



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT**

Performed at:

1155 and 1165 South Main Street
Los Angeles, California 90015
Assessor's Parcel Numbers: 5139-017-015 and 5139-017-016

Prepared for:

Jade Enterprises
888 South Figueroa Street
Los Angeles, California 90017

Andersen Environmental Project No.:

1402-398

Date:

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EXECUTIVE SUMMARY

FINDINGS

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for Jade Enterprises (Client) for an industrial property located at 1155 and 1165 South Main Street, in Los Angeles County and the City of Los Angeles, California, Assessor's Parcel Numbers: 5139-017-015 and 5139-017-016. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

Site Description

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 1155, 1157, 1159, 1161, and 1165 South Main Street and 111 West 12th Street, Los Angeles, California. The subject property is located at the northern intersection of South Main Street and West 12th Street in the City of Los Angeles. The subject property is 0.33 acres in size and contains two single-story structures which are approximately 8,530 (1165 South Main Street) and 4,900 (1155 South Main Street) square feet in size, respectively. At the time of the site reconnaissance, the structure 1165 South Main Street was divided into five wholesale retail units: Ellie's Fashion (1159A South Main Street), Miss Handbag (1159B South Main Street), Fast Vehicle's Registration Services (1159C South Main Street), vacant space and Polly Trading Company (both 111 West 12th Street). The structure 1155 South Main Street was divided into three retail spaces: Pro Vision Sunglasses (1157 South Main Street) and S.H. Handbags Luggage Backpack (1155A and 1155B South Main Street). The exterior portions of the property consist of an enclosed asphalt paved parking area to the north. The surrounding area is mostly used for commercial purposes. Groundwater is estimated to be between approximately 30- and 40-feet below ground surface in the area of the site.

No significant hazardous material storage or recognized environmental conditions were observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to Andersen Environmental's interpretation of the historical research data, the subject property was undeveloped in 1906. In 1921, the south portion of the property (1165 South Main Street parcel) was improved with the existing commercial structure for automotive sales purposes. By 1927, the north portion (1155 South Main Street parcel) was utilized as a parking lot and the structure in the south portion was used for tire sales. By 1950, the structure in the south portion was utilized for tire sales and rebuilding operations and clothing manufacturing. The north portion had been improved with a small office structure and was utilized for automobile sales. By 1967, the clothing manufacturing operations had ceased and the space was utilized for commercial retail purposes. The tire sales and rebuilding operations remained until at least 1987. Sometime prior to 1987, the small office structure was demolished and the north portion was improved with the existing commercial structure. The structure was originally utilized for warehouse purposes. Historical occupants of 1165 South Main Street include: Perfect Tire Company (1927-1928), Crest Embroidery Company (1958), Novisoff & Sons Tire Company (1958), Nadler Sales (1976), and Winston Tire Company (1976-2004). In 2000, both structures were altered for use as apparel and accessory retail, including clothing stores, trading companies, and sunglasses retail. In 2013, one of the retail spaces was converted into office space. Historical occupants since 2000 have included: M&M Trading (2000), Ruida Enterprises Incorporated (2006-2008), SH Trading (2000-2013), ProVision Sunglasses Company (2000-2013), and Weseries (2013).

- The subject property was historically utilized for auto repair operations including tire rebuilding from 1906 to 2004. For more information, please refer to the Environmental Data Search Section below.
- The subject property was historically utilized for clothing manufacturing. However, as clothing manufacturing typically consists of garment cutting/sewing and does not typically include the use of solvents and oils, the former operations are not expected to represent a significant environmental concern to the subject property.
- Occupants of the commercial structure developed in the north portion of the subject property in 1986 were not determined for the period 1986 to 1999. According to building permit records, the structure was inspected as a warehouse in 1987 and by 2000 the structure was converted for commercial retail use. Based on the foregoing, the stringent regulatory oversight during this period (post-1980s) and the lack of evidence to suggest significant industrial operations at the structure, this limitation is not expected to represent a significant environmental concern for the subject property.
- Historical occupants were not determined for the commercial structure in the south of the subject property for period between 1928 and 1949. However, the structure was utilized for the same purposes in 1927 and 1950 (tire sales and repair). Based on the foregoing, it is assumed that the structure was utilized for the same purposes between 1928 and 1949 and this limitation is not expected to represent a significant environmental concern for the subject property.

Environmental Data Search

- **Winston Tire Company #51 (1161-1165 South Main Street)** – The subject property was listed on the Facility and Manifest Data (HAZNET) database. According to the listing, between 1993 and 2000, Winston Tire Company generated hazardous wastes including unspecified aqueous solution, oil/water separation sludge, aqueous solution with total organic residues less than 10 percent, and unspecified solvent mixture. Oil/water separation sludge is indicative of the presence of a clarifier at the subject property. During the site reconnaissance, the majority of the concrete floors in the structure formerly occupied by Winston Tire Company (1165 South Main Street parcel) were not observable. Please refer to the discussion of Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI) files below for more information.
- There are no properties within 100-feet of the subject property where a release is considered likely or a known release has occurred.
- In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.
- The Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances (DTSC), South Coast Air Quality Management District (SCAQMD), Los Angeles Fire Department (LAFD) Hazardous Materials Division (LAFD HazMat), LAFD Central Industrial Unit (LAFD CIU), LAFD Underground Storage Tank Division (LAFD UST), Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI), and City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding contaminated groundwater, toxic substances, air emissions equipment, hazardous materials, underground storage tank and industrial wastewater files for the subject property. Additionally, the State Water Resources Control Board (SWRCB) GeoTracker, DTSC EnviroStor, and SCAQMD Facility Information Detail (FIND) databases were reviewed for files for the subject property.

- According to a review of the databases and responses to our requests, there are no files for the subject property with the exception of the following:
- According to files provided by the LACDHS PHI, an inspection report from August 19, 1995 listed two 55-gallon drums of waste oil disposed by Evergreen Environmental, one 55-gallon drum of used oil filters, one 55-gallon drum of antifreeze, and 30 gallons of parts cleaner. A Notice of Violation was issued to Winston Tires for overflowing waste oil and antifreeze drums, and there were floor drains noted. The inspector asked about the presence of a clarifier, but it was not confirmed whether a clarifier existed or not. An inspection report from July 6, 1998 listed 30 gallons of parts cleaner disposed by Safety Kleen, 55 gallons of antifreeze disposed by Asbury Oil, and 100 gallons of waste oil and used oil filters disposed by Asbury Oil at the Winston Tires auto repair garage on the subject property. The subject property was historically utilized for auto repair operations including tire rebuilding from 1906 to 2004. Records pertaining to the use of hazardous materials for the auto repair tenants prior to 1995 were not available as they operated during a time when the regulatory measures governing the use of hazardous materials of this nature were not as stringent as they are today. Based on the long term duration of the auto repair operations onsite (approximately 98 years), likely use of hazardous materials during a time without stringent regulatory oversight, and documented drains and likely associated clarifier (preferential pathways to the subsurface), the former auto repair operations at the subject property are considered to be a recognized environmental condition.
- At the time this report was issued, no response has been received from LACDHS PHI for 1165 South Main Street. Additionally, no response has been received from SCAQMD for the address 1157 South Main Street. Should relevant information be obtained from these agencies subsequent to issuing this report, an addendum will be prepared and provided to the Client. However, based on the quality of information obtained from other sources, this limitation is not expected to significantly alter the findings of this investigation.
- The user did not provide Andersen Environmental any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property. An environmental lien search was not requested by the user; however, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

Additional Issues

- Based on the age of the structure associated with 1165 South Main Street (1921), there is a potential for asbestos containing building materials within the structure, however, no testing was completed as part of this report. Potential asbestos-containing materials include mastic associated with linoleum and tile flooring. The ACM appeared to be in good condition. Based on the age of the structure associated with 1155 South Main Street (1981), the potential for asbestos containing building materials within the structure is considered to be low. However, individual suspect materials would need to be tested in order to confirm the presence or non-presence of asbestos.
- Based on the age of the structure associated with 1165 South Main Street (1921), there is a potential for lead based paint within the structure. Painted surfaces appeared to be in good condition. However, no testing was completed as part of this report. Based on the age of the structure associated with 1155 South Main Street (1981), the potential for lead based paint within the structure is considered to be low.
- According to our research, radon potential at the subject property is considered low.

- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage.
- The City of Los Angeles Methane Zone map was reviewed to determine if the subject property is located in a methane or methane buffer zone. According to the map reviewed, the subject property is located within a methane buffer zone. Due to the potential environmental risk associated with construction in Methane Zones, the property owner may be required to conduct a methane assessment prior to the redevelopment of the subject property and methane mitigation systems may be required (Division 71 of the Los Angeles Building Code).

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, at 1155 and 1165 South Main Street, Los Angeles, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

Recognized Environmental Conditions (REC)

The potential for hazardous materials to impact the property subsurface from former auto repair operations at the subject property for 98 years (1906 to 2004) with documented drains and likely associated clarifier represents a REC.

Historic Recognized Environmental Condition (HREC)

In our opinion, no HRECs were revealed during the course of our assessment

Controlled Recognized Environmental Condition (CREC)

In our opinion, no CRECs were revealed during the course of our assessment.

RECOMMENDATIONS

Based on the foregoing, a Phase II Environmental Site Assessment is recommended.

1.0 INTRODUCTION

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for the property located at 1155 and 1165 South Main Street, in Los Angeles County and the City of Los Angeles, California (Subject Property). This report has been prepared for the sole use of Jade Enterprises (Client).

The research conducted for this study and the report prepared are in general conformance with the EPA “All Appropriate Inquiries” standard and the ASTM 1527-13 “Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. The primary purpose for performing a Phase I ESA is to “...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability.” (ASTM, 2013) An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the user also has a “continuing obligation to not interfere with activity and use limitations associated with the property,” must take “reasonable steps to prevent releases” and must “comply with legal release reporting obligations.” (ASTM, 2013) Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

The goal of this process is to identify any (1) recognized environmental conditions (RECs), (2) historic recognized environmental conditions (HRECs), and/or (3) controlled recognized environmental conditions (CRECs) associated with the subject property.

1. A **recognized environmental condition** is defined as “...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.” This definition does not include *de minimis* conditions defined as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies” (ASTM, 2013).
2. A **historical recognized environmental condition** is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” (ASTM, 2013). The HREC designation requires the comparison of residual contamination concentrations, if any, to currently regulatory standards.
3. A **controlled recognized environmental condition** is defined as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)” (ASTM, 2013).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and an environmental records search with regard to the subject property, adjoining and immediately surrounding properties, and the surrounding area. In addition, Andersen Environmental provides an opinion regarding the potential for asbestos containing materials, lead-based paints, mold, radon, oil and gas exploration, and methane as they relate to the subject property. Reviewing those documents that are publicly available, reasonably ascertainable, and practically reviewable controls the completeness of this assessment. The inability to review documents which do not exist or are not publicly available, reasonably ascertainable, or practically reviewable may result in a data gap.

1.1 SIGNIFICANT ASSUMPTIONS

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.2 LIMITATIONS AND EXCEPTIONS

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-2013, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of Andersen Environmental. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.3 RELIANCE

This report has been prepared for the sole use of the Jade Enterprises. The contents should not be relied upon by any other parties without the express written consent of the Jade Enterprises and Andersen Environmental.

