



Environmental Documents

**Request 13: Documents given to
contractors regarding environmental issues
at West Los Angeles**



79. Phase I, Environmental Site Assessment,
Brentwood School (Jan 2000)



FINAL REPORT

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
BRENTWOOD SCHOOL
LEASE AREA
VETERANS ADMINISTRATION
HOSPITAL
11301 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA**

Prepared for
Coastal Safety and Health Services, Inc.
2621 Manhattan Avenue, #155
Hermosa Beach, California

January 3, 2000

URS Greiner Woodward Clyde

2020 East First Street, Suite 400
Santa Ana, California 92705
5709970030

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4 January 2000

Coastal Safety & Health Services
2625 Manhattan Avenue
P.M.B. 155
Hermosa Beach, Ca. 90254

Attention: Mrs. Kathy Shirtz

**SUBJECT: SUBMITTAL OF FINAL PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

Dear Kathy:

Attached with this letter you will find one copy of the Final Phase I Environmental Site Assessment (ESA) for the Brentwood School lease area at the Veterans Administration (VA) Medical Center Facility located in Los Angeles, California. This final report incorporates modifications to the document based on comments received December 30, 1999 from your office.

With regard to your comment on "Appendix B, Figure Showing Disturbed Soils: why was an Aerial Photo Base 8-15-49 used in this section as opposed to a later one?" The 1949 photo was 1) readily available for use, 2) at a better scale for comparison, 3) positioned to show the site area on a single photo, and provided better resolution of details. The 1993 photograph would have required several weeks to obtain delaying delivery of the draft report. In response to your second comment a table has been added to Appendix B specific to the photographs reviewed and the first paragraph of section 4.3 of the text has been modified to improve clarity on the purpose of Appendix B.

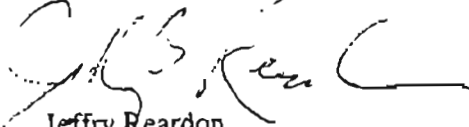
As mentioned previously this ESA does not address concerns previously expressed to you by phone concerning which California Education Codes are applicable to private schools located on federal facilities. URS Greiner Woodward Clyde recommends the VA seek legal council to determine whether there are potential issues associated with leasing this property to the school for the proposed land use. Some form of indemnification by the VA might be sought.

January 4, 2000
Coastal Safety & Health Services
Page 2 of 2

URS Greiner Woodward Clyde

Should you have any questions or additional comments, please free to contact me or Paul Ryan at your convenience at [REDACTED]

Very truly yours,
URS GREINER WOODWARD CLYDE



Jeffrey Reardon
Project Manager/Geologist
Enclosure



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1.1 PROJECT BACKGROUND

URS Greiner Woodward-Clyde (URSGWC) was retained by Coastal Safety and Health Services to conduct a Phase I Environmental Site Assessment (ESA) of the arroyo area adjacent to the VA Hospital (the Property) located at 11301 Wilshire Boulevard in Los Angeles, California (Figure 1). The VA Hospital plans to lease the property to Brentwood School to be redeveloped as recreational fields. This ESA was performed in accordance with our proposal, dated November 5, 1999.

1.2 PROJECT OBJECTIVE

The objective of the Phase I ESA is to identify "recognized environmental conditions" that may exist on the Property. ASTM Practice E-1527-97, Standard Practice for Environmental Site Assessment Process, defines recognized environmental conditions as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The extent of research to identify recognized environmental conditions is limited by the scope of services.

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2.1 PHASE I ESA

The scope of services conducted for this Phase I ESA consisted of the following tasks:

- Site Reconnaissance - A site reconnaissance was conducted by a URSGWC environmental professional experienced in hazardous material surveys. Surface conditions and current activities at the Property and adjacent properties were observed. An inventory of potential contamination sources on, and adjoining the Property, was completed on the basis of visual observations.
- Records Review and Interviews - During the records review, information was obtained from private firms and public agencies to assess whether current and past property usage within the study area may have created a potential for contamination of the Property. The study area for the records review is based on the ASTM Practice and consists of the following:
 - One-Mile Radius - Federal National Priority List (NPL) Site List, State Equivalent NPL Sites, Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) facilities List, and Corrective Action RCRA Treatment Sites.
 - One-Half Mile Radius - Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list, Federal RCRA non-Corrective Action Report (non-CORRACTS) TSD facilities list, State Equivalent CERCLIS list, State landfill and/or solid waste disposal Site lists, and State Leaking Underground Storage Tank (LUST) lists.
 - One-Quarter- Mile Radius - State registered UST lists
 - One-Eighth-Mile Radius - Federal RCRA generators, Federal Emergency Response Notification System (ERNS) list.
- URSGWC subcontracted the database search to Environmental Data Resources, Inc. (EDR). We also used interviews, either in person or by telephone, with public regulatory agencies who have oversight of environmental activities which may have occurred on the Property. Other sources of information included historical topographic maps and aerial photographs.
- Evaluation, Analysis, and Report - Information collected during the above activities was evaluated and analyzed. This ESA report addresses our findings, and presents our conclusions and recommendations.

This Phase I ESA report was performed in accordance with ASTM Practice E-1527. No exceptions to or deletions from the scope of work as described in the ASTM Practice document were conducted.

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3.1 LOCATION AND TOPOGRAPHY

The Property is located within the arroyo and adjacent area located northwest of the VA Hospital in Los Angeles, California (Figure 1). The arroyo is bordered by Brentwood School to the north, condominiums to the south, athletic fields and courts to the east and the Brentwood Post Office and Brentwood Park to the west. The Property occupies approximately 450 acres and generally slopes to the southeast. According to the U.S. Geological Survey Beverly Hills Quadrangle map, the Property is located at elevations of 380 to 460 feet above sea level (USGS, 1972, photorevised 1994).

3.2 SITE IMPROVEMENTS

The Property is currently undeveloped with no existing above ground structures. With few exceptions the entire Property is covered with native grass and uncultivated brush. Where recent grading has occurred backfill material is exposed.

3.3 ENVIRONMENTAL SETTING

3.3.1 Regional Geology

The site lies in the Sawtelle Plain of the Coastal Plain of Los Angeles County, almost equidistant from the Charnock fault to the southwest and the Overland Avenue fault to the southeast (approximately ¼ mile to either fault). The Sawtelle Plain was formed by streams draining the Santa Monica Mountains which eroded and filled the area. It is considered an alluvial apron and is composed of a layer of alluvium 30 to 40 feet deep.

Two major fault systems, the San Andreas Fault System and the Newport-Inglewood Structural Zone affect the Los Angeles Region including the site area. Both of these fault systems have been responsible for major earthquakes in the past 65 years. The San Andreas Fault System is located approximately 50 miles northeast of the site while the Newport-Inglewood Structural Zone is located approximately 5 miles southeast of the site (Bryant, 1995).

3.3.2 Regional Hydrogeology

Underlying the Sawtelle Plain is the Santa Monica Basin which contains the San Pedro Formation's Silverado Aquifer. The Silverado Aquifer is composed of mostly sand and gravel with a little clay and ranges from approximately 150 feet to 250 feet below ground surface at the site. The groundwater in the Santa Monica Basin flows mainly to the south (Bryant, 1995). The

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SECTION THREE

Site Description

groundwater level at Los Angeles County Department of Public Works (LACDPW) Well No. 2524, located approximately 1 mile west of the site, was measured at 72.3 feet below ground surface on October 27, 1989. LACDPW Well No. 2535J, located approximately 1.5 miles southwest of the site, was measured at 43.6 feet below ground surface on April 30, 1994.

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Identification of historical uses of the Property are based on the review of previous reports, USGS topographical maps, aerial photographs, and Sanborn maps. Site reconnaissance and interviews also has provided relevant historical information about the Property and are discussed in the following sections.

4.1 REVIEW OF PREVIOUS REPORTS AND RECORDS

URSGWC reviewed numerous reports and documents associated with the arroyo. Table 1 lists and summarizes documents reviewed. A summary of the Environmental Impact Report prepared for the construction of the Barrington Recreation Center, URS Consultants Preliminary Assessment for the VA Hospital, and URSGWC limited soil investigation are summarized below.

Environmental Impact Report for the Barrington Recreation Center

In 1982, an EIR for the Barrington Recreation Center Addition was prepared. The Barrington Recreation Center is located along the western half of the arroyo, east of the U.S. Post Office. The EIR addressed environmental issues associated with the prior disposal of low-level radioactive biomedical waste by the VA Hospital from 1952 through 1968 and the dumping of construction debris from the previous Wadsworth/Brentwood Medical Facility in 1971.

Radioactive biomedical Waste

The EIR states that the radioactive biomedical waste, generated as a result of medical research programs, were disposed of by the VA Hospital from 1952 through 1968 in the arroyo. Prior to 1960, there were no regulations governing the disposal of radioactive biomedical waste, therefore no records exist for dumping that occurred from 1952 to 1960. Documented radioactive biomedical waste disposed of in the arroyo consisted of radionuclide tracers, radiopharmaceuticals, contaminated papers and rags, syringes, labware, planchets, small animal excreta and carcasses, liquid wastes consisting of liquid scintillation "cocktails" (approximately 350 to 400 gallons of toluene and 1,4-dioxane), and liquid scintillation counting vials.

The VA averaged approximately seven burials per year from 1960 through 1968. The waste materials were disposed of over approximately two acres on the northwestern portion of the Brentwood Medical Center. The waste was buried in trenches at three locations to depths of approximately six to eight feet below grade and covered with compacted fill material. The waste was put directly in the trench or placed in a waste receptacle (a polyethylene bag or laboratory safety canister).

