UCLA MED LA HEALTH SERVICES HARBOR/UCLA LA HEALTH SERVICES HARBOR/UCLA LACH/UCLA MEDICAL CENTER LACH/UCLA MEDICAL CENTER LA HEALTH SERVICES HARBOR/UCLA HARBOR UCLA MEDICAL CENTER LA CO HARBOR UCLA MEDICAL CTR LOS ANGELES CO MEDICAL CENTER	LT HW AF RN UT UT HW HW UT HW	35 62 58 X A2&A9 87&A9 63 63 2014 73 63	9 W	
1000 W CARSON ST,BLDG	TORRANCE	LA COUNTY HARBOR-UCLA MEDICAL LA COUNTY HARBOR-UCLA MEDICAL	AF RN	59 L 56	9 W	
LA PORT O EMB STATION HOSP	CARSON	LA PORT O EMB STATION HOSP	ME	25	15 W	
600 W CARSON ST	CARSON	UNOCAL UNOCAL UNOCAL #2529 UNOCAL SVC STA #2529 UNOCAL SVC STA #2529 UNOCAL CORP SS 2529 GALOS AUTO REPAIR GALOS AUTO REPAIR	ER ER LT RN HW UT HW RN	19 19 CLSD 35 56 67 87&93 73 67 57	24 E	
21704 S FIGUEROA ST	CARSON	ARCO ARCO #5108 PRESTIGE STATIONS #775 PRESTIGE STATIONS INC #775 FACILITY 5108	ER LT HW UT HW	19 CLSD 36 67 87&93 73 67	26 E	
21629 S FIGUEROA ST	CARSON	SO-CAL SO CAL RACING PRODUCTS INC (1) SO-CAL RACING FUEL CO	LT AN UT	CLSD 36 NFA 27 8798A 74	27 E	
722 W 220TH ST	TORRANCE	RENT A GARAGE/MORRISSEY	ER	20	30 SE	
KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE						
220TH ST & MEYLER ST	LOS ANGELES	MOBIL OIL	ER	20	34 SW	
22104 S VERMONT AVE,SUITE 101 103	TORRANCE	22104 S.VERMONT	ER	20	38 S	
22104 S VERMONT AVE	TORRANCE	BRIAN ZIMMERMAN PHOTO SEMICONDUCTOR MATERIALS INC ZIMMERMAN BRIAN BOUJIKIAN, RANDY	HW HW HW HW	69 69 69 69	38 S	
22203 S VERMONT AVE	TORRANCE	DOYLE BROTHERS INC.	LT	CLSD 36	48 S	
22203 S VERMONT AVE,STE B	TORRANCE	DELTA CONVERSION SHOP	HW	71	48 S	
22203 S VERMONT AVE	TORRANCE	BILLINGTON, KEN DOYLE BROS, INC. UNIFIED PROPERTY MGMT INC	HW UT HW	71 87 74 71	48 S	
1259 W CARSON ST	TORRANCE	TOSCO/UNOCAL #30769 UNOCAL #4944	LT LT	CLSD 36 CLSD 38	50 W	

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP DIR	LOC
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KNOWN ENVIRONMENTAL CONCERNS, WITHIN 1/2 - 3/4 MILE OF THE SUBJECT SITE

300 W CARSON ST	CARSON	UNITED OIL STATION #65	LT	REM	38	51	E
22235 S FIGUEROA ST	CARSON	FORMER SHELL STATION	LT	CLSD	47	52	SE
W OF LOS ANGELES RIVER, NE OF 40	CARSON	CALTRANS - LONG BEACH (OIL OPE	LD	INACT	53	53	E
20950 S ROYAL BLVD	CARSON	ROYAL BLVD. DUMP NATIONAL SUPPLY CO ROYAL BLVD LAND RECLAMATION SI	SW SW SS	3 10	54 54	54	N

KNOWN ENVIRONMENTAL CONCERNS, WITHIN 3/4 - 1 MILE OF THE SUBJECT SITE

833 W TORRANCE BLVD	TORRANCE	GARDENA VALLEY DUMP #4 - ALPIN GARDENA VALLEY DUMP #4 - ALPIN GARDENA VALLEY DUMP #4 - ALPIN	SS SS SS		49 49 50	55	N
801 W TORRANCE BLVD	CARSON	GARDENA VALLEY NO. 4	SW	3	54	56	N
20740 S FIGUEROA ST, 225-305W TORRANCE	CARSON	GARDENA VALLEY 1 & 2	SS		50	57	NE
306 W TORRANCE BLVD	CARSON	GARDENA VALLEY #5 (GOLDEN EAGL	SS		51	58	NE
100 W TORRANCE BLVD	CARSON	GARDENA VALLEY NO. 5	SW	3	54	59	NE
101 W TORRANCE BLVD	CARSON	GARDENA VALLEY #1 & 2 (396)	SW	2	54	60	NE
DEL AMO & VERMONT, BTWN VERMONT	TORRANCE	DEL AMO BOULEVARD	FL		23	61	N
20600 S MAIN ST	CARSON	WERDIN DUMP	SS		51	62	NE
21111 S DOLORES ST	CARSON	DOLORES STREET DISPOSAL SITE (IMPERIAL CARSON MOBILE HOME ES	SS SS		51 52	63	E
20400 S MAIN ST	CARSON	WERDIN SITE-CARSON	SW	4	54	64	NE

SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION

CARSON	CARSON	CARSON	LD	INACT	53		
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OPERATING PERMITS ONLY

ADDRESS	CITY	LOCATION	SOU- RCE	STA- TUS	PA GE	MAP LOC	DIR
OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE							
923 W CARSON ST	TORRANCE	SMILE CARE DENTAL GROUP	HW		60		1
21720 S VERMONT AVE	TORRANCE	FOTO FACTORY	RN		56	5	SE
21720 S VERMONT AVE,SUITE 115	TORRANCE	CARLOS M V FAUSTO DDS	HW		62	5	SE
21720 S VERMONT AVE	TORRANCE	FOTO FACTORY	HW		62	5	SE
800 W CARSON ST, STE 32	TORRANCE	VISION AUTO SERVICE CENTER	HW		62	6	E
800 W CARSON ST, STE 35	TORRANCE	TORRANCE BUSINESS PLAZA	HW		62	6	E
21804 S VERMONT AVE	TORRANCE	UNIVERSAL TOOL SERVICE	HW		62	7	SE
21808 S VERMONT AVE	TORRANCE	AMERICAN AIRCRAFT PRODUCTS INC	HW		62	8	SE
21822 S VERMONT AVE	HARBOR CITY	I.T.I. CONSTRUCTION	HW		64	10	SE
21904 S VERMONT AVE	TORRANCE	CONE BIKE SHOP	HW		64	11	S
735 W CARSON ST	TORRANCE	MISSION STORAGE	HW		64	12	E
941 W 214TH ST	TORRANCE	DALE KANESHIRO	HW		64	13	N
21403 BERENDO AVE	TORRANCE	PETE MAMEA	HW		65	14	NW
1101 W CARSON ST	TORRANCE	T SHIRT WAREHOUSE	HW		65	16	W
21305 PAYNE AVE	TORRANCE	LISA GENADY	HW		65	17	N
946 W 220TH ST, UNIT 210	TORRANCE	BARBARA HOLLAND	HW		65	18	S
1124 W CARSON ST	TORRANCE	HARBOR GENERAL HOSPL LOS ANGELES BIOMEDICAL RESERAC HARBOR GENERAL HOSPITAL STEAM	AF HW UT		59 65 73	19	W
1123 W CARSON ST	TORRANCE	B M A LOS ANGELES	HW		65	20	W
		B M A LOS ANGELES	HW		66		
		BIOMARIN	HW		66		
		BIOMARIN PHARMACEUTICAL INC	HW		66		
		B M A LOS ANGELES	HW		66		
826 W 220TH ST	TORRANCE	AT&T INFORMATION SYSTEMS	UT	8798A	73	21	SE
		PACIFIC BELL	RN	S	56		
		PACIFIC TELEPHONE AND TEL	HW		66		
802 W 220TH ST	TORRANCE	BEPO AUTO REPAIR	HW		66	22	SE
		PENNY & PENNY	HW		66		
800 W 220TH ST	TORRANCE	DEMIRANDA MANAGEMENT COMPAN	HW		67	23	SE
1141 W CARSON ST	TORRANCE	MERONA ENTERPRISES DBA CARSON-	HW		67	25	W
		MERONA ENTERPRISES DBA CARSON	HW		67		
21617 S FIGUEROA ST	CARSON	TORRANCE ANIMAL HOSPITAL	HW		68	28	E
1161 W CARSON ST	TORRANCE	NORGE VILLAGE	RN	S	57	29	W
		NORGE VILLAGE	HW		68		
OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE							
717 W 213TH ST	TORRANCE	FRANCISCO DOLLANTE	HW		68	31	NE
1207 RITNER ST	TORRANCE	JOHN PIPER	HW		68	32	W
21248 MENLO AVE	TORRANCE	WILFRED DOMINGO	HW		68	33	NE
519 W CARSON ST	CARSON	TURNER PARASITOLOGY	HW		68	35	E
519 W CARSON ST,STE 101	CARSON	CARSON DOCTORS GROUP	HW		68	35	E
21242 MENLO AVE	TORRANCE	ROXIE JONES	HW		68	36	NE
22102 S VERMONT AVE	TORRANCE	X PERT REBUILD & MACHINE UNIT	RN	S	57	37	S
		X PERT REBUILD & MACHINE UNIT	HW		69		

ADDRESS	CITY	LOCATION	SOURCE	STATUS	PAGE	MAP LOC	DIR
22106 S VERMONT AVE	TORRANCE	PARAGON ENGINEERING INC	RN	S	57	39	S
22106 S VERMONT AVE,UNIT 4	TORRANCE	MYERS NOTOR SPORTS	HW		69	39	S
22106 S VERMONT AVE	TORRANCE	PARAGON ENGINEERING INC PARAGON ENGINEERING INC	HW HW		69 69	39	S
22106 S VERMONT AVE,SUITE 106	TORRANCE	DRAKE RACE CARS	HW		70	39	S
22100 S VERMONT AVE	TORRANCE	DRAKE RACE CARS	HW		70	40	S
22118 S VERMONT AVE	TORRANCE	BICKERTON IRON WORKS	HW		70	41	S
22122 S VERMONT AVE	TORRANCE	MECHANICAL SEAL REPAIR	HW		70	42	S
22122 S VERMONT AVE, UNIT-A	TORRANCE	QUANELLE INC	HW		70	42	S
22122 S VERMONT AVE	TORRANCE	MECHANICAL SEAL REPAIR	RN		57	42	S
22130 S VERMONT AVE	TORRANCE	CALIFORNIA SHIRTERY	HW		70	43	S
22134 S VERMONT AVE	TORRANCE	ALFRA INDUSTRIES INC OPTICAL PHYSICS ENG	HW HW		70 71	44	S
22138 S VERMONT AVE	TORRANCE	U.S. POWER CONVERTING ENERGY SAVERS UNLIMITED	HW HW		71 71	45	S
22129 S VERMONT AVE	TORRANCE	UNITED MICROWAVE PRODUCT	RN		57	46	S
21243 S FIGUEROA ST, # 21245	CARSON	CARSON FAMILY HOUSING L.P	HW		71	47	NE
22208 S VERMONT AVE	TORRANCE	BYROM RADIATOR SERVICE DECOCAL INC UNITED INSTALLER	HW HW UT		71 72 8798A 74	49	S

REFERENCED SOURCES

NPL	NATIONAL PRIORITY LIST					
CERCLA	CERCLIS					
NFRAP	NFRAP					
FedFac	FEDERAL FACILITIES					
ERNS	EMERGENCY RESPONSE NOTIFICATION SYSTEM					
HM	HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM					
TB	TARGETED BROWNFIELDS ASSESSMENTS					
SETS	SITE ENFORCEMENT TRACKING SYSTEM					
CDETS	ENFORCEMENT DOCKET (DOCKET/CDETS)					
CD	C-DOCKET					
IS	INTEGRATED COMPLIANCE INFORMATION SYSTEM					
RV	CORRACTS					
TSD	RCRA - TSD FACILITIES					
	Incinerator					
LB	CLANDESTINE DRUG LABORATORIES	D	Land Disposal	T		Storage/Treatment
II	INDIAN LUST/VCP/UST					
FL	FEDERAL LEAD					
SR	STATE RESPONSE					
VC	VOLUNTARY CLEANUP PROGRAM					
FE	PROPERTIES NEEDING FURTHER EVALUATION					
ME	MILITARY EVALUATION SITES					
EP	EXPEDITED REMEDIAL ACTION					
BZ	BORDER ZONE					
SC	SCHOOL PROPERTY EVALUATION PROGRAM					
LU	SMBRPD LAND USE RESTRICTIONS					
DR	HWMP DEED/LAND USE RESTRICTIONS					
CA	CORRECTIVE ACTION					
HI	HISTORICAL SITES					
CS-nfa	CALSITES - NO FURTHER ACTION					
CS	CORTESE					
LUST	LEAKING UNDERGROUND STORAGE TANKS					
	0 No action	3B	Prel site assmnt underway	7		Remedial action underway
	1 Leak being confirmed	5C	Pollution characterization	8		Post remedial action monitoring
	3A Site workplan submitted	5R	Remediation plan	9		Case closed
SWIS	SOLID WASTE INFORMATION SYSTEM					
WIP	WELL INVESTIGATION PROGRAM					
WQ	DRINKING WATER PROGRAM					
NT	TOXIC RELEASES					
LD	LAND DISPOSAL SITES					
	Land Disposal Sites					
TP	TOXIC PITS					
SW	SOLID WASTE ASSESSMENT TEST					
RCRA	RCRA GENERATORS					
	L Large Generator	T	Transporter	S		Small Generator
SARA	SARA TITLE III,SECTION 313 (TRIS)					
Nucl	NUCLEAR REGULATORY COMMISSION LICENSEES					
PCB	PCB WASTE HANDLERS DATABASE					
	PCB Waste Handlers Database					
	03/08					
PCS	PERMIT COMPLIANCE SYSTEM (PCS)					
AFS	AIRS FACILITY SYSTEM (AFS)					
PE	SECTION SEVEN TRACKING SYSTEM					
FIFRA	FIFRA/TSCA TRACKING SYSTEM					
FIFS	FEDERAL FACILITIES INFORMATION SYSTEM (FFIS)					
CICIS	CHEMICALS IN COMMERCE INFORMATION SYSTEM					
FN	FINDS EPA FACILITY INDEX SYSTEM					
HWIS	HAZARDOUS WASTE INFORMATION SYSTEM					
UST	UNDERGROUND STORAGE TANKS					

ATTACHMENT (A)

ENVIRONMENTAL QUESTIONNAIRE

6. Transaction Screen Questionnaire

6.1 *Persons to Be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10% of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major

occupant is any occupant using at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

923 W. Carson St., Torrance, CA 90502

Question	Owner ¹			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
1a. Is the property used for an industrial use?							Yes	No
1b. Is any adjoining property used for an industrial use?							Yes	No
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?							Yes	No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?							Yes	No
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?							Yes	No
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?							Yes	No
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?							Yes	No
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?							Yes	No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?							Yes	No
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?							Yes	No
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?							Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?							Yes	No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?							Yes	No

¹ Unk = "unknown" or "no response"

Question	Owner			Occupants (if applicable)			Observed During Site Visit
	Yes	No	Unk	Yes	No	Unk	
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that were stained by substances other than water or were emitting foul odors?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes <input checked="" type="radio"/> No
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk	

Question	Owner			Occupants (if applicable)			Observed During Site Visit	
	Yes	No	Unk	Yes	No	Unk	Yes	No
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?								
18a. Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a storm water sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No
18b. Does the <i>property</i> discharge waste water, on or adjacent to the <i>property</i> , other than storm water, into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	No

Government Records/Historical Sources Inquiry
(See guide, Section 10 of ASTM Practice E 1528-96)

21. Do any of the following Federal government record systems list the *property* or any *property* within the circumference of the area noted below:
- National Priorities List (NPL)*—within 1.0 mile (1.6 km)? Yes ~~No~~
 - CERCLIS List*—within 0.5 mile (0.8 km)? Yes ~~No~~
 - RCRA CORRACTS Facilities*—within 1.0 mile (1.6 km)? Yes ~~No~~
 - RCRA non-CORRACTS TSD Facilities*—within 1.5 mile (0.8 km)? Yes ~~No~~
22. Do any of the following state record systems list the *property* or any *property* within the circumference of the area noted below:
- List maintained by state environmental agency of *hazardous waste sites* identified for investigation or remediation that is the state agency equivalent to *NPL*—within approximately 1.0 mile (1.6 km)? Yes ~~No~~
 - List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to *CERCLIS* within 0.5 mile (0.8 km)? Yes ~~No~~
 - Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)? ~~Yes~~ No
 - Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)? ~~Yes~~ No
23. Based upon a review of *fire insurance maps* or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*? Yes No ~~N/A~~

Phase I Environmental Site Assessment
923 West Carson Street, Torrance, California 90502

ATTACHMENT (B)

HISTORICAL TENANT REPORT REVIEW

HISTORICAL TENANT REPORT

INTRODUCTION

The purpose of this Historical Tenant Report is to identify the tenants (be it the owner or lessee) of 923 W CARSON ST, TORRANCE over the last 50 years.

Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. The actual site address as well as neighboring addresses on the same block are also investigated for informational purposes, and to cover a potential address change of the subject site.

BBL has used its best effort but makes no claims as to the completeness of the referenced sources or completeness of the search. For additional information call (619) 793-0641.

DIRECTORY INFORMATION

The three general types of directories researched for the Historical Tenant Report are the 1) city directory, 2) street address directory, and 3) criss-cross directory. All three either are devoted to or have sections that list the Tenant and telephone number of given street addresses by their street name and address. These telephone directories, not as readily available to the public as white pages or yellow pages, are excellent for uncovering names, business names and the nature of businesses as listed by street address.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

911 W CARSON ST
941 W CARSON ST

The actual site address, as it is known presently, is marked by blue text in the findings of the search as reported on the following pages.

2015

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
MATINFAR, FARIBA DDS
HARBOR MANOR CONDO & ASSN

2014

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
HARDIN, DENNIS R DDS
HARBOR MANOR CONDO & ASSN

2012

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
HARDIN, DENNIS R DDS
HARBOR MANOR CONDO & ASSN

2010

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
HARDIN, DENNIS R DDS
HARBOR MANOR CONDO & ASSN

2008

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
HARDIN, DENNIS R DDS
HARBOR MANOR CONDO & ASSN
TOKYO YAMAKI USA INC

2006

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
SMILE CARE FAMILY DENTISTRY
HARBOR MANOR CONDO & ASSN

2004

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

SHELL
HARDIN, DENNIS R DDS
HARBOR MANOR CONDO & ASSN

2000

911 W CARSON ST
923 W CARSON ST
941 W CARSON ST

Source: Combo1

TORRANCE HARBOR SHELL
SMILECARE DENTAL GROUP
HARBOR MANOR CONDO & ASSN

1998

911 W CARSON ST 923 W CARSON ST 941 W CARSON ST	TORRANCE HARBOR SHELL SMILE CARE DENTAL GROUP HARBOR MANOR CONDO & ASSN JUPON COSMETICS USA INC
Source:	Combo1

1994

911 W CARSON ST 923 W CARSON ST 941 W CARSON ST	TORRANCE HARBOR SHELL SMILECARE DENTAL GROUP HARBOR MANOR CONDO & ASSN JUPON COSMETICS USA INC
Source:	Combo1

1990

923 W CARSON ST	SMILECARE DENTAL GROUP
-----------------	------------------------

1987

923 W CARSON ST	SMILECARE DENTAL GROUP
-----------------	------------------------

1982

923 W CARSON ST	CARSON FAMILY DENTAL GROUP
-----------------	----------------------------

1977

923 W CARSON ST	No Listings
-----------------	-------------

1972

923 W CARSON ST	No Listings
-----------------	-------------

1967

923 W CARSON ST	No Listings
-----------------	-------------

1962

923 W CARSON ST	No Listings
-----------------	-------------

1958

Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated?
(and other FAQs)

Property Information

Assessor's ID No: 7345-010-021
Address: 923 W CARSON ST
 TORRANCE CA 90502

Property Type: Commercial / Industrial

Region / Cluster: 26 / 26683

Tax Rate Area (TRA): 01519

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

2015 Roll Values

Recording Date: 01/20/2006

Land: \$1,044,964

Improvements: \$237,415

Personal Property: \$0

Fixtures: \$0

Homeowners' Exemption: \$0

Real Estate Exemption: \$0

Personal Property Exemption: \$0

Fixture Exemptions: \$0

- 2015 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TRACT NO 3612 LOT COM N ON W LINE OF LOT 26 25 FT FROM SW COR OF SD LOT TH N ON SD W LINE 226.5 FT TH N 89°40'20" E 152.6 FT TH S PARALLEL WITH W LINE OF VERMONT AVE 226.5 FT TH S 89°40'20" W TO BEG PART OF LOT 26