1.4 USER RESPONSIBILITIES

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM E 1527-13 Phase I Standards require that the user conduct independent research and consider certain information before purchasing a property:

- Obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations (AULs) with regard to the subject property. If environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property are identified, the user should provide that information to the Environmental Professional (Andersen Environmental). If the

user has actual knowledge of environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property, the user should provide that information to the Environmental Professional (Andersen Environmental).

- The user should provide the Environmental Professional (Andersen Environmental) with any specialized knowledge the user has with regard to recognized environmental conditions in connection with the property.
- If the user is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the user should provide the information to the Environmental Professional (Andersen Environmental).
- If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the user to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the user should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

2.0 SITE DESCRIPTION

Andersen Environmental has performed a Phase I for an industrial property located at 1155 and 1165 South Main Street, in Los Angeles County and the City of Los Angeles, California. The subject property is located at the northern intersection of South Main Street and West 12th Street in the City of Los Angeles. The subject property is 0.33 acres in size and contains two single-story structures which are approximately 8,530 (1165 South Main Street) and 4,900 (1155 South Main Street) square feet in size, respectively. At the time of the site reconnaissance, the structure 1165 South Main Street was divided into five wholesale retail units: Ellie's Fashion (1159A South Main Street), Miss Handbag (1159B South Main Street), Fast Vehicle's Registration Services (1159C South Main Street), vacant space and Polly Trading Company (both 111 West 12th Street). The structure 1155 South Main Street was divided into three retail spaces: Pro Vision Sunglasses (1157 South Main Street) and S.H. Handbags Luggage Backpack (1155A and 1155B South Main Street). The exterior portions of the property consist of an enclosed asphalt paved parking area to the north. The surrounding area is mostly used for commercial purposes.

Natural gas services are provided to the subject property by the Southern California Gas Company. Electric, potable water and sewer services are provided by the City of Los Angeles Department of Water and Power (LADWP).

2.1 CURRENT AND HISTORICAL ADDRESSES

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 1155, 1157, 1159, 1161, and 1165 South Main Street and 111 West 12th Street, Los Angeles, California.

2.2 LEGAL DESCRIPTION

According to the Los Angeles County Assessor's Office, the subject property is located in the City of Los Angeles, and is described by the Assessor's Parcel Numbers: 5139-017-015 and 5139-017-016.

2.3 PHYSICAL SETTING

The elevation of the subject property is approximately 241 feet above sea level (USGS Hollywood, CA 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the EDR Radius report, the subject property is not situated within a 100-year FEMA Flood Zone. No wetlands were identified at the property or adjoining/immediately surrounding properties. Based on our review of groundwater data presented in the State Water Resources Control Board (SWRCB) Geotracker website, groundwater was detected at a leaking underground storage tank site (504 West Olympic Boulevard) approximately 0.35 mile north-northwest of the subject property at between approximately 30- and 40-feet below ground surface. However, perched and semi-perched aquifers may be present beneath the site. Based on topographic map interpretation, regional groundwater flow direction is estimated to be to the southwest; however local groundwater flow direction may vary.

3.0 SITE RECONNAISSANCE / INTERVIEWS

3.1 SITE RECONNAISSANCE

On March 6, 2014, Mr. Gareth Howell of Andersen Environmental conducted a site reconnaissance of the subject property. The site inspection was conducted to attempt to identify current site use(s), current hazardous materials storage, and evidence of past site uses and hazardous material storage and to identify evidence of other recognized environmental conditions. The following table summarizes our Site Reconnaissance observations:

| Yes | No | Observed Feature(s) |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hazardous Substances and Petroleum Products Containers |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Underground and/or Aboveground Storage Tanks |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drains/Sumps/Clarifiers/Sewer Interceptors/Septic Systems |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stained or Corroded Surfaces/Stained Soil or Stressed Vegetation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pits/Ponds/Lagoons/Wetlands |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical Equipment with the Potential to contain Fluids |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Production or Monitoring Wells |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Evidence of Solid Waste Disposal/Dumping/Fill Areas |

3.1.1 EXTERIOR OBSERVATIONS

The subject property is developed with two single-story adjoining structures which occupy the majority of the subject property. The exterior portions of the property consist of an enclosed asphalt paved area to the north which is utilized for parking. The asphalt appeared to be in good condition with no indication of significant staining or cracking. No recognized environmental conditions were observed in this portion of the site.

3.1.2 INTERIOR OBSERVATIONS

The subject property is developed with two adjoining structures: one single-story brick structure with mezzanine level (1165 South Main Street, approximately 8,532 square feet) and one single-story concrete masonry unit (CMU) structure with mezzanine level (1155 South Main Street, approximately 4,900 square feet). At the time of the site reconnaissance, 1165 South Main Street was divided into five wholesale retail units: Ellie's Fashion (1159A South Main Street), Miss Handbag (1159B South Main Street), Fast Vehicle's Registration Services (1159C South Main Street), vacant space and Polly Trading Company (both 111 West 12th Street). 1155 South Main Street was divided into three retail spaces: Pro Vision Sunglasses (1157 South Main Street) and S.H. Handbags Luggage Backpack (1155A and 1155B South Main Street). Building materials observed included carpet, linoleum, concrete, wooden, and tile flooring, acoustic

ceilings and drywall partitions and ceilings. Each unit followed a similar design with retail space at the front, storage at the rear, and office space on the mezzanine level. No significant hazardous material storage or recognized environmental conditions were observed in the interior portions of the site.

3.1.3 RECONNAISSANCE LIMITATIONS

Due to the large number of boxes stored within the two units associated with 111 West 12th Street, Andersen Environmental was unable to observe the condition of all concrete floor surfaces in these units. Concrete surfaces observed appeared to be in good condition. However, the subject property was formerly utilized for auto repair operations. For more information please refer to Section 5.1.

3.2 ADJOINING AND IMMEDIATELY SURROUNDING PROPERTIES

The adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) were visually and physically observed from public right-of ways and the subject property in an attempt to identify recognized environmental conditions. Our observations are summarized in the following table:

| Location | Address(es) | Uses/Observations |
|-----------|---------------------------------|---|
| North | 1144 and 1148 Broadway | Two commercial structures (Auto Title Loans and vacant) |
| Northeast | 1147 and 1151 South Main Street | Commercial retail – Lucky Import (1147A), Main Ace (1147C), Korus (1151A) and SC 2000 (1151C) |
| Northwest | 1158 and 1168 Broadway | Parking lot |
| Southeast | 1140 – 1162 South Main Street | Multiple commercial retail – Two Ten (1140 and 1140 ½), Lim Creations (1142), Missy USA Handbags (1142 ½, 1144, and 1144 ½), June (1146), Stephanie Handbags (1148), Track (1152), Main Group Importer and Distributor (1154 and 1156) and General Perfume (1162) |
| Southwest | 1201 South Main Street | Parking lot |

The adjoining/immediately surrounding properties to the southwest and northeast were listed on the regulatory database report and are further discussed in Section 5.2 below.

3.3 SURROUNDING AREA OBSERVATIONS

3.3.1 SURROUNDING PROPERTY USES

The surrounding area is mostly developed for commercial purposes, including apparel and accessory retail stores. Other noted uses include parking lots to the south and west of the subject property. No dry cleaner facilities or gas stations were observed in the immediate vicinity of the subject property.

3.3.2 SURROUNDING GEOGRAPHY

The surrounding area is mostly flat with a slight topographic slope to the southwest. No nearby hills or bedrock outcroppings were observed in the area of the site. No lakes, ponds, rivers or streams were observed in the surrounding area.

3.4 INTERVIEWS

3.4.1 Property Owner – Mr. Victor Lee, the property owner, completed an environmental questionnaire, dated March 11, 2014. Mr. Lee is unaware of any recognized environmental conditions with respect to the subject property.

- 3.4.2 Key Site Manager** – The owner of the property is the key site manager and completed an environmental questionnaire for the purposes of this report. Please see above.
- 3.4.3 Property Occupants** – No occupants were available for interview during the completion of this report.
- 3.4.4 Past Owners, Operators and Occupants** – Past owners, operators and occupants were not able to be identified for an interview for this report.
- 3.4.5 Prospective Purchaser** – Mr. Brian Taban, the prospective purchaser, completed a potential purchaser questionnaire for the purpose of this report, dated March 3, 2014. Mr. Taban was unaware of any recognized environmental conditions such as underground storage tanks or any generated hazardous materials associated with the property.

3.5 USER PROVIDED INFORMATION

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM 1527-13 Phase I Standards require that the Report User conduct independent research and consider certain information before purchasing a property. Andersen Environmental recommends that the User documents completion of the following items:

3.5.1 LIEN SEARCH

The User is required to obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations with regard to the subject property. If environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (Andersen Environmental). If the User has actual knowledge of environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (Andersen Environmental).

- The user did not provide Andersen Environmental any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property. An environmental lien search was not requested by the user; however, based on our review of the Department of Toxic Substances Control (DTSC) EnviroStor Database, no environmental liens enforced by the DTSC were identified.

3.5.2 SPECIALIZED KNOWLEDGE

The User should provide the Environmental Professional (Andersen Environmental) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.

- The User has no specialized knowledge with respect to recognized environmental conditions in connection with the property.

3.5.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (Andersen Environmental).

- The User is not aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions.

3.5.4 PROPERTY VALUATION

If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

- According to the User, the purchase price generally reflects the fair market value of the property.

3.5.5 PURPOSE OF PERFORMING PHASE I ESA

- According to the User, the user is a prospective purchaser of the subject property and the Phase I is being performed to qualify for landowner liability protections under CERCLA as well as identify business risks related to the property associated with environmental conditions.

3.6 USER PROVIDED DOCUMENTS

- No documents were provided to Andersen Environmental by the Report User.

4.0 HISTORICAL LAND USE

A review of historical data derived from standard historical resources is provided in this section. The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. During our historical review, acute attention is paid to the subject property. Data relating to the adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) and the surrounding area is reviewed to the extent that it is revealed in the course of researching the property itself.

4.1 AERIAL PHOTOGRAPHY REVIEW

Aerial Photography of many portions of the United States dates back to the 1920's. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, et cetera.

Aerial Photograph Coverage was available from Environmental Data Resources (EDR) for the years: 1927, 1938, 1948, 1952, 1964, 1972, 1981, 1989, 1994, 2005, 2009, 2010, and 2012. A summary of our observations is presented in the following table.

| 1927 | | | |
|---|---|---|---|
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property appears to be developed with one commercial structure in the south portion, and parking spaces in the north portion. | North | Commercial/industrial | Surrounding area appears to be primarily commercial/industrial, with a structure characteristic of a gasoline service station to the southeast. |
| | Northeast | Commercial | |
| | Northwest | Undeveloped | |
| | Southeast | Commercial | |
| | Southwest | Commercial | |
| 1938, 1948, 1952 | | | |
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property appears to be developed with one commercial structure in the south portion, and parking spaces in the north portion. | North | Commercial structure and pavement. | Surrounding area appears to be primarily commercial or industrial with a structure characteristic of a gasoline service station to the southeast. |
| | Northeast | Commercial | |
| | Northwest | Pavement and structure characteristic of a gasoline service station | |
| | Southeast | Commercial | |
| | Southwest | Commercial | |

| 1964, 1972, 1981 | | | |
|--|---|--|--|
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property appears to be developed with one commercial structure in the south portion, and parking spaces in the north portion. | North | Small commercial structure and pavement used for parking spaces. | Surrounding area appears to be primarily commercial or industrial, with increased amounts of parking lots by 1981. |
| | Northeast | Commercial | |
| | Northwest | Parking lot | |
| | Southeast | Commercial | |
| | Southwest | Commercial and parking. Parking only by 1972. | |
| 1989, 1994, 2005, 2009, 2010 and 2012 | | | |
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property appears to be developed with a commercial structure in the north portion and a commercial structure in the south portion. | North | Commercial structure and pavement. | Surrounding area appears to be a combination of commercial and industrial development with parking lots. |
| | Northeast | Commercial | |
| | Northwest | Parking lot | |
| | Southeast | Commercial | |
| | Southwest | Parking lot (across South Main Street) | |

- The northwest adjoining property was occupied by a structure characteristic of a gasoline service station from at least 1938 until sometime before 1964. For more information, refer to Section 4.5.2.
- The surrounding area to the southeast of the subject property was occupied by a structure characteristic of a gasoline service station from at least 1927 until sometime before 1964. According to a review of the environmental database report, the site is not listed on any of databases indicative of a release associated with former gas station operations. Based on the foregoing, and the cross-gradient location of the site, the former gas station is not expected to represent a significant environmental concern to the subject property.