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SECTION FOUR

History of Site Uses

In 1968, the VA contracted a commercial waste hauler to transport and dispose of the waste to an authorized landfill.

Technical experts were contracted to make a radiological health assessment for the proposed Barrington Recreational Center. From 1981 to 1983 numerous investigations, including the collection of groundwater and soil samples and a Nuclear Regulatory Commission (NRC) survey, were conducted to evaluate the potential risk associated with the previously buried waste. The EIR concluded "that the buried biomedical wastes would not pose any undue health risk to the public, and that the proposed recreation facility could be developed without any land use restrictions."

Wadsworth Hospital/Brentwood Medical Center Debris

In 1971, the Wadsworth Hospital was declared unsafe due to earthquake damage sustained during the San Fernando earthquake. The hospital was demolished and tons of concrete debris, reinforced steel from building structures, and thousands of cubic yards of soil were dumped and spread over the unused VA property (including former biomedical waste sites) now beneath the Barrington Recreation Center.

URS Consultants Preliminary Assessment for the VA Hospital, Los Angeles, California

In 1995, URS Consultants was contracted by the US EPA to conduct a review of Federal Facility Preliminary Assessment (PA) documentation at the Veterans Administration Medical Center and evaluate the site using the EPA's Hazard Ranking System (HRS) criteria. The HRS assesses the relative threat associated with actual or potential releases of hazardous substances from the site.

URS states the following in their PA of the VA Hospital:

- Groundwater pathway is potentially a pathway of concern. The buried radioactive materials may degrade naturally into the environment. Solvents, such as 1,4-dioxane, are potentially available to migrate into the underlying aquifer. In addition, no groundwater samples have been collected on-site to establish an observed release of hazardous substances.
- Radioactive biomedical and solvent waste is not exposed at the former burial location on-site, and is covered by up to 20 feet of soil and/or demolition materials from buildings.
- The site is restricted from public access by a 20-foot-high fence, is vegetated, and has some demolition materials exposed at the surface.
- There are no workers, residences, schools, day care facilities, or sensitive environments on-site or within 200 feet of the buried radioactive and solvent waste materials.

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SECTION FOUR

History of Site Uses

URS Greiner Woodward Clyde

A limited subsurface investigation was conducted by URSGWC in September 1999. The purpose of the investigation was to evaluate the shallow soil conditions to 30 feet bgs within the old and new fill areas located in the arroyo. "Old fill" was removed from a stockpile in 1997 and "new fill" was removed from the stockpile in 1999.

One soil sample collected from 15 feet bgs contained hydrocarbons less than 30 mg/kg. No benzene, toluene, ethylbenzene, or xylenes (BTEX) or methyl-tert-butyl-ether (MTBE) were detected.

Coastal Safety and Health Services, Inc.

Coastal Safety and Health Services, Inc. performed a limited subsurface soil sampling at 34 locations in the arroyo. Soil samples were collected from the helipad area and in the backfill placed in the Phase I and Phase II Storm Drain Project area. Soil samples were analyzed for total petroleum hydrocarbons (TPH) (gasoline or diesel) and for copper and lead. In all samples, TPH was reported below detection limits and copper and lead concentrations were below the Toxic Threshold Limit Concentration.

4.2 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps prepared by the U.S. Geological Survey in 1898, 1950, 1972, 1981 (photorevised from 1972), and 1994 (photorevised from 1972) for the U.S. Geological Survey Santa Monica (1898) and Beverly Hills (1950, 1972, 1981, and 1994), California Quadrangle maps were reviewed. Copies of these maps are provided in Appendix A.

No buildings or structures appear to be located on the Property or on adjacent properties as shown on the 1898 map. The subject property is located on San Jose De Buenos Ayres land. A reservoir is observed directly north of the subject property and a stream is observed on the subject property. The National Soldiers Home is shown on the map approximately 17 miles southeast of the subject property. Sepulveda Boulevard is observed.

On the 1950 map, the Property remains undeveloped. The U.S. Veterans Administration hospital (VA Hospital) is observed southeast of the arroyo and now encompass the Soldiers Home. The Urban Military Academy is shown north of the subject property. One water tank is observed on the eastern side of the arroyo, north of the VA Hospital. The reservoir located north of the subject property is no longer observed. The stream is still observed passing through the subject

property. Sepulveda Boulevard, Sunset Boulevard, San Vicente Boulevard, and Wilshire Boulevard are observed.

In the 1972 map, the Property is still undeveloped. The Urban Military Academy has been renamed the Brentwood Military Academy and additional structures are observed southwest of the school. The VA Hospital structures remain the same. Two small structures are observed on either side of the water tank and two additional smaller tanks are observed along the eastside of the arroyo. Additional structures are observed along the west and south ends of the arroyo. The San Diego Freeway is observed east of the site.

The 1981 (photorevised) map remains the same except the large water tank has been removed. The VA Hospital has been renamed the Wadsworth Hospital Center. The 1994 (photorevised) map remains unchanged.

4.3 AERIAL PHOTOGRAPHS

Historical aerial photographs for the years 1927, 1928, 1940, 1944, 1946, 1947, 1948, 1949, 1950, 1951, 1954, 1956, 1957, 1958, 1969, 1970, 1972, 1979, 1986, 1988, 1990, and 1993 were reviewed by URSGWC. Photographs were reviewed at Whittier College (Fairchild Collection) and Continental Aerial Photography, Inc. in Los Alamitos, California, respectively. A detailed summary of the aerial photograph review is provided in Table 2. In order to depict the locations of disturbed soils relative to the proposed future land use, a series of figures were prepared using the August 14, 1949 aerial photograph as the base and superimposing on Scheme D (provided by Brentwood School through the VA) for the proposed Brentwood School Athletic Complex and are provided in Appendix B. Disturbed soil areas, as observed in aerial photographs for each of the review years, were then transposed on the base figure and are summarized in Table B.

In general, the historic aerial photograph review indicated that in the area of the proposed athletic complex, the subject property remained undeveloped and vacant from 1927 through 1995. The property appeared to be covered by natural vegetation with light patches of dirt. Disturbed soils were observed at various locations and were concentrated west of the main hospital building and in the northern section of the arroyo. Due to the scale of the aerial photographs, it is uncertain as to the exact type of activity that was being performed in these areas, but that the vegetation and soil appear to have been impacted.

4.4 SANBORN FIRE INSURANCE MAPS

No coverage was available for the subject property. A copy of the letter indicating non-availability of Sanborn Maps for the Property is provided in Appendix C.

4.5 OIL AND GAS MAPS

The site is located on Munger Oil and Gas Map book (1997 edition) page W-62 and is not located within an identified oil field. The closest oil well to the site, ARGO & Aladdin. Adhoc 179-1, '78-12,085', is located approximately 3,200 feet from the southeast corner of the site (Munger, 1997). The Munger Map Book is published by the Munger Map Company located in Los Angeles, California. The Munger Map Book provides information about the location and type of petroleum oil and gas wells found in California. This information is based on data provided by the State of California Department of Natural Resources (division of oil and gas), oil operators, USGS, Munger Oilgram, and other journals.

4.6 INTERVIEWS**4.6.1 Mr. Joe Cotta, Geosoils Corporation**

URS Greiner Woodward Clyde interviewed Mr. Joe Cotta, a project geologist with Geosoils Corporation (Geosoils) located in Van Nuys, California. The interview took place at the office of Geosoils on December 10, 1999 and continued by phone on December 14, 1999. Mr. Cotta had been previously retained by Brentwood School to perform a Phase I Investigation of the 20 acre site (the Property) on Veterans Administration (VA) land adjacent to the school. Mr. Cotta's investigation was placed on hold at the end of November 1999 when the VA hired URS Greiner Woodward Clyde to perform a Phase I Assessment on its behalf through Coastal Safety and Health Services, Inc.

Mr. Cotta indicated that he had talked with various VA personnel in Contracting (Mr. John Wilson), Property (Mr. Markus Tabula), and Health and Safety (Ms. Lyn Peterson and Ms. Jenny Gonzales) during the initial phase of his investigation. He indicated that none of these people were aware of any on-site disposal practices at the VA Hospital site in the past. NRC documents provided subsequently by the VA were the result of his inquiries at the hospital.

Mr. Cotta contacted various City of Los Angeles Departments responsible for handling solid waste and environmental issues. Disposal sites at the VA Hospital had been listed on early (1948 and 1954 - 1956) landfill maps under the designation 19-AR-5108. A no further action was given based on the EIR recommendation for the Barrington Recreation Center site.

Mr. Cotta also contacted the subcontractors who installed the 2,500 feet of storm drain system placed in the arroyo. He talked with the general contractor and various foreman who directed Phase I of the project. They indicated that significant refuse was found at depth that appeared to have been there for many years. His contacts indicated that the material consisted of among other things plastics, metal pipes, brick, headstones, asphalt, rebar, bottles, toys, and hospital syringes. The syringes were often in plastic bags. No animal remains were identified. Most of the refuse was stated to be located on the west side of the arroyo. The foreman indicated that there was so much unsuitable material (refuse) that the project was temporarily shut down until directed by a federal official (name unknown) not to excavate further and continue with a modified installation plan. The modified plan provided for the use of 3 to 4 feet of crushed asphalt to be placed over those areas with remaining unsuitable material to support the drain pipe.

Mr. Cotta indicated subcontractor personnel stated that trash was encountered closer to the surface during the 2nd Phase of the drain installation.