Building Description

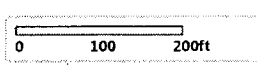
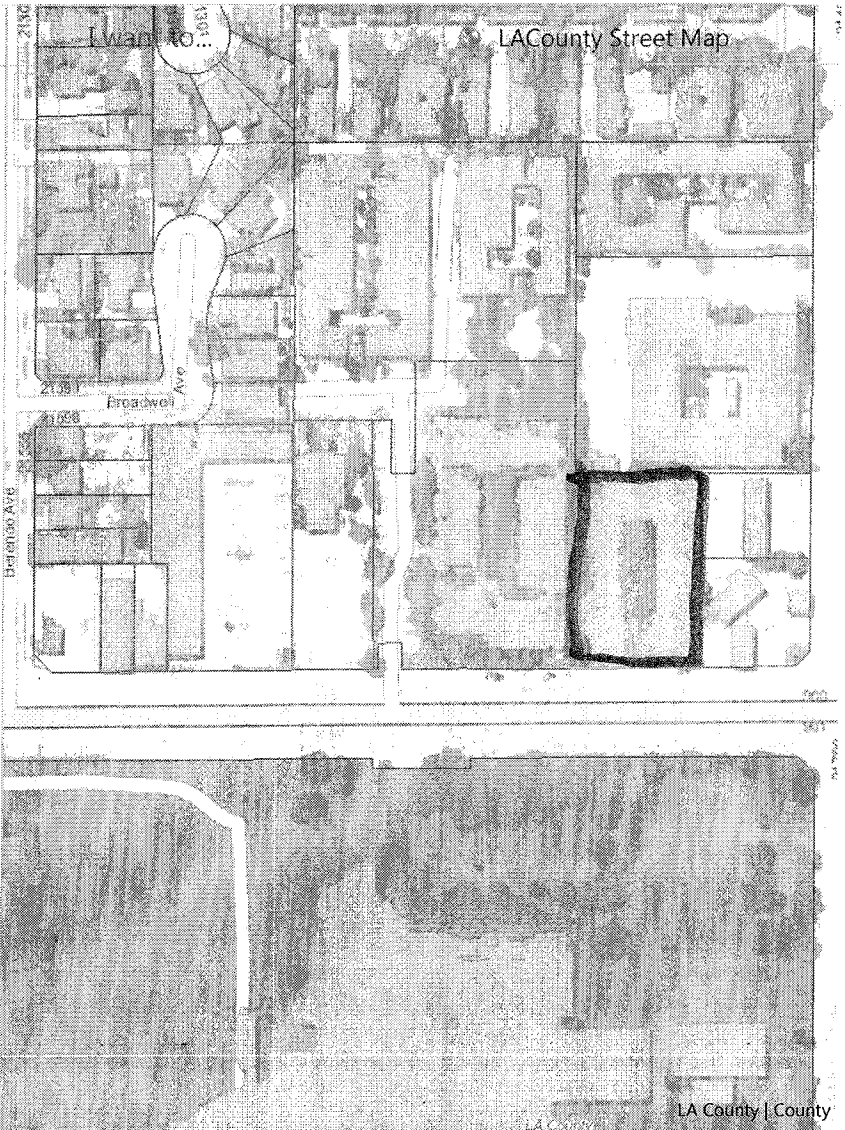
Building Improvement 1

Square Footage: 3,461

Year Build / Effective Year Built: 1970 / 1977

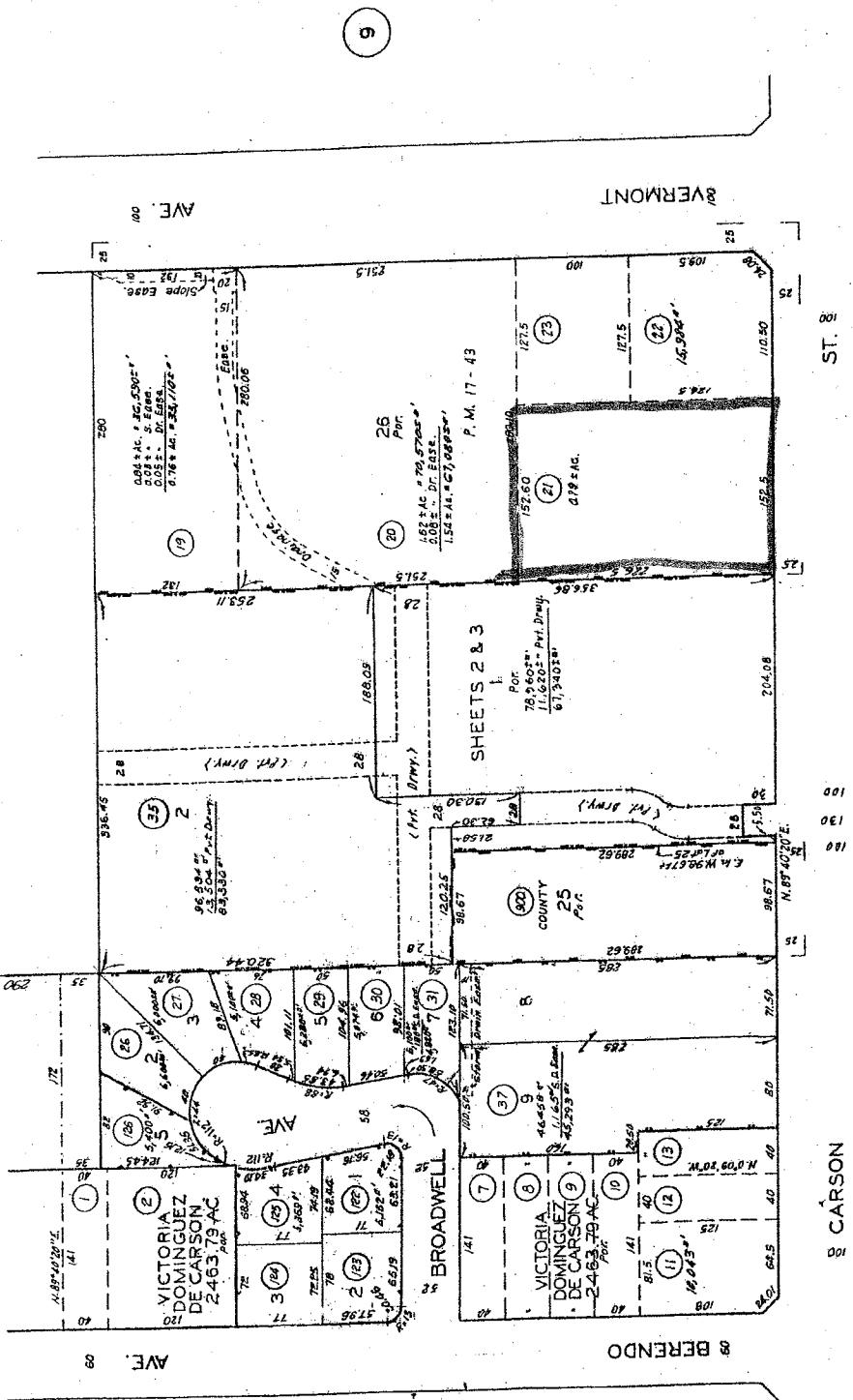
Bedrooms / Bathrooms: 0 / 0

Units: 0



770517501
81029103
82031705
820512507
85028609-84
8407804-85

7345 10 SHEET 1
SCALE 1" = 100'



CODE 1519
CONDOMINIUM TRACT NO. 38546 M.B. 983-42-43
PART OF THE RANCHO SAN PEDRO WHICH WAS ALLOTTED TO MANUEL DOMINGUEZ S.C.C. 3284 C.F. 145
TRACT NO. 3612 M.B. 40-5-6
TRACT NO. 32750 M.B. 950-31-32

BK. 7344

All acreages on this page are net except those tabbed.

ASSessor's MAP COUNTY OF LOS ANGELES, CALIF.

ATTACHMENT (C)

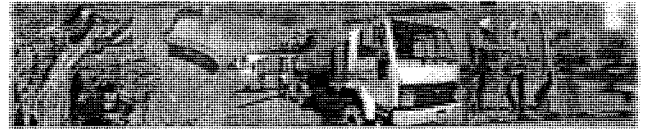
COUNTY OF LOS ANGELES FIRE DEPARTMENT

Records are currently pending.

Phase I Environmental Site Assessment
923 West Carson Street, Torrance, California 90502

ATTACHMENT (D)

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC
WORKS



- Clean LA for Residents
- Clean LA for Business
- Clean LA for Government
- Clean LA is for ALL
- Los Angeles County

Online File Review

Industrial Waste / Underground Storage Tanks / Stormwater

[Back](#)

Click on the file number(s) below to review the scanned documents for the requested site address. If the file number(s) is greyed out and you are unable to click on the file number(s), scanned documents are not available at this time.

Please Note: All documents have not been uploaded to this webpage. If additional information is needed please contact our public counter at:

Public Counter
Phone: 626-458-3517
Hours: Monday-Thursday 7am - 5pm
Location: 900 S. Fremont Ave. Annex Bldg 3rd Floor
 Alhambra, CA 91803

- [Reduce, Reuse, Recycle](#)
- [Trash Collection / Illegal Dumping](#)
- [Household Hazardous Waste / Electronic Waste](#)
- [Used Motor Oil Recycling](#)
- [Industrial Waste](#)
- [Underground Storage Tanks](#)
- [Solid Waste](#)
- [Stormwater](#)
- [Water Conservation](#)
- [Youth Education](#)

FILE#	SITE ADDRESS	FILE NAME	STAT	TYPE
000832-I00869	923 W CARSON ST TORRANCE 90502	GINOS INC	OPEN	

[Back](#)

Managed by the County of Los Angeles Department of Public Works, Environmental Programs Division

Toll Free Phone Number: 1(888) CLEAN LA

[Clean LA Home](#) | [Clean LA FAQ](#) | [About Clean LA](#) | [Clean LA Site Index](#) | [Contact Clean LA](#)



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
900 S. FREMONT AVE., 3RD FLOOR ANNEX, ALHAMBRA, CA 91803-1331
PHONE (626)458-3517 FAX (626)458-3569

RECORD INSPECTION/COPYING REQUEST, DECLARATION AND RECEIPT

1. REQUEST : 923 W. Carson St, Torrance, CA 90502

The undersigned hereby requests documents and/or records produced for inspection and/or copying:

600832-100869 — NO FILES AVAILABLE CW

2. DECLARATION:

The undersigned hereby declares that the documents or records, which are hereby requested for the purpose of inspection and/or copying, are not for use in any pending claims involving the County of Los Angeles or litigation in which the County of Los Angeles is a Party. [Government Code § 6254 (b)]

Executed at Alhambra, California on September 28th, 2015

I declare that the forgoing is true and correct under penalty of perjury:

Declarant's Signature JPK
Printed Name Jeffrey Pak
Print Firm Name WEECO
Print Address 135 E. Urishite Ave, #905, Santa Ana, CA 92705
Phone Number 714) 542-2644

3. PUBLIC DOCUMENT COPYING CHARGE RECEIPT:

NO. OF COPIES	PRICE	DESCRIPTION	CHARGES
		(A01/12800-9397)	SUB TOTAL:
		(TK9-7315)	TAX:
		(A01/12800-9397)	SERVICE CHARGE:
			POSTAGE:
			TOTAL:

FILE#	FILE NAME	STATUS	S I T E	A D D R E S S	AREA	PERMIT	STAT	TYPE
014274-014812	FRED ECKER	REM	W	10TH ST	3A			
011756-011819	WORLD GAS	REM	S	AVE	3N			
010341-010229	PACIFIC BELL CMTNCA70/A1-104	REM	E	COMPTON BLVD	2P	00001651T	REM	TO
032450-052083	LEE'S DIXON VW	OPEN	S	FAIRWAY DR	6	000153306	REM	T1
012511-012666	TV LAB INC	REM	S	FOOTHILL BLVD	3Z	00004491T	REM	TO
002378-102461	UNION SERVICE STATION (DEST)	CLOS	W	LANCASTER BLVD	4B	0000T4491	REM	TO
006013-048507	TACO BELL RESTAURANT #17572	PERM	W	SEPULVEDA BLVD	4B	000001326	CLOS	IOO
006013-022118	TACO BELL RESTAURANT #17572	PERM	W	SEPULVEDA BLVD	2	000526656	PERM	SS5
006013-006227	EXXON USA #7-3980	REM	W	SEPULVEDA BLVD	2	000140608	PERM	IO1
006013-106227	EXXON CO USA	REM	W	SEPULVEDA BLVD	2	00003872T	REM	TO
012381-012512	LA CO FD FIRE STA #043	REM	S	STIMULVEDA AVE	6H	000004563	REM	IO1
009265-009066	SOUTHLAND CORP SS	REM	W	DUARTE RD	3G	00004258T	REM	TO
009513-109328	CHEVRON USA SS 095538	OPEN	W	BURBANK BLVD	3E	00001205T	REM	TO
009513-009328	CHEVRON USA SS 095538	REM	W	BURBANK BLVD	3E	000577898	PERM	IO2
006513-050438	DOUBLE TREE HOTEL	PERM	E	CARSON ST	22	000006586	CLOS	IO2
006513-106733	PEYTON LINCOLN-MERCURY	CLOS	E	CARSON ST	22			
006513-006733	CARSON LINCOLN MERCURY	REM	E	CARSON ST	22	00009911C	CLOS	IO2
006513-108533	HILTON HOTEL	CLOS	E	CARSON ST	22	000327573	CLOS	IO2
000000-100000	ENGINE	OPEN	W	CARSON ST	4B			
005087-025110	A&C ENGINE REBUILDING	CLOS	S	GOODRICH BLVD	39	000278026	CLOS	IO1
005087-105279	A&C ENGINE REBUILDING	CLOS	S	GOODRICH BLVD	39	00008818C	CLOS	IO1
005087-033132	S&M ENGINE REBUILDING	CLOS	S	GOODRICH BLVD	39	000323673	CLOS	IO1
005087-044348	S&M ENGINE REBUILDING	PERM	S	GOODRICH BLVD	39	000529330	PERM	SS5
005087-049943	S&M ENGINE REBUILDING	PERM	S	GOODRICH BLVD	39	000563448	PERM	IO1
025625-035100	UNIQUE PET PRODUCTS	OPEN	N	HOLLYWOOD WAY	3E			
020357-028970	COLON HYDROTHERAPY	OPEN	S	BUENA VISTA ST	3R			
004676-104856	NORDON CORPORATION LTD (DEST)	OPEN	S	EASTERN AVE	39			
015911-020594	WESTERN CORP FED CREDIT UNION	REM	W	OVERLAND CT	61	000057022	REM	TO
014371-014954	METALITE MANUFACTURING	REM	W	THOMPSON AVE	3D			
010287-010169	U-HAUL CO #710-000	REM	S	VICTORY BLVD	3E	00001602T	REM	TO
019033-027302	MAACO COLLISION REPAIR	PERM	W	223RD ST	2	000531676	PERM	SS5
011588-011637	HOWMET CASTINGS	REM	S	CHARLIE RD	6H	00003194T	REM	TO
011588-037689	HOWMET CASTINGS	OPEN	S	CHARLIE RD	6H			
021280-030120	SORNOSO AUTOMOTIVE	OPEN	N	CITRUS AVE	6B			
021280-032227	CALCOVE PARTNERSHIP	REM	N	CITRUS AVE	6B	000284190	REM	T1
017630-024142	GAIL SCHADT/PROPERTY OWNER	OPEN	N	EASTGLEN DR	6E			
015390-016645	INTERNATIONAL EXTRUSION CORP	OPEN	S	FREMONT AVE	31			
030414-044637	ST GEORGE CHURCH	PERM	S	HARDING AVE	5D	000454268	PERM	IO1
012446-012594	UNIVERSAL MAIL DELIVERY	REM	W	HYDE PARK BLVD	2E			
012293-012420	LA CO FD FIRE STA #185	REM	E	LEXINGTON AVE	6K	00004091T	REM	TO
013500-013873	P&M SERVICE STATIONS #924	REM	S	PACIFIC COAST HWY	25	00005497T	REM	TO
010479-010404	ANDYS TEXACO & AUTO CENTER	REM	S	VERDUGO RD	3D	00001798T	REM	TO
032332-051853	KAY-MET RECYCLING	PERM	S	NOGALES ST	6	000600718	PERM	SS5
015056-015974	ANJA ENGINEERING	PERM	S	PRIMROSE AVE	3G			
021281-030121	MILLERS AUTO	OPEN	N	CITRUS AVE	6B			
021942-030930	PEPPE'S MEXICAN RESTAURANT	PERM	S	FOOTHILL BLVD	3Z	000274722	REM	IO5
021942-048903	PEPPE'S MEXICAN RESTAURANT	OPEN	S	FOOTHILL BLVD	3Z	000284981	CLOS	IO1
012612-012779	LA CO FD FIRE STA #022	REM	S	GERHART AVE	3V	00004588T	REM	TO
030350-044057	ROASTY TOASTY	PERM	E	HAMILTON RD	3R	000475563	SUSP	IO1
030350-052854	ROASTY TOASTY	OPEN	E	HAMILTON RD	3R			

Phase I Environmental Site Assessment
923 West Carson Street, Torrance, California 90502

ATTACHMENT (E)

FEDERAL, STATE, & REGIONAL RECORDS

INTRODUCTION

BBL has used its best effort but makes no claims, as to the completeness or accuracy of the referenced government sources or the completeness of the search. Our records are frequently updated but only as current as their publishing date and may not represent the entire field of known or potential hazardous waste or contaminated sites. To ensure complete coverage of the subject property and surrounding area, sites may be included in the list if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information in our sources. For additional information call 868 793-0641.

In accordance with ASTM E-1527-13, the following government sources have been searched for sites within one mile radius within the distances of the subject location as listed below.

FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

No listings within 1 mile radius of the subject site.

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and Hazardous Substance Pollution Contingency Plan (National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties (PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

No listings within half of a mile radius of the subject site.

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

No listings within half of a mile radius of the subject site.

FEDFAC Federal Facilities

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

No listings within half of a mile radius of the subject site.

ERNS Emergency Response Notification System

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Voje National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA) section 1808(b).

This list has been researched within a quarter of a mile radius of the subject site.

Site: UNOCAL
Address: 600 W CARSON ST
City: CARSON
Map Loc: 24 - about .2 mile E of the subject
Status: 9000024577 GASOLINE: AUTOMOTIVE (4.23G PB/G (08/02

SVC STATION 2529 600 WEST CARSON BLVD
WHILE DOING ROUTINE REPLACEMENT IT WAS DISCOVERED THAT SOIL WAS CONTAMINATED FROM AN UNKNOWN SOURCE.
SOIL EXCAVATION

Site: UNOCAL
Address: 600 W CARSON ST
City: CARSON
Map Loc: 24 - about .2 mile E of the subject
Status: 9000025909 GASOLINE (08/02/1990)

2529 STATION / 600 W CARSON
SOIL BEING EXCAVATED DURING TANK REPLACEMENT. CONTAMINATED SOIL FOUND.
SITE BEING EXCAVATED. SITE ASSESSMENT WILL BE CONDUCTED.

Site: ARCO
Address: 21704 S FIGUEROA ST

CITY: CARSON
Map Loc: 26 - about .2 mile E. of the subject
Status: 8100003488 GASOLINE (02/05/1981)

SERVICE STA #5108, 21704 S FIGUEROA ST
SLOW LEAK FOUND DURING LINE TEST
FURTHER INVESTIGATION NEEDED BEFORE CLEANUP
OTHER AGENCIES NOTIFIED: DPH CO/LA CO FLOOD

Site: RENT A GARAGE/MORRISSEY
Address: 722 W 220TH ST
CITY: TORRANCE
Map Loc: 30 - about .3 mile SE of the subject
Status: 8800016030 ALKALIES (08/10/1989)

Site: MOBIL OIL
Address: 220TH ST & MEYLER ST
CITY: LOS ANGELES
Map Loc: 34 - about .3 mile SW of the subject
Status: 8800014557 1 BBL of CRUDE. (08/20/1989)

220TH ST AND MEYLER ST
SPILL TO ROAD CORROSION
CAUSES-88-08671

Site: 22104 S VERMONT
Address: 22104 S VERMONT AVE,SUITE 101 103
CITY: TORRANCE
Map Loc: 38 - about .3 mile S. of the subject
Status: 100055981

On 09/13/10 an incident involving AUTOMOTIVE BODY SPRAY PAINT occurred.
CALLER STATED THERE ARE AUTOMOBILES THAT ARE BEING SPRAY PAINTED WITHOUT THE PROPER
VENTILATION EQUIPMENT.
NONE.

HMIRS Hazardous Material Incident Report System

The Hazardous Material Report Incident Report Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law, Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

No listings within the street address of the subject site.

TBA Targeted Brownfields Assessments

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities especially those without EPA Brownfields Assessment Pilots/Grants minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

No listings within half of a mile radius of the subject site.

SETS Site Enforcement Tracking System (SETS)

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

No listings within half of a mile radius of the subject site.

DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

No listings within a quarter of a mile radius of the subject site.

CD Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-DOCKET handles data for all environmental statutes and tracks enforcement actions from the initial stages of investigations through conclusion.

No listings within a quarter of a mile radius of the subject site.

ICIS Integrated Compliance Information System (ICIS)

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include: Incident Tracking, Compliance Assistance, and Compliance Monitoring.

No listings within half of a mile radius of the subject site.

RCRA RCRA Violators List (CORRACTS)

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS) if enforcement is required, it is typically delegated to a state agency.

Any Institutional/Engineering controls issued under CORRACTS are described in the status detail for each site

No listings within 1 mile radius of the subject site.

RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

Status Codes: I Incinerator
T Storage/Treatment facility other than Incinerator
D Land Disposal Facility

No listings within half of a mile radius of the subject site.

CDL Clandestine Drug Laboratories

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

No listings within half of a mile radius of the subject site.

IDN Indian Reservation LUST/WCP/UST

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

No listings within half of a mile radius of the subject site.

CALIFORNIA STATE SOURCES

FL State Response Sites - Federal Lead

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain high priority hazardous waste sites in the U.S. EPA is the lead agency. These sites are typically proposed, on or deleted from the National Priority List.

Site: DEL AMO BOULEVARD
Address: DEL AMO & VERMONT,BTWN VERMONT & NORMAND
City: TORRANCE
Map Loc: 81 - about 1.1 mile N. of the subject
Status:

id: 19300230 042296 MANU - RUBBER & MISC PLASTICS PRODUCTS

Past use include manufacturing - other. Potential contaminants of concern include - HYDROCARBON SOLVENTS, * UNSPECIFIED AQUEOUS SOLUTION, * UNSPECIFIED SOLVENT MIXTURES. The Drinking water well is potentially contaminated by use restriction. Activities prohibited. When disturb the remedy and monitoring systems without approval. Do not exceed. Maintain monitoring of Groundwater. Notify prior to change in land use, Resistance use prohibited. The present status - was reported as of 1996-04-22. The lead agency for this site is SMBRD. The program manager is Safouh Sayed from Cleanup Cypress. Funding is provided by RESPONSIBLE PARTY.