4.2 BUILDING DEPARTMENT RECORDS REVIEW

The addresses identified as current and historical addresses for the subject property were researched at the City of Los Angeles Building Division. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property. The following table summarizes relevant building permits obtained and reviewed:

111 West 12th Street

| Date | Owner/Occupant | Purpose |
|------------|-----------------------|--|
| 08/10/2000 | Young G. & Soon O Joo | Change of use from auto repair garage to retail |
| 08/10/2000 | Young G & Soon O Joo | Convert existing retail store into four separate tenant spaces |

1155 South Main Street

| Date | Owner/Occupant | Purpose |
|------------|----------------|--|
| 08/18/1986 | Young Gi Joo | Inspection of a warehouse structure. |
| 04/22/1987 | Young Gi Joo | Certificate of occupancy for a one store warehouse structure |

1159 South Main Street

| Date | Owner/Occupant | Purpose |
|------------|------------------------|---|
| 06/25/1924 | G Kenley | Alteration to a four story structure used as restaurant and garage |
| 08/01/1924 | Kennley, Inc | Alteration to one story structure used as an auto shop and restaurant |
| 10/08/1929 | Huntington Land Co | Alteration to a structure used as a store |
| 12/29/1953 | Henry J Novisoh | Repairs to one story structure used as a tire store |
| 01/09/1958 | J. Nowisoff | Repairs to a structure used for clothing manufacturing |
| 08/06/2013 | Edward Kim and Kyung H | Change of use to existing retail to an office |

1161 South Main Street

| Date | Owner/Occupant | Purpose |
|------------|-------------------------------------|---|
| 12/06/1927 | Perfect Made Tire Company | Alteration to a one story structure used as a store |
| 05/04/1928 | Perfect Made Tire Company | Alteration to a one story structure used as a store |
| 10/08/1929 | Huntington Land Co | Alteration to a structure used as a store |
| 12/29/1953 | Henry J Novisoh | Repairs to one story structure used as a tire store |
| 06/09/1958 | US Rubber Company (Nofisoff & Sons) | Alteration to a tire store |
| 10/05/1970 | Tom and Gene Novisoff | Alteration to an auto tire store |
| 05/12/1987 | Winston Tire | Alteration to a tire shop |
| 08/10/2000 | Young G and Soon O | Alteration to multitenant retail structure |

1163 South Main Street

| Date | Owner/Occupant | Purpose |
|------------|---------------------------------|--|
| 06/13/1921 | Huntington Land and Improvement | Permit to build a foundation |
| 06/18/1921 | Huntington Land and Improvement | Permit to erect a one store building to be used for auto sales |
| 05/12/1987 | Winston Tire | Alteration to a tire shop |

1165 South Main Street

| Date | Owner/Occupant | Purpose |
|------------|---------------------------------|--|
| 09/10/1919 | JG Griffith | Addition to show room and shop |
| 06/13/1921 | Huntington Land and Improvement | Permit to build a foundation |
| 06/18/1921 | Huntington Land and Improvement | Permit to erect a one story building to be used for auto sales |
| 09/21/1936 | Brown | Alteration to a structural used as a café |
| 05/12/1987 | Winston Tire | Alteration to a tire shop |

- There were no building permits identified for the other current or historical site addresses.

- Building permits indicate the property was historically utilized for auto repair operations and tire sales. For more information related to former operations please refer to Section 4.5.1.

4.3 CITY DIRECTORY REVIEW

City directories have been published since the 1800's and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the subject property. Historical City Directories provided by EDR and reviewed by Andersen Environmental are listed below.

1155 South Main Street

| Date | Listing |
|------------------|---------------------------------------|
| 1920-1999 | Address not listed in research source |
| 2000, 2006, 2013 | SH Trading |
| 2000 | Joo Young |

1157 South Main Street

| Date | Listing |
|------------------------|---------------------------------------|
| 1920-1999 | Address not listed in research source |
| 2000, 2006, 2008, 2013 | ProVision Sunglasses Company |

1159 South Main Street

| Date | Listing |
|------------|---------------------------------------|
| 1920-1957 | Address not listed in research source |
| 1958 | Crest Embroidery Company |
| 1976 | Nadler Sales |
| 2000 | M&M Trading, Rina Rich |
| 2006, 2008 | Ruida Enterprises Inc |
| 2013 | Weseries |

1161 South Main Street

| Date | Listing |
|-----------|---------------------------------------|
| 1920-1975 | Address not listed in research source |
| 1976 | Winston Tire Company |
| 1958 | Novisoff & Sons Tire Company |

1165 South Main Street

| Date | Listing |
|-----------|---------------------------------------|
| 1920-1999 | Address not listed in research source |
| 2000 | Joo Young |

111 West 12th Street

| Date | Listing |
|------------|--|
| 1920-1957 | Address not listed in research source |
| 1958 | Isaacs Geo Gisle of California Sportswear |
| 1981 | Knights of Round Table Distribution |
| 1990 | Family Fashion |
| 2000 | Hobbs Discount |
| 2006, 2008 | J & K USA Wigs Factory, International Gift and Fashion |
| 2013 | Polly Trading Company Inc, Herbs Inc. |

- Listings for adjoining and immediately surrounding properties reviewed during the course of researching the subject property did not reveal any uses of concern, with the exception of the north adjoining property 1144 South Broadway which was occupied by West Coast Stationery & Printing Company from at least 1929 to 1976. For more information, refer to Section 4.5.2.

4.4 SANBORN MAP REVIEW

Originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage, today Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more rural communities. Sanborn Map Coverage was available from EDR for the years: 1888, 1894, 1906, 1950, 1953, 1955, 1958, 1960, 1962, 1963, 1967, 1968, and 1970. A summary of our observations is presented in the following table.

| 1888, 1894 and 1906 | | | |
|--|---|---|--|
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property is undeveloped. | North | Landscaped | Surrounding area is occupied by an estate, some residential structures, and undeveloped land. Some commercial development by 1906. |
| | Northeast | Undeveloped | |
| | Northwest | Undeveloped | |
| | Southeast | Undeveloped in 1888. Auto repair and machine shop by 1906 | |
| | Southwest | Undeveloped lots and a residential structure. Skating rink by 1906 (across South Main Street) | |
| 1950, 1953 and 1955 | | | |
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property is occupied by a tire sale and rebuilding structure, a clothing manufacturing structure in the south portion, and an auto sales lot in the north portion. | North | Auto park (across alley) | Surrounding area is primarily commercial with an exhibition hall to the west and a gasoline service station to the southeast. |
| | Northeast | Commercial printing and stationary storage structures. | |
| | Northwest | Gasoline service station in 1950, vacant by 1953 (across alley) | |
| | Southeast | Restaurant and garage (across 12 th Street) | |
| | Southwest | Not depicted in 1950 or 1955. Commercial in 1953 (across South Main Street) | |

| 1958, 1960, 1962 and 1963 | | | |
|---|--|---|---|
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property is occupied by a structure used for tire sales and rebuilding and embroidery in the south portion with a parking lot in the north portion. | North | Auto park (across alley) | Surrounding area is primarily commercial, with some industrial repair shops by 1960, and a gasoline service station to the southeast. |
| | Northeast | Commercial printing and stationary storage structures | |
| | Northwest | Vacant | |
| | Southeast | Not depicted in 1958, 1962, or 1963. Restaurant and a multilith rebuilding structure by 1960 (across South Main Street) | |
| | Southwest | Garage and restaurant-store by 1960 (across 12 th Street) | |
| 1967 and 1968 | | | |
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property is occupied by a structure used for tire sales and rebuilding in the west portion and parking in the east portion. | North | Auto park (across alley) | Surrounding area is commercial and industrial, with a gasoline service station to the southeast (not depicted in 1968). |
| | Northeast | Commercial printing and stationary storage structures | |
| | Northwest | Vacant | |
| | Southeast | Commercial, including cloth printing and cutting. Not depicted in 1968. (across South Main Street) | |
| | Southwest | Gasoline service station and truck parking (across 12 th Street) | |
| 1970 | | | |
| Subject Property | Adjoining and Notable Immediately Surrounding Property Observations | | Notable Observations of the Surrounding Area |
| | Direction | Observation | |
| Subject property is occupied by a structure used for tire sales and rebuilding in the west portion and parking in the east portion. | North | Auto park (across alley) | Surrounding area consists of commercial and industrial development. |
| | Northeast | Commercial printing and stationary storage structures | |
| | Northwest | Vacant | |
| | Southeast | Commercial, including cloth printing and cutting. Not depicted in 1968. | |
| | Southwest | Gasoline service station and truck parking (across 12 th Street) | |

- Sanborn maps indicated the following historical street addresses associated with the subject property: 1159 and 1165 South Main Street. These addresses were researched during the completion of this report.
- The southeast adjoining property was occupied by an automobile repair shop and machine shop at least from 1906 until sometime before 1950. For more information, refer to Section 4.5.2.
- The northwest adjoining property was occupied by a gasoline service station from at least 1950- 1953. For information, refer to Section 4.5.2.
- The southeast adjoining property was occupied by a commercial printing company from at least 1950-1970. For more information, refer to Section 4.5.2.
- The southwest adjoining property was occupied by a gasoline service station at least from 1967 to 1970. For more information, refer to Section 5.2.

4.5 HISTORICAL SUMMARY

4.5.1 SUBJECT PROPERTY

According to Andersen Environmental's interpretation of the historical research data, the subject property was undeveloped in 1906. In 1921, the south portion of the property (1165 South Main Street parcel) was improved with the existing commercial structure for automotive sales purposes. By 1927, the north portion (1155 South Main Street parcel) was utilized as a parking lot and the structure in the south portion was used for tire sales. By 1950, the structure in the south portion was utilized for tire sales and rebuilding operations and clothing manufacturing. The north portion had been improved with a small office structure and was utilized for automobile sales. By 1967, the clothing manufacturing operations had ceased and the space was utilized for commercial retail purposes. The tire sales and rebuilding operations remained until at least 1987. Sometime prior to 1987, the small office structure was demolished and the north portion was improved with the existing commercial structure. The structure was originally utilized for warehouse purposes. Historical occupants of 1165 South Main Street include: Perfect Tire Company (1927-1928), Crest Embroidery Company (1958), Novisoff & Sons Tire Company (1958), Nadler Sales (1976), and Winston Tire Company (1976-2004). In 2000, both structures were altered for use as apparel and accessory retail, including clothing stores, trading companies, and sunglasses retail. In 2013, one of the retail spaces was converted into office space. Historical occupants since 2000 have included: M&M Trading (2000), Ruida Enterprises Incorporated (2006-2008), SH Trading (2000-2013), ProVision Sunglasses Company (2000-2013), and Weseries (2013).