Additionally, Mr. Cotta indicated that he observed construction debris (concrete and rebar) to be protruding from the west slope of the existing arroyo, near the southern end of the Property, in the area of the Barrington Recreation Center during his site reconnaissance.

4.6.2 Mr. Benjamin Crockett, Valenzuela Engineering

URS Greiner Woodward Clyde interviewed Mr. Benjamin Crockett, previously the Acting Assistant Chief of Engineering at the VA Hospital, now working for Valenzuela Engineering, located in Santa Maria, California. Mr. Crockett worked within the Engineering Group at the VA Hospital from 1963 to 1995. The interview was by telephone on December 20, 1999. Mr. Crockett was questioned concerning disposal practices at the VA Hospital during his tenure.

Mr. Crockett indicated that prior to 1971 the whole arroyo was used as a general dump by the three VA facilities (Brentwood Hospital, Extended Care Hospital, and the Wadsworth Hospital) that existed on the property at that time. These three facilities had their own Engineering Groups and controlled their disposal practice somewhat independently from each other but were under the general guidance of a Regional Director. To his knowledge, during his years in the Engineering Group, nothing was buried in the area to the east of the arroyo and west of the water tanks. However, he could not guarantee that nothing was placed there during this period due to the number of departments that used the area for various purposes. Also, Mr. Crockett indicated that prior to when he began work with the Engineering Group dumping may have occurred in

areas to the east of the arroyo. The three VA facilities were combined into one facility between the late 1960s and the early 1970s.

To his re-collection hazardous waste materials (bio-radioactive waste) were contracted for off-site disposal sometime in the mid-to late 1960s. Mr. Crockett recalled that the area east of the arroyo had been used extensively to stockpile soil for various projects between the early 1960s and mid-1990s.

Demolition materials from the old Wadsworth Hospital demolished following the 1971 San Fernando Earthquake were placed in an area now beneath the Los Angeles City Barrington Recreation Center to the west of the arroyo.

4.6.3 Mr. Paul Paxton, Burhoe Construction

URS Greiner Woodward Clyde interviewed Mr. Paul Paxton (nick named Peanuts), a foreman for Burhoe, a subcontractor to Valenzuela Engineering, located in Santa Maria, California. The interview was by telephone on December 20, 1999. Mr. Paxton was a foreman who worked on the Phase I Storm Drain Installation Project which bisected the Property on VA Hospital land.

Mr. Paxton was questioned with regard to statements made during his previous interview with Mr. Joe Cotta. He indicated that during cleanout activities in the arroyo for installation of the Phase I storm drain, hospital type related waste including hypodermic needles and syringes were encountered in an area roughly 200 to 300 feet south of the Brentwood School student parking lot. He indicated that the debris pile was probably no more than 5 feet thick by less than 100 feet long. Other refuse uncovered during the cleanout operation of the arroyo tended to be typical residential trash.

Mr. Paxton indicated that to his re-collection the staging area for this project was immediately adjacent to the asphalt road that parallels the eastside of the arroyo. He indicated that no soil was stockpiled adjacent to the road and the only backfill placed into the arroyo was provided by the VA. This included some soil previously stockpiled near the edge of the arroyo that was pushed over the drain pipe during backfilling operations.

SECTION FIVE

Site Reconnaissance

URSGWC personnel conducted a site reconnaissance of the Property on November 29, 1999 and December 15, 1999 to identify current site uses and potential sources of hazard substances on site and off site. Surface conditions and current activities on the Property were observed during the site walk. Photographs were taken of site features and are included in Appendix D. No access limitations were encountered at the time of the site reconnaissance.

The Property was undeveloped and covered with brush and vegetation. The site is primarily located within a broad arroyo, partly the result of filling and grading work. No streams, ponds, or any kind of surface water were observed at the Property during the reconnaissance. However, some evidence of rainwater ponding was observed in the field just south of the school parking lot. An underground drain carries storm water off-site. Runoff is collected at inlets located at low points placed at intervals of 300 to 400 feet along the 2500 foot drainage structure. One unpaved and one partly paved road cut across the southern end of the Property and roughly parallel the arroyo on the east and west sides (Figure 2). The roads converge just north of the Property at the Brentwood School. At the southern junction of the roads, construction debris, including concrete and rebar were observed along the road cut just east of the Barrington Recreation Center. Besides the construction debris, no other debris were observed. Additionally, no stressed vegetation or indications of impacted conditions were observed.

No underground storage tank (USTs) or above ground storage tanks (ASTs) were observed on the Property. No water wells were observed on the Property. However, two above ground water tanks are located near the golf course to the east of the Property.

There are no above ground utility services to the Property. A twenty foot high fence separates the Los Angeles City Park on the west from the arroyo area.

Adjacent properties consist of the Barrington Recreation Center and Post Office facility on the west, the Brentwood School on the north, a golf course and Japanese Gardens on the east, and the VA Hospital and associated athletic fields to the south (Figure 2).

The purpose of the records review was to assess the potential presence of hazardous substance contamination on the Property as a result of activities conducted on properties within the study area defined in the Scope of Services section of this report. The database and records reviews were limited to information searched by Environmental Data Resources, Inc. (EDR), an independent information service and information available from public sources.

6.1 DATABASE REVIEW

URSGWC utilized EDR to provide a report of available government databases of information pertaining to sites that use, store, treat, generate, dispose of or otherwise handle hazardous substances. A list of the databases reviewed for this Phase I ESA, a description of the information they contain, and figures showing the locations of the listed are included with a copy of the EDR report in Appendix E.

The results of the database review are summarized below with a detailed discussion for any properties that are adjacent to the arroyo:

- The subject property was listed on the Solid Waste Feasibility/Landfill (SWF/LF) database searched by EDR. The SWF/LF database records typically contain an inventory of solid waste disposal facilities or landfills. The database lists the operator status of the site as being 'closed.' The property was listed as the Veteran's Administration Medical Center 330 South Barrington Avenue.
- Two properties are listed on the CHMIRS (California Hazardous Materials Incident Reporting System) database within one mile from the property. The CHMIRS database contains information on reported hazardous material incidents (accidental releases or spills). The following sites and their locations are as listed: S/B 405 FY X Moraga and 884 South Barrington Avenue.
- Four sites within approximately one mile from the Property are listed on the CORTESE database. The database compiled by the USEPA, record sites with detectable levels of contamination. The sites and locations are as listed: Chevron, 110 Barrington Walk; USA Petroleum Company #106, 11699 San Vicente Boulevard; Chevron #9-9623, 11852 San Vicente Boulevard; Unocal #3104, 11906 San Vicente Boulevard.

Chevron is located within one-quarter mile west of the site and is listed as having a leaking tank.
- One property is listed on the LUST (Leaking Underground Storage Tank) database within approximately one-half mile from the Property. The following site and its location is as listed: Chevron #9-3050, 110 South Barrington Avenue.

The Chevron station had a reported release of hydrocarbons which affected groundwater. The site was "signed off, remedial action completed or deemed unnecessary".

- Two properties are listed on the UST (Underground Storage Tank) database, which contain registered UST locations within approximately one-quarter mile from the Property. The following sites and their locations are as listed: 93050, 110 South Barrington Avenue and Texaco Service Station, 115 South Barrington Avenue.
Site 93050 and the Texaco Service Station (Texaco) are located within one-quarter mile west of the subject property. Site 93050 and Texaco have four product USTs and five product USTs, respectively.
- One property is listed on the CA FID (California Facility Inventory Database) database within approximately one-quarter mile from the Property. The database contains lists of active and inactive UST locations. The following site and its location is as listed: Texaco Service Station 115 Barrington Avenue.
- Ten properties are listed on the HAZNET database (The HAZNET) database extracted from the copies of hazardous waste manifests received each year by the DTSC) approximately one-quarter mile from the Property. The following sites and their locations are listed: Brentwood School, 100 South Barrington Place; Barrington Sunset Camera, 157 South Barrington Place; Bellaio Cleaners, 11640 Barrington Court; Long Cleaners, 142 South Barrington Place; Brentwood 60 Minutes Photo, 11704 Barrington Court; Brentwood Village Cleaners, 11722 Barrington Court; Archer School of Girls, 11725 West Sunset Boulevard; Sunset Terrace Owners Association, 11750 West Sunset Boulevard; US Postal Service, 220 South Barrington; Sunset Barrington Apartments, 233 South Barrington Avenue; and Sunset Barrington Gardens, 233 South Barrington Avenue.

The Brentwood Village Cleaners is listed as generating halogenated solvents (such as chloroform, methyl chloride, and perchloroethylene). In addition to the HAZNET database, the site listed under the Los Angeles County Site Mitigation database which contains sites that have had some sort of spill or complaint. The cleaners had a reported release and excavated soil containing PCE impacted soils. The abatement date given for the site is December 14, 1998.

- Four properties are listed on the RCRIS-SQG (Resource Conservation and Recovery Act, small quantity generator) database within approximately one-quarter mile from the Property. The following sites and their locations are listed: Bellaio Cleaners, 11640 Barrington Court; Long Cleaners, 142 South Barrington Place; Brentwood 60 Minutes Photo (Brentwood Photo), 11704 Barrington Court; and Texaco Service Station, 115 South Barrington.

The Bellaio Cleaners and Long Cleaners are listed as small quantity generators of halogenated solvents. Brentwood Photo is listed as a small quantity generator of metal sludge.

6.2 AGENCY RECORDS REVIEW

URSGWC contacted the following agencies for records pertaining to the Property.

