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WEECO Project #2015-4898

Phase I Environmental Site Assessment

Project Site
11761 Carson Street
Lakewood, California 90715

Prepared for
Hanmi Bank / Commercial Lending Division I
3099 West Olympic Boulevard, Suite 200
Los Angeles, California 90006

August 27, 2015

Prepared by



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EXECUTIVE SUMMARY

Western Environmental Engineers Co. (WEECO) was retained by **Hanmi Bank** to perform a Phase I Environmental Assessment for the property located at **11761 Carson Street, Lakewood, California** in order to determine if the potential for contamination exists at the subject site. On August 18, 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, **Hanmi 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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review any records pertaining to aboveground/underground storage tanks at the subject site. Records were found for the subject site. According to the records discovered, the subject site was used as gasoline fueling station in the past. The underground tanks have been removed and the subject site is a completed – case closed facility. See Section 4 and 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. An active record exists for “Shell Oil Products US”. According to the records, an operating permit was issued for the soil treatment and vapor extraction equipment commonly used in site remediation. The records indicate that the subject site was an underground storage tank site and that the site has been through remediation. See Attachment (E).
- ◆ 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 listed as a LUST (Leaking Underground Storage Tank) site on the GeoTracker – California State Water Resources Control Board’s sponsored website. The case was opened on February 26, 1986 and closed on February 23, 2010. A state issued letter was also found that states that no further action is required regarding petroleum releases on the subject site. See Attachment (F).

DATE	STATUS
2/23/2010	Completed - Case Closed
1/23/2003	Open - Remediation
10/11/2000	Open - Remediation
12/31/1991	Open - Remediation
4/18/1988	Open - Site Assessment
7/23/1986	Open - Verification Monitoring
2/26/1986	Open - Case Begin Date

- ◆ 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) environmental concern and three (3) operating permits in the list of 51 government databases reviewed in this report. See Attachment (G).

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Site: SHELL
Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: EPA ID#: CAL000162228

		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				.96								
Empty containers<30 gal	ton					.1							

- UST - Permitted Underground Storage Tanks - State Water Quality Control Board

The Corteses 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 impounds 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 impounds 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.

Site: ANDY'S SHELL
Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: 90715 26283 (192014)

Site: SHELL SERV STA
Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: 00000003122 GAS STATION 8792 53910 (1987&A9)
Activity: GAS STATION

OFF-SITE:

- ♦ **Nine (9)** 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 (G) for further details.

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♦ **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.

Six (6) 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 (G).

- 1) Site: CALIFORNIA TARGET
Address: 11804 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 6 - about .0 mile E of the subject
Status: REM - Remedial Action
- 2) Site: 76 PRODUCTS STATION #5708
Address: 11807 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 7 - about .0 mile E of the subject
Status: VER - Verification & Monitoring
- 3) Site: TRANSPORTATION VEH. STOR. YARD
Address: 21815 PIONEER BLVD
City: HAWAIIAN GARDENS
Map Loc: 14 - about .1 mile S of the subject
Status: INACT - Inactive

Site: TRANSPORTATION VEH. STOR. YARD
Address: 21815 PIONEER BLVD
City: HAWAIIAN GARDENS
Map Loc: 14 - about .1 mile S of the subject
Status: NRA -
- 4) Site: TOWNE CENTER CHEVRON (FORMER)
Address: 7681 E CARSON ST
City: LONG BEACH
Map Loc: 19 - about .1 mile W of the subject
Status: CLSD - Case Closed
- 5) Site: AUTO KLEEN CAR WASH
Address: 11868 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 22 - about .1 mile E 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

SITE RECONNAISSANCE

A site reconnaissance of the subject property was conducted on August 18, 2015. Investigator(s) in attendance for the site reconnaissance included the following:

- ◆ Jeffrey Pak, 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 11761 Carson Street is a commercial property located on the northwest corner of Carson Street and Pioneer Boulevard, in the City of Lakewood, 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 11759 Carson Street, in the City of Lakewood is legally described by the assessor's parcel number: 7065-024-023. There are three addresses associated with this parcel: 11759, 11761, and 11767 Carson Street.

According to the Los Angeles County, Office of the Assessor, the subject site is approximately an 11,760 square-foot lot, and has been developed with one (1) single-story commercial building approximately 3,701 square-feet in size. The subject building was first constructed in 2005, respectively.

From the visual inspection, the subject site is composed of one (1) single-story commercial retail building with two (2) units. An asphalt-paved parking area was observed south of the subject building.

The subject buildings appeared to be constructed of stucco, concrete block, and brick walls, wood frame composition roofs, 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 "Makena Plaza".

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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 subject building was built after 1978, asbestos containing materials is most likely not present. However, prior to 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. 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 / "Carburetor Land General Auto Repair").

EAST

- The property to the east of the subject site across Pioneer Boulevard is used for a commercial purpose (Commercial Area / "76 Service Station").

SOUTH

- The area to the south of the subject site across Carson Street is the 605 FWY on-ramp.

WEST

- The property to the west of the subject site is a vacant lot.

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**

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- 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**
- 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? **YES (UST)**
- 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? **YES**
- 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? **YES**
- 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**

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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 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.

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<u>1994</u>	11761 CARSON ST	No Commercial Listings
<u>1991</u>	11761 CARSON ST	No Commercial Listings
<u>1988</u>	11761 CARSON ST	No Commercial Listings
<u>1983</u>	11761 CARSON ST	HARRISON SHELL SERV
<u>1976</u>	11761 CARSON ST	LEWS SHELL SERV
<u>1967</u>	11761 CARSON ST	PINKLEYS SHELL SERV
<u>1963</u>	11761 CARSON ST	PINKLEYS SHELL SERV
<u>1943</u>	11761 CARSON ST	PINKLEYS SHELL SERV

• **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 County Department of Public Works to review any records pertaining to aboveground/underground storage tanks at the subject site. Records were found for the subject site. According to the records discovered, the subject site was used as gasoline fueling station in the past. The underground tanks have been removed and the subject site is a completed – case closed facility. 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. An active record exists for "Shell Oil Products US". According to the records, an operating permit was

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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	Vacant Land
2003	Same as 2005 aerial photo map
2002	Service Station onsite
1994	Same as 2002 aerial photo map
1972	Different shaped Service Station onsite
1963	Same as 1972 aerial photo map
1953	Same as 1963 aerial photo map
1952	Same as 1953 aerial photo map

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5.2 CALIFORNIA STATE SOURCES

◆ State Response Sites - Federal Lead	no sites	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	no sites	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	no sites	within ¼ mile radius
◆ CORTESE	no sites	within ½ mile radius
◆ LUST – Leaking Underground Storage Tanks	7 sites	within ½ mile radius
◆ Solid Waste Information System	no sites	within 1 mile radius
◆ Well Investigation Program	no sites	within 1 mile radius
◆ Drinking Water Program	no sites	within ½ 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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5.6 GOVERNMENT RECORDS

Nine (9) 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 (G) for further details.

Attachment (G) 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) environmental concern and three (3) operating permits in the list of 51 government databases reviewed in this report. See Attachment (G).

-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.

Site: SHELL #204-4155-1106
Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: CLSD - Case Closed

-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.

Site: SHELL SERVICE STATION
Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: S - Small Generator
Permit id#: CAR000110122

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Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: 90715 26283 (192014)

Site: SHELL SERV STA
Address: 11761 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: 00000003122 GAS STATION 8792 53910 (1987&A9)
Activity: GAS STATION

♦ **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 1/2 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,

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- 4) Site: TOWNE CENTER CHEVRON (FORMER)
Address: 7681 E CARSON ST
City: LONG BEACH
Map Loc: 19 - about .1 mile W of the subject
Status: CLSD - Case Closed
- 5) Site: AUTO KLEEN CAR WASH
Address: 11868 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 22 - about .1 mile E of the subject
Status: CLSD - Case Closed
- 6) Site: CHEVRON #9-2327 (FORMER)
Address: 11501 E CARSON ST
City: LAKEWOOD
Map Loc: 45 - about .3 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

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- **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 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. 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)

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- **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 (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.