Completed tasks at OU 1:
2003-12-17: Preliminary Endangerment A
2005-10-28: Annual Oversight Cost Esti
Completed tasks at OU 1:
2011-11-01: Annual Oversight Cost Esti
Completed tasks at OU 1:
2012-11-29: Annual Oversight Cost Esti
Completed tasks at OU 1:
2013-11-22: Annual Oversight Cost Esti
Completed tasks at OU 1:
2006-09-27: Land Use Restriction. Land
Completed tasks at OU 2:
2005-08-23: Land Use Restriction.

Completed tasks at OU 2:
2011-09-14: Land Use Restriction - Sit
Completed tasks at OU 2:
Completed tasks at OU 2:
Completed tasks at OU 2:
2013-11-22: Annual Oversight Cost Esti
Completed tasks at OU 2:
2014-11-19: Annual Oversight Cost Esti
Completed tasks at OU 3 Dual Phase Montrose/Del Amo:
2012-06-22:

Completed tasks:
2012-12-26: Annual Oversight Cost Estimate. Com Use Covenant signed and recorded on 9/27/00 for the Pils
operable u: Annual Oversight Cost Estimate. Completed
e Inspection/Visit. Complete
mate. Complete
mate. Complete
mate. Complete
2013-11-22: Annual Oversight Cost Estimate. Complete.
mate.

Completed tasks at OU 3:
2012-12-26: Annual Oversight Cost Estimate.

Completed tasks at OU 3 Dual Phase Montrose/Del Amo:
2012-12-26: Annual Oversight Cost Estimate. Completed
assessment Report. Completed FEA-equivalent document for proposed para-11-19: Annual Oversight Cost Estimate.

Completed tasks at OU 1: k area adjacent to the Del Amo Study Area.

Completed tasks at OU 2 ml
1992-05-03: Consent Decree Order (I/SE, RAO, CAO, EPA AO).
1st Estimate. Complete

999-05-05: Unilateral Order (USE, RAO, CAO, EPA AO). Unilateral Adm: 2009-06-15: Operations and Maintenance Report, U.S. EPA filed a Consent Order. 11-16: Annual Oversight Cost Estimate. 1989-03-30: Remedial Action Plan for the Del Amo Superfund site. Explanation of Significant Difference (ESD) for the Del Amo Pkts 1. The Pkts are an operable unit of the larger 200 acre site.

Completed technology for the SVE System. 1987-09-15: Remedial Action Plan. Based on U.S. EPA decision to conduct a pilot test on an alternative SVE treatment technology, RP signed. Collected \$440,000 as cost recovery for past costs alternative SVE treatment technology, RP signed.

Completed all future oversight costs, to be billed to RP. 1988-03-31: Cont tasks at OU 1. 2011-10-10: Record of Decision.

Completed tasks at OU 2: 1999-05-05: Design/Implementation Workplan. Dropped sent Order. RAO commitment because U.S. EPA is taking over enforcement.

Completed tasks at OU 3 Dual Phase Montrose/Del Amo: 1999-03-30: Remedial Action Plan.

Completed tasks at OU 1: 2010-02-28: Feasibility Study Report. Completed

Completed tasks at OU 3 Dual Phase Montrose/Del Amo: 1998-05-20: Remedial Investigation / Feasibility Study. Completion of Remedial Investigation for the Groundwater Operable Unit, U.S. EPA Superfund site. 1998-05-20: Remedial Investigation / Feasibility Study, dated 5/18/98, for the Del Amo Study Area, Groundwater Operable Unit, U.S. EPA Superfund site.

Completed tasks at OU 2: 1986-12-11: Remedial Investigation / Feasibility Study. The RIFS for the Del Amo Pkts Area (OU1) was approved. (U.S. EPA lead).

Completed tasks at OU 3 Dual Phase Montrose/Del Amo: 1989-01-15: Removal Action Completion Report.

Completed tasks at OU 1: 1991-12-31: Engineering Evaluation / Cost Analysis - Non-Time Critical. 1989-06-30: Preliminary Assessment Report. Site Screening Done: U.S. EPA Lead. U.S. EPA will list site. Former synthetic rubber manufacturing plant. Contaminants include PAHs such as benzene, toluene, ethylbenzene, and PNA's.

1989-09-30: Public Participation Plan / Community Relations Plan. 1989-09-30: Remedial Investigation Report. The purposes of the RI were to evaluate the nature and extent of NAPL and soils contamination. The RI was to identify and characterize the extent of contamination. Based on those investigations, it was concluded that Benzene is a primary contaminant at some of the source areas. 2011-09-05: Proposed Plan. 2012-05-05: Site Characterization Report. Complete

Completed tasks at OU 3 Dual Phase Montrose/Del Amo: 2013-03-26: Feasibility Study Report. Complete

Completed tasks at OU 1: 2013-01-30: Technical Report. Complete

Completed tasks at OU 3 Dual Phase Montrose/Del Amo: 2013-02-25: Health & Safety Plan. Complete

Completed tasks at OU 3 Dual Phase Montrose/Del Amo: 2013-06-06: Remedial Action Implementation Workplan. Completed

Future tasks at OU 1: CONSENT DECREE due in 2015-06-04

Future tasks at OU 3 DUAL PHASE MONTROSE/DEL AMO: DESIGNIMPLEMENTATION WORKPLAN due in 2015-06-16

Future tasks at OU 1: CERTIFICATION due in 2019

Future tasks at OU 1: LAND USE RESTRICTION due in 2018

Future tasks at OU 1: OPERATIONS AND MAINTENANCE REPORT due in Future tasks at OU 1: REMEDIAL ACTION COMPLETION REPORT due in Future tasks: 5-YEAR REVIEW REPORTS due in 2025 2017

Future tasks at OU 3 DUAL PHASE MONTROSE/DEL AMO: DESIGN/2020 MPLEMENTATION WORKPLAN due in 2015

SR State Response Sites

The Site Mitigation and Brownfields Reuse Database (SMBRD) identifies certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.

The information has been compiled into this database by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

No listings within half of a mile radius of the subject site.

VCP Voluntary Cleanup Program

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

No listings within half of a mile radius of the subject site.

FE Properties Needing Further Evaluation

This category of Envirostor, formerly The Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains properties that are suspected, but unconfirmed, contaminated sites that need or have gone through an investigation and assessment process. If a site is found to have confirmed contamination, it will change from Evaluation to either a State Response or Voluntary Cleanup site type. Sites found to have no contamination at the completion of the investigation and assessment process result in a No Action Required (for Phase 1 assessments) or No Further Action (for Phase 2 assessments) determination.

No listings within half of a mile radius of the subject site.

ME Military Evaluation Sites

This category the Site Mitigation and Brownfields Reuse Program Database SMBRPD, contains Formerly Used Defense Sites (FUDS) and Open or Closed military facilities with confirmed or unconfirmed releases and where DTSC is involved in investigation and/or remediation, either in a lead or support capacity. Sites with confirmed releases are generally considered high-priority and high potential risk.

This list has been researched within half of a mile radius of the subject site.

Site: LA PORT O EMB STATION HOSP
Address: LA PORT O EMB STATION HOSP

City: CARSON
Map Loc: 15 - about .2 mile W of the subject
Status: id: 8000293

The present status was reported as of 2005-07-01.
The lead agency for this site is SMBRP. Funding is provided by DEPA.

EP Expedited Remedial Action Program

The Expedited Remedial Action Program is a pilot program limited to 30 sites. These are confirmed release sites worked on by Responsible Parties with oversight of the cleanup by DTSC. These confirmed sites are generally high-priority and high potential risk.

No listings within half of a mile radius of the subject site.

BZ Border Zone Properties

These sites went through the Hazardous Waste Property or Border Zone Property evaluation and formal determination process. (Chapter 6.5, Health and Safety Code section 25221.)

No listings within half of a mile radius of the subject site.

SCH School Property Evaluation Program Properties

This category the Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. School sites are further defined as Cleanup (remedial actions occurred) or Evaluation (no remedial action occurred) based on completed activities. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.

No listings within a quarter of a mile radius of the subject site.

LUR Brownfields Reuse Program Facility Sites with Land Use Restrictions

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

No listings within half of a mile radius of the subject site.

DR Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction

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

of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

No listings within half of a mile radius of the subject site.

CA Hazardous Waste sites - Permitted and Corrective Action

Permitted and Corrective Action sites are RCRA-permitted facilities undergoing cleanup activities or permitted to handle Hazardous Waste.

No listings within half of a mile radius of the subject site.

HIS Historical Site

This category of The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), contains sites from an older database where no site type was identified. Most of these sites have a status of Referred or No Further Action. DTSC is working to clean up this data by identifying an appropriate site type for each Historic site.

No listings within half of a mile radius of the subject site.

CALS CALSITES - No Further Action

This section includes the sites on the Calsite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with Section 25353.6 of the California Health and Safety Code.

This list has been researched within a quarter of a mile radius of the subject site.

Site: SO CAL RACING PRODUCTS INC (1)
Address: 21629 S FIGUEROA ST
City: CARSON
Map Loc: 27 - about .2 mile E of the subject
Status: id: 195100530121983 51C 0 0 0 0

FACILITY DRIVE-BY OPEN AREA IS PAVED/FENCED. NO PROB OBSRV (07/13/FACILITY IDENTIFIED ABANDONED CHEMICAL WASTE DISPOSAL SURVEY QUEST RRATIONAL FOR NFA NO PROBLEM BASED ON DRIVEBY (07/21/03)
EVEIVED OPER RACING FUEL STORAGE OIL WASTE RECYCLED OFF PLANT PROPERTY PRE LOC) 412 MARINE AVE,WILMINGTON SEE FILE:19-51-0054 (06/04/01)

CORTESE State of California Office of Planning and Research

This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.

Facilities that have been reported elsewhere in this report will not be included in the listing below.

Status Codes:	WRCBT	Tank leaks:
DHS1		Abandoned by Water Resource Control Board
DHS2		Abandoned hazardous waste site
DHS3		Compiled by Toxic Substance Control Div. of DHS
DHS4		Contaminated public water drinking wells serving less than 200 connections
DHS5		Compiled by Env. Health Div. of DHS
CHMB		Contaminated public water drinking wells serving more than 200 connections
		Sites pursuant to section 25356 of the Health and Safety Code (see BEP)
		Solid waste disposal sites with known migration of hazardous waste

No listings within half of a mile radius of the subject site.

LUST

Leaking Underground Storage Tanks - California State

The Leaking Underground Storage Tanks Information System is maintained by the State Water Resource Board pursuant to Section 25295 of the Health and Safety Code.

This section includes tank cases located on military installation.

Status Codes:	0	No action
1		Leak being confirmed
3A		Prel site assessment workplan submitted
5D		Prel site assessment underway
5E		Remedial characterization
5R		Remedial action underway
7		Post remedial action monitoring
9		Case closed
P		Case purged from agency list

This list has been researched within half of a mile radius of the subject site.

Site: SHELL
Address: 911 W CARSON ST
City: TORRANCE
Map Loc: 2 - about .0 mile E. of the subject
Status: CLSD - Case Closed

The case, 03759521, .

OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER), SOIL

- 2009-04-08: REFERRAL TO REGIONAL BOARD
- 2009-05-08: STAFF LETTER
- 2009-07-08: OTHER REPORT / DOCUMENT
- 2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
- 2009-10-15: MONITORING REPORT - SEMI-ANNUALLY
- 2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
- 2010-02-26: SOIL AND WATER INVESTIGATION WORKPLAN
- 2010-04-15: MONITORING REPORT - SEMI-ANNUALLY
- 2010-07-16: REMEDIATION ACTION REPORT
- 2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
- 2010-12-29: SITE ASSESSMENT REPORT

2011-01-15: MONITORING REPORT - SEMI-ANNUALLY
2011-04-15: MONITORING REPORT - QUARTERLY
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-09-28: WELL INSTALLATION REPORT
2011-10-15: MONITORING REPORT - QUARTERLY
2011-10-15: MONITORING REPORT - QUARTERLY
2012-04-15: MONITORING REPORT - QUARTERLY
2012-07-15: MONITORING REPORT - QUARTERLY
2012-09-06: REQUEST FOR CLOSURE
2012-11-16: NOTIFICATION - PRECLOSURE
2013-01-16: CLOSURE/NO FURTHER ACTION LETTER
2013-04-15: WELL DESTRUCTION REPORT

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-1 active
33.8317468/-118.2905775
BTBZS - 30.26
RZ
CH4
DIPE

33 UGIL 2012-04-16 (max 30 UGIL 2012-04-16)
54 UGIL 2012-10-03 (max 52 UGIL 2009-07-29)
264 UGIL 2012-10-03 (PHCG 67 UGIL 2010-04-08)

2009-07-29)

12 UGIL 2009-07-29

(max 180 UGIL

max 1.5 UGIL 2011-04-16)

1800 UGIL 2010-10-08 (max 2500 UGIL 2006-07-29)
24 MGIL 2012-10-03 (max 1900 MGIL 2012-10-03)
54 UGIL 2012-10-03 (max 1800 UGIL 2011-02-15)
54 UGIL 2012-10-03 (max 1800 UGIL 2011-02-15)
6.8 MGIL 2012-10-03 (max 7.6 MGIL 2011-10-13)
91 UGIL 2010-10-08 (max 180 UGIL 2009-07-29)
224 MGIL 2012-10-03 (max 238 MGIL 2012-01-18)
3.1 UGIL 2012-01-18 (max 12 UGIL 2009-07-29)
.681 MGIL 2012-10-03 (max 3.1 MGIL 2011-02-15)

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-2 active
33.8317468/-118.2905775
49.37 - 50.04
MW-2 active
33.7964811/-118.1245614
BTBZS
CH4
DIPE
DRO
MGIL
PHCG
TBA

1.4 UGIL 2010-04-08 (max 2.2 UGIL 2009-10-03)
1000 UGIL 2010-04-08 (max 730 UGIL 2006-07-29)
180 UGIL 2010-04-08 (max 600 UGIL 2006-07-29)
510 UGIL 2010-04-08

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-2 active
33.8317468/-118.2905775
49.37 - 50.04
BTBZS
CH4
DIPE
DRO
FEZ
GROCC6C10
IPEZ
MGIL
PHCG
SO4
TBA
TPHC10C28

.39 UGIL 2012-04-16 (max 1.45 UGIL 2012-04-16)
.49 UGIL 2010-10-08 (max 2.2 UGIL 2009-10-03)
72 UGIL 2012-10-03 (max 111 UGIL 2011-02-15)
660 UGIL 2010-10-08 (max 2000 UGIL 2009-07-29)
4.6 MGIL 2012-10-03 (max 8.1 MGIL 2011-10-13)
91.6 UGIL 2012-04-16 (max 74.9 UGIL 2011-10-13)
.26 UGIL 2012-04-16 (max 64 UGIL 2012-04-16)
6.7 UGIL 2012-10-03 (max 730 UGIL 2009-07-29)
180 UGIL 2010-10-08 (max 600 UGIL 2006-07-29)
224 MGIL 2012-10-03 (max 7.1 MGIL 2012-04-16)
224 MGIL 2012-10-03 (max 510 UGIL 2010-04-08)
.703 MGIL 2012-10-03 (max 238 MGIL 2011-02-15)

Monitoring well:
lat/long:
depth to gw:

MW-3 active
33.8320015/-118.2905501
49.51 - 50.14

6.4 UGIL 2010-04-08 (max 7.3 UGIL 2009-10-03)
2.5 UGIL 2010-04-08 (max 3.1 UGIL 2009-10-03)
4200 UGIL 2010-04-08

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-3 active
33.7964811/-118.1245614
49.51 - 50.14
BTBZS
DIPE

Monitoring well:
lat/long:
depth to gw:
sample data:

MTBE
PHCG
TBA
XYLENES

MMW-3 active
33.8320015/-118.2806501
49.51 - 50.14

BTBZS
BZ
CH4
DIPE
PRO
GROOC610
IPBZ
NAPH
NO3N
PHCG
SO4
TBA
TCE
TPHC10C28
XYLENES

24 UG/L 2010-04-08 (max 29 UG/L 2010-01-21)
130 UG/L 2010-04-08 (max 290 UG/L 2006-07-29)
13 UG/L 2010-04-08 (max 19 UG/L 2006-07-29)
3.2 UG/L 2010-04-08 (max 4 UG/L 2006-10-03)

.35 UG/L 2012-04-16 (max 1.32 UG/L 2012-04-16)
4.7 UG/L 2012-10-03 (max 7.3 UG/L 2009-10-03)
665 UG/L 2012-10-03 (max 2009-10-03)
1.3 UG/L 2012-10-03 (max 3.1 UG/L 2009-10-03)
1200 UG/L 2010-10-06 (max 4200 UG/L 2010-04-08)
341 MG/L 2012-04-16 (max 1200 MG/L 2012-01-18)
27 UG/L 2012-04-16 (max 1200 UG/L 2012-02-15)
67.3 UG/L 2012-10-03 (max 22 UG/L 2012-04-16)
2.2 UG/L 2012-10-03 (max 173 UG/L 2011-04-19)
2.1 MG/L 2012-10-03 (max 2.7 MG/L 2011-10-13)
220 UG/L 2010-10-08 (max 280 UG/L 2009-07-29)
107 MG/L 2012-10-03 (max 220 MG/L 2011-10-13)
7.3 UG/L 2012-10-03 (max 31 UG/L 2010-10-08)
1.38 MG/L 2012-04-16 (max 7.5 MG/L 2011-09-15)
1.2 UG/L 2012-10-03 (max 4 UG/L 2009-10-03)

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-4 active
33.8320241/-118.280471
48.67 - 48.67

MMW-4 active
33.8320241/-118.280471
48.67 - 48.67

BTBZS
BZ
CH4
CLEA
DIPE
FE2
GROOC610
IPBZ
MTBE
NAPH
NO3N
PHCG
SO4
TBA
TCE
TPHC10C28
XYLENES

.35 UG/L 2012-04-16 (max 1.2 UG/L 2012-04-16)
78 UG/L 2012-04-16 (max 1.2 UG/L 2012-04-16)
1.3 UG/L 2012-10-03 (max 5.7 UG/L 2011-07-19)
349 UG/L 2012-10-03 (max 2011-07-19)
56 UG/L 2012-04-16 (max 349 UG/L 2012-04-16)
29 UG/L 2012-10-03 (max 349 UG/L 2011-07-19)
27 MG/L 2012-10-03 (max 349 MG/L 2012-01-18)
1.6 UG/L 2012-04-16 (max 349 UG/L 2011-02-15)
34.2 UG/L 2012-10-03 (max 280 UG/L 2010-10-08)
4.9 UG/L 2012-04-16 (max 4.9 UG/L 2012-04-16)
1.5 MG/L 2012-10-03 (max 4.8 MG/L 2011-10-13)
2.5 UG/L 2012-04-16 (max 1.5 UG/L 2012-04-16)
190 UG/L 2010-10-08 (max 190 UG/L 2010-10-08)
96.5 MG/L 2012-10-03 (max 180 MG/L 2011-10-13)
1 UG/L 2012-01-16 (max 39 UG/L 2011-10-13)
31 UG/L 2012-04-16 (max 7 UG/L 2012-04-16)
4.6 UG/L 2012-04-16 (max 4.6 UG/L 2012-04-16)
27 UG/L 2012-04-16 (max 4.6 UG/L 2012-04-16)
2.68 MG/L 2012-10-03 (max 4.6 MG/L 2011-02-15)
59 UG/L 2012-04-16 (max 1.9 UG/L 2011-07-19)

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-5 active
33.8318818/-118.2806544
50.24 - 50.24

MMW-5 active
33.8318818/-118.2806544
50.24 - 50.24

BTBZS
BZ
CH4
CAMP
DIPE
DRO
EBZ
FE2
GROOC610
IPBZ

78 UG/L 2012-04-16 (max 1.1 UG/L 2012-04-16)
4.3 UG/L 2012-10-03 (max 8.3 UG/L 2011-07-19)
34 UG/L 2012-04-16 (max 4.3 UG/L 2012-01-18)
39 UG/L 2012-10-03 (max 4.3 UG/L 2012-10-03)
36 UG/L 2012-10-03 (max 4.3 UG/L 2012-04-16)
1100 UG/L 2010-10-08 (max 4.3 UG/L 2011-07-19)
.33 UG/L 2012-10-03 (max 1100 UG/L 2011-07-19)
.32 MG/L 2012-10-03 (max 1100 MG/L 2011-10-13)
104 UG/L 2012-10-03 (max 1100 UG/L 2011-02-15)
1.6 UG/L 2012-04-16 (max 1.6 UG/L 2012-04-16)

Monitoring well:
lat/long:
depth to gw:
sample data:

MTBE
PHCG
TBA
TPHC10C28

MMW-1 active
33.831142/-118.289736
51.3 - 51.89

MMW-10 active
33.831423/-118.289508
52.88 - 50.09

ETHANOL
GRO
MTBE

15 UG/L 2014-06-17 (max 2.59 UG/L 2011-06-03)
71 UG/L 2013-05-14 (max 84.6 UG/L 2011-05-03)
53.6 UG/L 2011-11-15 (max 84.6 UG/L 2011-06-03)
.34 UG/L 2014-06-17 (max 84.6 UG/L 2011-06-03)
.7 UG/L 2012-11-13 (max 53.6 UG/L 2011-06-03)

94 UG/L 2014-06-17 (max 88 UG/L 2012-11-13)
9.4 UG/L 2014-06-17 (max 11 UG/L 2013-05-14)

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-1 active
33.831142/-118.289736
51.3 - 51.89

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-11 active
33.8309419/-118.289897
50.91 - 51.08

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-11 active
33.8309419/-118.289897
50.91 - 51.08

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-11 active
33.8309419/-118.289897
50.91 - 51.08

Site:
Address:
City:
Map Loc:
Status:

MOBIL #11-MAF
21700 S VERMONT AVE
CARSON
3 - about .0 mile E of the subject
ASSM - Site Assessment

The case: 03704841...