- The subject property was historically utilized for auto repair operations including tire rebuilding from 1906 to 2004. For more information, please refer to Section 6.0.
- The subject property was historically utilized for clothing manufacturing. However, as clothing manufacturing typically consists of garment cutting/sewing and does not typically include the use of solvents and oils, the former operations are not expected to represent a significant environmental concern to the subject property.

4.5.2 ADJOINING AND IMMEDIATELY SURROUNDING PROPERTIES

According to Andersen Environmental's interpretation of the historical research data, the adjoining and immediately surrounding properties were developed for commercial purposes sometime between 1886 and 1906. By 1906, the southeast adjoining property was developed with an automobile repair shop and a machine shop, which remained until sometime before 1950. The northwest adjoining property was occupied by a gasoline service station from at least 1927 until sometime between 1963 and 1964. Commercial development progressed over time. Historical occupants include: Lucky International Trading

Company (2000-2013), West Coast Stationary (1929-1976) and Taylor Oliver Auto Park (1924) at the north adjoining property (1144 South Broadway), Phils Place (1976-2000), Zackon Louis (1967-1971), and Minni Used Autos (1929) at the northwest adjoining property (1158 South Broadway), Lucky International Trading (2000-2013), Sigma Jewellery (2000-2008) at the northeast adjoining property (1147 South Main Street), 210 US Trading Corporation (2000-2013), and Fashion Supplies Company (1990) at the southeast adjoining property (1140 South Main Street), Infinity Jewellery Company (2000), Sierra Trading Incorporated (2006-2008), and Sullivan Printing Company (1958) at the southeast adjoining property (1150 South Main Street), Rodeo Handbag (2008), Lexy Handbag (2006) and Joram Trading (2000) at the southeast adjoining property (1158 South Main Street), and Robeworks (2013) at the southwest adjoining property.

- The north, northeast, and southeast adjoining and immediately surrounding properties were historically utilized for commercial printing operations. Printing operations represent a potential environmental concern due to the potential use of solvents, specifically during cleaning of printing presses. However, based on the lack of evidence of a release of hazardous substances associated with these former printing operations, they are not expected to represent a significant environmental concern.
- Historical research indicates that the northwest adjoining property was occupied by a structure characteristic of a gasoline service station from at least 1938 until sometime before 1964. Currently, the property is developed as a paved parking lot. Information pertaining to the status of any underground storage tanks (USTs) associated with former gas station operations has not been discovered during the course of this research. The site is not listed on any of the databases indicative of a release in the environmental database report. The presence of a former gasoline service station within 100 feet of the subject property represents a potential vapor encroachment condition for the subject property. However, based on the lack of evidence of a release from any UST(s) associated with the former gasoline service station, a potential vapor intrusion condition is considered unlikely. Based on the foregoing, and the down-gradient location of the tanks, the tanks at the adjoining property are not expected to represent a significant environmental concern to the subject property. Based on the foregoing, the former gasoline service station at the northwest adjoining property is not expected to represent a significant environmental concern for the subject property.
- The southwest adjoining property was occupied by a gasoline service station at least from 1967 to 1970. For more information, refer to Section 5.2.
- The southeast adjoining property was occupied by an automobile repair shop and machine shop at least from 1906 until sometime before 1950. Auto repair operations represent a potential concern due to the potential use of solvents. However, the site is not listed on the environmental database report. Based on the lack of evidence to suggest a release of hazardous substances at the site, the former auto repair at the adjoining property is not expected to represent a significant environmental concern to the subject property.

4.5.3 SURROUNDING AREA

According to Andersen Environmental's interpretation of the historical research data, the surrounding area was developed partially for residential purposes by 1888. Some commercial development emerged by 1906. Sometime prior to 1950 a gasoline service station was built to the southeast of the subject property. This gasoline service station remained until sometime prior to 1970. Commercial development progressed over time, with some buildings being demolished and replaced by parking lots.

4.6 HISTORICAL DATA GAPS

Occupants of the commercial structure developed in the north portion of the subject property in 1986 were not determined for the period 1986 to 1999. According to building permit records, the structure was inspected as a warehouse in 1987 and by 2000 the structure was converted for commercial retail use. Based

on the foregoing, the stringent regulatory oversight during this period (post-1980s) and the lack of evidence to suggest significant industrial operations at the structure, this limitation is not expected to represent a significant environmental concern for the subject property.

Historical occupants were not determined for the commercial structure in the south of the subject property for period between 1928 and 1949. However, the structure was utilized for the same purposes in 1927 and 1950 (tire sales and repair). Based on the foregoing, it is assumed that the structure was utilized for the same purposes between 1928 and 1949 and this limitation is not expected to represent a significant environmental concern for the subject property.

5.0 REGULATORY DATABASE REPORT

A radial database search was conducted in accordance with the specifications defined in ASTM E 1527-13 which sets the radial search distances for each regulatory database. The radial database search was conducted by EDR on March 3, 2014. A copy of the database report is presented in Appendix II of this report. The following table summarizes required databases reviewed, the approximate search distances, and indicates if the subject site, adjoining/immediately surrounding properties or surrounding sites are listed on the respective database.

Following the table are summaries of the information found in the relevant database listings and our opinion regarding the potential for the subject property to be impacted. Our opinion is based on the information found in the database listings, through other historical and regulatory resources, “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” (ASTM E2600-10), and assumed groundwater flow direction. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the southwest.

| DATABASE | Search Distance (Miles) | Subject Site (Yes/No) | Adjacent Site (Yes/No) | Total Sites (#) |
|---|-------------------------|-----------------------|------------------------|-----------------|
| Federal National Priorities List (NPL) | 1.0 | NO | NO | 0 |
| Federal De-listed NPL | 1.0 | NO | NO | 0 |
| Federal CERCLIS | 0.5 | NO | NO | 1 |
| Federal CERCLIS NFRAP | 0.5 | NO | NO | 0 |
| Federal RCRA CORRACTS | 1.0 | NO | NO | 0 |
| Federal RCRA non-CORRACTS TSD | 0.5 | NO | NO | 0 |
| Federal RCRA Generators | 0.25 | NO | NO | 10 |
| Federal Institutional/Engineering Controls | 0.5 | NO | NO | 0 |
| Federal ERNS | Property | NO | NO | 0 |
| State/Tribal Equivalent NPL | 1.0 | NO | NO | 0 |
| State/Tribal Equivalent CERCLIS | 0.5 | NO | NO | 16 |
| State/Tribal Landfill | 0.5 | NO | NO | 0 |
| State/Tribal Underground Storage Tank (UST) | 0.25 | NO | NO | 30 |
| State/Tribal Leaking Underground Storage Tank (LUST/SLIC) | 0.5 | NO | NO | 10/3 |
| State/Tribal Institutional/Engineering Controls | 0.5 | NO | NO | 0 |
| State/Tribal Voluntary Clean-up Sites | 0.5 | NO | NO | 0 |
| State/Tribal Brownfield Sites | 0.5 | NO | NO | 0 |

5.1 SUBJECT PROPERTY

Winston Tire Company #51 (1161-1165 South Main Street) – The subject property was listed on the Facility and Manifest Data (HAZNET) database. According to the listing, between 1993 and 2000, Winston Tire Company generated hazardous wastes including unspecified aqueous solution, oil/water separation sludge, aqueous solution with total organic residues less than 10 percent, and unspecified solvent mixture. Oil/water separation sludge is indicative of the presence of a clarifier at the subject property. During the site reconnaissance, the majority of the concrete floors in the structure formerly occupied by Winston Tire Company (1165 South Main Street parcel) were not observable. Please refer to Section 6.0 for more information.

5.2 ADJOINING AND IMMEDIATELY SURROUNDING PROPERTIES

Ryder Truck Rental (100 West 12th Street) – The southwest adjoining property across West 12th Street (hydrologically down-gradient) is listed on the Hazardous Substance Storage Container Database (HIST UST) database. According to the listing, the site operated a 10,000-gallon waste underground storage tank (UST). The owner name and address is listed as Herald Examiner at 1201 South Main Street. For more information refer to the listing below.

Los Angeles Herald Examiner (1201 South Main Street) – The southwest adjoining property across West 12th Street (hydrologically down-gradient) is listed on the HIST UST, Facility Inventory Database (CA FID UST), and Statewide Environmental Evaluation and Planning System Underground Storage Tank (SWEEPS UST) databases. Historical research indicates that the site was occupied by a gasoline service station and truck yard at least from 1967 to 1970. According to the listings, the site operated a 9,950-gallon diesel UST. Additionally, according to listings for a historical address associated with the property, the site also operated a 10,000-gallon waste UST (Ryder Truck Rental above). The location of the tanks is not indicated within the listings or any resources researched for the purposes of this report. As such the potential presence of the USTs within 100 feet of the subject property represents a potential vapor encroachment condition for the subject property. However, based on the lack of evidence of a release from the USTs, a potential vapor intrusion condition is considered unlikely. Based on the foregoing, and the down-gradient location of the tanks, the tanks at the adjoining property are not expected to represent a significant environmental concern to the subject property.

Moore Pfeif (1151 South Main Street) – The northeast adjoining property (hydrologically up-gradient) is listed on the EDR US Historical Auto Station (EDR US Hist Auto Stat) database. According to the listing, the site operated an automobile repairing facility in 1942. The site is not listed on any of the databases indicative of a release. Based on the lack of evidence of a release, the former automobile repair operations at the adjoining property are not expected to represent a significant environmental concern to the subject property.

No other adjoining/immediately surrounding properties (within 100-feet) were listed on any of the regulatory databases researched or the listings were not associated with the storage or disposal of hazardous wastes including aboveground or underground storage tanks, did not indicate a known chemical release, and did not indicate a property use where the use of hazardous chemicals would be expected.

5.3 SURROUNDING AREA

In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

5.4 ORPHAN SITES

Orphan sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. Twenty orphan sites were identified in the Radius Map Report prepared for this site. The sites were manually mapped to determine the location of the site relative to the subject property and groundwater gradient. The following conclusions were made:

In our opinion, none of the orphan sites listed pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

6.0 AGENCY FILE REVIEWS

6.1 STATE AGENCIES

The regional offices of the Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances (DTSC), and South Coast Air Quality Management District (SCAQMD) were contacted regarding permits and site investigation files for the subject property. Additionally, the State Water Resources Control Board (SWRCB) GeoTracker, DTSC EnviroStor, and SCAQMD Facility Information Detail (FIND) databases were reviewed for files for the subject property.

- According to responses to our requests, there are no files for the subject property.

The Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property.

- No oil wells were identified within 500 feet of the subject property.

6.2 CITY/COUNTY AGENCIES

The Los Angeles Fire Department (LAFD) Hazardous Materials Division (LAFD HazMat), LAFD Central Industrial Unit (LAFD CIU), LAFD Underground Storage Tank Division (LAFD UST), Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI), and City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding hazardous materials, underground storage tank, and industrial waste discharge records for the subject property.