- City of Los Angeles Building Department
- City of Los Angeles Fire Department
- County of Los Angeles Health Department
- South Coast Air Quality Management District
- Department of Toxic Substance Control
- Regional Water Quality Control Board

6.2.1 City of Los Angeles Building Department

The City of Los Angeles Building Department was contacted for available information pertaining to the Property. No information for the VA Hospital or Property was found at the Building Department.

6.2.2 City of Los Angeles Fire Department

The City of Los Angeles Fire Department was contacted for file information regarding the Property. Records for the site were located within the Underground Tank Unit. The files contained numerous tank pull reports for the VA Hospital. None of the reports were for areas located on the subject property.

6.2.3 County of Los Angeles Health Department

The City of Los Angeles Health Department was contacted for available information pertaining to the Property. At the time this report was prepared, a response from this agency had not been received.

6.2.4 South Coast Air Quality Management District

The South Coast Air Quality Management District (SCAQMD) was contacted for existing or former permits and any permit violations on record. At the time this report was prepared, a response from this agency had not been received.

6.2.5 County of Los Angeles Department of Public Works

The County of Los Angeles Department of Public Works was contacted for available information pertaining to the Property. At the time this report was prepared, a response from this agency had not been received.

6.2.6 Department of Toxic Substance Control

The Department of Toxic Substance Control was contacted for available information pertaining to the Property. No information for the Property was found.

6.2.7 Regional Water Quality Control Board

The Regional Water Quality Control Board was contacted for available information pertaining to the Property. No information for the Property was found.

The summary and conclusions presented below for the Phase I ESA are based on the site reconnaissance and limited records review conducted for this study.

7.1 SUMMARY

- The Property is currently undeveloped with no existing above ground structures. With few exceptions the Property is covered with native grass and uncultivated brush. Where recent grading has occurred backfill material is exposed.
- A review of available reports and records did not reveal the presence of hazardous waste buried within the boundaries of the Property. However, the following conditions exist in surrounding areas:
 1. Low level radioactive waste was buried south of the Property. The burial sites were inspected and cleared by the NRC in 1981. About 400 gallons of solvents (such as toluene and 1,4-dioxane) were dumped during the operation of the low level radioactive waste disposal facility are known to be hazardous to humans. Although down gradient of the Property these chemicals have the potential to migrate into groundwater and affect down gradient receptors.
 2. Construction debris from the Wadsworth Medical Center were disposed of and spread within the arroyo after the 1971 San Fernando Earthquake. This material is reported to have been placed in the area of the Barrington Recreation Center. Asbestos containing materials may be contained within this debris.
- A review of historic topographic maps and aerial photographs indicates that the Property has remained essentially undeveloped. However, some form of grading activities or land disturbance has occurred over much of the land surface at various times and locations from the early 1940s to the present.
- Based on interviews with a former VA Assistant Chief Engineer, and employees of private firms working for the VA and Brentwood School the following site conditions were ascertained:
 1. The arroyo was used as the general disposal area for VA Hospital facilities up until at least the early 1970s. The nature, total quantity, and disposition of refuse buried during the years of operation are unknown.
 2. Interviews indicate that the westside of the arroyo, in the area of the Property, was used by the VA for dumping. In recent years the eastside of the arroyo, within the boundaries of the proposed school lease was used for stockpiling soil for upcoming VA projects.
 3. Medical waste (syringes, sharps bags, etc.) have been observed to be buried at depth below the storm drain on the Property. These wastes are reported to be currently insulated from human contact by roughly 15 to 20 feet of backfill.
 4. Construction debris from the area where the old Wadsworth Hospital was buried appear to be protruding from a road cut at the base of the Barrington Recreation Center Park. This location may be immediately adjacent to the area of the proposed school lease. Asbestos containing material may be associated with these materials.

- The VA Medical Center is listed on the SWF/LF database. The database describes the status of the site as closed.

7.2 CONCLUSIONS

URSGWC has performed this Phase I ESA for the Property located in the northern section of the VA Hospital arroyo, Los Angeles, California in conformance with the scope and limitations of the ASTM Phase I ESA Practice. This Phase I ESA has revealed no direct evidence of recognized environmental conditions in connection with the Property, with the exception of the following:

- Potential hazardous materials of concern identified in this assessment include the following:
 1. Low level radioactive waste
 2. Solvents toluene and 1,4-dioxane
 3. Asbestos containing material
 4. Bio-medial waste
- Although, with the exception of bio-medical waste, these potential hazards were not identified to be buried directly beneath the Property, the materials were reported to have been buried in adjacent VA property. Due to the close proximity of these materials any grading activities that require grading below existing ground surface should be performed with caution. Contractors performing the work should be informed of these materials and contingency plans prepared in case they are encountered.
- URS Greiner Woodward Clyde recommends the following:
 1. Prior to initiating implementation of the site preparation for the proposed athletic complex 3 to 5 days of intrusive investigations be performed to evaluate subsurface conditions in areas of the Property identified on the historic aerial photographs where surface soils had been disturbed. If stained, odorous, or debris materials are encountered samples will be collected and analyzed.
 2. The grading plan for the proposed project be reviewed. The plan should include a provision to over excavate by at least 5 feet in those areas of believed to contain non native soil and backfilled with clean imported fill. In effect, all areas of the proposed lease area should have at least 5 feet of clean fill. This would provide a buffer between any potential buried hazard and the public and allow sufficient subsurface space for installation of below ground utilities and irrigation.
- Previous site investigations have noted that the solvents toluene and 1,4-dioxane have been reported to have been released to the subsurface. These solvents are considered hazardous substances and could potentially migrate to the groundwater below the VA property,

SECTION SEVEN

Summary and Conclusions

potentially affecting down gradient receptors. Groundwater has not been tested to evaluate whether or not toluene and/or 1,4-dioxane have degraded groundwater quality.

These recommendations are based in part on the proposed use of the subject property as described herein. Any change to the proposed land use other than open area and recreational use will invalidate these recommendations.

8.1 CORPORATE

URSGWC are wholly-owned subsidiaries of URS Corporation, a publicly held corporation listed on the New York and Pacific Stock Exchanges. URSGWC provide professional planning, architectural and engineering design, and program and construction management services for infrastructure projects involving surface and air transportation, facilities, and water resources. In addition, we offer a full range of environmental services, including environmental management, pollution control, natural resource management, and solid and hazardous waste management. Utilizing staff resources of 15,000 employees in a network of offices worldwide, URSGWC serve a variety of public sector clients at the local, municipal, state, and federal levels and private sector clients in the oil, petrochemical, natural gas, chemical, forest products, mining, power, and manufacturing industries.

8.2 INDIVIDUAL

The qualifications of the Project Manager and of the other Environmental Professionals involved in this Phase I ESA meet the URSGWC corporate requirements for performing ESAs.

URSGWC has performed our services for this project in accordance with our Agreement, and with ASTM Practice E 1527 for ESA investigations; no guarantees are either expressed or implied.

The records search was limited to information available from public sources; this information is changing continually and is frequently incomplete. Unless we have actual knowledge to the contrary, information obtained from interviews or provided to us by Coastal Safety and Health Services, Inc. has been assumed to be correct and complete. URSGWC does not assume any liability for information that has been misrepresented to us or for items not visible, accessible, or present on the Property at the time of the site visit.

There is no investigation which is thorough enough to preclude the presence of materials on the Property which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards and require remediation.