**Phase I Environmental Site Assessment
11761 Carson Street, Lakewood, California 90715**

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 11761 Carson Street, in the City of Lakewood is legally described by the assessor's parcel number: 7065-024-023. According to the Los Angeles County, Office of the Assessor, the subject site is approximately an 11,760 square-foot lot, and has been developed with one (1) single-story commercial building approximately 3,701 square-feet in size. The subject building was first constructed in 2005, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial retail building with two (2) units. An asphalt-paved parking area was observed south of the subject building. Currently, the subject site is occupied by "Makena Plaza". See Section 3 and Attachment (I).
- ◆ 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 1943 to 1967, the subject site was listed as having a "Pinkley's Shell Service Station". In 1976, the subject site was listed as having a "Lew's Shell Service Station". In 1983, the subject site was listed as having a "Harrison Shell Service Station". From 1988 to 2006, the subject site had no commercial listings. In 2008, the subject site was listed as having "Payday Advance, and 7-Eleven". In 2010, the subject site was listed as having "Dan Goldman Jewelers, and 7-Eleven". From 2012 to 2015, the subject site was listed as having "Dan Goldman's Jewelers, 7-Eleven, and Citibank ATM". 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 enclosure was observed at the southwest corner of the subject building, and did not appear to contain any hazardous materials or waste. See Section 3 and Attachment (I).
- ◆ From the visual inspection, WEECO investigator observed no aboveground storage tanks (AST) at the subject site. Also, evidence of concrete scaring, fill pipes, and/or vent pipes that would indicate the past or present existence of underground storage tanks (UST) were not detected at the subject property. See Section 3.
- ◆ WEECO investigator contacted the Los Angeles County Fire Departments Custodian of Records to review any records pertaining to hazardous materials and aboveground/underground storage tanks used or stored at the subject site. No records were found for the

**Phase I Environmental Site Assessment
11761 Carson Street, Lakewood, California 90715**

reviewed in this report. See Attachment (G).

- ◆ WEECO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 11761 Carson Street, Lakewood, 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. Therefore, WEECO concludes that the risk of contamination at the site is so minimal that no further investigation is warranted at this time.

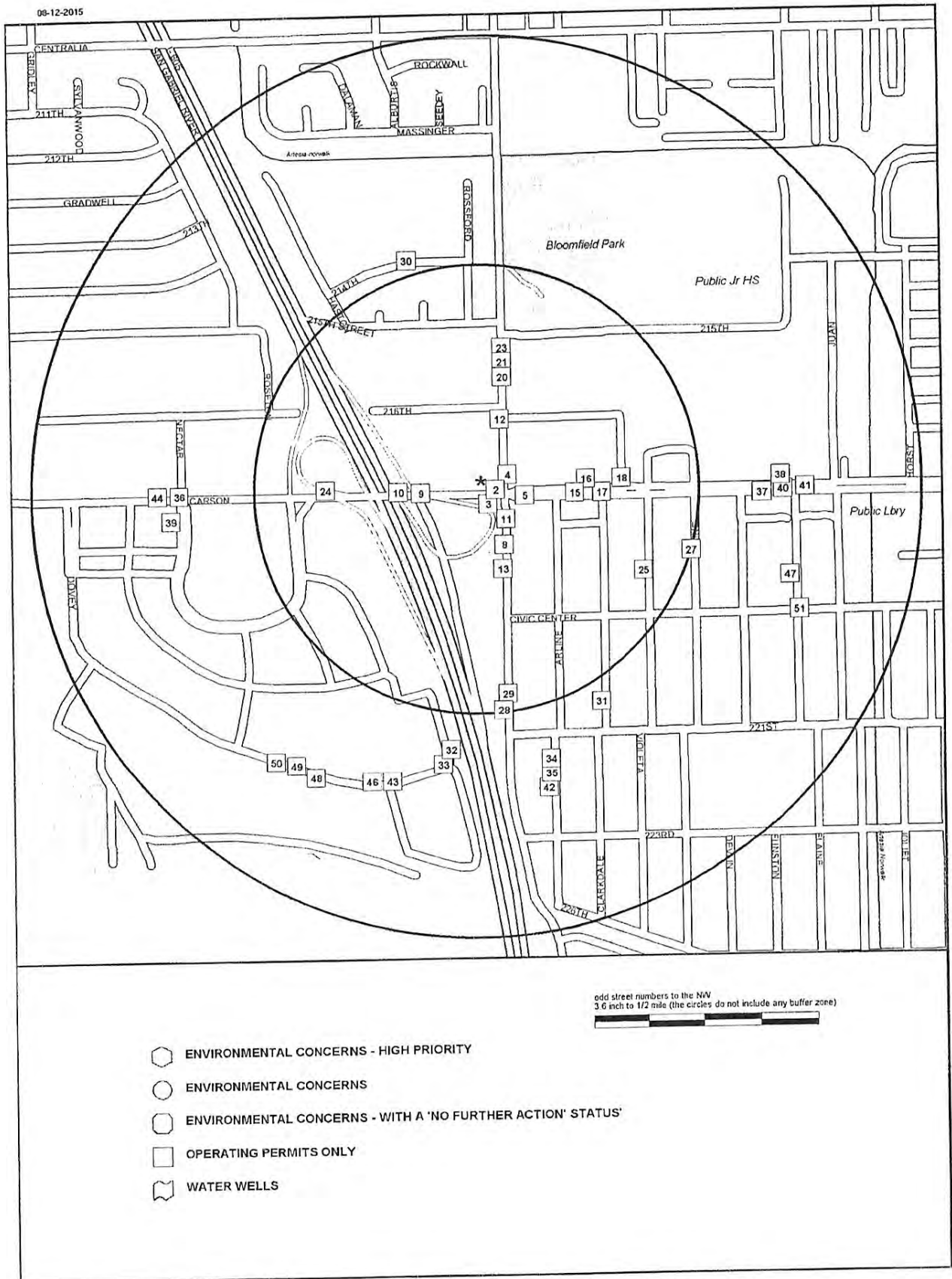
FIGURE (1)
SITE LOCATION MAP

FIGURE (2)

SITE PLOT PLAN

FIGURE (3)

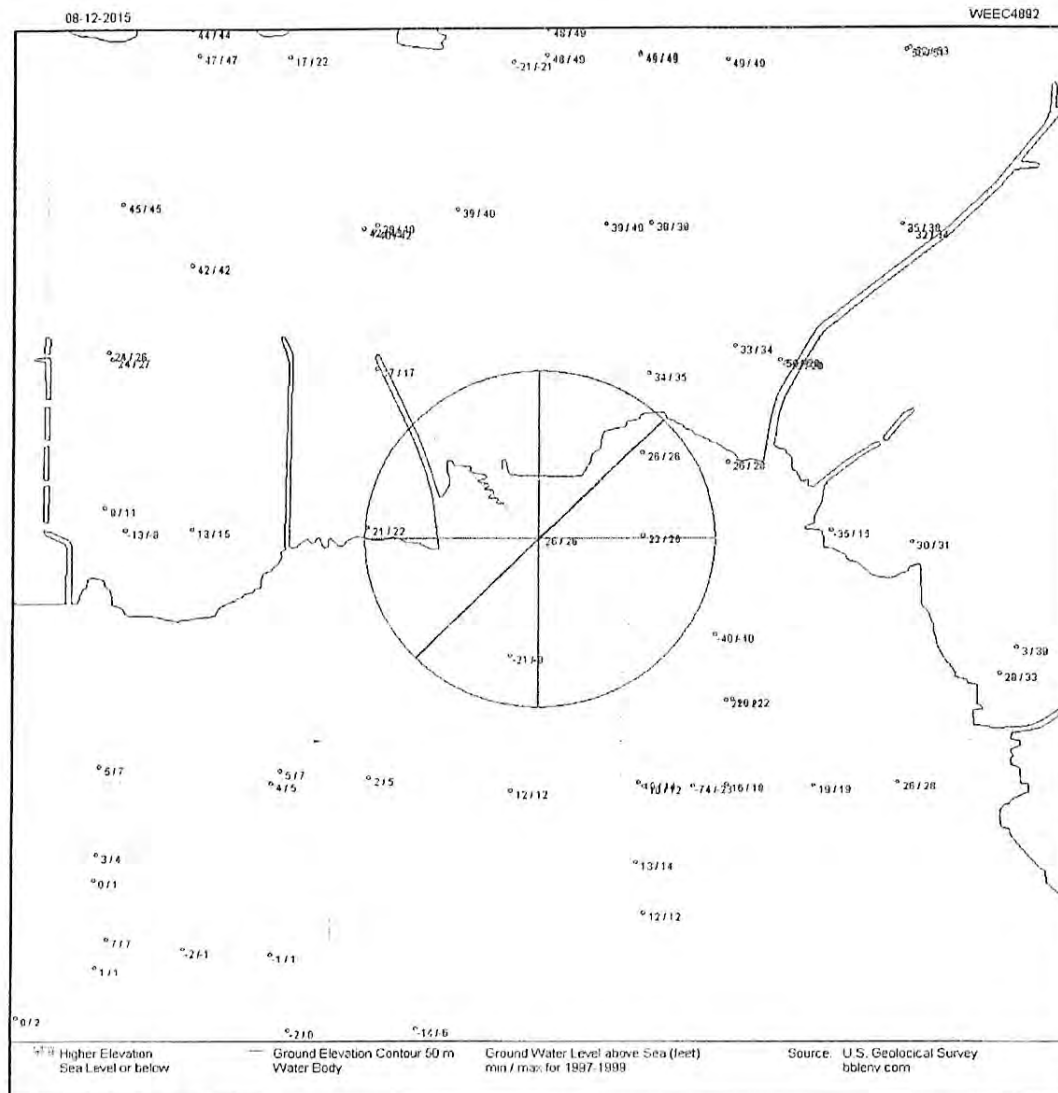
ENVIRONMENTAL CONCERNS WITHIN 1.0 MILE RADIUS
(MAP)