SOIL

WORKPLAN
2008-12-23: PRELIMINARY SITE ASSESSMENT REPORT
2009-11-01: PUMP & TREAT (P&T) GROUNDWATER
2010-10-14: REFERRAL TO REGIONAL BOARD
2010-11-04: STAFF LETTER
2011-01-20: OPERATIONS DOCUMENT
2011-02-17: WELL INSTALLATION WORKPLAN
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-12-14: WELL INSTALLATION REPORT
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-05-30: WELL INSTALLATION REPORT
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2013-01-15: MONITORING REPORT - SEMI-ANNUALLY
2013-10-15: MONITORING REPORT - SEMI-ANNUALLY
2013-11-13: STAFF LETTER
2014-01-15: INTERIM REMEDIAL ACTION PLAN
2014-01-15: MONITORING REPORT - SEMI-ANNUALLY
2014-03-28: STAFF LETTER
2014-07-15: MONITORING REPORT - SEMI-ANNUALLY
2014-07-15: SOIL AND WATER INVESTIGATION WORKPLAN
2014-10-15: MONITORING REPORT - SEMI-ANNUALLY
2014-10-30: PILOT STUDY / TREATABILITY WORKPLAN

2008-08-29: PRELIMINARY SITE ASSESSMENT

84.3 UG/L 2012-10-03 (max 150 UG/L 2010-10-08)
140 UG/L 2010-10-03 (max 64.3 UG/L 2012-04-16)
108 MG/L 2012-10-03 (max 113 MG/L 2012-01-18)
4.2 UG/L 2012-01-18 (max 12.8 UG/L 2011-10-13)
25 UG/L 2012-04-16 (max 4.2 UG/L 2012-04-16)
.765 MG/L 2012-10-03 (max 4.2 MG/L 2011-02-15)

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-1 active
33.831142/-118.289736
51.3 - 51.89

Monitoring well:
lat/long:
depth to gw:
sample data:

MMW-10 active
33.831423/-118.289508
52.88 - 50.09

ETHANOL
GRO
MTBE

15 UG/L 2014-06-17 (max 2.59 UG/L 2011-06-03)
71 UG/L 2013-05-14 (max 84.6 UG/L 2011-05-03)
53.6 UG/L 2011-11-15 (max 84.6 UG/L 2011-06-03)
.34 UG/L 2014-06-17 (max 84.6 UG/L 2011-06-03)
.7 UG/L 2012-11-13 (max 53.6 UG/L 2011-06-03)

94 UG/L 2014-06-17 (max 88 UG/L 2012-11-13)
9.4 UG/L 2014-06-17 (max 11 UG/L 2013-05-14)

depth to gw: 50.91 - 51.08
 sample data: BZ 65 UGIL 2012-11-13 (max 88 UGIL 2012-03-21)
 UGIL 2012-03-21) 26 UGIL 2012-11-13 (max 88 UGIL 2012-03-21) (max 11

Monitoring well:
 lat/long: MW-12 active
 depth to gw: 33.8307666/-118.2902671
 sample data: BZ 49.95 - 50.14
 MW-12 active
 lat/long: 33.8307666/-118.2902671
 depth to gw: 49.95 - 50.14
 sample data: BZ 16 UGIL 2012-11-13 (max 2.9 UGIL 2012-06-18)

Monitoring well:
 lat/long: MW-2 active
 depth to gw: 33.8307666/-118.2902671
 sample data: BZ 49.95 - 50.14
 MW-2 active
 lat/long: 33.83142/-118.289771
 depth to gw: 49.95 - 50.14
 sample data: BZ 74000 PPBV 2010-02-18 (max 120000 PPBV 2010-02-18)
 55000 PPBV 2010-02-18 (max 110000 PPBV 2010-02-18)
 5000 PPBV 2010-02

Monitoring well:
 lat/long: MW-2 active
 depth to gw: 33.83142/-118.289771
 free product: 1.399984 (2012-11-13)
 MW-2 active
 lat/long: 33.83142/-118.289771
 depth to gw: 49.94 - 51.01
 free product: 1.399984 (2012-11-13)
 sample data: BZ 74000 PPBV 2010-02-18 (max 120000 PPBV 2010-02-18)
 55000 PPBV 2010-02-18 (max 110000 PPBV 2010-02-18)
 5000 PPBV 2010-02

Monitoring well:
 lat/long: MW-3 active
 depth to gw: 33.831425/-118.290001
 free product: 5.498992 (2012-11-13)
 MW-3 active
 lat/long: 33.831425/-118.290001
 depth to gw: 52.01 - 54.9
 free product: 5.498992 (2012-11-13)
 sample data: BZ 440000 PPBV 2010-02-18 (max 670000 PPBV 2010-02-18)
 56000 PPBV 2010-02-18 (max 360000 PPBV 2010-02

Monitoring well:
 lat/long: MW-3 active
 depth to gw: 33.831425/-118.290001
 free -18)
 sample data: BZ 31000 PPMV 2010-02-18 (max 150000 product: 5496992 (2012-11-13)
 180000 PPBV 2010-02-18 (max 150000 product: 5496992 (2012-11-13)
 916000 PPBV 2010-02-18 (max 150000 product: 5496992 (2012-11-13)
 10402-18 (max 87000 PPBV 2010-02-18)
 56000 PPBV 2010-02-18 (max 360000 PPBV 2010-02-18)

Monitoring well:
 lat/long: MW-4 active
 depth to gw: 33.831176/-118.290089
 sample data: BZ 31000 PPMV 2010-02-18 (max 1500000 PPBV 2010-02-18)

Monitoring well:
 lat/long: MW-4 active
 depth to gw: 33.831176/-118.290089
 sample data: BZ 2300 UGIL 2012-11-13 (max 4590 UGIL 2011-06-03)
 450 UGIL 2012-11-13 (m

Monitoring well:
 lat/long: BZME active
 depth to gw: 33.831176/-118.290089
 sample: 1980 UGIL 2011-06-03)
 EBZ 190 UGIL 2012-11-13 (max 1110 UGIL 2011-06-03)
 1.47 UGIL 2011-11-15 (max 76600 UGIL 2011-06-03)
 59800 UGIL 2011-11-15 (max 4590 UGIL 2011-06-03)
 3600 UGIL 2014-06-17 (max 4590 UGIL 2011-06-03)
 230 UGIL 2014-06-17 (m MTBE 17000 UGIL 2012-11-13 (max 41000

Monitoring well:
 lat/long: BZME active
 depth to gw: 33.831176/-118.290089
 sample data: BZ 16000 UGIL 2012-11-13 (max 1980 UGIL 2011-06-03)
 190 UGIL 2014-06-17 (max 1110 UGIL 2011-06-03)
 1.47 UGIL 2011-11-15 (max 76600 UGIL 2011-06-03)
 59800 UGIL 2011-11-15 (max 4590 UGIL 2011-06-03)
 3600 UGIL 2014-06-17 (max 4590 UGIL 2011-06-03)
 230 UGIL 2014-06-17 (m MTBE 17000 UGIL 2012-11-13 (max 41000

Monitoring well:
 lat/long: MW-5 active
 depth to gw: 33.831259/-118.289857
 sample data: BZ 49.94 - 50.56
 MW-5 active
 lat/long: 33.831259/-118.289857
 depth to gw: 49.94 - 50.56
 BZME 690 UGIL 2012-11-13 (max 13200 UGIL 2011-06-03)
 79 UGIL 2012-11-13 (max 8050 UGIL 2011-06-03)
 19 UGIL 2012-11-13 (max 1830 UGIL 2011-06-03)
 13300 UGIL 2011-11-15 (max 68700 UGIL 2011-06-03)
 1100 UGIL 2012-11-13 (max 38

Monitoring well:
 lat/long: MW-5 active
 depth to gw: 33.831259/-118.289857
 sample: 3700 UGIL 2012-11-13 (max 5400 UGIL 2012-06-18)
 15 UGIL 2014-06-17 (max 13200 UGIL 2011-06-03)
 BZME 3700 UGIL 2012-11-13
 TBA 780 UGIL 2012-11-13
 21 UGIL 2014-06-17 (max 1830 UGIL 2011-06-03)
 13300 UGIL 2011-11-15 (max 88700 UGIL 2011-06-03)
 810 UGIL 2014-06-17 (max 38670 UGIL 2012-11-13 (max 6690

Monitoring well:
 lat/long: MW-6 active
 depth to gw: 33.831599/-118.289638
 49.65 - 55.24
 MW-6 active
 lat/long: 33.831599/-118.289638
 depth to gw: 49.65 - 55.24

free product: :1800003 (2012-11-13)

Monitoring well:
lat/long: 33.831599/-118.286638
depth to gw: 49.85 - 55.24
free product: :1800003 (2012-11-13)
sample data: BZ :21 UG/KG 2010-03-10 (max 47 UG/KG 2010-03-10)
BZME :2 UG/KG 2010-03-10 (max 47 UG/KG 2010-03-10)

Monitoring well:
lat/long: 33.831599/-118.286638
depth to gw: 49.85 - 55.24
free product: :1800003 (2012-11-13)
sample data: BZ :21 UG/KG 2010-03-10 (max 47 UG/KG 2010-03-10)
BZME :2 UG/KG 2010-03-10 (max 47 UG/KG 2010-03-10)

Monitoring well:
lat/long: 33.831599/-118.28691
depth to gw: 50.96 - 56.74
free product: :5900002 (2012-11-13)
sample data: BZ :890 UG/KG 2010-03-15 (max 56000 UG/KG 2010-03-15)
BZME :9100 UG/KG 2010-03-15 (max 270000 UG/KG 2010-03-15)
BZ :8500 UG/KG 2010-03-15 (max 68000 UG/KG 2010-03-15)
PHCG :5000 MG/KG 2010-03-15 (max 8500 MG/KG 2010-03-15)

Monitoring well:
lat/long: 33.831599/-118.28691
depth to gw: 50.96 - 56.74
free 2010-03-15)
sample data: BZ :890 UG/KG 2010-03-15 (max 56000 UG/KG 2010-03-15)
BZME :9100 UG/KG 2010-03-15 (max 270000 UG/KG 2010-03-15)
BZ :8500 UG/KG 2010-03-15 (max 68000 UG/KG 2010-03-15)
PHCG :5000 MG/KG 2010-03-15 (max 8500 MG/KG 2010-03-15)

Monitoring well:
lat/long: 33.831295/-118.290277
depth to gw: 48.2 - 48.56
sample data: BZ :55 UG/L 2012-11-13 (max 81.2 UG/L 2011-06-03)
BZME :73 UG/L 2012-06-18 (max 2.68 UG/L 2011-06-03)
BZ :43 UG/L 2012-06-18 (max 4.27 UG/L 2011-06-03)
GRO :1570 UG/L 2011-11-15
MTBE :1000 UG/L 2012-11-13 (max 1200 UG/L 2012-06-18)
TAME :1100 UG/L 2012-11-13 (max 1400 UG/L 2012-06-18)
XYLENES :184 UG/L 2012-06-18 (max 1

Monitoring well:
lat/long: 33.831295/-118.290277
depth to gw: 48.2 - 48.56
sample data: BZ :1200 UG/L 2012-11-13 (max 1600 UG/L 2012-06-18)
BZ :3.2 UG/L 2014-06-16 (max 81.2 UG/L 2011-06-03)
BZME :27 UG/L 2013-10-09 (max 2.68 UG/L 2011-06-03)
BZ :43 UG/L 2012-06-18 (max 4.27 UG/L 2011-06-03)
GRO :2440 UG/L 2012-06-18 (max 11 UG/L 2011-06-03)
MTBE :1570 UG/L 2012-11-13 (max 1200 UG/L 2012-06-18)
TAME :500 UG/L 2014-06-16 (max 1400 UG/L 2012-06-18)
XYLENES :4 UG/L 2013-10-09 (max 500 UG/L 2011-11-15)
TBA :1100 UG/L 2014-06-16 (max 1600 UG/L 2012-06-18)
XYLENES :2.4 UG/L 2012-06-18 (max 11 UG/L 2011-06-03)

Monitoring well:
lat/long: 33.831659/-118.286601

depth to gw: 0 - 51.69

Monitoring well:
lat/long: 33.831055/-118.286601
depth to gw: 0 - 51.69
sample data: :46 UG/L 2012-11-13 (max 2.4 UG/L 2012-06-18)
BZ :79 UG/L 2011-11-15 (max 2.4 UG/L 2012-11-13)
EBZ :4 UG/L 2012-11-13
MTBE :69 UG/L 2012-11-13
PHCG :1.5 UG/L 2012-11-13
XYLENES

Monitoring well:
lat/long: 33.831055/-118.286601
depth to gw: 0 - 51.69
sample data: :46 UG/L 2012-11-13 (max 2.4 UG/L 2012-06-18)
BZ :83 UG/L 2013-10-09 (max 2.4 UG/L 2012-11-13)
ETHANOL :79.9 UG/L 2011-11-15
GRO :15 UG/L 2014-06-17 (max 59 UG/L 2013-05-13)
MTBE :48 UG/L 2013-10-09 (max 69 UG/L 2012-11-13)
PHCG :5.2 UG/L 2014-06-17
TBA :1.5 UG/L 2012-11-13
XYLENES

Site: JOHN BATES
Address: 21600 S VERMONT AVE
City: TORRANCE
Map Loc: 4 - about .0 mile NE of the subject
Status: CLSD - Case Closed

The aquifer is potentially impacted. The case, 03705396.

SOIL

Site: LA COUNTY HARBOR UCLA MEDICAL
Address: 1000 W CARSON ST
City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: ..

The case, 03754521.

UNDER INVESTIGATION

1994-05-26: TANK REMOVAL REPORT / UST SAMPLING REPORT
1994-05-30: SOIL AND WATER INVESTIGATION WORKPLAN
1994-08-01: SITE ASSESSMENT REPORT
1994-08-01: UNKNOWN
1994-08-02: SOIL AND WATER INVESTIGATION WORKPLAN
1994-11-07: SITE ASSESSMENT REPORT
1994-11-28: SITE ASSESSMENT REPORT
1995-05-30: SOIL AND WATER INVESTIGATION WORKPLAN
1995-05-30: CAPRAP - OTHER REPORT
1995-07-26: CAPRAP - OTHER REPORT
1995-11-07: CAPRAP - OTHER REPORT
1995-11-30: PILOT STUDY/ TREATABILITY REPORT
1996-02-26: PILOT STUDY/ TREATABILITY REPORT
1996-04-29: REMEDIAL PROGRESS REPORT
1998-09-21: TANK REMOVAL REPORT / UST SAMPLING REPORT
2000-01-17: TANK REMOVAL REPORT / UST SAMPLING REPORT

Site: UNOCAL #2629
Address: 600 W CARSON ST
City: TORRANCE

Map Loc: 24 - about .2 mile E of the subject
Status: CLSD - Case Closed
The case, 03703189, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: ARCO #5108
Address: 21704 S FIGUEROA ST
City: CARSON
Map Loc: 26 - about .2 mile E of the subject
Status: CLSD - Case Closed
The case, 03702800, .

AQUIFER USED FOR DRINKING WATER SUPPLY

Site: SO-CAL
Address: 21629 S FIGUEROA ST
City: CARSON
Map Loc: 27 - about .2 mile E of the subject
Status: CLSD - Case Closed
The case, 03704663, .

SOIL

LETTER

Site: DOYLE BROTHERS INC.
Address: 22203 S VERMONT AVE
City: TORRANCE
Map Loc: 48 - about .4 mile S of the subject
Status: CLSD - Case Closed
The case, 03704260, .

SOIL

Site: TOSCO/LUNOCAL #30769
Address: 1259 W CARSON ST
City: TORRANCE
Map Loc: 50 - about .4 mile W of the subject
Status: CLSD - Case Closed
The case, 03714288, .

AQUIFER USED FOR DRINKING WATER SUPPLY

2006-11-30: OTHER REPORT / DOCUMENT
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-04-15: MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-08-04: WELL INSTALLATION WORKPLAN
2008-08-04: STAFF LETTER

2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: MONITORING REPORT - QUARTERLY
2008-02-28: WELL INSTALLATION REPORT
2008-04-02: EXCAVATION REPORT - QUARTERLY
2008-05-04: OTHER REPORT / DOCUMENT
2009-05-04: OTHER REPORT / DOCUMENT
2009-06-15: STAFF LETTER
2009-07-14: WELL INSTALLATION REPORT
2009-07-15: MONITORING REPORT - SEM-ANNUALLY
2009-11-17: SOIL AND WATER INVESTIGATION WORKPLAN
2009-11-30: STAFF LETTER
2010-01-12: PUMP & TREAT (P&T) GROUNDWATER
2010-01-12: MONITORING REPORT - SEM-ANNUALLY
2010-02-03: WELL DESIGN REPORT
2010-04-15: REQUEST FOR CLOSURE
2010-04-15: SOIL AND WATER INVESTIGATION REPORT
2010-07-15: MONITORING REPORT - SEM-ANNUALLY
2010-08-27: NOTIFICATION - PRECLOSURE
2010-09-23: CLOSURE/NO FURTHER ACTION LETTER

Monitoring well:
lat/long: 33.831727/-118.298682
depth to gw: 0 - 59.75
sample data: BZME
EBZ
MTBE
PHCG
TBA
XYLENES
16 UG/L 2009-01-08 (max 3.5 UG/L 2006-12-04)
0074 MG/KG 2006-12-04 (max 3.5 MG/KG 2006-12-04)
47 UG/L 2009-10-08 (max 11 UG/L 2007-01-22)
10 UG/L 2007-04-12
1.3 MG/KG 2006-12-04
.55 UG/L 2009-01-08 (max 1.3 UG/L 2006-12-04)

Monitoring well:
lat/long: 33.831752/-118.2987453
depth to gw: 0 - 59.8

Monitoring well:
lat/long: 33.8317524/-118.2987453
depth to gw: 0 - 59.8
sample data: BZ
BZME
EBZ
MTBE
PHCG
TBA
XYLENES
2 MG/KG 2006-11-30
4 MG/KG 2006-11-30
7.5 MG/KG 2006-11-30 (max 4 MG/KG 2006-11-30)
2 UG/L 2007-01-22 (max 5 UG/L 2007-07-06)
12 UG/L 2009-10-08 (max 11 UG/L 2007-01-22)
1.7 MG/KG 2006-11-30 (max 12 MG/KG 2006-11-30)
8.7 MG/KG 2006-11-30

Monitoring well:
lat/long: 33.8318309/-118.298745
depth to gw: 0 - 59.9

Monitoring well:
lat/long: 33.8318309/-118.298745
depth to gw: 0 - 59.9
sample data: BZME
MTBE
PHCG
TBA
XYLENES
.18 UG/L 2009-01-08 (max 8.7 UG/L 2009-01-08)
18 UG/L 2009-10-08 (max 58 UG/L 2007-01-22)
10 UG/L 2009-10-08 (max 31 UG/L 2007-01-22)
1.2 MG/KG 2006-11-29
.59 UG/L 2009-01-08 (max 1.2 UG/L 2009-01-08)

Monitoring well:
lat/long: 33.8317182/-118.298687
depth to gw: 57.15 - 59.43

Monitoring well:
lat/long: 33.8317182/-118.298687
depth to gw: 57.15 - 59.43
sample data: BZME
EBZ
MTBE
PHCG
TBA
XYLENES
11 UG/L 2010-08-23 (max 1.2 UG/L 2007-10-08)
12 UG/L 2010-08-23 (max 1.2 UG/L 2007-10-08)
.0072 MG/KG 2006-12-01 (max 1.2 MG/KG 2006-12-01)
62 UG/L 2010-08-23 (max 130 UG/L 2007-01-22)
66 UG/L 2010-08-23 (max 140 UG/L 2007-04-12)
79 UG/L 2010-08-23 (max 190 UG/L 2008-07-27)
.28 UG/L 2010-02-22 (max 79 UG/L 2006-12-01)

Monitoring well: MW-5 active
lat/long: 33.8317182/-118.298687
depth to gw: 57.41 - 57.8

Monitoring well: MW-5 active
lat/long: 33.8317182/-118.298687
depth to gw: 57.41 - 57.8
sample data: PHCG 120 UG/L 2009-10-08

Monitoring well: MW-6 active
lat/long: 33.8317182/-118.298687
depth to gw: 57.09 - 57.53

Monitoring well: MW-6 active
lat/long: 33.8317182/-118.298687
depth to gw: 57.09 - 57.53
sample data: BZME
ETBE
GRO
IPBEZ
PPM 2009-02-20
XYLENES
8000 UG/L 2009-11-12

19 UG/L 2010-08-23 (max 120 UG/L 2010-02-22)
11 UG/L 2010-02-22 (max 120 UG/L 2010-02-22)
27 UG/L 2010-08-23 (max 120 UG/L 2010-08-23)
68 UG/L 2010-08-23 (max 5.5 UG/L 2009-10-08)
12 UG/L 2009-10-08 (max 14 UG/L 2009-05-27)

UNOCAL #4944
Address: 1259 W CARSON ST
City: TORRANCE
Map Loc: 50 - about .4 mile W of the subject
Status: CLSD - Case Closed
The case, 03703067, .

SOIL

Site: UNITED OIL STATION #65
Address: 300 W CARSON ST
City: CARSON
Map Loc: 51 - about .5 mile E of the subject
Status: REM - Remedial Action
The case, 03705540, is managed by the Regional Water Quality Board.