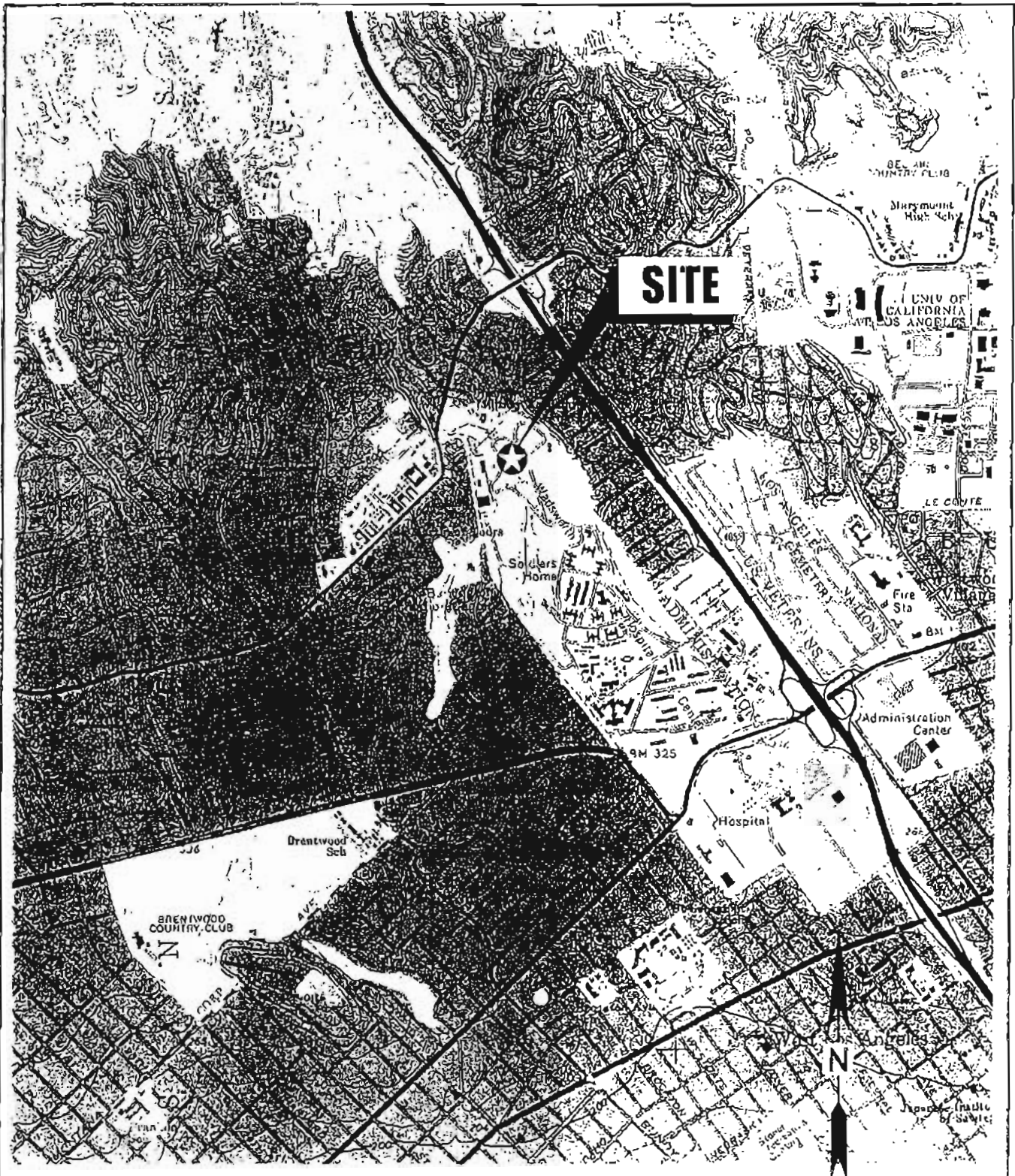
Where records indicate that prior remedial work or tank removals have occurred, there is a risk that the work may not have been performed correctly or completely. In these cases, if the regulatory agency has approved the closure of the tank or other work done, we have assumed that the work was done correctly and completely.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. Unless site conditions change, this document and the information contained herein are valid for a period of 180 days according to the ASTM Practice, and have been prepared solely for the use of LBUSD. No third party shall have the right to rely on URSGWC opinions rendered in connection with the services or in this document without URSGWC's written consent and the third party's agreement to be bound to the same conditions and limitations as client.

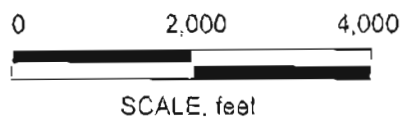
SECTION TEN

References

- EIR. 1982. Environmental Impact Report for the Barrington Recreation Center Addition.
- Jack Bryant Engineers, June 1995. Environmental Assessment for the Veterans Administration Medical Center, Los Angeles, California.
- Munger Map Book, 1997. California-Alaska Oil and Gas Fields.
- URS Consultants, 1995. Preliminary Assessment for the Veterans Administration Hospital.
- URSGWC, October 1999. Soil Investigation Report for the Veterans Administration Medical Center, Los Angeles, California.
- USGS, 1972. Beverly Hills Quadrangle Map, photorevised 1994.



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SITE LOCATION MAP

| | | | |
|----------------------------|---------------------|----------------------|-------|
| Project No.: 5709970030.01 | Date: DECEMBER 1999 | Project: VA HOSPITAL | Fig 1 |
|----------------------------|---------------------|----------------------|-------|

1:VA040VA HOSPCDR

URS Greiner Woodward Clyde
79-29

Note: 1. Aerial Photo Base
 8-14-1949
 2. Brentwood School/Athletic
 Complex - Scheme D

Existing Road



SITE LAYOUT & VICINITY MAP

| | | | |
|---------------------------|---------------------|----------------------|---------|
| Project No. 5709970030.01 | Date: DECEMBER 1999 | Project: VA HOSPITAL | Fig.: 2 |
|---------------------------|---------------------|----------------------|---------|