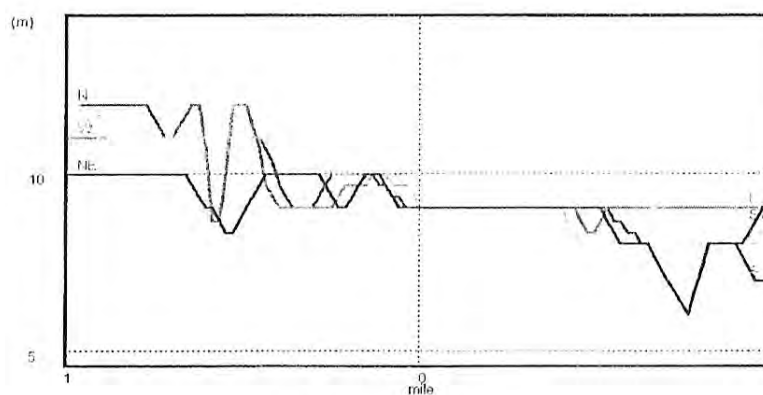
APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE
AT 11761 CARSON ST, LAKEWOOD

FIGURE (4)

TOPOGRAPHIC MAP / AERIAL PHOTOGRAPH



Elevation Contour overview map (6*6 mile)



Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT
11761 CARSON ST, LAKEWOOD

TABLE (1)

LIST OF FEDERAL, STATE & REGIONAL RECORDS
SEARCHED

TABLE (2)

ENVIRONMENTAL CONCERNS WITHIN 1.0-MILE RADIUS

OPERATING PERMITS ONLY
11761 CARS
ON ST, LAKEWOOD CA

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ADDRESS	CITY	LOCATION	SOURCE	STATUS	PA	MAP DIR
GE	LOC					
OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE						
CARSON BLVD & PIONEER BLVD	HAWAIIAN GARDENS	LAPCO INC	HWIS		57	2 E
7798 E CARSON ST	LONG BEACH	UNKNOWN UNK	UST	99	66	3 E
			UST	99	67	
11804 CARSON ST	HAWAIIAN GARDENS	SAMS SERVICE STATION	UST	2010	67	4 E
		ARCO FOOD STORE	HWIS		57	
		MATTHEW'S SERVICE STATION	HWIS		57	
11807 CARSON ST	HAWAIIAN GARDENS	GASIRAN INC DBA ANAHEIM UNION	HWIS		57	5 E
		CONOCOPHILLIPS CO #2755708	UST	2014	67	
21714 PIONEER BLVD	HAWAIIAN GARDENS	NEWPORT DENTAL	HWIS		59	8 SE
11747 CARSON ST	LAKEWOOD	CHANG BROS INVESTMENT INC DBA	HWIS		59	9 W
11747 E CARSON ST	LAKEWOOD	LAKEWOOD HONDA MOTORCYCLES	RCRA		52	10 W
		LAKEWOOD HONDA MOTORCYCLES	HWIS		59	
		STEVES AUTO SERVICE	HWIS		59	
CARSON & PIONEER BLVD	LONG BEACH	GENERAL TELEPHONE CO OF CALIF	HWIS		59	11 E
		GENERAL TELEPHONE OF CA	HWIS		59	
21627 PIONEER BLVD	LAKEWOOD	CARBURETOR LAND	HWIS		59	12 NE
		CARBURETOR LAND	RCRA		52	
		CARBURETOR LAND	RCRA	S	52	
21809 PIONEER BLVD, 21809-21810	HAWAIIAN GARDENS	CITY OF HAWAIIAN GARDENS REDEV	HWIS		59	13 S
11829 E CARSON ST, #C	HAWAIIAN GARDENS	JONG C. HAN, D.D.S.	HWIS		60	15 E
11835 E CARSON ST	HAWAIIAN GARDENS	DOWNEN'S GARDEN CTR	HWIS		60	16 E
11837 E CARSON ST	HAWAIIAN GARDENS	DOWNEN'S GARDEN CTR	HWIS		61	17 E
		DOWNEN'S GARDEN CENTER	UST	8798A	52	
		DOWNEN'S GARDEN CTR	RCRA		52	
11840 E CARSON ST	HAWAIIAN GARDENS	SONNEBORN AUTO SALES	HWIS		61	18 E
21530 PIONEER BLVD	HAWAIIAN GARDENS	CHARTER COMMUNITY HOSPITAL LAB	HWIS		61	20 N
		CHARTER COMMUNITY HOSPITAL LAB	RCRA	S	52	
		TRI-REGIONAL MEDICAL CENTER	UST			
		FACILITY 1784	UST	2005		
		TRI-REGIONAL MEDICAL CENTER	UST	2010		
		TRI-REGIONAL MEDICAL CENTER	UST	2014		
		1X CHARTER COMMUNITY HOSPITAL	HWIS		61	
		CHARTER COMMUNITY HOSPITAL	HWIS		61	
21520 PIONEER BLVD	HAWAIIAN GARDENS	CERRITOS GARDEN GENERAL CO	HWIS		61	21 N
		F H P CHARTER MEDICAL	RCRA	S	53	
		CERRITOS GARDENS GENERAL HOSPI	HWIS		62	
		HAWAIIAN GARDENS CASINO	HWIS		62	
		F H P CHARTER MEDICAL	HWIS		62	
21503 PIONEER BLVD	HAWAIIAN GARDENS	CHARTER COMMUNITY HOSPITAL	UST	1998A		23 N
7480 E CARSON ST	LONG BEACH	SAM'S CLUB	FIFRA		55	24 W
21802 VIOLETA AVE	HAWAIIAN GARDENS	HAWAIIAN GARDENS REDEVELOPMENT	HWIS		62	25 SE
21807 SEINE AVE	HAWAIIAN GARDENS	TERESA NAVARRO	HWIS		62	27 E
22026 PIONEER BLVD	HAWAIIAN GARDENS	HAWAIIAN GARDENS REDEVELOPMENT	HWIS		62	28 S
22028 PIONEER BLVD	HAWAIIAN GARDENS	HAWAIIAN GARDENS REDEVELOPMENT	HWIS		62	29 S
11737 E 214TH ST	LAKEWOOD	ALOHA ELEMENTARY SCHOOL	RCRA	X	53	30 N
		ABC USD ALOHA ELEMENTARY SCHOO	RCRA		53	
		ABC USD ALOHA ELEMENTARY SCHOO	HWIS		63	
22027 CLARKDALE AVE	HAWAIIAN GARDENS	CROSS ROADS HOUSING	HWIS		63	31 SE
7500 E CARSON ST	LONG BEACH	VESTAR	HWIS		66	52 W
		U S NAVAL HOSPITAL	HWIS		66	
		NAVY HOSPITAL	UST	87893		
		LONG BEACH NAVY HOSPITAL	HWIS		66	

REFERENCED SOURCES

Date: 08-12-2015
Job: WEEC4892-C

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					
	I Incinerator	D	Land Disposal	T	Storage/Treatment	
LB	CLANDESTINE DRUG LABORATORIES					
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					
	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					

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:

11761 Carson Street
Lakewood, CA 90715
Commercial Area / "Makana Plaza"

Question	Owner ¹			Occupants (if applicable)			Observed During Site Visit
1a. Is the <i>property</i> used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
1b. Is any <i>adjoining property</i> used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
3a. Is the <i>property</i> 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	Unk	Yes	No	Unk	Yes ☒ No
3b. Is any <i>adjoining property</i> 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	Unk	Yes	No	Unk	☒ No gas station & Auto Repair.
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> 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	Unk	Yes	No	Unk	☒ No gas station
4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> 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	Unk	Yes	No	Unk	☒ No gas station & Auto Repair
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 <i>property</i> or at the facility?	Yes	No	Unk	Yes	No	Unk	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 <i>property</i> or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
6a. Are there currently any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No
7a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes ☒ No

¹ Unk = "unknown" or "no response"

Question	Owner			Occupants (if applicable)			Observed During Site Visit
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> ?	Yes	No	Unk	Yes	No	Unk	
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 <i>hazardous waste</i> 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
-----	----	--------------------------------------

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: 7065-024-023
Address: 11759 CARSON ST
 LAKEWOOD CA
 90715
Property Type: Commercial /
 Industrial
Region / Cluster: 26 / 26653
Tax Rate Area (TRA): 03744
 • View Assessor Map
 • View Index map

Recent Sales Information

Latest Sale Date:
Indicated Sale Price:

[Search for Recent Sales](#)

2015 Roll Values

Recording Date: 11/02/2011
Land: \$957,409
Improvements: \$520,776
Personal Property: \$0
Fixtures: \$0
Homeowners' Exemption: \$0
Real Estate Exemption: \$0
Personal Property Exemption: \$0
Fixture Exemptions: \$0

Tax bill payment information for 2015/16, as well as any changes to the 2015 Roll Values will be available after September 30, 2015

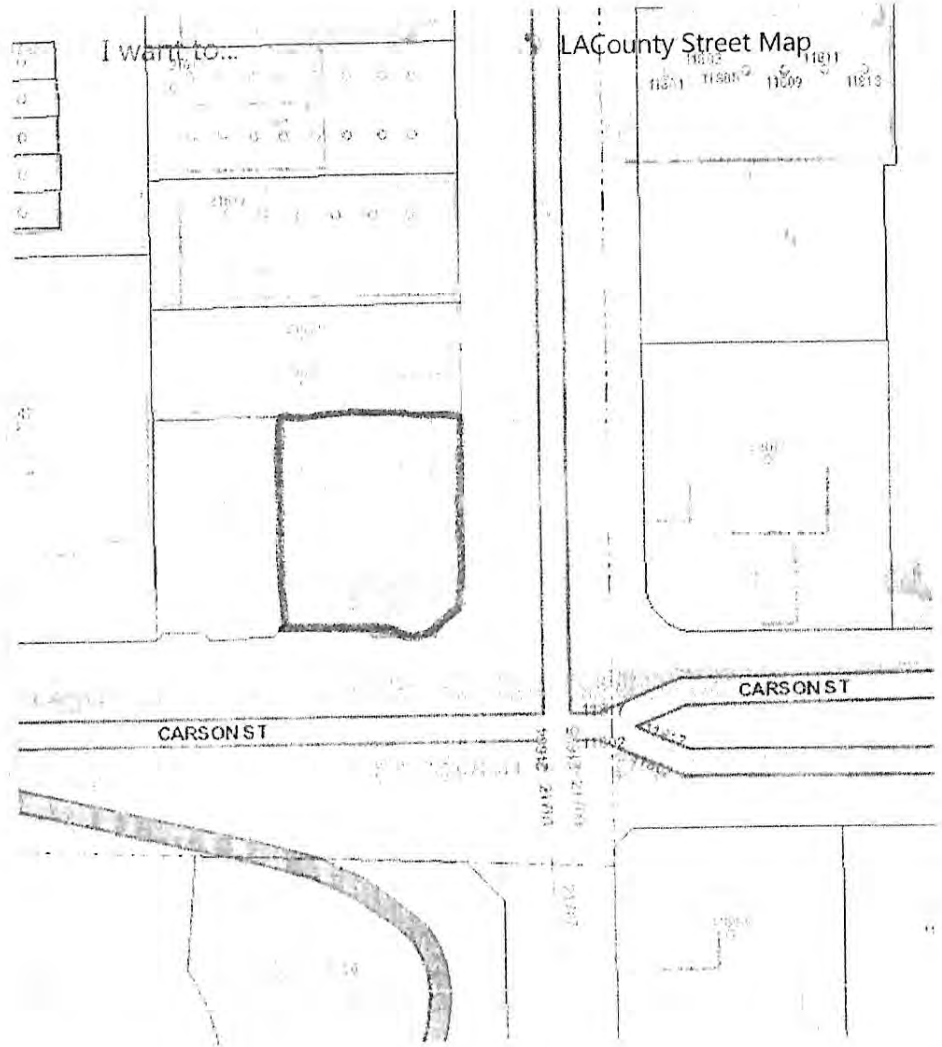
- Estimate supplemental taxes

Property Boundary Description

L.S 15-43 E 120 FT OF S 141.03 FT EX OF
 STS OF LOT 50

Building Description

Building Improvement 1
Square Footage: 2,701
Year Build / Effective Year Built: 2005 / 2006
Bedrooms / Bathrooms: 0 / 0
Units: 2



0 50 100ft

HISTORICAL TENANT REPORT

INTRODUCTION

The purpose of this Historical Tenant Report is to identify the tenants (be it the owner or lessee) of 11761 CARSON ST, LAKEWOOD 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:

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.

HISTORICAL TENANT REPORT
11761 CARSON ST, LAKEWOOD

Page: 2
Date: 08-14-2015
Job: WEEC4892

Source:	Combo1
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1991	
11761 CARSON ST	No Commercial Listings

1988	
11761 CARSON ST	No Commercial Listings

1983	
11761 CARSON ST	HARRISON SHELL SERV

1976	
11761 CARSON ST	LEWS SHELL SERV

1967	
11761 CARSON ST	PINKLEYS SHELL SERV

1963	
11761 CARSON ST	PINKLEYS SHELL SERV

1943	
11761 CARSON ST	PINKLEYS SHELL SERV



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

Public Health Investigation Administration
LEOLA MERCADEL
Chief, Public Health Investigation

5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
TEL (323) 890-7801 • FAX (323) 728-0217

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 9, 2015

#H-4419

WEECO
JEFFREY PAK
1815 E. WILSHIRE AVE., STE 905
SANTA ANA, CA 92705

RE: 11759 CARSON ST., LAKEWOOD, CA 90715

I, the undersigned, being the Custodian of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled, exist under another spelling, another name, or under another classification. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7801.

Sincerely,

A handwritten signature in black ink, appearing to be "T. Nguyen".

Thomas Nguyen, Deputy Health Officer
Public Health Investigation

cd

COR ID NO.147360



Clean LA for Buses
Clean LA for Bicycles
Clean LA for Boats
Clean LA for Cars
Clean LA for Construction
Clean LA for Debris
Clean LA for Dogs
Clean LA for Dumpsters
Clean LA for E-waste
Clean LA for Gas
Clean LA for Graffiti
Clean LA for Hazardous Waste
Clean LA for Illegal Dumping
Clean LA for Landfills
Clean LA for Lead
Clean LA for Litter
Clean LA for Noise
Clean LA for Oil
Clean LA for Pesticides
Clean LA for Power Lines
Clean LA for Radon
Clean LA for Recycling
Clean LA for Roofs
Clean LA for Seismicity
Clean LA for Smokestacks
Clean LA for Soils
Clean LA for Stormwater
Clean LA for Tires
Clean LA for Toxic Substances
Clean LA for Water
Clean LA for Wildlife
Clean LA for Wind
Clean LA for Yards

Online File Review

1. Select a file number(s) 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.

[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 Number	Site Address	File Name	File Type
005058-005248	11761 CARSON ST LAKEWOOD 90715	SHELL OIL #204-4155-1106	CLOS T
005058-026283	11761 CARSON ST LAKEWOOD 90715	ANDY'S SHELL	REM T
005058-027565	11761 CARSON ST LAKEWOOD 90715	ANDY'S SHELL	CLOS I
005058-041562	11761 CARSON ST LAKEWOOD 90715	ANDY'S SHELL	OPEN
005058-044694	11761 CARSON ST LAKEWOOD 90715	MAKENA GREAT AMERICAN LLC	CLOS I
005058-053177	11761 CARSON ST LAKEWOOD 90715	SJ PREMIER INVESTMENT LLC	PERM I
005058-105248	11761 CARSON ST LAKEWOOD 90715	SHELL OIL CO	CLOS I

- closed Tank
- Renewed

[Back](#)





Facility Information Detail (FIND)

[Search Again](#) | [Search Results](#) | [Facility Detail](#) | [Facility List](#) | [Compliance](#) | [Permits](#) | [Hazardous Waste](#) | [Transportation](#)

Facility Details

Facility ID 142070
Company Name SHELL OIL PRODUCTS US
Address 11761 CARSON ST
LAKEWOOD, CA 90715

Status ~~ACTIVE~~

Are there any back fees due?