- According to files provided by the LACDHS PHI, an inspection report from August 19, 1995 listed two 55-gallon drums of waste oil disposed by Evergreen Environmental, one 55-gallon drum of used oil filters, one 55-gallon drum of antifreeze, and 30 gallons of parts cleaner. A Notice of Violation was issued to Winston Tires for overflowing waste oil and antifreeze drums, and there were floor drains noted. The inspector asked about the presence of a clarifier, but it was not confirmed whether a clarifier existed or not. An inspection report from July 6, 1998 listed 30 gallons of parts cleaner disposed by Safety Kleen, 55 gallons of antifreeze disposed by Asbury Oil, and 100 gallons of waste oil and used oil filters disposed by Asbury Oil at the Winston Tires auto repair garage on the subject property. The subject property was historically utilized for auto repair operations including tire rebuilding from 1906 to 2004. Records pertaining to the use of hazardous materials for the auto repair tenants prior to 1995 were not available as they operated during a time when the regulatory measures governing the use of hazardous materials of this nature were not as stringent as they are today. Based on the long term duration of the auto repair operations onsite (approximately 98 years), likely use of hazardous materials during a time without stringent regulatory oversight, and documented drains and likely associated clarifier (preferential pathways to the subsurface), the former auto repair operations at the subject property are considered to be a recognized environmental condition.
- According to responses to our requests, there are no files for the subject property.

6.3 AGENCY FILE REVIEW LIMITATIONS

- At the time this report was issued, no response has been received from LACDHS PHI for 1165 South Main Street. Additionally, no response has been received from SCAQMD for the address 1157 South Main Street. Should relevant information be obtained from these agencies subsequent to issuing this report, an addendum will be prepared and provided to the Client. However, based on the quality of information obtained from other sources, this limitation is not expected to significantly alter the findings of this investigation.

7.0 NON-SCOPE ENVIRONMENTAL RISKS

ASTM Standard E1527-13 identifies additional conditions which, should they exist at the subject property, may create a human health risk to the occupants of the site. These risks may also create additional costs to the property owner in the form of identification, operations & maintenance, and cleanup or remediation.

7.1 ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos is a group of naturally occurring minerals used in certain products, such as building materials and vehicle brakes, to resist heat and corrosion. Asbestos includes: chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include acoustical texture, fire-proofing, joint compound, attic and wall insulation, resilient flooring, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, piping insulation, piping joints, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, and swimming pool plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the structure associated with 1165 South Main Street (1921), there is a potential for asbestos containing building materials at the site, however, no testing was completed as part of this report. Potential asbestos-containing materials include mastic associated with linoleum and tile flooring. Potential ACMs appeared to be in good condition. Based on the age of the structure associated with 1155 South Main Street (1981), the potential for asbestos containing building materials is considered to be low. However, individual suspect materials would need to be tested in order to confirm the presence or non-presence of asbestos.

7.2 LEAD-BASED PAINT

Although lead-based paint has been taken off the market, it is approximated that 80 percent of buildings built prior to 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children under 6 years old being most at risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from moving parts of windows and doors that are painted with lead-based paint, wood trim, walls, cabinets in kitchens and bathrooms, porches, stairs, railings, fire escapes, lamp posts, and soil.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA), California Department of Public Health (CDPH), each state has various action limits have been placed with the overall objective being an attempt to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the structure associated with 1165 South Main Street (1921), there is a potential for lead based paint within the structure. Painted surfaces appeared to be in good condition. However, no testing was completed as part of this report. Based on the age of the structure associated with 1155 South Main Street (1981), the potential for lead based paint within the structure is considered to be low.

7.3 RADON

Radon is a radioactive gas that has been found in structures all over the United States. Radon is produced from the natural breakdown of uranium in soil, rock, and water. Radon typically moves up through the ground to the air above and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity, and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today.

Testing for the presence of radon is fairly inexpensive, simple and the only way to be certain of the on-site concentration. Various types of sampling methods exist to determine the concentration. On-site radon sampling was not performed during the completion of this assessment.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. However, site specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the subject property radon levels.

7.4 WETLANDS

According to the Clean Water Act, a wetland is “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetland areas have been identified as ecologically diverse and sensitive areas and are generally subject to more stringent development, re-development, and building regulations.

- The U.S. Fish and Wildlife Service National Wetlands Inventory was reviewed to determine if the subject property is situated within an identified wetland. According to the USFWS, the subject property is not located within a wetland area.

7.5 MOLD

Mold and mildew are simple, microscopic organisms that can grow virtually anywhere if they have adequate moisture, nutrients and appropriate temperatures. Depending on the particular mold or fungus (mildew), growing colonies can be almost any color from white to black. Most household molds and fungi (mildews) are black, grey, or charcoal colored. Spores of dozens of kinds of mold and fungus (mildew) are present at all times in indoor and outdoor air. These spores can settle, germinate and grow wherever good growth conditions are found. They can grow on soil, plants, dead plant materials, foods, fabrics, paper,

wood and many other materials. Most molds are not harmful. In fact, molds have important roles in the environment and in living systems. In soil molds play a crucial part in decomposition of organic matter and in making nutrients available to plants.

Molds and fungi (mildews) however, can be very destructive to materials on which they grow, and are usually unwelcome and unhelpful in homes. They cause staining, decomposition (rotting of materials) and objectionable, musty odors. Where colonies are extensive they can also produce enough spores, and by-products to be harmful to health. Many of the by-products of mold and fungus (mildew) are irritating to skin, eyes and respiratory tracts. Some molds produce true allergic sensitization and allergic reactions in susceptible people. Some molds produce toxic by-products that could be harmful to skin, and poisonous if ingested or inhaled in quantity. Persons with compromised immune systems may even experience systemic fungal infections of the respiratory tract.

Andersen Environmental observed a limited amount of interior areas of the subject building(s) in order to identify the significant, visible presence of mold. This activity was not intended to discover all areas which may be affected by mold growth at the subject property. Potential areas of mold not observed as part of this limited assessment, include but are not limited to, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the subject property. A complete mold assessment, which may include various types of sampling, would be required to determine if mold levels within the subject building(s) are at levels acceptable by industry standards.

- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

7.6 METHANE GAS

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, certain municipalities have established methane requirements for structures based on the proximity to oil wells and landfills. If a subject property is located in the proximity of active or abandoned oil wells or landfills, methane mitigation devices installed prior to construction activities at a subject property may be necessary.

- The City of Los Angeles Methane Zone map was reviewed to determine if the subject property is located in a methane or methane buffer zone. According to the map reviewed, the subject property is located within a methane buffer zone. Due to the potential environmental risk associated with construction in Methane Zones, the property owner may be required to conduct a methane assessment prior to the redevelopment of the subject property and methane mitigation systems may be required (Division 71 of the Los Angeles Building Code).

8.0 FINDINGS

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for Jade Enterprises (Client) for an industrial property located at 1155 and 1165 South Main Street, in Los Angeles County and the City of Los Angeles, California, Assessor's Parcel Numbers: 5139-017-015 and 5139-017-016. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

Site Description

According to our research and information provided by the Client, the following addresses have been found to be associated with the subject property: 1155, 1157, 1159, 1161, and 1165 South Main Street and 111 West 12th Street, Los Angeles, California. The subject property is located at the northern intersection of South Main Street and West 12th Street in the City of Los Angeles. The subject property is 0.33 acres in size and contains two single-story structures which are approximately 8,530 (1165 South Main Street) and 4,900 (1155 South Main Street) square feet in size, respectively. At the time of the site reconnaissance, the structure 1165 South Main Street was divided into five wholesale retail units: Ellie's Fashion (1159A South Main Street), Miss Handbag (1159B South Main Street), Fast Vehicle's Registration Services (1159C South Main Street), vacant space and Polly Trading Company (both 111 West 12th Street). The structure 1155 South Main Street was divided into three retail spaces: Pro Vision Sunglasses (1157 South Main Street) and S.H. Handbags Luggage Backpack (1155A and 1155B South Main Street). The exterior portions of the property consist of an enclosed asphalt paved parking area to the north. The surrounding area is mostly used for commercial purposes. Groundwater is estimated to be between approximately 30- and 40-feet below ground surface in the area of the site.

No significant hazardous material storage or recognized environmental conditions were observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to Andersen Environmental's interpretation of the historical research data, the subject property was undeveloped in 1906. In 1921, the south portion of the property (1165 South Main Street parcel) was improved with the existing commercial structure for automotive sales purposes. By 1927, the north portion (1155 South Main Street parcel) was utilized as a parking lot and the structure in the south portion was used for tire sales. By 1950, the structure in the south portion was utilized for tire sales and rebuilding operations and clothing manufacturing. The north portion had been improved with a small office structure and was utilized for automobile sales. By 1967, the clothing manufacturing operations had ceased and the space was utilized for commercial retail purposes. The tire sales and rebuilding operations remained until at least 1987. Sometime prior to 1987, the small office structure was demolished and the north portion was improved with the existing commercial structure. The structure was originally utilized for warehouse purposes. Historical occupants of 1165 South Main Street include: Perfect Tire Company (1927-1928), Crest Embroidery Company (1958), Novisoff & Sons Tire Company (1958), Nadler Sales (1976), and Winston Tire Company (1976-2004). In 2000, both structures were altered for use as apparel and accessory retail, including clothing stores, trading companies, and sunglasses retail. In 2013, one of the retail spaces was converted into office space. Historical occupants since 2000 have included: M&M Trading (2000), Ruida Enterprises Incorporated (2006-2008), SH Trading (2000-2013), ProVision Sunglasses Company (2000-2013), and Weseries (2013).

- The subject property was historically utilized for auto repair operations including tire rebuilding from 1906 to 2004. For more information, please refer to the Environmental Data Search Section below.

- The subject property was historically utilized for clothing manufacturing. However, as clothing manufacturing typically consists of garment cutting/sewing and does not typically include the use of solvents and oils, the former operations are not expected to represent a significant environmental concern to the subject property.
- Occupants of the commercial structure developed in the north portion of the subject property in 1986 were not determined for the period 1986 to 1999. According to building permit records, the structure was inspected as a warehouse in 1987 and by 2000 the structure was converted for commercial retail use. Based on the foregoing, the stringent regulatory oversight during this period (post-1980s) and the lack of evidence to suggest significant industrial operations at the structure, this limitation is not expected to represent a significant environmental concern for the subject property.
- Historical occupants were not determined for the commercial structure in the south of the subject property for period between 1928 and 1949. However, the structure was utilized for the same purposes in 1927 and 1950 (tire sales and repair). Based on the foregoing, it is assumed that the structure was utilized for the same purposes between 1928 and 1949 and this limitation is not expected to represent a significant environmental concern for the subject property.