Appendix A
Historical Topographic Maps

LOS

SANTA MONICA MOUNTAINS

SAN JOSE VALLEJO

SAN JOSE

ROBERTO

DE

DE

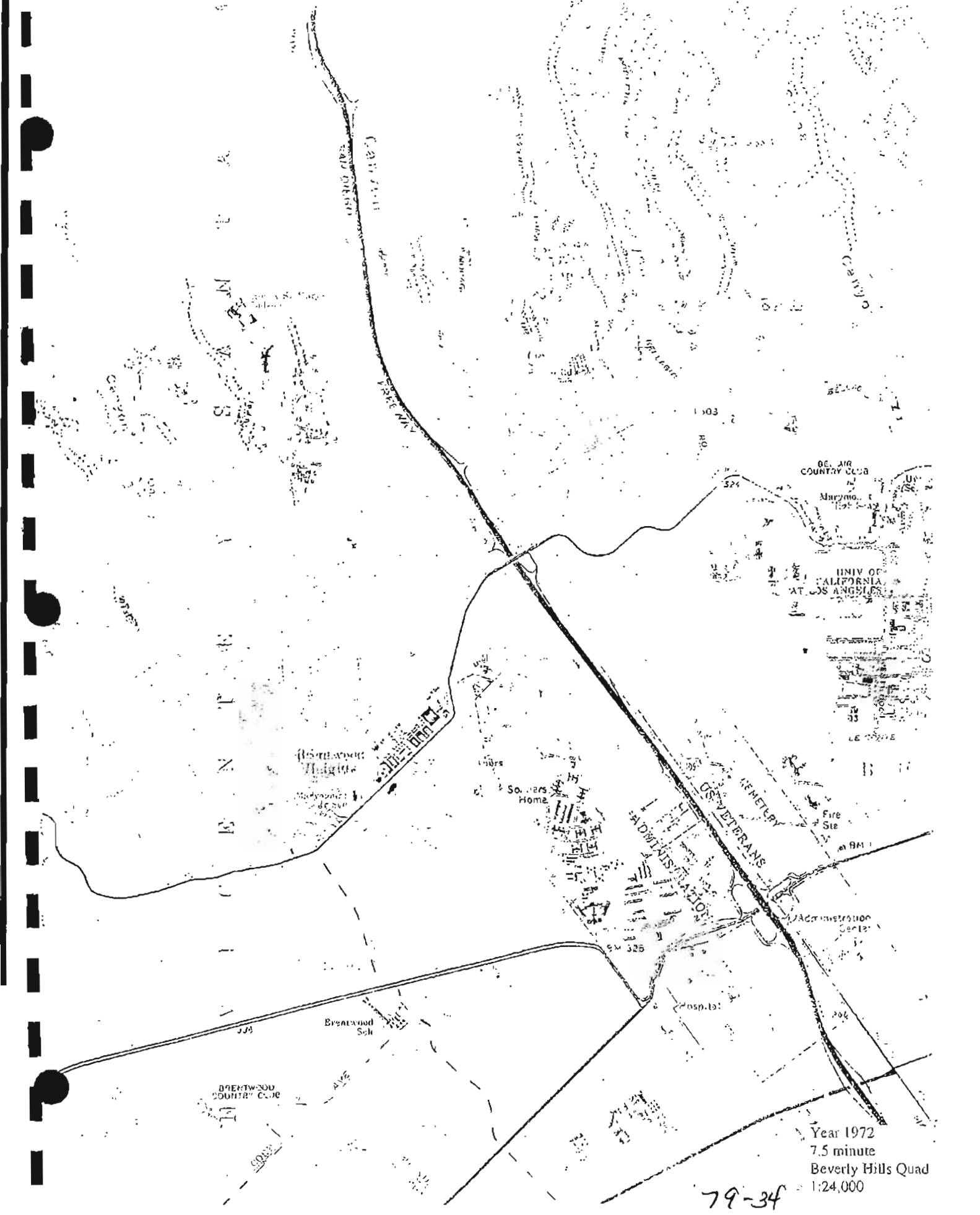
BUENOS AYRES

LAS AGUAS

RINCON DE LOS BUENOS

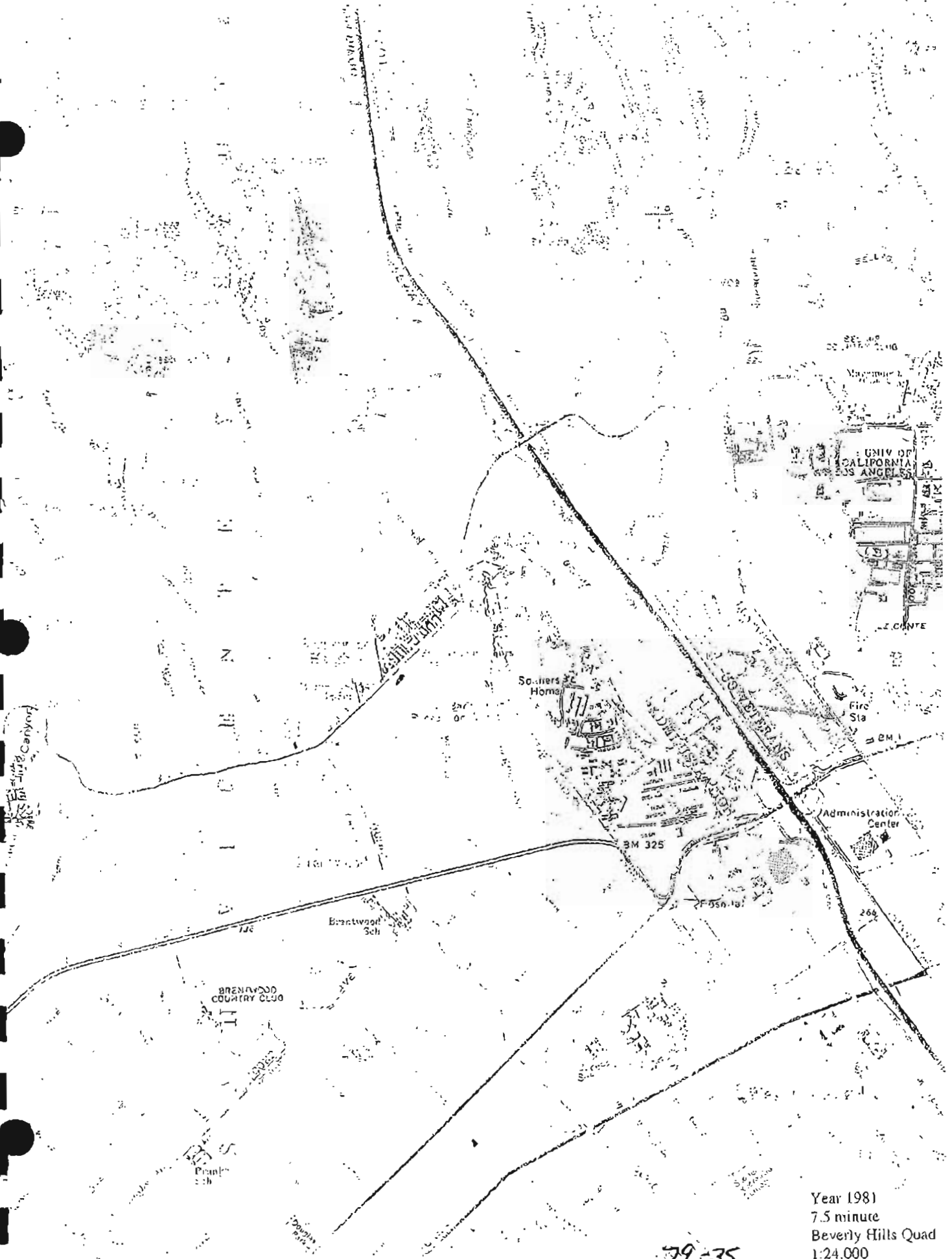
Year 1898
15 minute
Santa Monica Quad
1:62,500

79-32



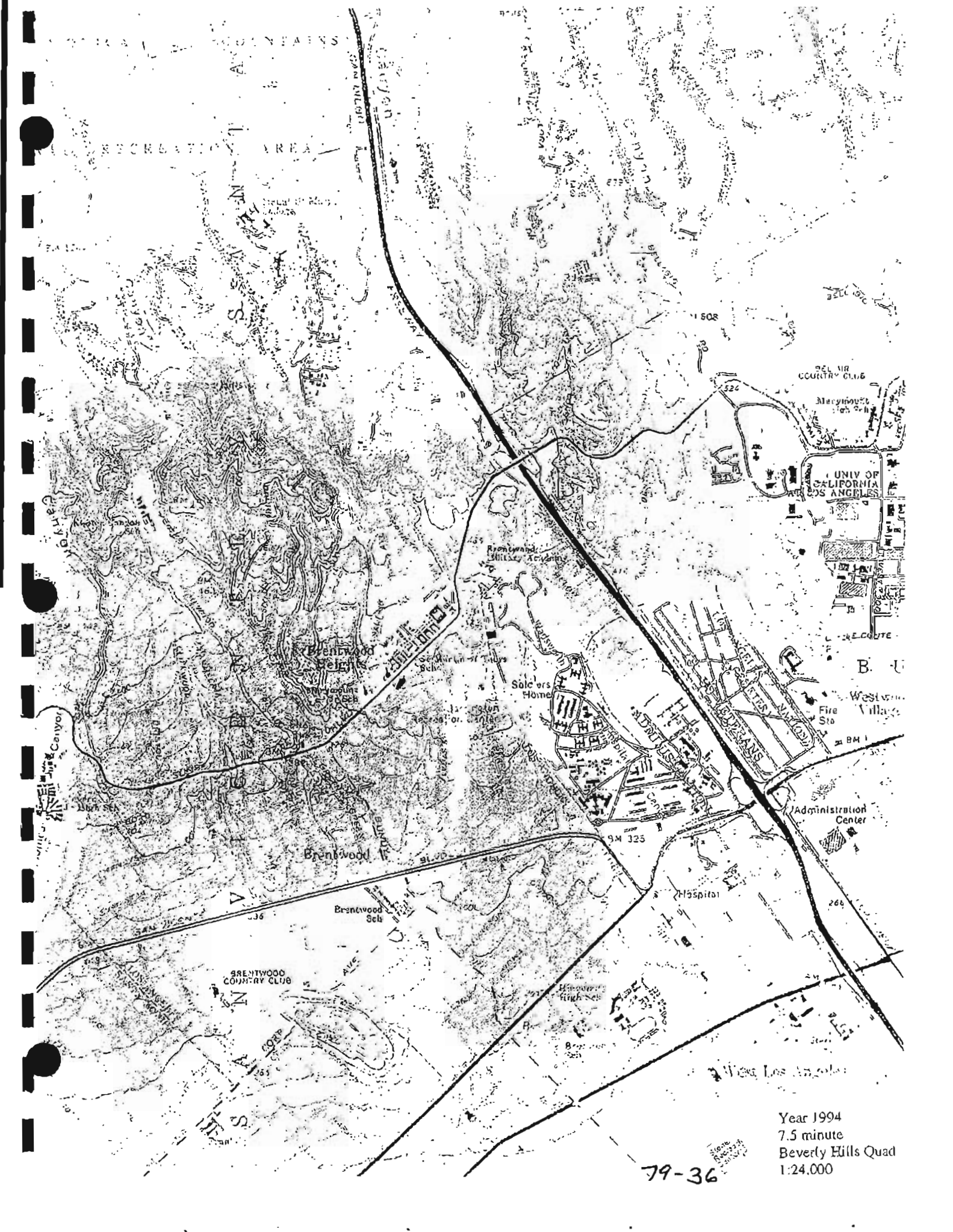
Year 1972
 7.5 minute
 Beverly Hills Quad
 1:24,000

79-34



Year 1981
 7.5 minute
 Beverly Hills Quad
 1:24,000

79-35



Year 1994
7.5 minute
Beverly Hills Quad
1:24,000

79-36

Appendix B
Figures Showing Disturbed Soils

TABLE B

SUMMARY OF DISTURBED SOILS
 HISTORICAL AERIAL PHOTOGRAPH REVIEW
 VA HOSPITAL
 LOS ANGELES, CALIFORNIA

| | | |
|---|--------------------------|--|
| Date: Scale Photograph No. | 10/6/40 NA C-6630 | Similar to the 8/27/40 photograph. Disturbed soil is only noted west of the main hospital building. |
| Date: Scale Photograph No. | 4/6/44 NA C-8780 | Four structures are observed on the VA Hospital property. Bonsall Avenue and Vandergrift Avenue are observed. One above ground storage tank (AST) is observed on the northeastern side of the arroyo. Disturbed soil is noted south of the AST, west of the hospital buildings and Vandergrift Avenue near the center of the arroyo, and northeast of the hospital buildings. An unpaved road is observed to be cutting through the center of the arroyo, east of the stream cutting through the arroyo. |
| Date: Scale Photograph No. | 7/25/46 NA C-10390 | Eleven structures are observed on the VA Hospital property. The arroyo remains undeveloped and covered by natural vegetation. Disturbed soil is observed south of the pad and west of the pad almost to the stream passing through the arroyo. Disturbed soil and linear features are observed along the western side of the arroyo where the present day Barrington Recreation Center is located. |
| Date: Scale Photograph No. | 5/17/48 NA C-12594 | Similar to 8/1947 photo, disturbed soil is noted west of Vandergrift Avenue and along the streambed in the northern section of the arroyo. |
| Date: Scale Photograph No. | 6/1949 NA C-13775 | Similar to 5/17/48 photograph. |
| Date: Scale Photograph No. | 8/14/49 NA C-14165 | Extensive disturbed soil is observed in the area of the present day Barrington Recreation Center and west of Vandergrift Avenue. Two small structures are observed adjacent to the pad and light dirt patches are observed north of the pad. |
| Date: Scale Photograph No. | 10/1950 NA C-15695 | Similar to 8/14/49 photograph. |

TABLE B (continued)

| | | |
|---|--------------------------------|--|
| Date: Scale Photograph No. | 4/5/56 NA C-22478 | The photograph scale is very large and picture is blurry. Disturbed soil is observed west of Vandergriff Avenue in the northern section northwest of the two ASTs. |
| Date: Scale Photograph No. | 1956 NA C-22555 | Photograph is similar to the 4/5/56 photo. Disturbed soil and possible small structures or debris are observed in northern section of the arroyo west of the two ASTs. |
| Date: Scale Photograph No. | 1957 1"=2000' C-22926 | Disturbed soil is observed west of the two small ASTs down to the bottom of the arroyo, east of Barrington Avenue and the Post Office, and south of the pad. |
| Date: Scale Photograph No. | 1958 NA C-23023 | Disturbed soil is observed north of the pad and extends to the two ASTs. Disturbed soil is also noted east of Barrington Avenue. |
| Date: Scale Photograph No. | 3/4/69 NA 25-16-99, 100 | Disturbed soil is observed west of the two ASTs down to the bottom of the arroyo. Three small circular features are observed north of the two ASTs. The Japanese gardens are observed. North of the Japanese gardens circular features of lighter soil were observed. Disturbed soil is observed west of the Vandergriff and Bonsall intersection and three small structures along the center edge of the arroyo are also noted. |
| Date: Scale Photograph No. | 1/30/70 NA60-5-131,132 | Photograph is similar to the 3/4/69 photo except for disturbed soil observed east and south of the U.S. Post Office. |
| Date: Scale Photograph No. | 4/20/72 NA 107-13-13, 14 | Photograph is similar to the 1/30/70 photo except for small structures or debris are observed in the northern section of the arroyo east of the bottom of the arroyo. |

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



79-40

LOCAL VICINITY MAP FOR 1940

Project No.: 5709970030.01

Date: DECEMBER 1999

Project: VA HOSPITAL

Fig.: 1

URS Greiner Woodward Clyde

t:\VA Hospital\VA dist1.cdr

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



79-41

LOCAL VICINITY MAP FOR 1944

Project:

DECEMBER 1999

Date

5709970030.01

Project No.