No.



Facility Information Detail (FIND)

[Search Facility](#) | [Facility Details](#) | [Equipment List](#) | [Compliance](#) | [Calculators](#) | [Hazardous Waste](#) | [Inspector's Office](#)

Compliance

Facility ID 142070
Company Name SHELL OIL PRODUCTS US
Address 11761 CARSON ST
LAKEWOOD, CA 90715

Notices Of Violation: NONE

Notices To Comply: NONE

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

SHSL 304-4155-1106 (T0603703056) - (MAP)

SIGN UP FOR EMAIL ALERTS

11761 CARSON ST E
LAKEWOOD, CA 90715
LOS ANGELES COUNTY
LUST CLEANUP SITE
PRINTABLE CASE SUMMARY / CSM REPORT

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) (LEAD) - CASE #: I-05248
CASEWORKER: AHMAD J. LAMAA
LOS ANGELES COUNTY
CASEWORKER: JOHN AWUJO
CUF Claim #:
CUF Priority Assigned:
CUF Amount Paid:

4622
D

Regulatory Profile

CLEANUP STATUS - DEFINITIONS

COMPLETED CASE CLOSED AS OF 2/23/2010

- CLEANUP STATUS HISTORY

POTENTIAL CONTAMINANTS OF CONCERN
GASOLINE

FILE LOCATION
REGIONAL BOARD

DWR GROUNDWATER SUB-BASIN NAME
Coastal Plain Of Los Angeles - Central (4-11.04)

GROUNDWATER MONITORING FREQUENCY
OF WELLS MONITORED - SEMI-ANNUALLY : 11

POTENTIAL MEDIA AFFECTED
AQUIFER USED FOR DRINKING WATER SUPPLY

BENEFICIAL USE
NONE SPECIFIED

RB WATERSHED NAME
San Gabriel River - Lower San Gabriel - Central
(Split) (405.15)

Site History

No site history available

* DENOTES A SUBMITTAL WAS AUTO-RECEIVED

Site History (GEO_MAP and GEO_Bore)

TITLE	SUBMITTED BY	SUBMITTED DATE	SIZE
GEO_MAP	WAYNE PERRY (CONTRACTOR)	7/26/2002	84 KB
GEO_MAP	WAYNE PERRY (CONTRACTOR)	10/11/2007	53 KB
GEO BORE (MW-1)	WAYNE PERRY (CONTRACTOR)	11/5/2007	52 KB
GEO BORE (MW-2)	WAYNE PERRY (CONTRACTOR)	11/5/2007	53 KB

Site Documents

TITLE	TYPE	SUBMITTED BY	DOCUMENT DATE	SIZE
WELL ABANDONMENT REPORT	OTHER WORKPLAN	WAYNE PERRY (CONTRACTOR)	8/2/2010*	794 KB
UNKNOWN	CLOSURE/NO FURTHER ACTION LETTER	(REGULATOR)	2/23/2010	
AB 681 PRECLOSURE NOTIFICATION	NOTIFICATION - FEE TITLE OWNERS NOTICE	AHMAD LAMAA (REGULATOR)	2/8/2010	
4009-UPDATE TO THE SITE CONCEPTUAL MODEL	SITE CONCEPTUAL MODEL	WAYNE PERRY (CONTRACTOR)	1/11/2010*	6,781 KB



California Regional Water Quality Control Board

Los Angeles Region



Linda S. Adams
Cal/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

February 23, 2010

Mr. Joe Lentini
Shell Oil Products US
20945 South Wilmington Avenue
Carson, CA 90810

**UNDERGROUND STORAGE TANKS CASE CLOSURE
FORMER SHELL SERVICE STATION
11761 EAST CARSON STREET, LAKEWOOD (FILE NO. I-05248, CLEANUP FUND NO.
4622)**

Dear Mr. Lentini:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency is accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.30 of the Health and Safety Code and that no further action related to the petroleum release (s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25296.10 of the Health and Safety Code.

If you have groundwater monitoring wells and/or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be properly located and abandoned.
2. Well abandonment permits and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must submit a report on the status of well abandonment to this office by **June 15, 2010**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

California Environmental Protection Agency



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

ATTACHMENT (G)

FEDERAL, STATE, & REGIONAL RECORDS

11761 CARSON ST, LAKEWOOD

11837 CARSON
WHILE PUTTING IN TANK MONITORS FOUND SOIL CONTAMINATION
FURTHER SITE INVESTIGATION NEEDED

Site: 21415 SEELEY PL
Address: LAKEWOOD
City: 26 - about 2 mile N of the subject
Map Loc: 000036625
Status:

On 28-JUL-20 an incident caused by dumping was discovered
CALLER STATED THE SUSPECTED RESPONSIBLE PARTY IS DUMPING USED MOTOR OIL ON THE STREET
IN FRONT OF THE ADDRESS LOCATION
CALLER STATED THIS HAS BEEN AN ONGOING PROBLEM FOR ABOUT A YEAR

HMIRS Hazardous Material Incident Report System

The Hazardous Material 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.

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

Site: MR. SCOTT KIRKLAND
Address: 11409 E CARSON ST

11761 CARSON ST, LAKEWOOD

City: LAKEWOOD
Map Loc: 53 - about .4 mile W of the subject
Status: Id 20955

Site: MR. ROLAND SPONBERG
Address: 11409 E CARSON ST
City: LAKEWOOD
Map Loc: 53 - about .4 mile W of the subject
Status: Id 20951

Site: SPONBERG KIRKLAND & ASSOC.
Address: 11409 E CARSON ST
City: LAKEWOOD
Map Loc: 53 - about .4 mile W of the subject
Status: Id 27724

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 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.

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 25259 of the California Health and Safety Code

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

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	WQCBT	Tank Leaks
CHS1	Completed by Water Resource Control Board	Completed by Water Resource Control Board
CHS2	Completed by Toxic Substance Control Div. of DHS	Completed by Toxic Substance Control Div. of DHS
CHS3	Completed by Env. Health Div. of DHS	Completed by Env. Health Div. of DHS
CHS4	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
CHS5	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
CHS6	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
CHS7	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
CHS8	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
CHS9	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
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CHS99	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health
CHS100	Completed by State of California Dept. of Public Health	Completed by State of California Dept. of Public Health

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

Monitoring well lat/long depth to gw depth to gw free product sample data	TAME	23 UGL 2002-05-17 (max 53 UGL 2001-11-16)
	TBA	130 UGL 2002-05-17 (max 110 UGL 2001-11-16)
	XYLENES	33 UGL 2002-05-17 (max 25 UGL 2001-11-16)
	XYLENES1314	16 UGL 2002-05-17 (max 20 UGL 2001-11-16)
Monitoring well lat/long depth to gw depth to gw free product sample data	XYLO	33 UGL 2002-05-17 (max 54 UGL 2001-11-16)
	B-12, no access	
	33 631652/-118 0822840	
	0 - 11.04	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-12, no access	
	33 631652/-118 0822840	
	0 - 10.62	
	33 631652/-118 0822840	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-13, no access	
	33 631717/-118 0822828	
	0 - 9.75	
	33 631717/-118 0822828	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-13, no access	
	33 631717/-118 0822828	
	0 - 9.75	
	33 631717/-118 0822828	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-14, no access	
	33 631758/-118 0820314	
	0 - 9.27	
	33 631758/-118 0820314	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-14, no access	
	33 631758/-118 0820314	
	0 - 9.27	
	33 631758/-118 0820314	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-15, no access	
	33 631652/-118 082543	
	0 - 11.04	
	33 631652/-118 082543	