Environmental Data Search

- **Winston Tire Company #51 (1161-1165 South Main Street)** – The subject property was listed on the Facility and Manifest Data (HAZNET) database. According to the listing, between 1993 and 2000, Winston Tire Company generated hazardous wastes including unspecified aqueous solution, oil/water separation sludge, aqueous solution with total organic residues less than 10 percent, and unspecified solvent mixture. Oil/water separation sludge is indicative of the presence of a clarifier at the subject property. During the site reconnaissance, the majority of the concrete floors in the structure formerly occupied by Winston Tire Company (1165 South Main Street parcel) were not observable. Please refer to the discussion of Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI) files below for more information.
- There are no properties within 100-feet of the subject property where a release is considered likely or a known release has occurred.
- In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.
- The Los Angeles Regional Water Quality Control Board (LARWQCB), Department of Toxic Substances (DTSC), South Coast Air Quality Management District (SCAQMD), Los Angeles Fire Department (LAFD) Hazardous Materials Division (LAFD HazMat), LAFD Central Industrial Unit (LAFD CIU), LAFD Underground Storage Tank Division (LAFD UST), Los Angeles County Department of Health Services, Public Health Investigations (LACDHS PHI), and City of Los Angeles Bureau of Sanitation (LABS) were contacted regarding contaminated groundwater, toxic substances, air emissions equipment, hazardous materials, underground storage tank and industrial wastewater files for the subject property. Additionally, the State Water Resources Control Board (SWRCB) GeoTracker, DTSC EnviroStor, and SCAQMD Facility Information Detail (FIND) databases were reviewed for files for the subject property.
 - According to a review of the databases and responses to our requests, there are no files for the subject property with the exception of the following:

- According to files provided by the LACDHS PHI, an inspection report from August 19, 1995 listed two 55-gallon drums of waste oil disposed by Evergreen Environmental, one 55-gallon drum of used oil filters, one 55-gallon drum of antifreeze, and 30 gallons of parts cleaner. A Notice of Violation was issued to Winston Tires for overflowing waste oil and antifreeze drums, and there were floor drains noted. The inspector asked about the presence of a clarifier, but it was not confirmed whether a clarifier existed or not. An inspection report from July 6, 1998 listed 30 gallons of parts cleaner disposed by Safety Kleen, 55 gallons of antifreeze disposed by Asbury Oil, and 100 gallons of waste oil and used oil filters disposed by Asbury Oil at the Winston Tires auto repair garage on the subject property. The subject property was historically utilized for auto repair operations including tire rebuilding from 1906 to 2004. Records pertaining to the use of hazardous materials for the auto repair tenants prior to 1995 were not available as they operated during a time when the regulatory measures governing the use of hazardous materials of this nature were not as stringent as they are today. Based on the long term duration of the auto repair operations onsite (approximately 98 years), likely use of hazardous materials during a time without stringent regulatory oversight, and documented drains and likely associated clarifier (preferential pathways to the subsurface), the former auto repair operations at the subject property are considered to be a recognized environmental condition.
- At the time this report was issued, no response has been received from LACDHS PHI for 1165 South Main Street. Additionally, no response has been received from SCAQMD for the address 1157 South Main Street. Should relevant information be obtained from these agencies subsequent to issuing this report, an addendum will be prepared and provided to the Client. However, based on the quality of information obtained from other sources, this limitation is not expected to significantly alter the findings of this investigation.
- The user did not provide Andersen Environmental any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property. An environmental lien search was not requested by the user; however, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

Additional Issues

- Based on the age of the structure associated with 1165 South Main Street (1921), there is a potential for asbestos containing building materials within the structure, however, no testing was completed as part of this report. Potential asbestos-containing materials include mastic associated with linoleum and tile flooring. The ACM appeared to be in good condition. Based on the age of the structure associated with 1155 South Main Street (1981), the potential for asbestos containing building materials within the structure is considered to be low. However, individual suspect materials would need to be tested in order to confirm the presence or non-presence of asbestos.
- Based on the age of the structure associated with 1165 South Main Street (1921), there is a potential for lead based paint within the structure. Painted surfaces appeared to be in good condition. However, no testing was completed as part of this report. Based on the age of the structure associated with 1155 South Main Street (1981), the potential for lead based paint within the structure is considered to be low.
- According to our research, radon potential at the subject property is considered low.
- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage.

- The City of Los Angeles Methane Zone map was reviewed to determine if the subject property is located in a methane or methane buffer zone. According to the map reviewed, the subject property is located within a methane buffer zone. Due to the potential environmental risk associated with construction in Methane Zones, the property owner may be required to conduct a methane assessment prior to the redevelopment of the subject property and methane mitigation systems may be required (Division 71 of the Los Angeles Building Code).

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, at 1155 and 1165 South Main Street, Los Angeles, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

Recognized Environmental Conditions (REC)

The potential for hazardous materials to impact the property subsurface from former auto repair operations at the subject property for 98 years (1906 to 2004) with documented drains and likely associated clarifier represents a REC.

Historic Recognized Environmental Condition (HREC)

In our opinion, no HRECs were revealed during the course of our assessment

Controlled Recognized Environmental Condition (CREC)

In our opinion, no CRECs were revealed during the course of our assessment.

RECOMMENDATIONS

Based on the foregoing, a Phase II Environmental Site Assessment is recommended.

SIGNATURES

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

Prepared by:

Date: March 19, 2014



Gareth Howell
Project Manager

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed By:

Date: March 19, 2014



Nicole J. Rivera
Senior Project Manager

REFERENCES

ASTM, 2013. Subcommittee E50.2 Commercial Real Estate Transactions, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, Designation E1527-13, West Conshohocken, PA 35pp.

ASTM, 2010. Subcommittee E50.2 on Real Estate Assessment and Management, “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions”, Designation E2600-10, West Conshohocken, PA 33pp.

Environmental Data Resources, Inc., 2013. The EDR – Radius Map with GeoCheck®, Inquiry No. 3869664.2s, Milford CT, 246 pp.

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Environmental Data Resources, Inc., 2013. The EDR – Aerial Photography Print Service, Inquiry No. 3789521.5 Milford CT, 16 pp.

California Department of Conservation, Division of Mines and Geology - <http://gmw.consrv.ca.gov>

California Department of Conservation, California Geologic Survey - <http://www.consrv.ca.gov/CGS>

California Department of Water Resources, Individual Basin Descriptions - <http://www.groundwater.water.ca.gov/bulletin118>