2005-10-15: MONITORING REPORT - QUARTERLY
2006-01-15: MONITORING REPORT - QUARTERLY
2006-04-15: MONITORING REPORT - QUARTERLY
2006-07-15: MONITORING REPORT - QUARTERLY
2006-10-15: MONITORING REPORT - QUARTERLY
2007-01-15: MONITORING REPORT - QUARTERLY
2007-04-15: MONITORING REPORT - QUARTERLY
2007-07-15: MONITORING REPORT - QUARTERLY
2007-10-15: MONITORING REPORT - QUARTERLY
2008-01-15: MONITORING REPORT - QUARTERLY
2008-04-15: MONITORING REPORT - QUARTERLY
2008-07-15: MONITORING REPORT - QUARTERLY
2008-10-07: SOIL VAPOR EXTRACTION (SVE)
2008-10-15: MONITORING REPORT - QUARTERLY
2009-01-15: MONITORING REPORT - QUARTERLY
2009-03-12: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2009-04-15: MONITORING REPORT - QUARTERLY
2009-06-15: STAFF LETTER
2009-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-01-15: MONITORING REPORT - SEMI-ANNUALLY
2010-05-10: WELL DESTRUCTION REPORT
2010-06-08: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2010-07-15: MONITORING REPORT - SEMI-ANNUALLY
2010-10-15: MONITORING REPORT - SEMI-ANNUALLY
2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
2011-08-18: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2012-01-15: MONITORING REPORT - SEMI-ANNUALLY
2012-07-15: MONITORING REPORT - SEMI-ANNUALLY
2012-08-13: CLEAN UP FUND - 5-YEAR REVIEW SUMMARY
2012-10-15: MONITORING REPORT - QUARTERLY
2013-07-15: MONITORING REPORT - QUARTERLY
2014-01-15: MONITORING REPORT - QUARTERLY
2014-04-15: MONITORING REPORT - QUARTERLY
2014-07-15: MONITORING REPORT - QUARTERLY
2014-10-15: MONITORING REPORT - QUARTERLY

Monitoring well: MW-1 active
lat/long: 33.8312854/-118.2821756
depth to gw: 5.69 - 63.37

Monitoring well: MW-10 active
lat/long: 33.8313653/-118.2918039
depth to gw: 48.63 - 59.34
sample data: BZ
BZME
BZME
ETBE
GRO
IPBEZ
PPM 2009-02-20
XYLENES
4530 UG/L 2008-11-12
8000 UG/L 2009-11-12
104 UG/L 2014-05-28 (max 8 UG/L 2008-05-02)
8000 UG/L 2009-11-12
1.97 PPMV 2009-06-15 (max 8000 UG/L 2009-11-12)
.74 PPMV 2011-03-29 (max 611 PPMV 2011-03-29)

2.9 PPMV 2009-02-20
XYLENES
8000 UG/L 2009-11-12
IPBEZ
M
MTBE 104 UG/L 2012-10-06 (max 1070 UG/L 2010-12-27)
1.8 PPMV 2011-03-29
2.2 UG/L 2013-11-13
TBA
TBA
TMB124
TMB135
XYLENES
17.7 UG/L 2012-10-06 (max 4530 UG/L 2008-11-12)

2.4 UG/L 2014-05-28 (max 11600 UG/L 2009-11-12)
6 UG/L 2014-05-28 (max 11600 UG/L 2009-11-12)
11600 UG/L 2009-11-12
13400 U (max 13400 UG/L 2008-11-12)
4.4 UG/L 2012-10-09 (max 1310 UG/L 2009-11-12)
4.3 UG/L 2013-11-13 (max 1310 UG/L 2009-11-12)
1310 UG/L 2008-11-12
1.2 UG/L 2008-11-19 (max 51.5 ETBE 1.2 UG/L 2008-11-19 (max 51.5 ETBE 1.2 UG/L 2014-05-28 (max 8 UG/L 2008-05-02)
8000 UG/L 2009-11-12
1.97 PPMV 2009-06-15 (max 8000 UG/L 2009-11-12)
.74 PPMV 2011-03-29 (max 611 PPMV 2011-03-29)

2.9 PPMV 2009-02-20
XYLENES
8000 UG/L 2009-11-12
IPBEZ
M
MTBE 104 UG/L 2012-10-06 (max 1070 UG/L 2010-12-27)
1.8 PPMV 2011-03-29
2.2 UG/L 2013-11-13
TBA
TBA
TMB124
TMB135
XYLENES
17.7 UG/L 2012-10-06 (max 4530 UG/L 2008-11-12)

2002-04-15: MONITORING REPORT - QUARTERLY
2002-07-05: STAFF LETTER
2002-07-15: MONITORING REPORT - QUARTERLY
2002-07-31: OTHER REPORT / DOCUMENT
2002-10-15: MONITORING REPORT - QUARTERLY
2003-01-15: MONITORING REPORT - QUARTERLY
2003-02-05: 13267 REQUIREMENT
2003-03-27: 13267 REQUIREMENT
2003-04-15: MONITORING REPORT - QUARTERLY
2003-04-18: OTHER REPORT / DOCUMENT
2003-07-15: MONITORING REPORT - QUARTERLY
2003-10-15: MONITORING REPORT - QUARTERLY
2004-03-16: CAP/SPAP TEST REPORT - QUARTERLY
2004-04-15: MONITORING REPORT - QUARTERLY
2004-07-07: OTHER (USE DESCRIPTION FIELD)
2004-10-15: MONITORING REPORT - QUARTERLY
2005-01-15: MONITORING REPORT - QUARTERLY
2005-04-15: MONITORING REPORT - QUARTERLY
2005-07-15: MONITORING REPORT - QUARTERLY
2005-07-15: OTHER REPORT / DOCUMENT

2001-03-20: STAFF LETTER

-09 (max 4530 UGL 2009-11-12)
Monitoring well:
lat/long: MW-12 active 33.8313653/-118.2818039
depth to gw: 49.42 - 58.5
Monitoring well:
lat/long: MW-12 active 33.8313653/-118.2818039
depth to gw: 50.18 - 58.5
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
TBA
XYLENES
19.3 UGIL 2009-11-12
3.2 UGIL 2010-05-28 (max 26.6 UGIL 2004-09-22)
3.7 UGIL 2010-05-28 (max 31.8 UGIL 2004-09-22)
52 UGIL 2010-05-28 (max 167 UGIL 2004-09-22)
23.6 UGIL 2010-05-28
51 UGIL 2010-05-28
1.1 UGIL 2010-05-28 (max 47.6 UGIL 2004-09-22)
Monitoring well:
lat/long: MW-12 active 33.8313653/-118.2818039
depth to gw: BZ 42 - 58.5
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
TBA
XYLENES
1.7 UGIL 2014-05-28 (max 45.2 UGIL 2012-05-01)
1.1 UGIL 2015-11-13 (max 62 UGIL 2014-05-01)
162 UGIL 2012-05-01 (max 167 UGIL 2004-09-22)
1.5 UGIL 2013-11-13 (max 6.2 UGIL 2012-05-01)
105 UGIL 2013-11-13 (max 167 UGIL 2004-09-22)
24.9 UGIL 2014-05-28 (max 135 (max 51 UGIL 2010-05-28)
1.9 UGIL 2012-10-09 (max 47.6 UGIL 2004-09-22)
UGIL 2012-05-01)
TBA
XYLENES
27.4 UGIL 2010-11-11 (max 51 UGIL 2010-05-28)
2.3 UGIL 2013-11-13 (max 47.6 UGIL 2004-09-22)
Monitoring well:
lat/long: MW-13 no access 33.8313653/-118.2818039
depth to gw: 0 - 61.89
Monitoring well:
lat/long: MW-13 no access 33.8313653/-118.2818039
depth to gw: 0 - 61.89
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
TAME
TBA
XYLENES
14.1 UGIL 2010-05-28 (max 1110 UGIL 2009-11-13)
495 UGIL 2009-11-13
107 UGIL 2009-11-13
4480 UGIL 2010-05-28 (max 633 UGIL 2009-11-13)
9480 UGIL 2010-05-28
38.1 UGIL 2010-05-28
100 UGIL 2010-05-28
100 UGIL 2010-05-28
1.9 UGIL 2002-11-27
Monitoring well:
lat/long: MW-13 no access 33.8313653/-118.2818039
depth to gw: 0 - 61.89
sa
Monitoring well:
lat/long: MW-13 no access 33.8313653/-118.2818039
depth to gw: 0 - 61.89
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
TAME
TBA
XYLENES
31.9 UGIL 2012-05-01 (max 1110 UGIL 2009-11-13)
1.6 UGIL 2012-10-09 (max 495 UGIL 2009-11-13)
4.6 UGIL 2012-05-01 (max 107 UGIL 2009-11-13)
5.7 UGIL 2014-05-28 (max 1110 UGIL 2009-11-13)
.8 UGIL 2013-11-13 (m GRO 182 UGIL 2012-10-09 (max 4480 UGIL 2010-05-28)
6 UGIL 2014-05-28 (max 107 UGIL 2009-11-13)
38.1 UGIL 2010-05-28 (max 156 UGIL 2014-05-28 (max 4480 UGIL 2010-05-28)
6150 UGIL 2012-10-09 (max 2520 U 6880 UGIL 2012-05-01)
10.2 UGIL 2014-05-28 (max 435 UGIL 2009-11-13)
5.5 UGIL 2012-10-09 (max 435 UGIL 2009-11-13)
38.1 UGIL 2010-05-28
GIL 2010-11-11)
TAME
XYLENES
TAME

1850 UGIL 2014-05-28 (max 86 XYLENES1314 1.9 UGIL 2002-11-27
1.1 UGIL 2002-11-27
80 UGIL 2012-05-01)
XYLENES
XYLENES1314
XYLO
1 UGIL 2014-05-28 (max 435 UGIL 2009-11-13)
1.9 UGIL 2002-11-27
1.1 UGIL 2002-11-27
Monitoring well:
lat/long: MW-14 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.89
Monitoring well:
lat/long: MW-14 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.89
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
XYLENES
5.3 UGIL 2009-11-13 (max 19.1 UGIL 2009-02-20)
1.5 UGIL 2009-11-13 (max 28.4 UGIL 2004-06-30)
4.4 UGIL 2009-01 (max 4.4 UGIL 2004-06-30)
104 UGIL 2004-06-30 (max 142 UGIL 2004-06-30)
11.9 UGIL 2004-06-30 (max 34.8 UGIL 2004-06-30)
2.4 UGIL 2009-11-13 (max 34.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-14 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.89
Monitoring well:
lat/long: MW-14 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.89
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
XYLENES
5.3 UGIL 2009-11-13 (max 19.1 UGIL 2009-02-20)
1.5 UGIL 2009-11-13 (mple data.BZ 5.3 UGIL 2009-11-13 (max 19.1 UGIL 2009-02-20)
1.5 UGIL 2009-11-13 (GRO 104 UGIL 2009-02-20 (max 142 UGIL 2004-06-30)
11.9 UGIL 2004-06-30
max 28.4 UGIL 2004-06-30)
ERZ
GRO
MTBE
XYLENES
4.2 UGIL 2009-02-20 (max 4.4 UGIL 2004-06-30)
104 UGIL 2009-02-20 (max 142 UGIL 2004-06-30)
11.9 UGIL 2004-06-30
2.4 UGIL 2009-11-13 (max 34.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
MTBE
XYLENES
3.2 UGIL 2009-11-13 (max 15.9 UGIL 2009-02-20)
.9 UGIL 2009-02-20 (max 18.8 UGIL 2004-06-30)
4.3 UGIL 2009-02-20 (max 120 UGIL 2005-08-20)
6.1 UGIL 2009-02-20 (max 120 UGIL 2005-08-20)
9.6 UGIL 2009-02-20 (max 92 UGIL 2004-06-30)
14.6 UGIL 2009-02-20 (max 25.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
U GIL 2009-02-20)
UGIL 2009-02-20 (mple data.BZ 3.2 UGIL 2009-11-13 (max 15.9
4.3 UGIL 2009-11-13 (max 18.8 UGIL 2004-06-30)
6.1 UGIL 2009-02-20 (max 120 UGIL 2005-08-20)
9.6 UGIL 2009-02-20 (max 120 UGIL 2005-08-20)
14.6 UGIL 2009-02-20 (max 25.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
UGIL 2009-02-20)
UGIL 2009-02-20 (mple data.BZ 3.2 UGIL 2009-11-13 (max 15.9
4.3 UGIL 2009-11-13 (max 18.8 UGIL 2004-06-30)
6.1 UGIL 2009-02-20 (max 120 UGIL 2005-08-20)
9.6 UGIL 2009-02-20 (max 120 UGIL 2005-08-20)
14.6 UGIL 2009-02-20 (max 25.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
ax 120 UGIL 2005-09-20)
UGIL 2004-06-30)
UGIL 2004-06-30 (max 86 UGIL 2004-06-30)
14.6 UGIL 2009-02-20 (max 25.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
ax 120 UGIL 2005-09-20)
UGIL 2004-06-30)
UGIL 2004-06-30 (max 86 UGIL 2004-06-30)
14.6 UGIL 2009-02-20 (max 25.8 UGIL 2004-06-30)
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
Monitoring well:
lat/long: MW-15 no access 33.8313653/-118.2818039
depth to gw: 0 - 59.23
sample data: BZ
EBZ
EZY
EZE
EZZ
GRO
ax 120 UGIL 2005-09-20)
UGIL 2004-06-30)
UGIL 2004-06-30 (max 86 UGIL 2004-06-30)
14.6 UGIL 2009-02-20 (max 25.8 UGIL 2004-06-30)

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-16 no access
33.8313653/-118.2818039
0 - 58.25

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-16 no access
33.8313653/-118.2818039
0 - 58.25

BZ
BZME
EBZ
GRO
MTBE
TBA
XYLENES

10.5 UGIL 2009-02-20 (max 29.4 UGIL 2004-06-30)
9.2 UGIL 2009-02-20 (max 29.4 UGIL 2004-06-30)
3.9 UGIL 2009-02-20 (max 5.3 UGIL 2004-06-30)
9.9 UGIL 2009-02-20 (max 634 UGIL 2009-05-28)
13.8 UGIL 2009-02-20 (max 44.2 UGIL 2004-06-30)
13.8 UGIL 2009-02-20 (max 44.2 UGIL 2004-06-30)

Monitoring well:
lat/long:
depth to gw:
free product:
sample data:

MW-16 no access
33.8313653/-118.2818039
0 - 58.25

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-16 no access
33.8313653/-118.2818039
0 - 58.25

BZ
BZME
EBZ
GRO
MTBE
TBA
XYLENES

10.5 UGIL 2009-02-20 (max 29.4 UGIL 2004-06-30)
9.2 UGIL 2009-02-20 (max 29.4 UGIL 2004-06-30)
3.9 UGIL 2009-02-20 (max 5.3 UGIL 2004-06-30)
9.9 UGIL 2009-02-20 (max 634 UGIL 2009-05-28)
13.8 UGIL 2009-02-20 (max 44.2 UGIL 2004-06-30)
13.8 UGIL 2009-02-20 (max 44.2 UGIL 2004-06-30)

Monitoring well:
lat/long:
depth to gw:

MW-17 active
33.8313653/-118.2818039
49.27 - 58.22

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-17 active
33.8313653/-118.2818039
50.12 - 58.22

BZ
BZME
EBZ
GRO
MTBE
TBA
XYLENES

207 UGIL 2009-11-12
202 UGIL 2009-11-12
15.3 UGIL 2009-11-12
7.9 UGIL 2009-11-12
7.9 UGIL 2009-11-12
58.4 UGIL 2009-11-12

Monitoring well:
lat/long:
depth to gw:

MW-17 active
33.8313653/-118.2818039
49.27 - 58.22

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-17 active
33.8313653/-118.2818039
49.27 - 58.22

BZ
BZME
GIL

42.5 UGIL 2012-05-01 (max 207 UGIL 2009-11-12)
3 UGIL 2012-05-01 (sample data:BZ 2.7 UGIL 2014-05-28 (max 207 UGIL 2013-11-13) (GRO 177 UGIL 2012-05-01 (max 749 UGIL 2009-11-12) (max 124 Umax 332 UGIL 2011-10-04)
25.1 UGIL 2012-10-09 (max 41.8 UGIL 2011-10-04)
2.1 UGIL 2013-11-13 (max 41.8 UGIL 2011-10-04)
59.9 UGIL 2014-05-28 (max 749 UGIL 2009-11-12)
2.9 UGIL 2014-05-28 (max 749 UGIL 2009-11-12)
2.9 UGIL 2014-05-28 (max 241 UGIL 2011-10-04)
6.1 UGIL 2013-11-13 (max 241 UGIL 2011-10-04)

Monitoring well:
lat/long:
depth to gw:
free product:

MW-18 active
33.8313653/-118.2818039
49.27 - 58.22
49.21 (2012-10-09)

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-18 active
33.8313653/-118.2818039
50.01 - 58.22

BZ
BZME
EBZ
GRO
MTBE
TBA
XYLENES

6.2 UGIL 2010-05-28 (max 122 UGIL 2008-11-12)
1 UGIL 2010-05-28 (max 145 UGIL 2009-11-12)
11.1 UGIL 2010-05-28 (max 12.7 UGIL 2009-11-12)
62.4 UGIL 2010-05-28 (max 807 UGIL 2008-11-12)
27 UGIL 2010-05-28 (max 807 UGIL 2008-11-12)
27 UGIL 2010-05-28 (max 807 UGIL 2008-11-12)
4.5 UGIL 2010-05-28 (max 49.7 UGIL 2008-11-12)

Monitoring well:
lat/long:
depth to gw:
free product:
sample data:

MW-18 active
33.8313653/-118.2818039
49 - 58.22
49.21 (2012-10-09)

Monitoring well:
lat/long:
depth to gw:
free product:
sample data:

MW-18 active
33.8313653/-118.2818039
49 - 58.22
48.21 (2012-10-09)

BZ
BZME
EBZ
GRO
MTBE
TBA
XYLENES

6.2 UGIL 2010-05-28 (max 122 UGIL 2008-11-12)
5.9 UGIL 2010-11-11 (max 145 UGIL 2009-11-12)
288 UGIL 2010-11-11 (max 145 UGIL 2009-11-12)
7.4 UGIL 2012-10-09 (max 53900 UGIL 2010-11-11)
256 UGIL 2012-10-09 (max 53900 UGIL 2010-11-11)
869 UGIL 2012-10-09 (max 2650 UGIL 2010-11-11)
869 UGIL 2012-10-09 (max 2650 UGIL 2010-11-11)
10100 UGIL 2010-11-11 (max 2650 UGIL 2010-11-11)
XYLENES 10100 UGIL 2010-11-11

Monitoring well:
lat/long:
depth to gw:

MW-19 active
33.8313653/-118.2818039
48.76 - 56.33

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-19 active
33.8313653/-118.2818039
49.58 - 56.33

BZ

19.2 UGIL 2008-11-12

Monitoring well:
lat/long:
depth to gw:

MW-19 active
33.8313653/-118.2818039
48.76 - 56.33

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-19 active
33.8313653/-118.2818039
48.76 - 56.33

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-2 no access
33.8313653/-118.2818039
0 - 62.89

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-2 no access
33.8313653/-118.2818039
0 - 62.89

BZ
BZME
EBZ
GRO
MTBE
TBA
XYLENES

65.8 PPMV 2009-06-15 (max 756 PPMV 2001-12-20)
181 PPMV 2009-06-15 (max 756 PPMV 2001-12-20)
12.9 PPMV 2009-06-15 (max 161 PPMV 2001-12-20)
8900 PPMV 2009-06-15 (max 161 PPMV 2001-12-20)
371 PPMV 2009-06-15 (max 161 PPMV 2001-12-20)
102 PPMV 2009-06-15 (max 173 PPMV 2001-12-20)

Monitoring well:
lat/long:
depth to gw:
sam

MW-2 no access
33.8313653/-118.2818039
0 - 62.89

Monitoring well:
lat/long:
depth to gw:

MW-2 no access
33.8313653/-118.2818039
0 - 62.89

sample data:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:
free product:
sample data:

BZ 7310 UGIL 2012-10-09 (max 26100 UGIL 2012-05-01)
BZME 1510 UGIL 2012-10-09 (max 37400 UGIL 2012-05-01)
EBZ 6280 UGIL 2014-05-28 (max 26100 UGIL 2012-05-01)
BZME 5720 UGIL 2014-05-28 (max 37400 UGIL 2012-05-01)
EBZ 6280 UGIL 2014-05-28 (max 37400 UGIL 2012-05-01)
GRO 515 UGIL 2014-05-28 (max 6290 UGIL 2001-12-20)
MTBE 1540 PPMV 2014-05-28 (max 378000 PPMV 2012-05-01)
XYLENES 153000 UGIL 2014-05-28 (max 833000 UGIL 2012-05-01)
TBA 4.69 PPMV 2011-03-29 (max 6.16 PPMV 2010-12-27)
PRZN 4.69 PPMV 2011-03-29 (max 6.16 PPMV 2010-12-27)
TAME 934 UGIL 2012-05-01 (max 4.89 UGIL 2012-05-01)
TBA 19400 UGIL 2012-05-01

2010-12-27)
2010-12-27)
Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:
free product:
sample data:

TMB124 36.3 PPMV 2011-03-29 (max 57.6 PPMV 2010-12-27)
TMB135 13.5 PPMV 2011-03-29 (max 57.6 PPMV 2010-12-27)
TMB135 13.5 PPMV 2011-03-29 (max 57.6 PPMV 2010-12-27)
XYLENES 7180 UGIL 2012-10-09 (max 18300 UGIL 2012-05-01)
XYLENES 67.4 PPMV 2014-05-28 (max 18300 PPMV 2012-05-05-01-01)

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:
free product:
sample data:

MW-3 active 33.831448/-118.2821018
BZ 49.87 - 59.67
BZME 33.831448/-118.2821018
EBZ 50.45 - 59.67
GRO 1000023 (2010-05-29)
MTBE 236 PPMV 2009-06-15 (max 22000 PPMV 2009-02-20)
BZME 228 PPMV 2009-06-15 (max 20200 PPMV 2009-02-20)
EBZ 16.2 PPMV 2009-06-15 (max 2340 PPMV 2008-05-29)
GRO 29300 PPMV 2009-06-15 (max 117000 PPMV 2009-02-20)
XYLENES 32.2 PPMV 2009-06-15 (max 662 PPMV 2009-02-20)
TBA 140 PPMV 2009-06-15 (max 14600 PPMV 2009-02-20)

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:
free product:
sample data:

MW-3 active 33.831448/-118.2821018
BZ 49.76 - 59.67
BZME 33.831448/-118.2821018
EBZ 48.76 - 59.67
GRO 1550 UGIL 2012-10-09 (max 20900 UGIL 2009-05-20)
MTBE 2890 UGIL 2012-10-09 (max 20200 UGIL 2009-05-20)
BZ 236 UGIL 2012-10-09 (max 2340 UGIL 2009-05-29)
BZME 21100 UGIL 2014-05-28 (max 22000 UGIL 2009-02-20)
EBZ 334 UGIL 2014-05-28 (max 20200 UGIL 2009-02-20)
GRO 2230 UGIL 2014-05-28 (max 2340 UGIL 2009-05-29)
MTBE 365 PPMV 2014-05-28 (max 217000 PPMV 2014-05-28)
XYLENES 308000 UGIL 2014-05-28
TBA 5132 PPMV 2014-05-28
PRZN 5132 PPMV 2014-05-28
TAME 15100 UGIL 2011-03-29 (max 29600 UGIL 2011-10-04)
TBA 3.91 PPMV 2011-03-29 (max 64.5 PPMV 2010-12-27)
TMB124 2.17 PPMV 2011-03-29 (max 22.2 PPMV 2010-12-27)
TMB135 2080 UGIL 2014-05-28 (max 28600 UGIL 2011-10-04)
XYLENES 3.81 PPMV 2011-03-29 (max 64.5 PPMV 2012-10-09 (max 14800 UGIL 2010-12-27))
TMB124 6040 UGIL 2014-05-28 (max 14600 UGIL 2009-02-20)

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:
free product:
sample data:

MW-4 active 33.8314543/-118.2818525
BZ 48.85 - 59.86
BZME 33.8314543/-118.2818525
EBZ 48.85 - 59.86
GRO 82.4 UGIL 2012-10-09 (max 16200 UGIL 2007-06-22)
MTBE 7.2 UGIL 2012-10-09 (max 16200 UGIL 2003-03-05)
TBA 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
PRZN 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))
TMB124 82.4 UGIL 2012-10-09 (max 16200 UGIL 2003-08-20)
TBA 6.1 UGIL 2012-10-09 (max 2370 UGIL 2003-03-05)
XYLENES 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
TAME 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:
free product:
sample data:

MW-4 active 33.8314543/-118.2818525
BZ 48.85 - 59.86
BZME 33.8314543/-118.2818525
EBZ 48.85 - 59.86
GRO 82.4 UGIL 2012-10-09 (max 16200 UGIL 2007-06-22)
MTBE 7.2 UGIL 2012-10-09 (max 16200 UGIL 2003-03-05)
TBA 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
PRZN 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))
TMB124 82.4 UGIL 2012-10-09 (max 16200 UGIL 2003-08-20)
TBA 6.1 UGIL 2012-10-09 (max 2370 UGIL 2003-03-05)
XYLENES 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
TAME 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))

sample data:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:

BZ 123 PPMV 2009-06-15 (max 18900 PPMV 2009-02-20)
BZME 127 PPMV 2009-06-15 (max 24100 PPMV 2009-02-20)
EBZ 586 UGIL 2001-12-20
BZME 709 PPMV 2009-06-15 (max 1780 PPMV 2009-05-29)
EBZ 709 PPMV 2009-06-15 (max 104000 PPMV 2009-02-20)
GRO 74.5 PPMV 2009-06-15 (max 2870 PPMV 2001-12-20)
XYLENES 74.5 PPMV 2009-06-15 (max 12600 PPMV 2009-05-29)

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:

MW-4 active 33.8314543/-118.2818525
BZ 48.85 - 59.86
BZME 33.8314543/-118.2818525
EBZ 48.85 - 59.86
GRO 2350 UGIL 2012-10-09 (max 18900 UGIL 2009-02-20)
MTBE 2570 UGIL 2012-10-09 (max 24100 UGIL 2009-02-20)
BZME 586 UGIL 2001-12-20
DRO 185 UGIL 2012-10-09 (max 27600 UGIL 2014-05-28 (max 45900 UGIL 2014-05-28))
EBZ 16400 UGIL 2014-05-28 (max 37700 UGIL 2013-11-13)
GRO 586 UGIL 2001-12-20 (max 1780 UGIL 2009-05-29)
MTBE 13900 UGIL 2012-10-09 (max 104000 UGIL 2009-02-20)
BZ 8240 UGIL 2012-10-09 (max 38600 UGIL 2011-10-04)
PBZN 2.83 PPMV 2011-03-29 (max 3440 UGIL 2013-11-13)
GRO 151000 UGIL 2014-05-28 (max 195000 UGIL 2013-11-13)
TBA 7690 UGIL 2012-10-09 (max 48900 UGIL 2012-05-01)
TMB124 20 PPMV 201
MTBE 69000 UGIL 2014-05-28 (max 147000 UGIL 2013-11-13)
PBZN 2.83 PPMV 2011-03-29 (max 46900 UGIL 2012-05-01)
TBA 20 PPMV 201
TMB124 20 PPMV 201
XYLENES 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)
TAME 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)
TBA 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)
XYLENES 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)
TAME 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)
TBA 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)
XYLENES 8.24 PPMV 2011-03-29 (max 26.3 PPMV 2010-12-27)

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:

MW-5 active 33.8312584/-118.2818635
BZ 49.87 - 60.23
BZME 33.8312584/-118.2818635
EBZ 50.18 - 60.23
GRO 386 UGIL 2010-05-28 (max 12200 UGIL 2007-06-22)
BZME 5.1 UGIL 2010-05-28 (max 16200 UGIL 2003-08-20)
EBZ 7.1 UGIL 2010-05-28 (max 2370 UGIL 2003-03-05)
GRO 1480 UGIL 2010-05-28 (max 78900 UGIL 2003-05-28)
XYLENES 9.9 UGIL 2008-05-28
TBA 2690 UGIL 2003-11-32 (max 8660 UGIL 2004-02-11)
XYLO 1400 UGIL 2002-11-27

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:

MW-5 active 33.8312584/-118.2818635
BZ 49.87 - 60.23
BZME 33.8312584/-118.2818635
EBZ 49.87 - 60.23
GRO 19.7 UGIL 2012-10-09 (max 12200 UGIL 2007-06-22)
BZME 7.2 UGIL 2012-10-09 (max 16200 UGIL 2003-08-20)
EBZ 6.1 UGIL 2012-10-09 (max 2370 UGIL 2003-03-05)
TBA 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
PRZN 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))
TMB124 82.4 UGIL 2012-10-09 (max 16200 UGIL 2003-08-20)
TBA 6.1 UGIL 2012-10-09 (max 2370 UGIL 2003-03-05)
XYLENES 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
TAME 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))

Monitoring well:
lat/long:
depth to gw:
Monitoring well:
lat/long:
depth to gw:
sample data:

MW-5 active 33.8312584/-118.2818635
BZ 49.87 - 60.23
BZME 33.8312584/-118.2818635
EBZ 49.87 - 60.23
GRO 19.7 UGIL 2012-10-09 (max 12200 UGIL 2007-06-22)
BZME 7.2 UGIL 2012-10-09 (max 16200 UGIL 2003-08-20)
EBZ 6.1 UGIL 2012-10-09 (max 2370 UGIL 2003-03-05)
TBA 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
PRZN 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))
TMB124 82.4 UGIL 2012-10-09 (max 16200 UGIL 2003-08-20)
TBA 6.1 UGIL 2012-10-09 (max 2370 UGIL 2003-03-05)
XYLENES 1.5 UGIL 2014-05-28 (max 12200 UGIL 2007-06-22)
TAME 7.2 UGIL 2012-10-09 (max 12200 UGIL 2012-10-09 (max 78900 UGIL 2003-05-28))

637 UGIL 2010-12-27

PEZN
 48 PPMV 2011-03-29 (max 35.3 PPMV 2011-03-29)
 14.6 PPMV 2011-05-29 (max 4.34 PPMV 2010-12-27)
 13.3 UGIL 2011-05-29 (max 15.3 PPMV 2010-12-27)
 4.84 PPMV 2011-09-29 (max 15.3 PPMV 2010-12-27)
 1.65 PPMV 2011-09-29 (max 4.34 PPMV 2010-12-27)
 13.3 UGIL 2012-10-09 9 (max 8600 UGIL 2004-02-11)
 2600 UGIL 2002-11-27
 1400 UG (max 8600 UGIL 2004-02-11)
 2600 UGIL 2002-11-27
 1400 UGIL 2002-11-27
 2002-11-27

MW-6 active
 33.8314797/-118.2821678
 49.52 - 58.94

MW-6 active
 33.8314797/-118.2821678
 49.52 - 58.94

BZME
 697 UGIL 2010-05-28 (max 21600 UGIL 2001-12-20)
 32.5 UGIL 2010-05-28 (max 20900 UGIL 2001-12-20)
 77 UGIL 2010-05-28 (max 1710 UGIL 2001-12-20)
 6740 UGIL 2010-05-28 (max 85000 UGIL 2001-12-20)
 13000 UGIL 2010-05-28
 2880 UGIL 2010-05-28
 530 UGIL 2008-11-12 (max 11200 UGIL 2001-12-20)

XYLENES
 MW-6 active
 33.8314797/-118.2821678
 49.52 - 58.94

MW-6 active
 33.8314797/-118.2821678
 49.52 - 58.94

BZME
 40.5 UGIL 2012-10-09 (max 21600 UGIL 2001-12-20)
 UGIL 2012-05-01 (max 20900 UGIL 2001-12-20)
 697 UGIL 2010-05-28 (max 1710 UGIL 2001-12-20)
 22.8 UGIL 2013-11-13 (max 8600 UGIL 2004-02-11)
 27 UGIL 2012-05-01 GRO 8680 UGIL 2012-10-09 (max 85000 UGIL 2001-12-20)

2001-12-20

MTBE
 14100 UGIL 2012-10-09 (max 20600 UGIL 2001-12-20)
 68 UGIL 2011-10-04 (max 1710 UGIL 2001-12-20)
 5890 UGIL 2014-05-28 (max 85000 UGIL 2001-12-20)
 9710 UGIL 2014-05-28 (max 23400 UGIL 2010-11-11)
 430 UGIL 2012-10-09
 4710 UGIL 2012-10-09
 41000 UGIL 2014-05-28 (max 53600 UGIL 2013-11-13)

TBA
 41000 UGIL 2014-05-28 (max 53600 UGIL 2013-11-13)

-01 (max 11200 UGIL 2001-12-20)
 XYLENES 67.8 UGIL 2012-05-01 (max 11200 UGIL 2001-12-20)

MW-6 active
 33.8312629/-118.28197
 50.28 - 62.45

MW-6 active
 33.8312629/-118.28197
 50.45 - 62.45

BZME
 239 PPMV 2009-06-15 (max 19300 PPMV 2001-12-20)
 423 PPMV 2009-06-15 (max 19100 PPMV 2001-12-20)
 10.9 PPMV 2009-06-15 (max 1370 PPMV 2001-12-20)
 16800 PPMV 2009-06-15 (max 80500 PPMV 2001-12-20)
 47 PPMV 2009-06-15 (max 2180 PPMV 2001-12-20)
 94.9 PPMV 2009-06-15 (max 10700 PPMV 2001-12-20)

XYLENES
 MW-6 active
 33.8312629/-118.28197
 50.28 - 62.45

MW-6 active
 33.8312629/-118.28197
 50.28 - 62.45

BZME
 5320 UGIL 2012-10-09 (max 19300 UGIL 2001-12-20)

5230 UGIL 2012-10-09 (max 22200 UGIL 2012-05-01)
 605 UGIL 2012-10-09 (max 2840 UGIL 2012-05-01)
 7290 UGIL 2014-05-28 (max 19300 UGIL 2001-12-20)
 5980 UGIL 2014-05-28 GRO 28500 UGIL 2012-10-09 (max 139000)

13400 UGIL 2012-10-09 (max 22200 UGIL 2012-05-01)
 6330 UGIL 2014-05-29 (max 2840 UGIL 2012-05-01)
 5330 UGIL 2014-05-28 (max 139000 UGIL 2012-05-01)
 6330 PPMV 2014-05-28 (max 108600 UGIL 2012-05-01)
 214 UGIL 2010-11-11
 1.46 PPMV 2011-03-29 (max 20.2 PPMV 2010-12-27)
 .51 PPMV 2011-03-29 (max 5.38 PPMV 2010-12-27)

214 UGIL 2010-11-11
 1.46 PPMV 2011-0

XYLENES 4670 UGIL 2012-10-09 (max 17300)

3-29 (max 20.2 PPMV 2010-12-27)
 51 PPMV 2011-03-29 (max 5.38 PPMV 2010-12-27)
 4700 UGIL 2014-05-28 (max 17300 UGIL 2012-05-01)

XYLENES
 MW-9 active
 33.8314744/-118.2819669
 49.13 - 62.25

Monitoring well:
 lat/long:
 depth to gw:
 sample data:

MW-9 active
 33.8314744/-118.2819669
 49.13 - 62.25

free product:
 9.000015E-02 (2010-05-28)

BZ
 40.6 PPMV 2009-06-15 (max 1000 PPMV 2001-12-20)

MW-9 active
 33.8314744/-118.2819669
 49.13 - 62.25

Monitoring well:
 lat/long:
 depth to gw:
 sample data:

MW-9 active
 33.8314744/-118.2819669
 49.13 - 62.25

BZ
 1180 UGIL 2012-10-09 (max 29800 UGIL 2010-11-11)
 BZ 7520 UGIL 2014-05-28 (max 29800 UGIL 2010-11-11)

mple data:
 52 - about .5 mile SE of the subject
 CLSD - Case Closed

The case, 03707726, .

Site:
 Address:
 City:
 Map Loc:
 Status:

FORMER SHELL STATION
 22235 S FIGUEROA ST
 CARSON
 52 - about .5 mile SE of the subject
 CLSD - Case Closed

OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
 2002-06-01: EXCAVATION
 2008-06-23: 13267 REQUIREMENT
 2008-07-15: MONITORING REPORT - QUARTERLY
 2008-07-31: OTHER REPORT / DOCUMENT
 2009-10-15: OTHER REPORT / DOCUMENT
 2009-03-04: SOIL AND WATER INVESTIGATION WORKPLAN
 2009-07-15: OTHER REPORT / DOCUMENT
 2009-07-15: OTHER REPORT / DOCUMENT
 2009-10-15: OTHER REPORT / DOCUMENT
 2010-01-15: OTHER REPORT / DOCUMENT
 2010-01-28: SOIL AND WATER INVESTIGATION REPORT
 2010-04-15: OTHER REPORT / DOCUMENT
 2010-10-15: OTHER REPORT / DOCUMENT
 2011-07-15: MONITORING REPORT - SEMI-ANNUALLY
 2011-08-02: SOIL AND WATER INVESTIGATION REPORT
 2011-10-15: MONITORING REPORT - QUARTERLY
 2012-01-15: MONITORING REPORT - QUARTERLY
 2012-04-15: MONITORING REPORT - QUARTERLY
 2012-07-15: MONITORING REPORT - QUARTERLY
 2012-09-20: REQUEST FOR CLOSURE
 2012-12-18: NOTIFICATION - PRECLOSURE

2013-02-14: CLOSURE/NO FURTHER ACTION LETTER
2013-02-14: CLOSURE/NO FURTHER ACTION LETTER
2013-04-15: WELL DESTRUCTION REPORT

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-1 active
33.8246519/-118.2865142
54.79 - 55.45

AS 4.23 MG/KG 2010-11-02
BA 57 MG/KG 2010-11-02
BDOME 7 UG/L 2011-10-04 (max 57 UG/L 2011-10-04)
BE 3.79 MG/KG 2010-11-02 (max 57 MG/KG 2010-11-02)
BF 6.51 MG/KG 2010-11-02 (max 3.4 MG/KG 2010-11-02)
CG 6.55 MG/KG 2010-11-02 (max 7.1 MG/KG 2010-11-02)
CU 70 UG/L 2011-10-04 (max 21 MG/KG 2010-11-02)
DCE12C 70 UG/L 2012-06-25 (max 6.55 UG/L 2011-10-04)
DRO 51.9 UG/L 2012-01-10
GTBE 65 UG/KG 2010-11-02
GROC6C10 5.19 MG/KG 2010-11-02 (max 17 MG/KG 2010-11-02)
NI 1.19 UG/L 2011-10-04 (max 1.19 UG/L 2011-10-04)
PCE 59 UG/KG 2010-11-02 (max 5.47 UG/L 2011-10-04)
PHG 9 UG/L 2012-01-10 (max 250 UG/KG 2011-11-02)
TBA 8 UG/L 2012-01-10 (max 58 UG/L 2012-01-10)
TCE 29 UG/L 2012-06-25 (max 32 UG/L 2012-03-30)
TCLME 12 UG/L 2012-06-25
TPHC10C28 .419 MG/L 2011-10-04 (max 12 MG/L 2011-10-04)
TPPH 59 UG/L 2012-03-30
Z 6.84 MG/KG 2010-11-02 (max 33.4 MG/KG 2010-11-02)
ZN 4.62 MG/KG 2010-11-02

Monitoring well:
lat/long:
depth to gw:

MW-2 active
33.8247267/-118.2864142
54.88 - 55.53

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-2 active
33.8247267/-118.2864142
54.88 - 55.53

BA 9.37 MG/KG 2010-11-02
BE 41.3 MG/KG 2010-11-02
BZ 287 MG/KG 2010-11-02 (max 41.3 MG/KG 2010-11-02)
BZME 696 UG/L 2012-01-10
CO 250 UG/L 2012-01-10
CR 7.59 MG/KG 2010-11-02
CU 7.86 MG/KG 2010-11-02 (max 14 MG/KG 2010-11-02)
DCE11 4.86 MG/KG 2010-11-02 (max 14.7 MG/KG 2010-11-02)
DCE12C 1.7 UG/L 2011-10-04
DIPE 45.5 UG/L 2012-01-10
ERZ 127 UG/L 2012-01-10
GROC6C10 3610 UG/L 2012-01-10
MTBE 121 UG/L 2012-01-10
NI 5.59 MG/KG 2010-11-02 (max 13.1 MG/KG 2010-11-02)
PCE 4.88 MG/KG 2010-11-02
PHG 49 UG/L 2011-10-04 (max 4.88 UG/L 2011-10-04)
PHCG 74 UG/L 2011-10-04 (max 200 UG/KG 2010-11-02)
TBA 2710 UG/L 2012-01-10
TCE 80 UG/L 2012-06-25
TCLME 7.6 UG/L 2012-06-25 (max 8.9 UG/L 2011-10-04)
TPPH 62 UG/L 2012-10-17 (max 80 UG/L 2012-06-25)
V 25 MG/KG 2010-11-02
XYLENES 338 UG/L 2012-01-10
ZN 37 MG/KG 2010-11-02

Monitoring well:
lat/long:
depth to gw:

MW-3 active
33.8246022/-118.2863228
54.13 - 54.77

Monitoring well:
lat/long:
depth to gw:
sample data:

MW-3 active
33.8246022/-118.2863228
54.13 - 54.77

BDOME 14 UG/L 2011-10-04
BZ 13 MG/KG 2010-11-02
DRO 4.6 UG/L 2012-06-25 (max 5.4 UG/L 2011-10-04)
TCLME

SWIS Solid Waste Information System

As legislated under the Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains lists of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

Site: ROYAL BLVD LAND RECLAMATION SI
Address: 20950 S ROYAL BLVD
City: TORRANCE
Map Loc: 54 - about .6 mile NW of the subject
Status: id: 19-AA-0054

Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: UNPERMITTED (Operational)
Inspection: ANNUAL (Regulatory)

Permit Date: PERMITDATE
Closure: 12/31/1987 ESTIMATED
Operator: ARMCO, INC.
P.O. BOX 600
513-4254485
OH
Owner: ARMCO, INC.
P.O. BOX 600
MIDDLETOWN
OH
513-4254485

Site: GARDENA VALLEY DUMP #4 - ALPIN
Address: 833 W TORRANCE BLVD
City: TORRANCE
Map Loc: 55 - about .7 mile N of the subject
Status: id: 19-AA-5058

Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: UNPERMITTED (Operational)
Inspection: QUARTERLY (Regulatory)

Permit Date: PERMITDATE
Owner: HANS ROTTER/ALPINE VALLEY-MARKET/RESTAUR
PONDEROSA PINE ASSOCIATION-CONDOMINIUMS
PROGRESSIVE PROPERTY MGMT-MINI STORAGE
Owner: PROGRESSIVE PROPERTY MGMT-MINI STORAGE
20425 HALENSING CORP-TRUCKING FACILITY
20712 S. VERMONT
736 DEL AMO BLVD
80133 W TORRANCE

Site: GARDENA VALLEY DUMP #4 - ALPIN
Address: 833 W TORRANCE BLVD
City: TORRANCE

Map Loc: 55 - about .7 mile N of the subject
Status:

id: 19-AA-5058
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: UNPERMITTED (Regulatory)
Permit Date: PERMITDATE
Owner: HANS ROTTER/PINE VALLEY-MARKET/RESTAUR
Owner: PONDEROSA PINE ASSOCIATION-CONDOMINIUMS
Owner: PROGRESSIVE PROPERTY MGMT-MINI STORAGE
Owner: ROLLINS LEASING CORP./TRUCKING FACILITY
20425 HAMILTON
20712 S. VERMONT
736 DEL AMO BLVD.
80133 W. TORRANCE

Site: GARDENA VALLEY DUMP #4 - ALPIN
Address: 833 W TORRANCE BLVD
City: TORRANCE
Map Loc: 55 - about .7 mile N of the subject
Status:

id: 19-AA-5058
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: UNPERMITTED (Regulatory)
Permit Date: PERMITDATE
Owner: HANS ROTTER/PINE VALLEY-MARKET/RESTAUR
Owner: PONDEROSA PINE ASSOCIATION-CONDOMINIUMS
Owner: PROGRESSIVE PROPERTY MGMT-MINI STORAGE
Owner: ROLLINS LEASING CORP./TRUCKING FACILITY
20425 HAMILTON
20712 S. VERMONT
736 DEL AMO BLVD.
80133 W. TORRANCE

Site: GARDENA VALLEY 1 & 2
Address: 20740 S FIGUEROA ST, 225-305W TORRANCE BL
City: CARSON
Map Loc: 57 - about .8 mile NE of the subject
Status:

id: 19-AQ-0010
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: TO BE DETERMINED (Regulatory)
Permit Date: PERMITDATE
Closure: 12/31/1998 ESTIMATED
Operator: ADAMS, M
Address: 1800 MARO
HOUSTON TX
719-4652347
Owner: COOGAN/BROWNING REALTY

Permit Date: PERMITDATE
Closure: 10/1/1959 ESTIMATED
Owner: LONDON PACIFIC INVESTMENTS
1010 CRENSHAW BLVD SUITE 100
TORRANCE CA
310-7871000

Site: GARDENA VALLEY #5 (GOLDEN EAGL
Address: 306 W TORRANCE BLVD
City: CARSON
Map Loc: 58 - about .8 mile NE of the subject
Status:

id: 19-AQ-0011
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: PRE-REGULATIONS (Regulatory)
Waste: INERT LIQUID WASTE, MIXED MUNICIPAL

Permit Date: PERMITDATE
Closure: 12/31/1998 ESTIMATED
Operator: LASMO OIL AND GAS INC
Address: 401 E. OCEAN BLVD
LONG BEACH CA

Site: WERDIN DUMP
Address: 20600 S MAIN ST
City: CARSON
Map Loc: 62 - about 1. mile NE of the subject
Status:

id: 19-AQ-0017
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: ANNUAL (Regulatory)
Permit Date: PERMITDATE
Owner: VISTA LOMA TRAILER PARK
20400 MAIN ST.
CARSON CA

Site: DOLORES STREET DISPOSAL SITE (
Address: 21111 S DOLORES ST
City: CARSON
Map Loc: 63 - about 1. mile E of the subject
Status:

id: 19-AQ-0006
Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: PRE-REGULATIONS (Regulatory)
Permit Date: PERMITDATE
Closure: 12/31/1998 ESTIMATED
Operator: ADAMS, M
Address: 1800 MARO
HOUSTON TX
719-4652347
Owner: COOGAN/BROWNING REALTY

PHASE I ESA

923 W CARSON ST, TORRANCE

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Date: 11-19-2015

Job: WEEC5115-

2009 SWAN DR
COSTA MESA CA
714-5468911

Site: IMPERIAL CARSON MOBILE HOME ES
Address: 21111 S DOLORES ST
City: CARSON
Map Loc: 63 - about 1.1 mile E of the subject
Status: id: 10-AQ-5068

Unit: 01
Activity: SOLID WASTE DISPOSAL SITE
Status: CLOSED (Operational)
Inspection: TO BE DETERMINED (Regulatory)
QUARTERLY

WIP

Well Investigation Program

The Well Investigation Program (AB1803) identifies groundwater that is already contaminated and empowers the California Department of Health Services and local health officers to order ongoing monitoring programs. The focus of this program is to monitor and protect drinking water.