Monitoring well lat/long depth to gw depth to gw free product sample data	B-15, no access	
	33 631652/-118 082543	
	0 - 11.04	
	33 631652/-118 082543	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-16, no access	
	33 631762/-118 082101	
	0 - 10.62	
	33 631762/-118 082101	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-16, no access	
	33 631762/-118 082101	
	0 - 10.62	
	33 631762/-118 082101	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-17, no access	
	33 631644/-118 083202	
	0 - 10	
	33 631644/-118 083202	
Monitoring well lat/long depth to gw depth to gw free product sample data	B-17, no access	
	33 631644/-118 083202	
	0 - 10	
	33 631644/-118 083202	

11761 CARSON ST. LAKEWOOD

[illegible]

11761 CARSON ST, LAKEWOOD

depth to gw sample data	0 - 10.99	16 UGL 2012-11-29 (max 5300 UGL 2006-09-27)	
	BZWE	28 UGL 2012-11-29 (max 6900 UGL 2001-08-31)	
	C-H4	38 UGL 2012-11-29 (max 4.8 MGL 2011-11-15)	
	EBZ	54 UGL 2012-11-29 (max 5800 UGL 2006-09-27)	
	ETBE no access	88 UGL 2009-02-12 (max 34 UGL)	
Monitoring well depth to gw sam 2005-11-11	GW6 4575-1118 0815581		
	0 - 10.99		
	FE2	4200 UGL 2012-11-29	
	GRO-C4-12	5100 UGL 2012-11-29 (max 5300 UGL 2006-09-27)	(max 5800
	BZWE	28 UGL 2012-11-29 (m MTBE 5.8 UGL 2012-11-29	
UGL 2002-02-26)	N03	5.3 UGL 2012-11-29 (max 6600 UGL 2001-08-31)	
	C-H4	683 UGL 2014-05-15 (max 4.8 UGL 2001-11-15)	
	EBZ	28 UGL 2012-11-29 (max 5800 UGL 2006-09-27)	
	ETBE	98 UGL 2009-02-12 (max 22 UGL 2006-09-27)	
	SC4	190 UGL 2012-11-29 (mL 2005-11-11)	
ax 10 MGL 2002-05-16)	FE2	6600 UGL 2014-05-15	
	GRO-C4-12	5100 UGL 2012-11-29	
	MTBE	5.5 UGL 2014-05-15 (max 5800 UGL 2002-02-26)	
	TIME	5.5 UGL 2014-05-15 (max 210 MGL 2012-05-15)	
	TBA	2.8 UGL 2008-05-03 (max 7 UGL 2001-11-21)	
16)	TPH	1500 UGL 2012-11-29 (max 20000 UGL 2004-05-23)	
	ax 10 MGL 2002-05-16)	1300 UGL 2012-05-15	
	PHC	7.63 PHUNITS 2014-05-15 (max 779 PHUNITS 2014-05-16)	
	SO4	650 UGL 2014-05-15 (max 5500 UGL 2002-02-26)	
	X-YLO	240 UGL 2014-05-15 (m-2)	
16)	BZ	130 UGL 2008-09-27 (max 4900 UGL 2005-10-26 250 MGL 2013-05-16)	
	TIME	570 UGL 2008-10-04	
	T-04	2.8 UGL 2008-05-03 (max 7 UGL 2001-11-21)	
	BZWE	280 PPBV 2006-10-04	
	ETBE	4100 PPBV 2006-10-04	
14)	MTBE	1.8A 230 UGL 2014-05-15 (max 20000 UGL 2004-08-23)	
	XYLENES	5.8 UGL 2013-10-24 (max 37000 UGL 2006-09-27)	
	PHC	1400 UGL 2006-09-27 (max 16000 UGL 2006-10-04)	
	TB-27	420 PPBV 2006-10-04	
	X-YLO	190 UGL 2006-09-27	
Monitoring well depth to gw casing to gw Monitoring well depth to gw sample data	BZ	570 UGL 2006-10-04 (max 4900 UGL 2006-10A 45000 UGL 2006-10-04)	
	XYLENES	8800 PPBV 2006-10-04	
	XYLENES1314	640 UGL 2004	
	BZWE	280 PPBV 2006-10-04	
	ETBE	4100 PPBV 2006-10-04	
Monitoring well depth to gw sample data	XYLO	105-10-04	
	PHC	280 UGL 2006-10-04	
	TBA	420 PPBV 2006-10-04	
	XYLENES	8800 PPBV 2006-10-04	
	XYLENES1314	540 UGL 2006-10-04	
Monitoring well depth to gw sample data	XYLO	280 UGL 2006-10-04	
	GW6 no access	33.8317316-1178 0817449	
	0 - 9.92		
	GW6 active	33.8317316-1178 0817449	
	02 - 9.92		
	BZWE	15 UGL 2007-05-14 (max 65 UGL 2002-05-17)	
	EBZ	56 UGL 2010-05-14 (max 4.5 UGL 2002-08-16)	
	MTBE	9.4 UGL 2010-05-14 (max 150 UGL 2002-05-16)	

11761 CARSON ST, LAKEWOOD

Site: TRANSPORTATION VEH. STOR. YARD
Address: 21815 PIONEER BLVD
City: HAWAIIAN GARDENS
Map Loc: 14 - about 1 mile S. of the subject
Status: INACT - inactive

The case, 03742231, is managed by a Local agency

SOIL

2012-02-23 REFERRAL TO REGIONAL BOARD

Site: 201204-12 STAFF LETTER
Address: 2012-05-15 OTHER REPORT / DOCUMENT
City: TRANSPORTATION VEH. STOR. YARD
Map Loc: 21815 PIONEER BLVD
Status: HAWAIIAN GARDENS
14 - about 1 mile S. of the subject
NRA -

Site: TOWNE CENTER CHEVRON (FORMER)
Address: 7681 E CARSON ST
City: LONG BEACH
Map Loc: 19 - about 1 mile W. of the subject
Status: CLSD - Case Closed

The case, 03735153, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

2005-08-05 EXCAVATION

2005-09-07 STAFF LETTER
2005-04-15 OTHER REPORT / DOCUMENT
2005-07-13 STAFF LETTER
2005-10-15 SOIL AND WATER INVESTIGATION WORKPLAN
2006-01-10 SITE VISIT / INSPECTION / SAMPLING
2006-01-15 MONITORING REPORT - QUARTERLY
2006-01-15 PRELIMINARY SITE ASSESSMENT REPORT
2006-04-15 MONITORING REPORT - QUARTERLY
2006-07-14 STAFF LETTER
2006-09-01 SOIL AND WATER INVESTIGATION WORKPLAN
2006-09-01 STAFF LETTER
2006-10-15 MONITORING REPORT - QUARTERLY
2007-01-15 WELL INSTALLATION REPORT
2007-04-15 MONITORING REPORT - QUARTERLY
2007-09-19 STAFF LETTER
2007-10-15 MONITORING REPORT - QUARTERLY
2009-01-15 MONITORING REPORT - QUARTERLY
2009-04-15 MONITORING REPORT - QUARTERLY
2009-04-15 MONITORING REPORT - QUARTERLY
2009-04-15 SITE VISIT / INSPECTION / SAMPLING
2009-10-15 MONITORING REPORT - QUARTERLY
2009-03-25 CLOSURE AND FURTHER ACTION LETTER

Monitoring well
depth to gw
depth to gw
sample data
MTBE
PB

MMW-1 active
33.6307524-118.0553176
7.29 - 7.71
53 UGL 2007-05-25
17 UGL 2008-05-27 (max 32 UGL 2007-12-28)
059 MGL 2008-04-15 (max 11 UGL 2005-11-17)

Monitoring well
depth to gw
depth to gw
sample data
MTBE
PB

MMW-2 active
33.6307524-118.0553176
7.88 - 8.37
53 UGL 2007-05-25
17 UGL 2008-05-27 (max 32 UGL 2007-12-28)
059 MGL 2008-04-15 (max 11 UGL 2005-11-17)

11761 CARSON ST, LAKEWOOD

depth to gw
Monitoring well
depth to gw
depth to gw
sample data
MTBE
PB
TEA

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

Monitoring well
depth to gw
depth to gw
depth to gw
sample data
MTBE

AUTO KLEEN CAR WASH

Site: 11868 E CARSON ST
Address: HAWAIIAN GARDENS
City: 22 - about 1 mile E. of the subject
Map Loc: CLSD - Case Closed
Status:

The case, 03746301, is managed by the Regional Water Quality Board

AQUIFER USED FOR DRINKING WATER SUPPLY

2001-10-17 EXCAVATION

2003-06-26 STAFF LETTER
2003-10-15 OTHER REPORT / DOCUMENT
2003-10-15 SOIL AND WATER INVESTIGATION WORKPLAN
2003-12-02 STAFF LETTER
2004-01-15 MONITORING REPORT - QUARTERLY
2004-02-15 SOIL AND WATER INVESTIGATION REPORT
2004-10-15 CLOSURE AND FURTHER ACTION LETTER

Site: CHEVRON #9-2327 (FORMER)
Address: 11501 E CARSON ST
City: LAKEWOOD
Map Loc: 45 - about 3 mile W. of the subject
Status: CLSD - Case Closed

The case, 03703460,

AQUIFER USED FOR DRINKING WATER SUPPLY

ROCKVIEW DAIRIES

11761 CARSON ST, LAKEWOOD

Address: City: Map Loc: Status:	11761 E CARSON ST LAKEWOOD 1 - the subject site S - Small Generator Permit ID# CAR000110722
Site: Address: City: Map Loc: Status:	KIMS UNION 76 11807 E CARSON ST HAWAIIAN GARDENS 7 - about 0 mile E of the subject Permit ID# CAD981677297
Site: Address: City: Map Loc: Status:	UNOCAL SS 5709 11807 E CARSON ST HAWAIIAN GARDENS 7 - about 0 mile E of the subject Permit ID# CAD98233352
Site: Address: City: Map Loc: Status:	LAKEWOOD HONDA MOTORCYCLES 11747 E CARSON ST LAKEWOOD 10 - about 0 mile W of the subject Permit ID# CAD004123219
Site: Address: City: Map Loc: Status:	CARBURETOR LAND 21627 PIONEER BLVD LAKEWOOD 12 - about 7 mile NE of the subject Permit ID# CA000117950
Site: Address: City: Map Loc: Status:	CARBURETOR LAND 21627 PIONEER BLVD LAKEWOOD 12 - about 7 mile NE of the subject S - Small Generator Permit ID# CAR000002355 Acknowledge date 08/08/1995
Site: Address: City: Map Loc: Status:	DOWNWENS GARDEN CTR 11837 E CARSON ST HAWAIIAN GARDENS 17 - about 1 mile E of the subject Permit ID# CAD92312355

Site:
Address:
21530 PIONEER BLVD
CHARTER COMMUNITY HOSPITAL LAB

11761 CARSON ST, LAKEWOOD

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

No listings within 1 mile radius of the subject site

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 - Generators 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

11781 CARSON ST, LAKEWOOD

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

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

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

Site: USNAVY NAVY HOSPITAL LONG BCH
Address: 7500 E CARSON ST
City: LONG BEACH
Map Loc: 52 - about .2 mile W. of the subject
Status: Permit # CA5170027267

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
CAC - State permanent number
CAP - State provisional or emergency number
CAH - State prov or perm number for household hazardous waste collections
CAI - State permanent number for exotic pest control
CAS - State permanent number for emergency response
CAE - State permanent number for emergency response
CAK - State prov number for hazardous waste removal caused by natural disasters
CAU - State permanent or provisional number issued prior to 1987, no longer used
CLU - State permanent number issued by county for clandestine lab cleanup
CAF - Federal permanent number
CAI - Federal permanent number
CAP - Federal provisional number
CAG - Federal provisional or emergency number

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

Site: SHELL SERVICE STATION
Address: 11781 E CARSON ST
City: LAKEWOOD
Map Loc: 1 - the subject site
Status: EPA ID# CAR000101022

REG# 020559597 99999 00001 03003 04055 06077 08020 10011 12013 14015 42
So without make (P4-012 S) 100
Empty non-petroleum-cont-30 gal 100
Empty non-petroleum-cont-30 gal 100
7 49
4 75

Site: SHELL OIL #2041551105
Address: 11781 E CARSON ST, X PIONEER
City: LAKEWOOD
Map Loc: 1 - the subject site

11761 CARSON ST, LAKEWOOD

reported to EPA and stored in AIRS: 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)

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

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)

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

Site: SAM'S CLUB
Address: 7480 E CARSON ST
City: LONG BEACH
Map Loc: 24 - about 1 mile W. of the subject
Status: Permit # 11001542518

Site: SAM'S CLUB NO 6613
Address: 7480 E CARSON BLVD
City: LONG BEACH
Map Loc: 50 - about .3 mile SW of the subject
Status: Permit # CAR000207167

BPP Program ID 09400002153745 1

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

11761 CARSON ST, LAKEWOOD

Status:	EPA ID# CAC00070576	
Site:	ABC USD ALOHA ELEMENTARY SCHOO	
Address:	11737 E 214TH ST	
City:	LAKEWOOD	
Map Loc:	30 - about 2 mile N of the subject	
Status:	EPA ID# CAC00072474	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	CROSS ROADS HOUSING	
Address:	22027 CLARKDALE AVE	
City:	HAWAIIAN GARDENS	
Map Loc:	31 - about 2 mile SE of the subject	
Status:	EPA ID# CAC00026669	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	EZ LUBE LLC	
Address:	7695 CARSON BLVD STE B	
City:	LONG BEACH	
Map Loc:	32 - about 3 mile S of the subject	
Status:	EPA ID# CAC00025747	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	C R E APPC LONG BEACH TOWNE C	
Address:	7691 CARSON BLVD	
City:	LONG BEACH	
Map Loc:	33 - about 3 mile S of the subject	
Status:	EPA ID# CAC00027904	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	VESTAR PROPERTY MGMT	
Address:	7691 CARSON BLVD	
City:	LONG BEACH	
Map Loc:	33 - about 3 mile S of the subject	
Status:	EPA ID# CAC00025929	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	HAWAIIAN GARDENS REDEV. AGENCY	
Address:	22112 ARLINE AVE	
City:	HAWAIIAN GARDENS	
Map Loc:	34 - about 3 mile S of the subject	
Status:	EPA ID# CAC00078240	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	HAWAIIAN GARDENS REDEVELOPMENT	
Address:	22118 ARLINE AVE	
City:	HAWAIIAN GARDENS	
Map Loc:	35 - about 3 mile S of the subject	
Status:	EPA ID# CAC00071054	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 14
Site:	MUSTANG CORNER MARKET	

11761 CARSON ST, LAKEWOOD

Address:	11529 E CARSON ST	
City:	LAKEWOOD	
Map Loc:	36 - about 3 mile W of the subject	
Status:	EPA ID# CAC000191637	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 11 4 16
Site:	JAY'S TRANSMISSIONS	
Address:	11563 CARSON ST	
City:	HAWAIIAN GARDENS	
Map Loc:	37 - about 3 mile E of the subject	
Status:	EPA ID# CAC00048268	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 44 46
Site:	J AUTO & TRANSMISSION	
Address:	11568 E CARSON ST	
City:	HAWAIIAN GARDENS	
Map Loc:	38 - about 3 mile E of the subject	
Status:	EPA ID# CAC000275333	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 9 43
Site:	POLICE ACADEMY	
Address:	7380 E CARSON ST	
City:	LONG BEACH	
Map Loc:	39 - about 3 mile W of the subject	
Status:	EPA ID# CAC00010647	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 4
Site:	BIG O TIRES	
Address:	11973 E CARSON ST	
City:	HAWAIIAN GARDENS	
Map Loc:	41 - about 3 mile E of the subject	
Status:	EPA ID# CAC001867942	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 4
Site:	AVA CASTENEDA	
Address:	22127 ARLINE AVE	
City:	HAWAIIAN GARDENS	
Map Loc:	42 - about 3 mile S of the subject	
Status:	EPA ID# CAC000263161	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 4
Site:	PERFORMANCE BICYCLE SHOP #123	
Address:	7611 CARSON BLVD	
City:	LONG BEACH	
Map Loc:	43 - about 3 mile S of the subject	
Status:	EPA ID# CAC00026381	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 52
Site:	CHEVRON STA #2327	
Address:	11501 E CARSON ST	
City:	LAKEWOOD	
Map Loc:	45 - about 3 mile W of the subject	
Status:	EPA ID# CAC003657131	88.91 92.95 96.97 99.99 00.01 02.03 04.05 06.07 08.09 10.11 12.13 14.15 07

11761 CARSON ST, LAKEWOOD

Address: 7798 E CARSON ST
City: LONG BEACH
Map Loc: 3 - about .0 mile E of the subject
Status: 0 (1999)

Site: UNK
Address: 7798 E CARSON ST
City: LONG BEACH
Map Loc: 3 - about .0 mile E of the subject
Status: (1999)

Site: SAMS SERVICE STATION
Address: 11804 CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 4 - about .0 mile E of the subject
Status: 2132 1900022895 (192010)

Site: CONOCOPHILLIPS CO #2755708
Address: 11807 CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 5 - about .0 mile E of the subject
Status: 99716 33324 (192014)

Site: FACILITY 22998
Address: 11804 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 6 - about .0 mile E of the subject
Status: 22998 (192005)

Site: SAMS SERVICE STATION
Address: 11804 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 6 - about .0 mile E of the subject
Status: 90716 23298 (192014)

Site: NAKOULA SERRIA STATION
Address: 11804 E CARSON ST
City: HAWAIIAN GARDENS
Map Loc: 6 - about .0 mile E of the subject
Status: 0000005225 GAS STATION 67

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.