Google Earth - <http://earth.google.com/>

Navigate LA - <http://navigatela.lacity.org/>

RealQuest- <http://www.realquest.com/jsp/rq.jsp?action=switch&page=main>

Los Angeles County Office of the Assessor - <http://maps.assessor.lacounty.gov/>

GeoTracker - <http://geotracker.waterboards.ca.gov/>

APPENDIX I
ILLUSTRATIONS

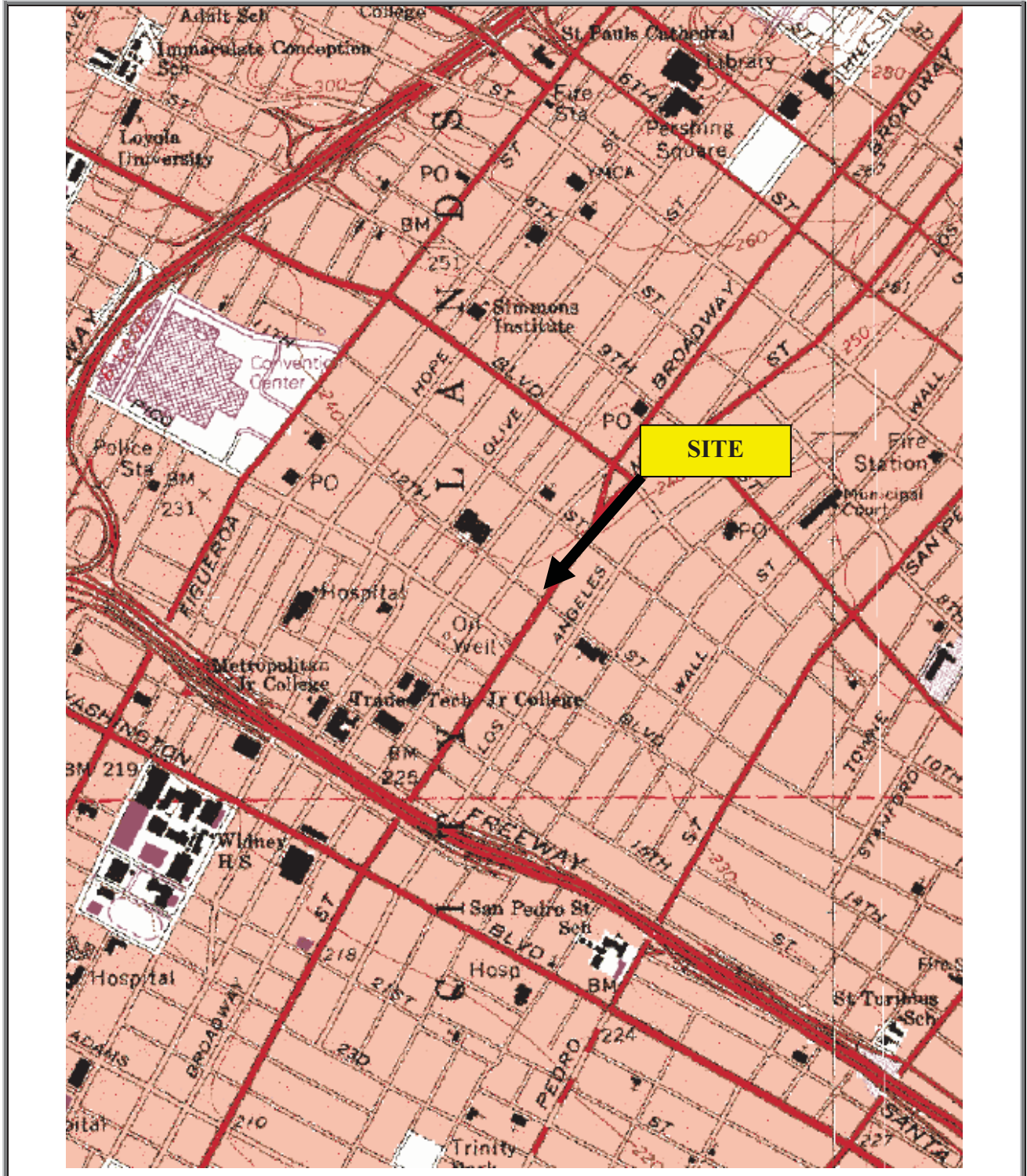


Figure 1: TOPOGRAPHIC MAP

Source: USGS Hollywood, CA 7.5 minute
Quadrangle Map

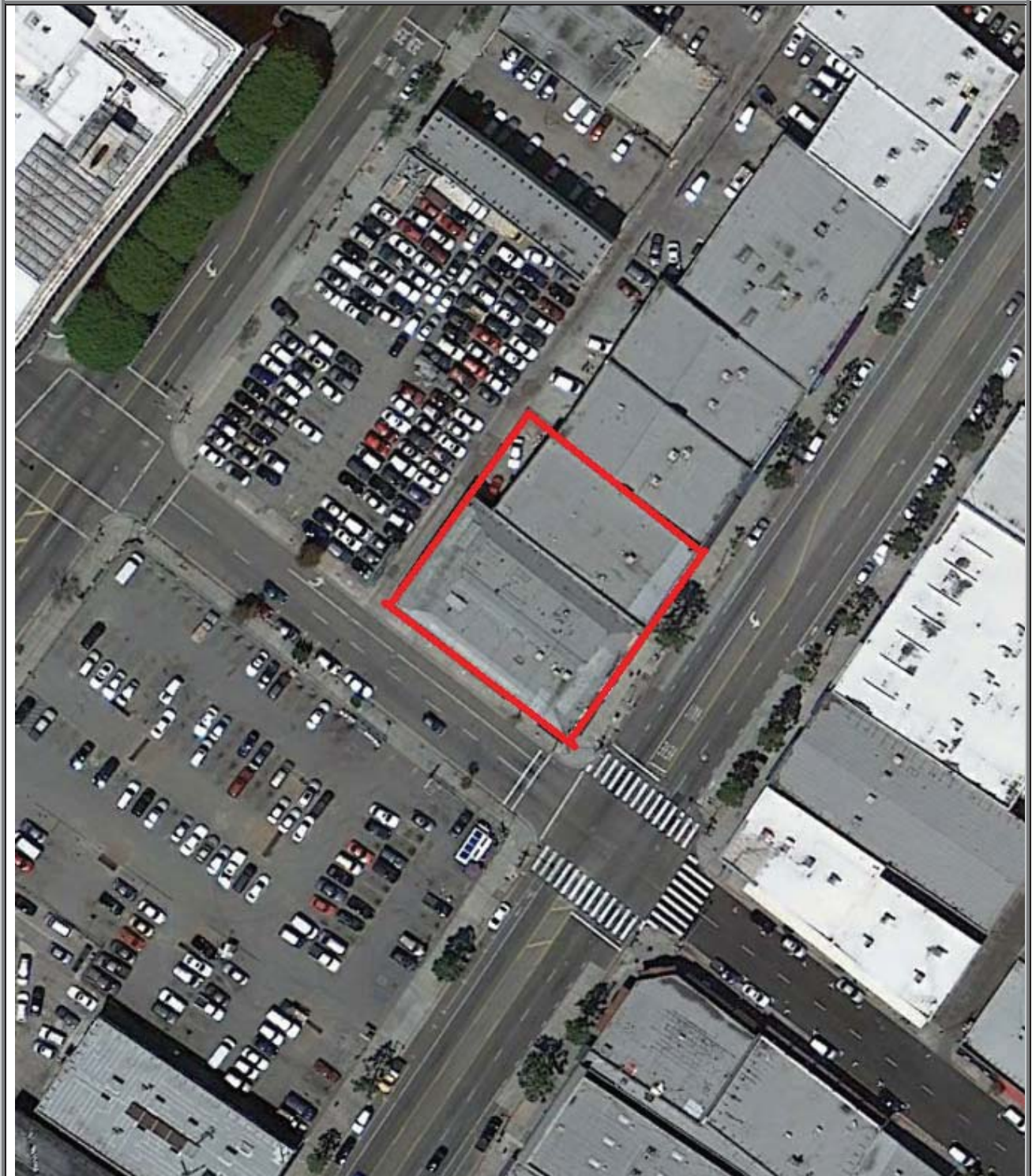


Figure 2: Site Location Map

Source: Google Maps ©

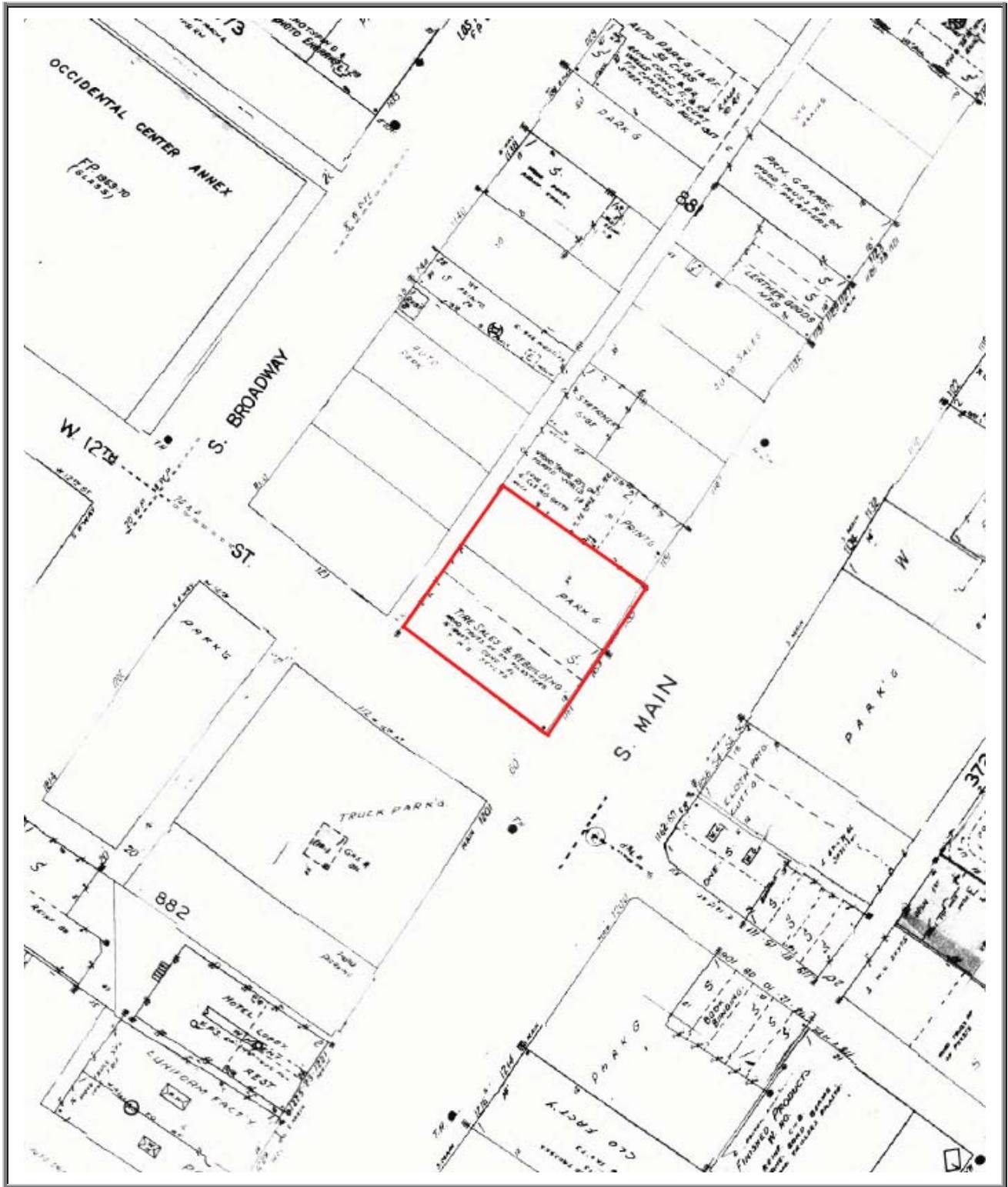


Figure 5A: 1970 SANBORN MAP

Source: EDR



Figure 5B: 1960 SANBORN MAP

Source: EDR

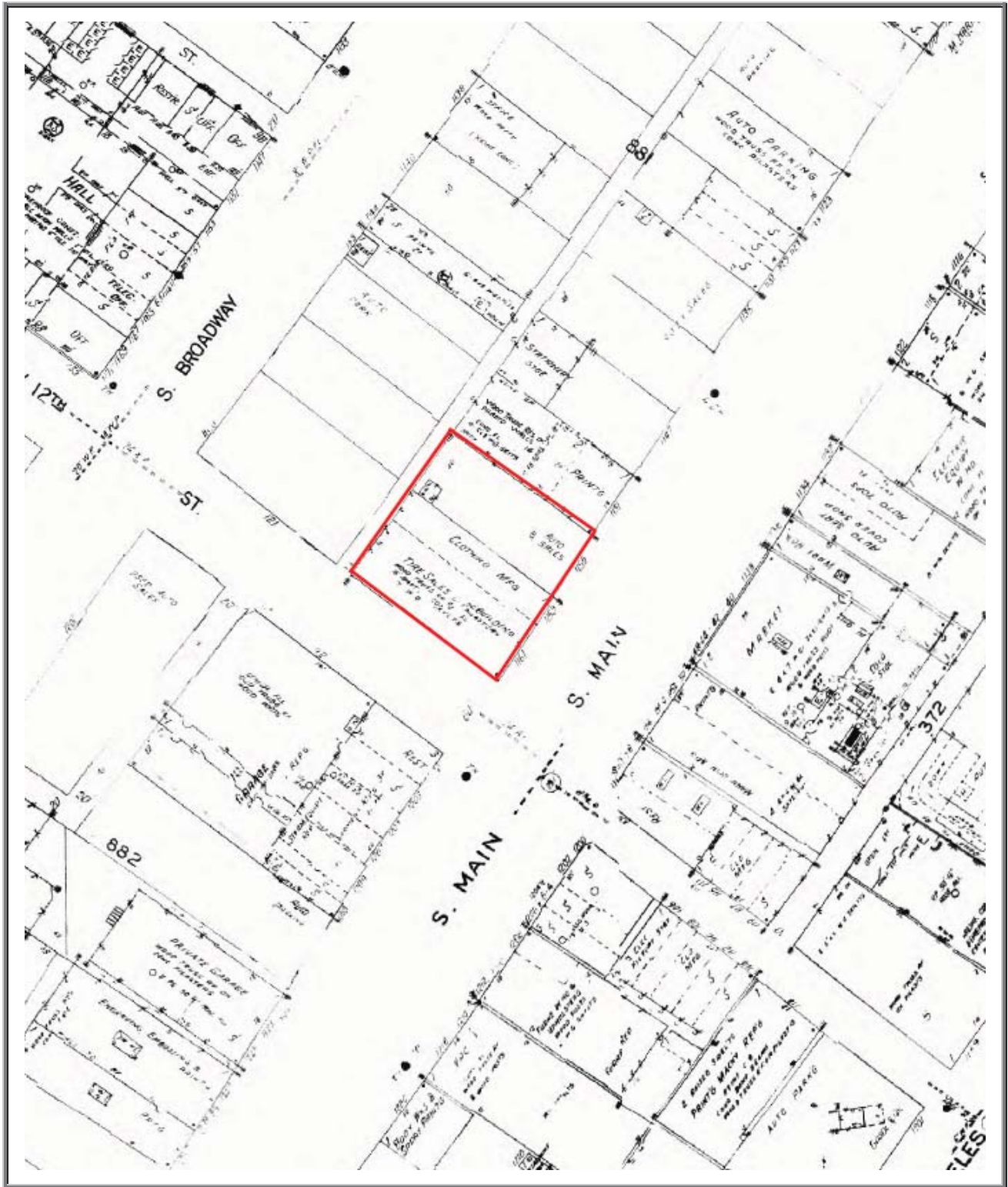


Figure 5C: 1953 SANBORN MAP

Source: EDR

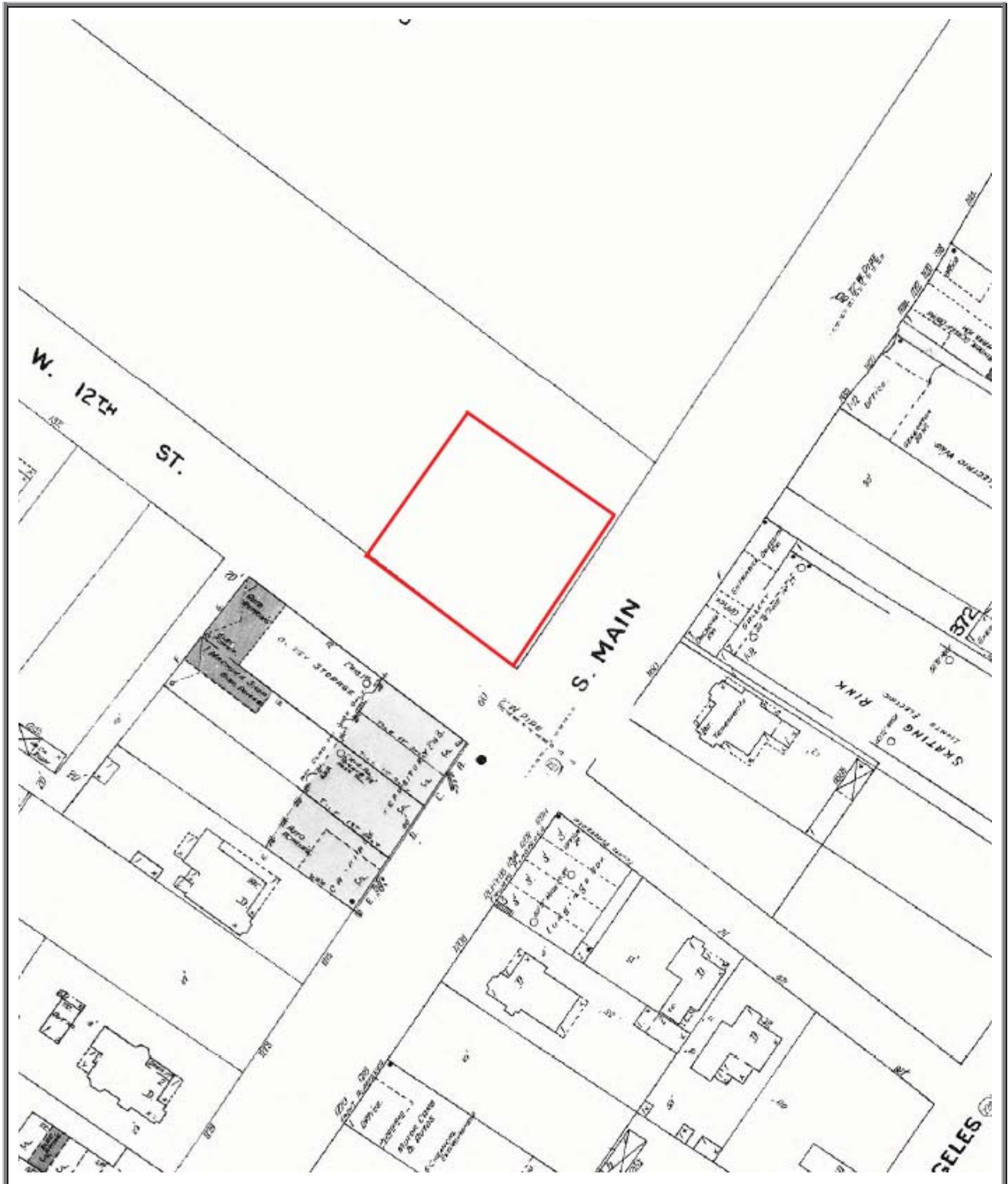


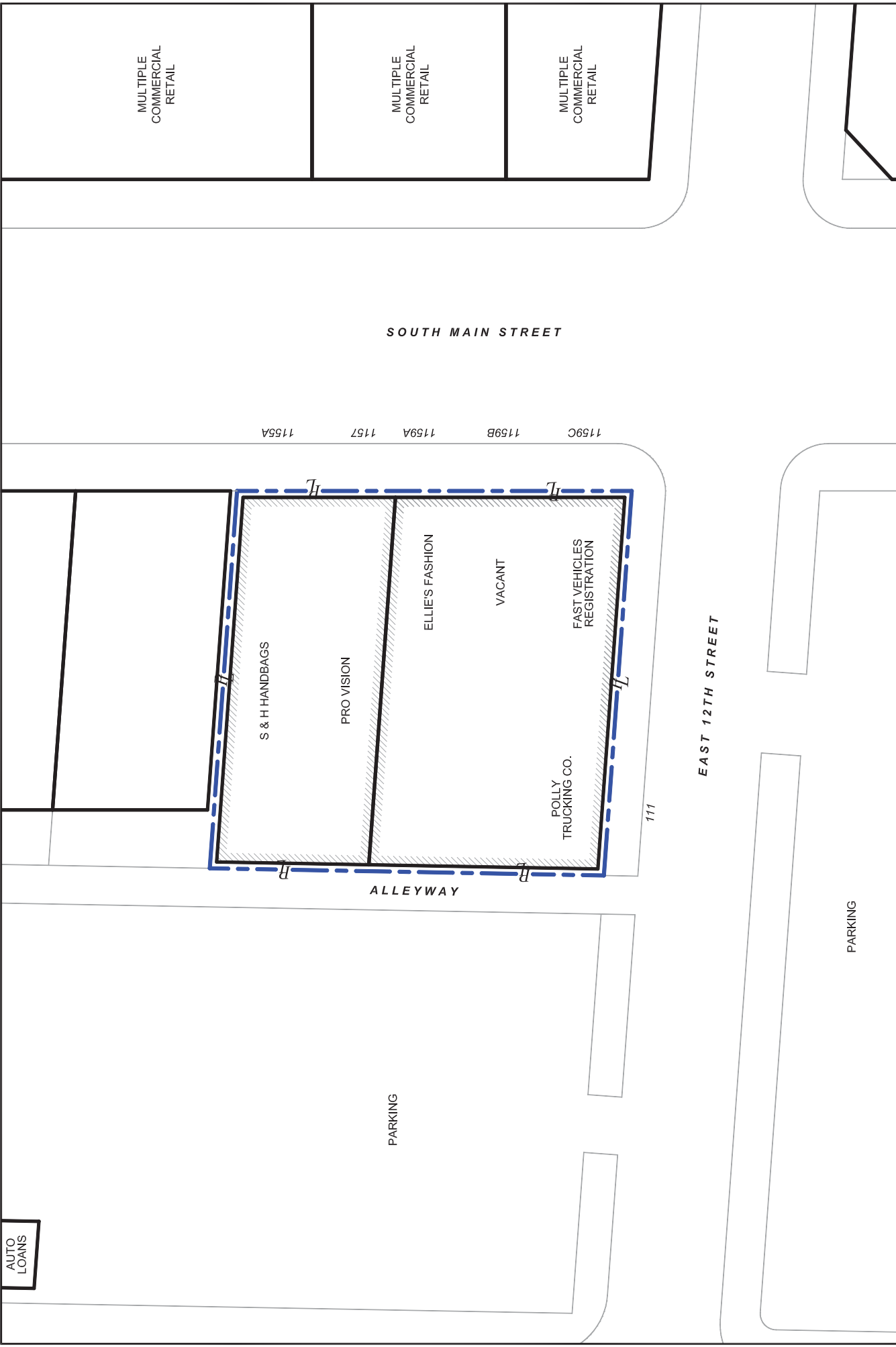
Figure 5D: 1906 SANBORN MAP

Source: EDR

APPENDIX II
RADIUS MAP REPORT

APPENDIX III
SUPPORTING DOCUMENTATION

AUTO
LOANS



MULTIPLE
COMMERCIAL
RETAIL

MULTIPLE
COMMERCIAL
RETAIL

MULTIPLE
COMMERCIAL
RETAIL

SOUTH MAIN STREET

1155A 1157 1159A 1159B 1159C

S & H HANDBAGS

PRO VISION

ELLIE'S FASHION

VACANT

POLLY
TRUCKING CO.

FAST VEHICLES
REGISTRATION

111

ALLEYWAY

EAST 12TH STREET