No listings within 1 mile radius of the subject site.

WQ

Drinking Water Program

The California Health and Safety Code section 116275-116300 stipulates that it is the intent of the Legislature to improve laws governing drinking water quality to improve upon the minimum requirements of the federal Safe Drinking Water Act Amendments of 1986, to establish primary drinking water standards that are at least as stringent as those established under the federal Safe Drinking Water Act, and to establish a program under this chapter that is more protective of public health than the minimum federal requirements.

In order to provide for the orderly and efficient delivery of safe drinking water the State Department of Health Services collect information on the quality of public drinking water wells under the California Drinking Program.

Below, the latest and maximum analysis of contaminants are reported (only positive reading are included). MCL is the Maximum Contaminant Level or enforceable drinking water standard. RPHL is the Recommended Public Health Level. Additional information is available upon request.

No listings within half of a mile radius of the subject site.

REGIONAL SOURCES

NT Toxic Releases

The California Regional Water Quality Control Boards or local Department of Health Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigations and Cleanups (SLIC), Non-Tank Releases, Toxics List or similar, depending on the local agency.

No listings within half of a mile radius of the subject site.

PHASE I ESA

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Page: 36

Date: 11-19-2015

Job: WEEC5115-

LD Land Disposal Sites

The Land Disposal program managed by the State Water Control Board, regulates the waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills. California Code of Regulations (CCR) Title 23, (Chapter 15) contains the regulatory requirements for hazardous waste. CCR Title 27, contains the regulatory requirements for wastes other than hazardous waste.

This list has been researched within half of a mile radius of the subject site.

Site: CALTRANS - LONG BEACH (OIL OPE
Address: W OF LOS ANGELES RIVER, NE OF 405 & 1
City: CARSON
Map Loc: S3 - about .5 mile E of the subject
Status: INACT - Inactive

id: T16000006218

0001 1955-11-28: OTHER REPORT / DOCUMENT

Site: CARSON
Address: CARSON
City: CARSON
Status: INACT - Inactive

id: L10006760099

0001 1992-09-16: OTHER REPORT / DOCUMENT
1998-06-01: OTHER REPORT / DOCUMENT
1998-09-01: OTHER REPORT / DOCUMENT
1999-06-29: OTHER REPORT / DOCUMENT
1999-03-01: OTHER REPORT / DOCUMENT
1999-06-09: OTHER REPORT / DOCUMENT
1999-12-09: OTHER REPORT / DOCUMENT
2006-01-26: OTHER REPORT / DOCUMENT
2014-05-20: STAFF LETTER
2014-05-18: STAFF LETTER

TPC

Toxic Pits

The Toxic Pits Clean-Up Act (Katz Bill) places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundment annually, in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1995, if a showing is made that no significant environmental risk remains (AB1046).

Special exemption provisions have been created for surface impoundment that receive mining wastes.

No listings within 1 mile radius of the subject site.

SWAT Solid Waste Assessment Test - Regional

This program, provided for under the Calderon legislation (Section 13273 of the Water Code), requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment.

Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators of the 150 highest ranking (Rank 1) sites were required to submit Solid Waste Assessment Tests by July 1, 1987, Rank 2 in 1988 and so on.

Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

This program is currently not funded and thus not updated.

Status Codes: Facilities or sites are ranked within each region on a scale 1-15 according to priority.

Site: ROYAL BLVD, DUMP
Address: 20950 S ROYAL BLVD
City: CARSON
Map Loc: 54 - about .5 mile N of the subject
Status: 3 - Assessment Underway.

Site: NATIONAL SUPPLY CO
Address: 20950 S ROYAL BLVD
City: CARSON
Map Loc: 54 - about .6 mile NW of the subject
Status: 10

Site: GARDENA VALLEY NO. 4
Address: 801 W TORRANCE BLVD
City: CARSON
Map Loc: 56 - about .7 mile N of the subject
Status: 3 - Assessment Underway.

Site: GARDENA VALLEY NO. 5
Address: 100 W TORRANCE BLVD
City: CARSON
Map Loc: 59 - about .9 mile NE of the subject
Status: 3 - Assessment Underway.

Site: GARDENA VALLEY #1 & 2 (396)
Address: 101 W TORRANCE BLVD
City: CARSON
Map Loc: 60 - about .9 mile NE of the subject
Status: 2

Site: WERDIN SITE-CARSON
Address: 20400 S MAIN ST
City: CARSON

Map Loc: 64 - about 1.1 mile NE of the subject
Status: 4 - Site Characterization.

OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste
or 1 kg/mo of acutely hazardous waste.
S - Generator who generate 100 kg/mo but less than 1000 kg/mo of non-acutely haz waste.
T - Transporter.

This list has been researched within a quarter of a mile radius of the subject site.

Site: SHELL SERVICE STATION
Address: 911 W CARSON ST
City: TORRANCE
Map Loc: 2 - about .0 mile E of the subject
Status: S - Small Generator
Permit id#: CAR00016864

Site: EXXONMOBIL OIL CORP.
Address: 21700 S VERMONT AVE
City: TORRANCE
Map Loc: 3 - about .0 mile E of the subject
Status: L - Large Generator
Permit id#: CAL000056160

Activities at this facility include:
GASOLINE STATIONS WITH CONVENIENCE STORES

Site: EXXONMOBIL OIL CORP 10164
Address: 21700 S VERMONT AVE
City: TORRANCE
Map Loc: 3 - about .0 mile E of the subject
Status: S - Small Generator
Permit id#: CAR0000202457

Activities at this facility include:

GASOLINE STATIONS WITH CONVENIENCE STORES

Site: HERTZ EQUIPMENT RENTAL
Address: 21600 S VERMONT AVE
City: TORRANCE
Map Loc: 4 - about .0 mile NE of the subject
Status: S - Small Generator
Permit id#: CAD981664279
Acknowledge date 03/31/1991.

Site: FOTO FACTORY
Address: 21720 S VERMONT AVE
City: TORRANCE
Map Loc: 5 - about .0 mile SE of the subject
Status: S - Small Generator
Permit id#: CAD120875430

Site: LA HEALTH SERVICES HARBOR/UCLA
Address: 1000 W CARSON ST
City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: S - Small Generator
Permit id#: CAT090030919
Acknowledge date 10/14/1993.

Site: LA COUNTY HARBOR-UCLA MEDICAL
Address: 1000 W CARSON ST,BLDG
City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: L - Large Generator
Permit id#: CAD079605386

This facility is a mixed waste generator.
Activities at this facility include:
Activities at this facility include:
Activities at this facility include:
Activities at this facility include:
GENERAL MEDICAL AND SURGICAL HOSPITALS
GIFT, NOVELTY, AND SOUVENIR STORES
MEDICAL LABORATORIES
RESEARCH AND DEVELOPMENT IN THE PHYSICAL, ENGINEERING, AND LIFE SCIENCES

Site: PACIFIC BELL
Address: 826 W 220TH ST
City: TORRANCE
Map Loc: 21 - about .2 mile SE of the subject
Status: S - Small Generator
Permit id#: CAT080028491
Acknowledge date 09/09/1997.

Site: UNOCAL SVC STA #2529
Address: 600 W CARSON ST
City: CARSON
Map Loc: 24 - about .2 mile E of the subject
Status: S - Small Generator
Permit id#: CAD981643752

Site: GALOS AUTO REPAIR
Address: 600 W CARSON ST
City: CARSON
Map Loc: 24 - about .2 mile E of the subject
Status: S - Small Generator
Permit id#: CAD982119906

Site: NORGE VILLAGE
Address: 1161 W CARSON ST
City: TORRANCE
Map Loc: 29 - about .3 mile W of the subject
Status: S - Small Generator
Permit id#: CAD981987993
Acknowledge date 04/07/1994.

Site: X PERT REBUILD & MACHINE UNIT
Address: 22102 S VERMONT AVE
City: TORRANCE
Map Loc: 37 - about .3 mile S of the subject
Status: S - Small Generator
Permit id#: CAD981439250
Acknowledge date 03/31/1991.
Activities at this facility include:
OTHER COMMERCIAL AND SERVICE INDUSTRY MACHINERY MANUFACTURING

Site: PARAGON ENGINEERING INC
Address: 22106 S VERMONT AVE
City: TORRANCE
Map Loc: 39 - about .3 mile S of the subject
Status: S - Small Generator
Permit id#: CAD010706885
Acknowledge date 03/31/1991.

Site: MECHANICAL SEAL REPAIR
Address: 22122 S VERMONT AVE
City: TORRANCE
Map Loc: 42 - about .3 mile S of the subject
Status: S - Small Generator
Permit id#: CAD982313992

Site: UNITED MICROWAVE PRODUCT
Address: 22129 S VERMONT AVE
City: TORRANCE
Map Loc: 46 - about .3 mile S of the subject
Status: S - Small Generator
Permit id#: CAD982314700

SARA Title III,section 313 (TRIS)

SARA

Title III of the Superfund Amendments and Reauthorization Act,Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10

employees and are listed under Standard Industrial Classification(SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313. This database is also known as Toxic Release Information System (TRIS).

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite.

No listings within a quarter of a mile radius of the subject site.

NC Nuclear Regulatory Commission Licensees

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1.42) to protect the public health and safety, the common defense and security, and the environment by licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material.

No listings within a quarter of a mile radius of the subject site.

PCB PCB Waste Handlers Database

The U.S. Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act. x

No listings within a quarter of a mile radius of the subject site.

PCS Permit Compliance System

PCS is a database that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS was developed by The U.S. Environmental Protection Agency to meet the information needs of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

No listings within a quarter of a mile radius of the subject site.

AFS AIFS Facility System

AFS contains emissions and compliance data on air pollution point sources tracked by the U.S. EPA and state and local environmental regulatory agencies. There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIFS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aromatic Data (SAROAD).

This list has been researched within a quarter of a mile radius of the subject site.

Site: LA HEALTH SERVICES HARBORUCLA
Address: 1000 W CARSON ST

City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: Permit id#: CAT080030919

Site: LA COUNTY HARBOR-UCLA MEDICAL
Address: 1000 W CARSON ST,BLDG
City: TORRANCE
Map Loc: 9 - about .1 mile W of the subject
Status: Permit id#: CAD070605366

Pollutants: CO

Site: HARBOR GENERAL HOSPL
Address: 1124 W CARSON ST
City: TORRANCE
Map Loc: 19 - about .2 mile W of the subject
Status: Permit id#: CAD063571258

PE Section Seven Tracking System (SSTS)

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES). SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

No listings within a quarter of a mile radius of the subject site.

FIFRA FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

No listings within a quarter of a mile radius of the subject site.

FFIS Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies.

No listings within a quarter of a mile radius of the subject site.

CICIS Chemicals in Commerce Information System (CICIS)

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes. CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

No listings within a quarter of a mile radius of the subject site.

FINDS FINDS EPA Facility Index System

The U.S. Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.
Facilities that have been reported elsewhere in this report will not be listed under this category.

No listings within a quarter of a mile radius of the subject site.

HWIS Hazardous Waste Information System

The Department of Toxic Substance Control, California Environmental Protection Agency, maintains a data base keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

- Status Codes: EPA Facility Permit Number
 CAL - State permanent number
 CAC - State provisional or emergency number
 CAH - State prov or perm number for household hazardous waste collections
 CAS - State permanent number for exotic pest detection
 CAE - State prov number for hazardous waste
 CAX - State permanent or provisional number issued by county for emergency response
 CLU - State permanent or provisional number issued prior to 1987. No further use.
 CAR - Federal permanent number
 CA - Federal permanent number
 CAD - Federal permanent or provisional number. State provisional before 1988.
 CAP - Federal permanent number
 CAP - Federal provisional or emergency number

This list has been researched within a quarter of a mile radius of the subject site.

Site: SMILE CARE DENTAL GROUP
 Address: 923 W CARSON ST
 City: TORRANCE
 Map Loc: 1 - the subject site
 Status: EPA ID#: CAL00083020

Inorganic solid waste	ton	.04	.02
Unspec: organic liquid mixture	ton		
Photochemical waste	ton		
Liq with mercury > 20 mg/l	ton		

Site: SHELL SERVICE STATION
 Address: 911 W CARSON ST
 City: TORRANCE
 Map Loc: 2 - about .0 mile W of the subject
 Status: EPA ID#: CAR000116954

Aq sol with org residues<10%	ton	2	
Tank Bottom waste	ton	1.4	
Other organic solids	ton		
Empty non-pesticide conts-30 gal	ton		1.25
Empty pesticide conts-30 gal	ton		.04

Site: TESORO REFINING & MARKETING/CA
 Address: 911 W CARSON ST

City: TORRANCE
 Map Loc: 2 - about .0 mile E of the subject
 Status: EPA ID#: CAL00032085

Aq sol with org residues<10%	ton	0.05	0.07
Other organic solids	ton	0.06	0.18

Site: SHELL
 Address: 911 W CARSON ST
 City: TORRANCE
 Map Loc: 2 - about .0 mile W of the subject
 Status: EPA ID#: CAL000162358

Empty containers<30 gal	ton	.42	
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Site: EXXONMOBIL OIL CORPORATION #10
 Address: 21700 S VERMONT AVE
 City: TORRANCE
 Map Loc: 3 - about .0 mile E of the subject
 Status: EPA ID#: CAL000056160

Aq sol with org residues > 10%	ton	.44	.22
Aq sol with org residues < 10%	ton		.02
Other organic solids	ton		
Unspec oil cont waste	ton	.01	4.33
Other organic solids	ton		.03

Site: EXXONMOBIL OIL CORP 10164
 Address: 21700 S VERMONT AVE
 City: TORRANCE
 Map Loc: 3 - about .0 mile E of the subject
 Status: EPA ID#: CAR00022457

Aq sol with org residues > 10%	ton	1.03	4.9
Aq sol with org residues < 10%	ton		6.66
Unspecified aqueous solution	ton		.01
Other organic solids	ton		

Site: SMART & FINAL #348
 Address: 21600 S VERMONT AVE
 City: TORRANCE
 Map Loc: 4 - about .0 mile NE of the subject
 Status: EPA ID#: CAL000378275

Unspecified solvent mixture	ton		
Pesticide waste	ton		

Site: THE 21600 VERMONT GROUP
 Address: 21600 S VERMONT AVE
 City: TORRANCE
 Map Loc: 4 - about .0 mile NE of the subject
 Status: EPA ID#: CAC001212624

Unspec oil cont waste	ton	7.35	
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Site: HERTZ EQUIPMENT RENTAL
 Address: 21600 S VERMONT AVE
 City: TORRANCE
 Map Loc: 4 - about .0 mile NE of the subject

Status:	EPA ID#: CAD98164279	1.46	88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
	Aq sol with org residues<10%	ton	
Site:	CARLOS M V FAUSTO DDS		
Address:	21720 S VERMONT AVE,SUITE 115		
City:	TORRANCE		
Map Loc:	5 - about .0 mile SE of the subject		
Status:	EPA ID#: CAL00100688		
	Photochemical waste	ton	
Site:	FOTO FACTORY		
Address:	21720 S VERMONT AVE		
City:	TORRANCE		
Map Loc:	5 - about .0 mile SE of the subject		
Status:	EPA ID#: CAD120875430		
	Photochemical waste	ton	
Site:	VISION AUTO SERVICE CENTER		
Address:	800 W CARSON ST, STE 32		
City:	TORRANCE		
Map Loc:	6 - about .1 mile E of the subject		
Status:	EPA ID#: CAL000302620		
	Waste oil and mixed oil	ton	
Site:	TORRANCE BUSINESS PLAZA		
Address:	800 W CARSON ST, STE 35		
City:	TORRANCE		
Map Loc:	6 - about .1 mile E of the subject		
Status:	EPA ID#: CAC002640325		
	Tank Bottom waste	ton	
	Other organic solids	ton	
Site:	UNIVERSAL TOOL SERVICE		
Address:	21804 S VERMONT AVE		
City:	TORRANCE		
Map Loc:	7 - about .1 mile SE of the subject		
Status:	EPA ID#: CAL00061213		
	AMERICAN AIRCRAFT PRODUCTS INC		
Address:	21808 S VERMONT AVE		
City:	TORRANCE		
Map Loc:	8 - about .1 mile SE of the subject		
Status:	EPA ID#: CAL00076873		
	LOS ANGELES CO HARBOR-UCLA MED		
Address:	1000 W CARSON ST		
City:	TORRANCE		
Map Loc:	9 - about .1 mile W of the subject		
Status:	EPA ID#: CAD079605366		
	Sol (PH>12.5) with restr metals	ton	
	Sol without metals (PH >12.5)	ton	
	Aq sol 2<PH<12.5 reactive anstenson	ton	

	Aq sol with org residues > 10%	ton	
	Aq sol with org residues<10%	ton	
	Unspecified aqueous solution	ton	
	Off-spec,aged/surplus inorg	ton	
	Asbestos containing waste	ton	
	Asbestos containing waste	ton	
	Restricted Metal Sludge	ton	
	Restricted Metal Sludge	ton	
	Inorganic solid waste	ton	
	Oxygenated solvents	ton	
	Hydrocarbon solvents	ton	
	Unspecified solvent mixture	ton	
	Waste oil and mixed oil	ton	
	Diluted oil sludge	ton	
	Tank Bottom waste	ton	
	Polychlorinated biphenyls	ton	
	Latex waste	ton	
	Pharmaceutical waste	ton	
	Off-spec, aged or surplus org	ton	
	Off-spec, aged or surplus org	ton	
	Unspec organic liquid mixture	ton	
	Off-spec solids	ton	
	Paint sludge	ton	
	Empty non-pesticide cont<30 gal	ton	
	Empty containers<30 gal	ton	
	Photochemical waste	ton	
	Photochemical waste	ton	
	Lab waste chemicals	ton	
	Household waste	ton	
	Liq with concn >20 mg/l	ton	
	Liq with concn >10 mg/l	ton	
	Liq with pH>12.5	ton	
	Solids with hal org >1g/kg	ton	
	Liquids with pH<2	ton	
	Liq with pH<2 & restr metals	ton	
Site:	LA HEALTH SERVICES HARBOR/UCLA		
Address:	1000 W CARSON ST		
City:	TORRANCE		
Map Loc:	9 - about .1 mile W of the subject		
Status:	EPA ID#: CAT080030010		
	Oxygenated solvents	ton	
	Hydrocarbon solvents	ton	
Site:	HARBOR UCLA MEDICAL CENTER		
Address:	1000 W CARSON ST		
City:	TORRANCE		
Map Loc:	9 - about .1 mile W of the subject		
Status:	EPA ID#: CAC00070132		
	LOS ANGELES CO MEDICAL CENTER		
Address:	1000 W CARSON ST		
City:	TORRANCE		
Map Loc:	9 - about .1 mile W of the subject		
Status:	EPA ID#: CAD079605366		
	Sol (PH>12.5) with restr metals	ton	
	Sol without metals (PH >12.5)	ton	
	Aq sol 2<PH<12.5 reactive anstenson	ton	
	Aq sol with org residues >10%	ton	
	Aq sol with org residues<10%	ton	
	Unspecified aqueous solution	ton	
	Off-spec,aged/surplus inorg	ton	

Status: EPA ID#: CAC001359520
Oil/water sludge ton
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
1.67

Site: B M A LOS ANGELES
Address: 1123 W CARSON ST
City: TORRANCE
Map Loc: 20 - about .2 mile W of the subject
Status: EPA ID#: CAC001201264