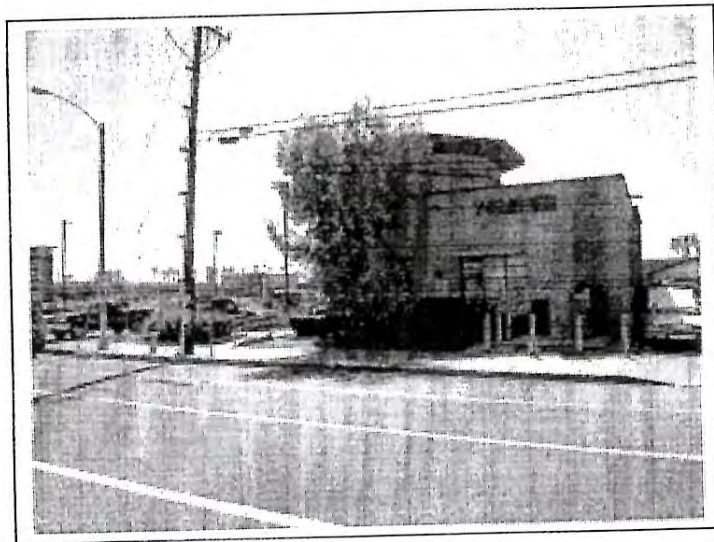
The primary benefit of reviewing fire insurance maps is to analyze historical land use of subject property and its immediate area. In this review, special emphasis is given to the existence and location of fuel storage tanks, flammable or other potentially hazardous substances, as well as the nature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

No Fire Insurance Maps are available for the area surrounding the subject site. Lack of coverage of the site indicates an area of little commercial development prior to 1950.

PHOTOGRAPHS OF THE SUBJECT SITE
11761 Carson Street, Lakewood, California 90715

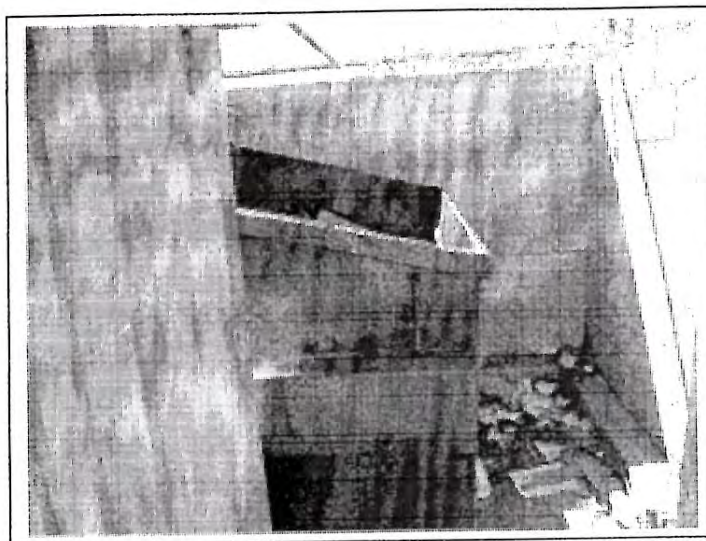


Picture (1). Subject Site Facing Northeast

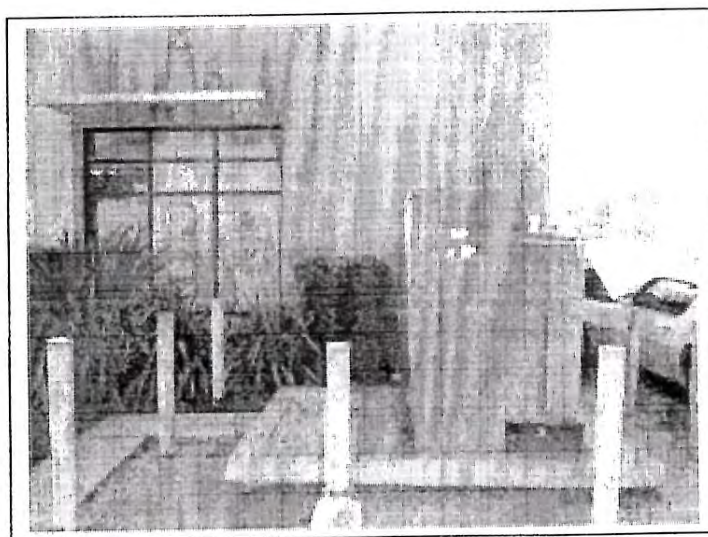


Picture (2). Subject Site Facing Southwest

PHOTOGRAPHS OF THE SUBJECT SITE
11761 Carson Street, Lakewood, California 90715

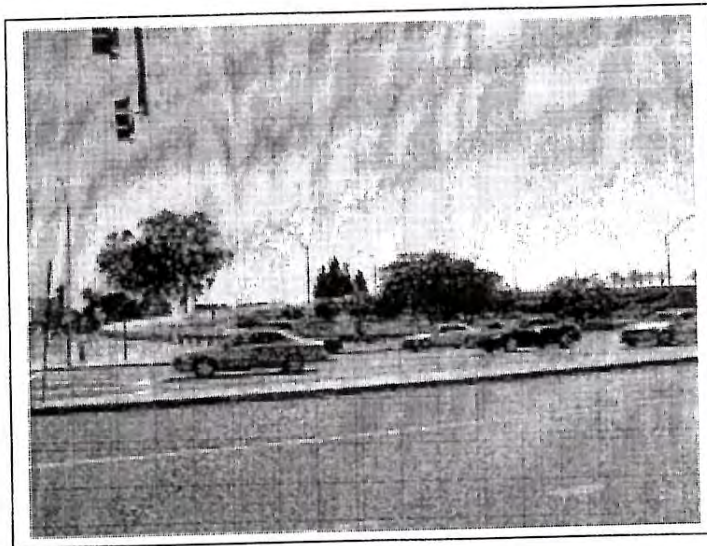


Picture (5). One (1) Trash-Bin inside above Enclosure

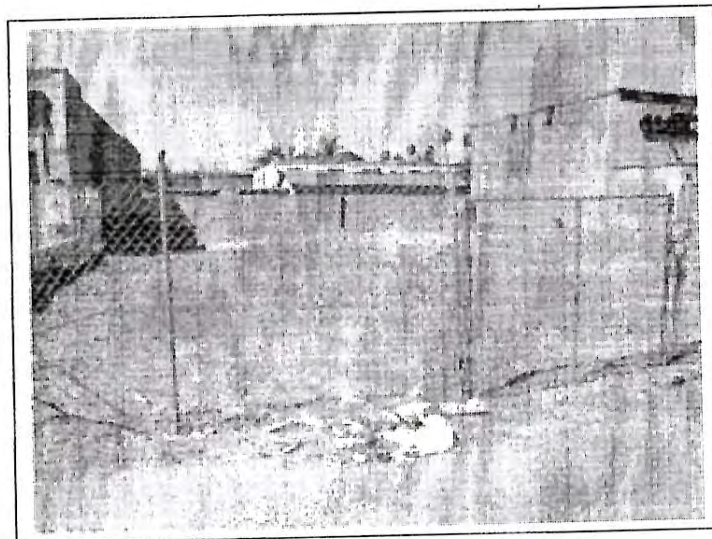


Picture (6). Pad-mounted Transformer at northeast corner of Subject Building

PHOTOGRAPHS OF THE SUBJECT SITE
11761 Carson Street, Lakewood, California 90715



Picture (9). Area south of the Subject Site (605 FWY On-Ramp)



Picture (10). Area west of the Subject Site (Vacant Lot)