VA HOSPITAL

Fig.: 2

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



79-42

LOCAL VICINITY MAP FOR 1946

Project No.: 5709970030.01

Date: DECEMBER 1999

Project: VA HOSPITAL

Fig.: 3

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



79-43

LOCAL VICINITY MAP FOR 1948

| | | | | | | | |
|--------------|---------------|-------|---------------|----------|-------------|-------|---|
| Project No.: | 5709970030.01 | Date: | DECEMBER 1999 | Project: | VA HOSPITAL | Fig.: | 4 |
|--------------|---------------|-------|---------------|----------|-------------|-------|---|

LEGEND

○ Disturbed Soil

Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 6/1949

| | | | |
|----------------------------|---------------------|----------------------|---------|
| Project No.: 5709970030.01 | Date: DECEMBER 1999 | Project: VA HOSPITAL | Fig.: 5 |
|----------------------------|---------------------|----------------------|---------|

79-44

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 8/1949

Fig.: 6

VA HOSPITAL

Project:

DECEMBER 1999

Date:

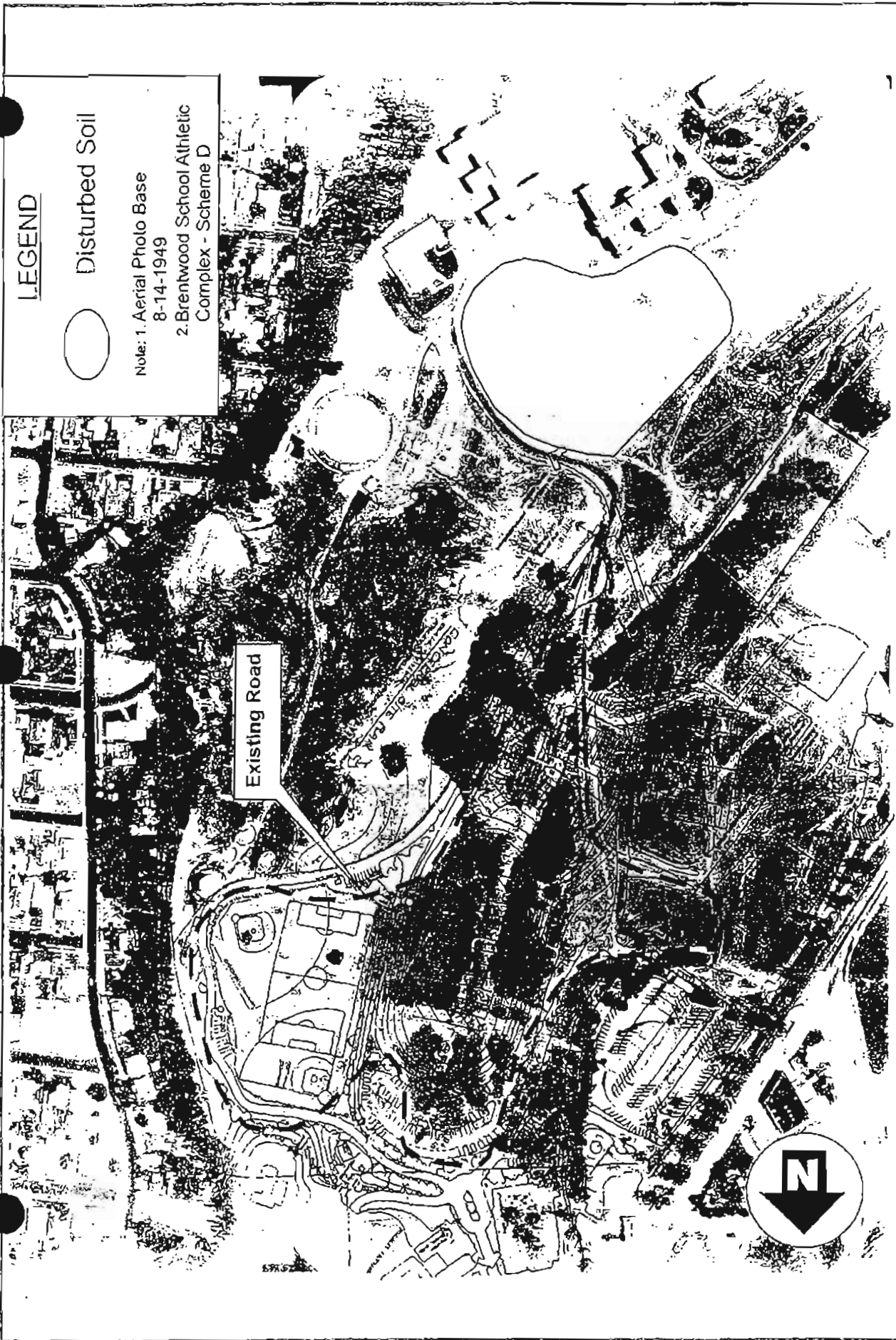
5709970030.01

Project No.:

I:\VA Hospital\VA dist\1.cdr

URS Greiner Woodward Clyde

79-45



LEGEND

○ Disturbed Soil

Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

LOCAL VICINITY MAP FOR 1950

| | | | |
|----------------------------|---------------------|----------------------|---------|
| Project No.: 5709970030.01 | Date: DECEMBER 1999 | Project: VA HOSPITAL | Fig.: 7 |
|----------------------------|---------------------|----------------------|---------|

I:\VA Hospital\VA dist11.cdr

URS Greiner Woodward Clyde

79-46

LEGEND



Disturbed Soil

Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 4/1956

Project No.: 5709970030.01

Date: DECEMBER 1999

Project: VA HOSPITAL

Fig.: 8

79-47

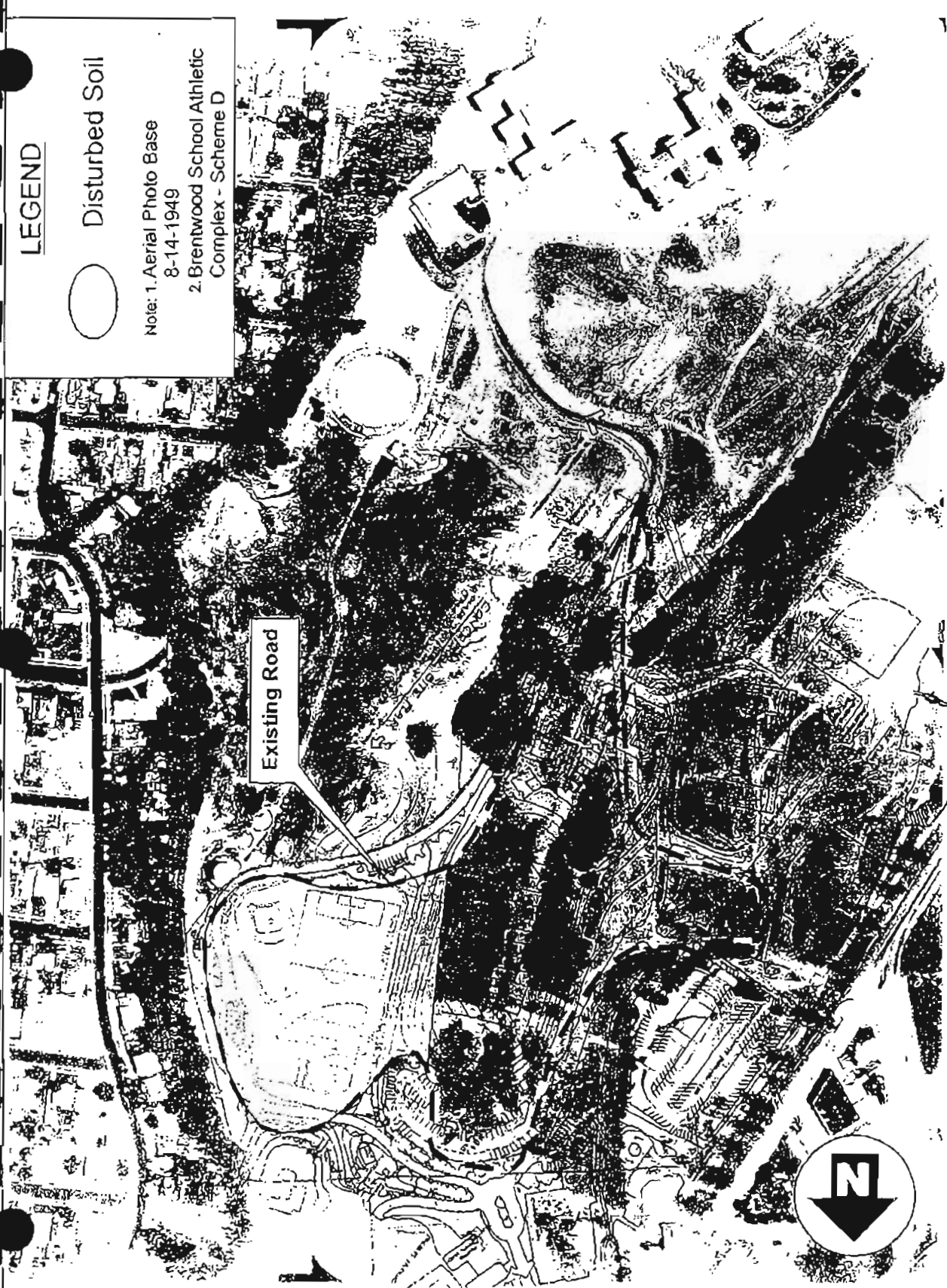
LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 1956

| | | | |
|----------------------------|---------------------|----------------------|---------|
| Project No.: 5709970030.01 | Date: DECEMBER 1999 | Project: VA HOSPITAL | Fig.: 9 |
|----------------------------|---------------------|----------------------|---------|