Site: BIOMARIN
Address: 1123 W CARSON ST
City: TORRANCE
Map Loc: 20 - about .2 mile W of the subject
Status: EPA ID#: CAC002248997
Other organic solids ton
Paint sludge ton
25
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: BIOMARIN PHARMACEUTICAL INC
Address: 1123 W CARSON ST
City: TORRANCE
Map Loc: 20 - about .2 mile W of the subject
Status: EPA ID#: CAC00234929
Unspecified solvent mixture ton
Other organic solids ton
44
.14
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: B M A LOS ANGELES
Address: 1123 W CARSON ST
City: TORRANCE
Map Loc: 20 - about .2 mile W of the subject
Status: EPA ID#: CAC000603976
Sol without metals (PH >12.5) ton
Off-spec/aged/surplus inorg ton
.05
.17
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: PACIFIC TELEPHONE AND TEL
Address: 926 W 220TH ST
City: TORRANCE
Map Loc: 21 - about .2 mile SE of the subject
Status: EPA ID#: CAT060028491
Asbestos containing waste ton
.45
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: BEPO AUTO REPAIR
Address: 802 W 220TH ST
City: TORRANCE
Map Loc: 22 - about .2 mile SE of the subject
Status: EPA ID#: CAL000262120
Unspec oil cont waste ton
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
.48

Site: PENNY & PENNY
Address: 802 W 220TH ST
City: TORRANCE
Map Loc: 22 - about .2 mile SE of the subject
Status: EPA ID#: CAL000071967

Site: DEMIRANDA MANAGEMENT COMPAN
Address: 800 W 220TH ST
City: TORRANCE
Map Loc: 23 - about .2 mile SE of the subject
Status: EPA ID#: CAC000227537
Unspec oil cont waste ton
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15
.68

Site: UNOCAL SVC STA #2529
Address: 600 W CARSON ST
City: CARSON
Map Loc: 24 - about .2 mile E of the subject
Status: EPA ID#: CAD981643752
Aq sol with org residues<10% ton
Waste oil and mixed oil ton
Unspec organic liquid mixture ton
Empty non-pesticide cont-30 gal ton
Contaminated soil ton
11.74
.73
4.32
16
4.5
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: GALOS AUTO REPAIR
Address: 600 W CARSON ST
City: CARSON
Map Loc: 24 - about .2 mile E of the subject
Status: EPA ID#: CAD982414906
MERONA ENTERPRISES DBA CARSON-
1141 W CARSON ST
TORRANCE
Map Loc: 25 - about .2 mile W of the subject
Status: EPA ID#: CAL000340454
Aq sol with org residues<10% ton
1.33
6.43
2.31
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: MERONA ENTERPRISES DBA CARSON
Address: 1141 W CARSON ST
City: TORRANCE
Map Loc: 25 - about .2 mile W of the subject
Status: EPA ID#: CAL000340454
Aq sol with org residues<10% ton
1.33
6.43
2.31
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: MERONA ENTERPRISES DBA CARSON
Address: 1141 W CARSON ST
City: TORRANCE
Map Loc: 25 - about .2 mile W of the subject
Status: EPA ID#: CAL000340454
Aq sol with org residues<10% ton
1.33
6.43
2.31
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: PRESTIGE STATIONS #775
Address: 21704 S FIGUEROA ST
City: CARSON
Map Loc: 26 - about .2 mile E of the subject
Status: EPA ID#: CAL000682494
FACILITY 5108
21704 S FIGUEROA ST
CARSON
Map Loc: 26 - about .2 mile E of the subject
Status: EPA ID#: CAL000007230
Asbestos containing waste ton
Hydrocarbon solvents ton
Unspec oil cont waste ton
.11
.5
2.76
88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15

Site: TORRANCE ANIMAL HOSPITAL
 Address: 21617 S FIGUEROA ST
 City: CARSON
 Map Loc: 28 - about .2 mile E of the subject
 Status: EPA ID#: CAL00063199

Photochemical waste ton
 Site: NORGE VILLAGE
 Address: 1161 W CARSON ST
 City: TORRANCE
 Map Loc: 29 - about .3 mile W of the subject
 Status: EPA ID#: CAD981987983

Site: FRANCISCO DOLLANTE
 Address: 717 W 213TH ST
 City: TORRANCE
 Map Loc: 31 - about .3 mile NE of the subject
 Status: EPA ID#: CAC002713761

Asbestos containing waste ton
 Site: JOHN PIPER
 Address: 1207 RITNER ST
 City: TORRANCE
 Map Loc: 32 - about .3 mile W of the subject
 Status: EPA ID#: CAC00272522

Asbestos containing waste ton
 Site: WILFRED DOMINGO
 Address: 21248 MENLO AVE
 City: TORRANCE
 Map Loc: 33 - about .3 mile NE of the subject
 Status: EPA ID#: CAC002713010

Asbestos containing waste ton
 Site: TURNER PARASITOLOGY
 Address: 519 W CARSON ST
 City: CARSON
 Map Loc: 35 - about .3 mile E of the subject
 Status: EPA ID#: CAC002733179

Lab waste chemicals ton
 Site: CARSON DOCTORS GROUP
 Address: 519 W CARSON ST STE 101
 City: CARSON
 Map Loc: 35 - about .3 mile E of the subject
 Status: EPA ID#: CAL00165067

Photochemical waste ton
 Site: ROXIE JONES
 Address: 21242 MENLO AVE
 City: TORRANCE
 Map Loc: 36 - about .3 mile NE of the subject

Status: EPA ID#: CAC002754480
 Asbestos containing waste ton
 Site: X PERT REBUILD & MACHINE UNIT
 Address: 22102 S VERMONT AVE
 City: TORRANCE
 Map Loc: 37 - about .3 mile S of the subject
 Status: EPA ID#: CAD981439250

Site: SEMICONDUCTOR MATERIALS INC
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAL000036388

Site: ZIMMERMAN BRIAN
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAL000024487

Site: BOUJIKIAN, RANDY
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAC000164349

Contaminated soil ton
 Site: BRIAN ZIMMERMAN PHOTO
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAC000032137

Site: MYERS MOTOR SPORTS
 Address: 22106 S VERMONT AVE, UNIT 4
 City: TORRANCE
 Map Loc: 39 - about .3 mile S of the subject
 Status: EPA ID#: CAL913164594

Site: PARAGON ENGINEERING INC
 Address: 22106 S VERMONT AVE
 City: TORRANCE
 Map Loc: 39 - about .3 mile S of the subject
 Status: EPA ID#: CAD010706885

Site: PARAGON ENGINEERING INC
 Address: 22106 S VERMONT AVE
 City: TORRANCE
 Map Loc: 39 - about .3 mile S of the subject
 Status: EPA ID#: CAL000035972

Waste oil and mixed oil ton
 Oil/water sludge ton

Status: EPA ID#: CAC002754480
 Asbestos containing waste ton
 Site: X PERT REBUILD & MACHINE UNIT
 Address: 22102 S VERMONT AVE
 City: TORRANCE
 Map Loc: 37 - about .3 mile S of the subject
 Status: EPA ID#: CAD981439250

Site: SEMICONDUCTOR MATERIALS INC
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAL000036388

Site: ZIMMERMAN BRIAN
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAL000024487

Site: BOUJIKIAN, RANDY
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAC000164349

Contaminated soil ton
 Site: BRIAN ZIMMERMAN PHOTO
 Address: 22104 S VERMONT AVE
 City: TORRANCE
 Map Loc: 38 - about .3 mile S of the subject
 Status: EPA ID#: CAC000032137

Site: MYERS MOTOR SPORTS
 Address: 22106 S VERMONT AVE, UNIT 4
 City: TORRANCE
 Map Loc: 39 - about .3 mile S of the subject
 Status: EPA ID#: CAL913164594

Site: PARAGON ENGINEERING INC
 Address: 22106 S VERMONT AVE
 City: TORRANCE
 Map Loc: 39 - about .3 mile S of the subject
 Status: EPA ID#: CAD010706885

Site: PARAGON ENGINEERING INC
 Address: 22106 S VERMONT AVE
 City: TORRANCE
 Map Loc: 39 - about .3 mile S of the subject
 Status: EPA ID#: CAL000035972

Waste oil and mixed oil ton
 Oil/water sludge ton

Site: DRAKE RACE CARS
Address: 22106 S VERMONT AVE, SUITE 106
City: TORRANCE
Map Loc: 39 - about .3 mile S of the subject
Status: EPA ID#: CAL000126284

Waste oil and mixed oil ton
Unspec oil cont waste 50.46 18.12 23

Site: DRAKE RACE CARS
Address: 22100 S VERMONT AVE
City: TORRANCE
Map Loc: 40 - about .3 mile S of the subject
Status: EPA ID#: CAL913173850

Site: BICKERTON IRON WORKS
Address: 22118 S VERMONT AVE
City: TORRANCE
Map Loc: 41 - about .3 mile S of the subject
Status: EPA ID#: CAL000140269

Waste oil and mixed oil ton
Unspec oil cont waste 32
Latex waste 36 24
Org liquids with halogens ton
Unspec organic liquid mixture 02 69

Site: MECHANICAL SEAL REPAIR
Address: 22122 S VERMONT AVE
City: TORRANCE
Map Loc: 42 - about .3 mile S of the subject
Status: EPA ID#: CAD982313892

Org liquids with restr metals ton
Unspec oil cont waste 92
Latex waste 36 24
Org liquids with halogens ton
Unspec organic liquid mixture 02 69

Site: QUANELLE INC
Address: 22122 S VERMONT AVE, UNIT-A
City: TORRANCE
Map Loc: 42 - about .3 mile S of the subject
Status: EPA ID#: CAL000021005

Oxygenated solvents ton
Unspec oil cont waste 41

Site: CALIFORNIA SHIRTERY
Address: 22130 S VERMONT AVE
City: TORRANCE
Map Loc: 43 - about .3 mile S of the subject
Status: EPA ID#: CAL000011773

Site: ALFRA INDUSTRIES INC
Address: 22134 S VERMONT AVE
City: TORRANCE
Map Loc: 44 - about .3 mile S of the subject
Status: EPA ID#: CAL930835676

Waste oil and mixed oil ton
Oil/water sludge 1.27 9.53 2.89

Unspec oil cont waste ton .85 3.99

Site: OPTICAL PHYSICS ENG
Address: 22134 S VERMONT AVE
City: TORRANCE
Map Loc: 44 - about .3 mile S of the subject
Status: EPA ID#: CAL000011182

Site: U.S. POWER CONVERTING
Address: 22138 S VERMONT AVE
City: TORRANCE
Map Loc: 45 - about .3 mile S of the subject
Status: EPA ID#: CAL000138785

Inorganic solid waste ton
Unspec oil cont waste 88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15 .38

Site: ENERGY SAVERS UNLIMITED
Address: 22138 S VERMONT AVE
City: TORRANCE
Map Loc: 45 - about .3 mile S of the subject
Status: EPA ID#: CAL000017019

Site: CARSON FAMILY HOUSING L.P
Address: 21243 S FIGUEROA ST, # 21245
City: CARSON
Map Loc: 47 - about .3 mile NE of the subject
Status: EPA ID#: CAC002726114

Other organic solids ton
Unspec oil cont waste 88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15 .14

Site: DELTA CONVERSION SHOP
Address: 22203 S VERMONT AVE, STE B
City: TORRANCE
Map Loc: 48 - about .4 mile S of the subject
Status: EPA ID#: CAL000147684

Unspecified solvent mixture ton
Unspec oil cont waste 88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15 .06

Site: BILLINGTON, KEN
Address: 22203 S VERMONT AVE
City: TORRANCE
Map Loc: 48 - about .4 mile S of the subject
Status: EPA ID#: CAC000203168

Tank Bottom waste ton
Unspec oil cont waste 88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15 1.14

Site: UNIFIED PROPERTY MGMT INC
Address: 22203 S VERMONT AVE
City: TORRANCE
Map Loc: 48 - about .4 mile S of the subject
Status: EPA ID#: CAC0002586133

Unspecified solvent mixture ton
Unspec oil cont waste 88-91 92-95 96/97 98/99 00/01 02/03 04/05 06/07 08/09 10/11 12/13 14/15 .08

Site: BYROM RADIATOR SERVICE
Address: 22208 S VERMONT AVE
City: TORRANCE
Map Loc: 49 - about .4 mile S of the subject

Status: EPA ID# CAD08165707

86-91 92-95 96-97 98-99 00-01 02-03 04-05 06-07 08-09 10-11 12-13 14-15
 56
 Unspecified aqueous solution ton .85
 Restricted Metal Sludge ton .24
 Inorganic solid waste ton .05

Site: DECOCAL INC
 Address: 22208 S VERMONT AVE
 City: TORRANCE
 Map Loc: 49 - about .4 mile S of the subject
 Status: EPA ID# CAC002602700

86-91 92-95 96-97 98-99 00-01 02-03 04-05 06-07 08-09 10-11 12-13 14-15
 22
 Off-spec, aged or surplus org ton

UST

Permitted Underground Storage Tanks - State Water Quality Control Board

The Contessa Bill (AB2013), enacted in 1983, required registration of all underground storage tanks (UST) with the State Water Quality Control Board by July 1, 1984. About 176,000 tanks and surface impoundments were registered between 1984 and 1987. An amendment (AB 1413) was passed in 1987, effectively removing the State Board from the registration process starting January 1, 1988. The data reflects the information collected by the state between 1984 and 1987 as well as recent time and includes all tanks and surface impoundments in use or closed after 1974.

Home and farm heating fuel tanks with capacities of 1,100 gallons or less and "structures such as sumps, separators, storm drains, catch basins, oil field gathering lines, refinery pipelines, lagoons, evaporation ponds, well cellars, separation sumps, lined and unlined pits, sumps and lagoons" except those defined as UST under HSWA or may be regulated to protect water quality under the Porter-Cologne Water Quality Control Act are excluded.

This list has been researched within a quarter of a mile radius of the subject site.

Site: TORRANCE HARBOR SHELL
 Address: 911 W CARSON ST
 City: TORRANCE
 Map Loc: 2 - about .0 mile W of the subject
 Status: 90502 26323 (182014)

Site: MOBIL OIL CORP S/S #18-MAF
 Address: 21700 S VERMONT AVE
 City: TORRANCE
 Map Loc: 3 - about .0 mile E of the subject
 Status: 90502 4331 (182014)

Site: MOBIL OIL CORP SS 11MAF
 Address: 21700 S VERMONT AVE
 City: TORRANCE
 Map Loc: 3 - about .0 mile E of the subject
 Status: 0000039700 GAS STATION 8792 -1 -1_ (1987649)

Activity: GAS STATION
 Site: HERTZ EQUIPMENT
 Address: 21600 S VERMONT AVE
 City: TORRANCE

Map Loc: 4 - about .0 mile NE of the subject
 Status: 0000008538 CONST. EQUIP. RENTAL 8792 135364 (1987863)

Activity: CONST. EQUIP. RENTA
 Site: LACH/UCLA MEDICAL CENTER
 Address: 1000 W CARSON ST
 City: TORRANCE
 Map Loc: 9 - about .1 mile W of the subject
 Status: r_ n_ r_ _ (19A2&A9)

Site: LACH/UCLA MEDICAL CENTER
 Address: 1000 W CARSON ST
 City: TORRANCE
 Map Loc: 9 - about .1 mile W of the subject
 Status: 0000020702 UCLA 622 (1987&A9)

Activity: UCLA
 Site: LA CO HARBOR UCLA MEDICAL CTR
 Address: 1000 W CARSON ST
 City: TORRANCE
 Map Loc: 9 - about .1 mile W of the subject
 Status: 90502 1171 (192014)

Site: HARBOR GENERAL HOSPITAL STEAM
 Address: 1124 W CARSON ST
 City: TORRANCE
 Map Loc: 19 - about .2 mile W of the subject
 Status: 0000020688 HOSPITAL 87 134626 (1987)

Activity: HOSPITAL
 Site: AT&T INFORMATION SYSTEMS
 Address: 626 W 220TH ST
 City: TORRANCE
 Map Loc: 21 - about .2 mile SE of the subject
 Status: 0000004923 COMMUNICATIONS 87 2 2_ (198798A)

Activity: COMMUNICATIONS
 Site: UNOCAL CORP SS 2529
 Address: 600 W CARSON ST
 City: CARSON
 Map Loc: 24 - about .2 mile E of the subject
 Status: 0000029439 GAS STATION 8792 15692 (1987&93)

Activity: GAS STATION
 Site: PRESTIGE STATIONS INC #775
 Address: 21704 S FIGUEROA ST
 City: CARSON
 Map Loc: 26 - about .2 mile E of the subject
 Status: 0000026197 GAS STATION 8792 15766 (1987&93)

Activity: GAS STATION

Site: SO-CAL RACING FUEL CO
Address: 21629 S FIGUEROA ST
City: CARSON
Map Loc: 27 - about .2 mile E of the subject
Status: 0000050452 GAS STATION 8792 -01 -01_ (198796A)

Activity: GAS STATION

Site: DOYLE BROS, INC.
Address: 22203 S VERMONT AVE
City: TORRANCE
Map Loc: 48 - about .4 mile S of the subject
Status: 0000064405 MECHANICAL CONTRACTO 87 135373 (1987)

Activity: MECHANICAL CONTRACT

Site: UNITED INSTALLER
Address: 22208 S VERMONT AVE
City: TORRANCE
Map Loc: 49 - about .4 mile S of the subject
Status: 0000046834 CONTRACTORS 8792 af_ (198788A)

Activity: CONTRACTORS

ATTACHMENT (F)

SANBORN FIRE INSURANCE MAP REVIEW

Fire insurance maps are large-scale maps that depict the commercial, industrial and residential sections of approximately twelve thousand cities and towns in the United States of America.

These specialized maps were first prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current and detailed information about the buildings they were insuring. Information relied upon in place of personal examinations of property.

Fire insurance maps show the size, shape and construction of dwellings, commercial buildings and factories, as well as indicate widths and names of Avenues, property boundaries and house and block numbers.

The primary benefit of reviewing fire insurance maps is to analyze historical land use of subject property and its immediate area. In this review, special emphasis is given to the existence and location of fuel storage tanks, flammable or other potentially hazardous substances, as well as the nature of businesses located on site.

No fire insurance maps are available for the area surrounding the subject site.

ATTACHMENT (G)

PHOTOGRAPHS OF THE SUBJECT SITE

PHOTOGRAPHS OF THE SUBJECT SITE
923 West Carson Street, Torrance, California 90502



Picture (1). Subject Site Facing Northwest

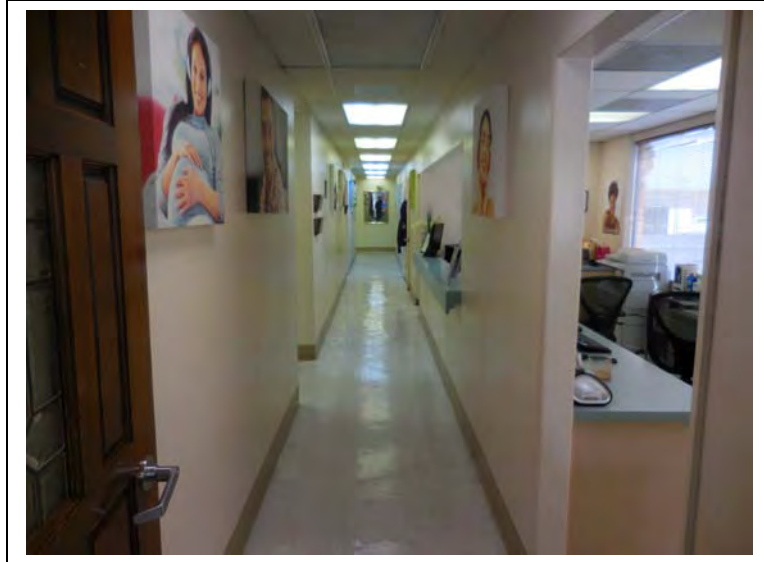


Picture (2). Subject Site Facing Northeast

PHOTOGRAPHS OF THE SUBJECT SITE
923 West Carson Street, Torrance, California 90502



Picture (3). Office Area at the Subject Site



Picture (4). Dental Clinics at the Subject Site

PHOTOGRAPHS OF THE SUBJECT SITE
923 West Carson Street, Torrance, California 90502



Picture (5). Pad-Mounted Electrical Transformer at the Subject Site

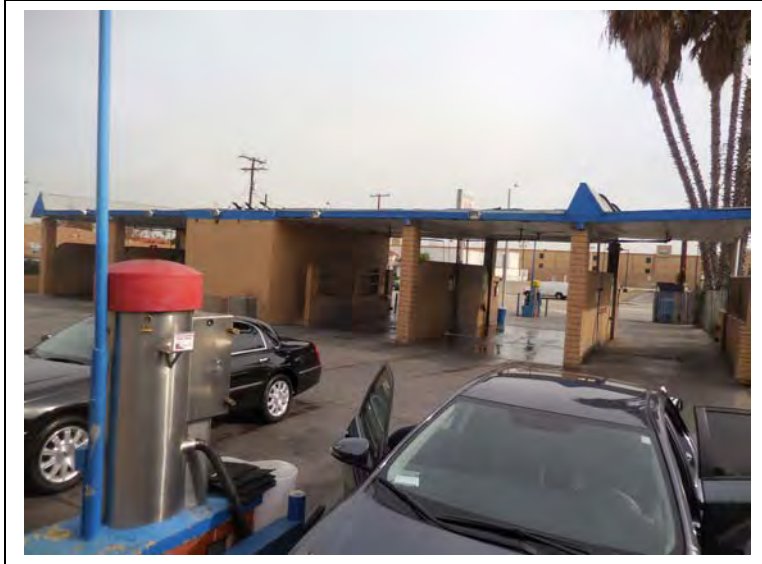


Picture (6). Trash Enclosure at the Subject Site

PHOTOGRAPHS OF THE SUBJECT SITE
923 West Carson Street, Torrance, California 90502



Picture (7). Adjoining Property to the West (Residential Apartment)



Picture (8). Adjoining Property to the East (Self Car Wash)

PHOTOGRAPHS OF THE SUBJECT SITE
923 West Carson Street, Torrance, California 90502



Picture (9). Adjoining Property to the East (Shell Station)



Picture (10). Adjoining Property to the North (Harbor Care Center)

PHOTOGRAPHS OF THE SUBJECT SITE
923 West Carson Street, Torrance, California 90502



Picture (11). Adjoining Property to the South (Harbor-UCLA Medical Center)