PARKING

PARKING

LEGEND



FIGURE 3

SITE PLAN

ADDRESS: 1155 & 1165 SOUTH MAIN STREET
LOS ANGELES, CALIFORNIA 90015

| | |
|--------------|------------------------|
| SOURCE: | ANDERSEN ENVIRONMENTAL |
| PROJECT NO.: | 1402-398 |
| DRAWN BY: | JOHN ESCALONA |
| CHECKED BY: | GARETH HOWELL |
| DATE: | 03/12/2014 |



APPROX. SCALE: 1"= 40'
0' 20' 40'

AE ANDERSEN
ENVIRONMENTAL

Figure 4: SITE PHOTOGRAPHS



Photo 1: Subject Property



Photo 2: North adjoining property

Figure 4: SITE PHOTOGRAPHS



Photo 3: Northeast adjoining property



Photo 4: Southeast adjoining property

Figure 4: SITE PHOTOGRAPHS



Photo 5: Northwest adjoining property

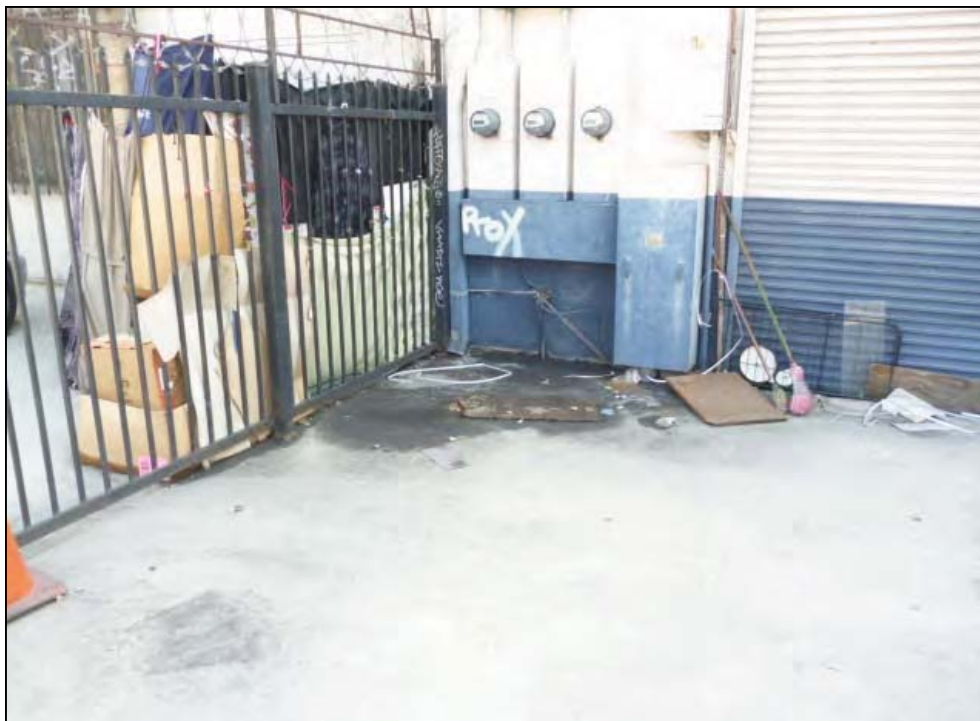


Photo 6: Exterior portion of subject property

Figure 4: SITE PHOTOGRAPHS



Photo 7: Interior of Ellie's Fashion



Photo 8: Interior of Miss Handbag

Figure 4: SITE PHOTOGRAPHS



Photo 9: Interior storage area of Polly Trading Company



Photo 10: Box clutter within Polly Trading Company

Figure 4: SITE PHOTOGRAPHS



Photo 11: Box clutter within Polly Trading Company



Photo 12: Interior of vacant unit

Figure 4: SITE PHOTOGRAPHS



Photo 13: Office space on the mezzanine level



Photo 14: Retail space of S.H. Handbags Luggage Backpack