79-48

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 1957

Project No. 5709970030.01

Date: DECEMBER 1999

Project: VA HOSPITAL

Fig: 10

79-49

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

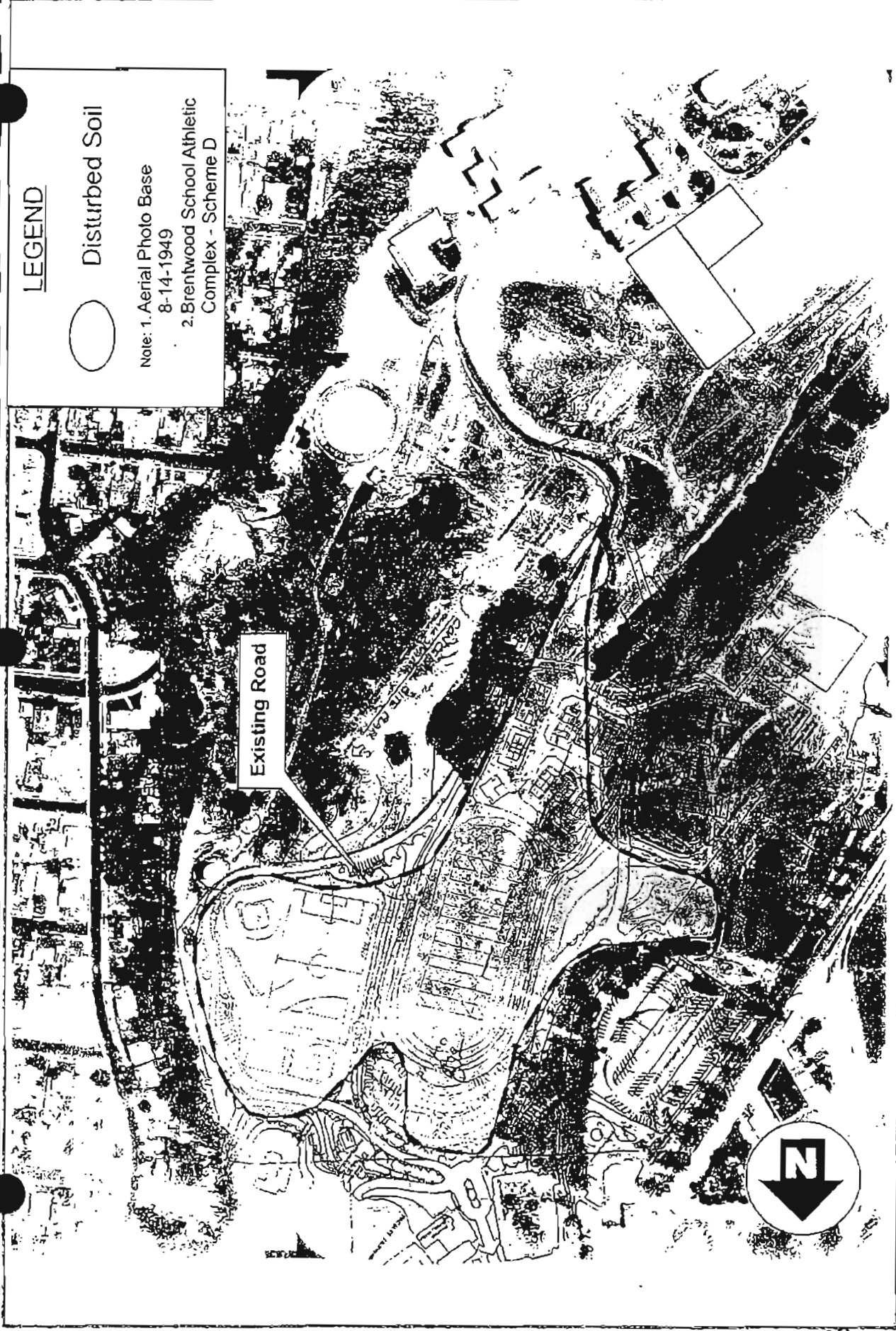
Existing Road



LOCAL VICINITY MAP FOR 1958

Project No. 5709970030.01 Date DECEMBER 1999 Project VA HOSPITAL

Fig. 11



LEGEND



Disturbed Soil

Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

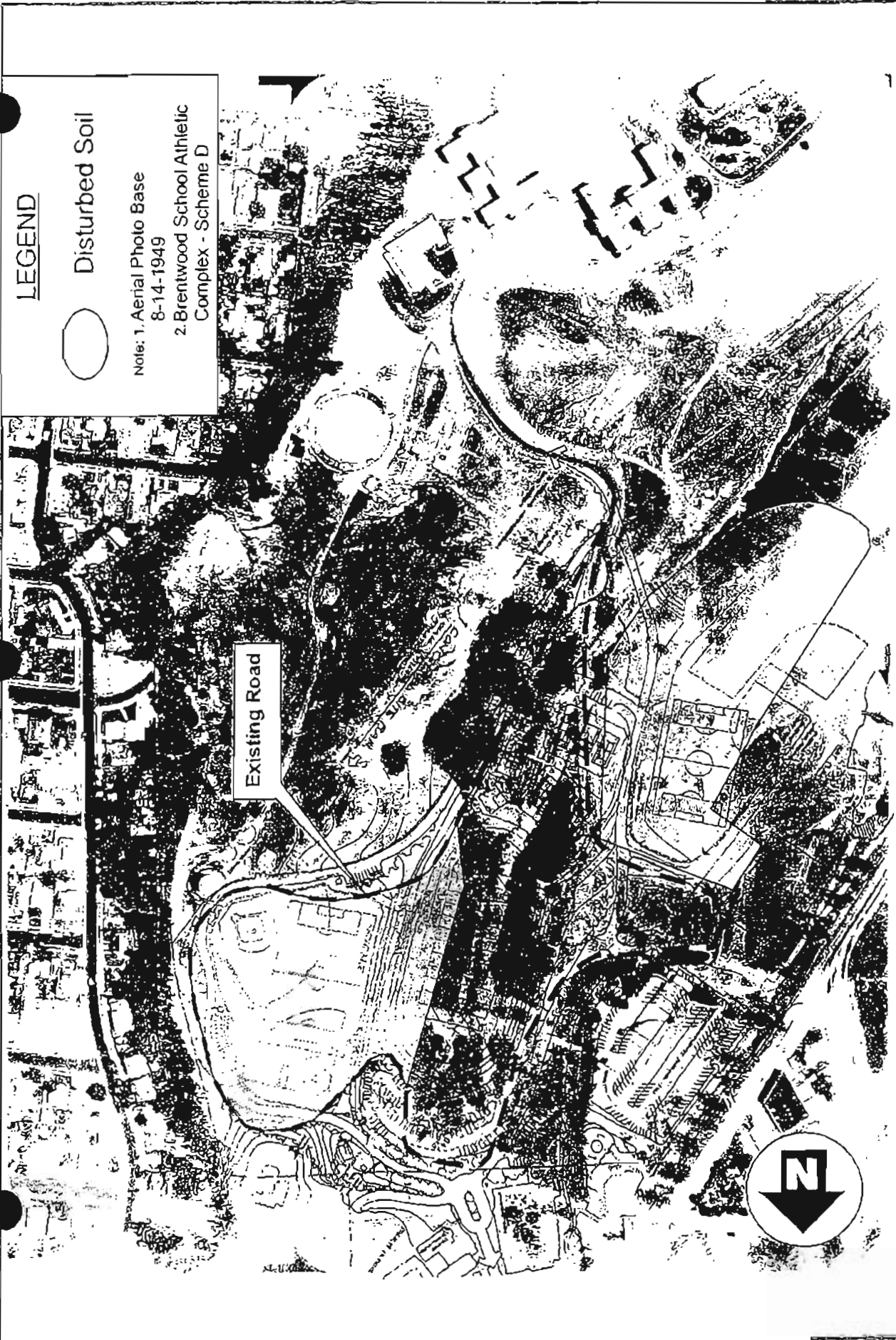
Existing Road



LOCAL VICINITY MAP FOR 1969

| | | | |
|----------------------------|---------------------|----------------------|----------|
| Project No.: 5709970030.01 | Date: DECEMBER 1999 | Project: VA HOSPITAL | Fig.: 12 |
|----------------------------|---------------------|----------------------|----------|

79-41



LEGEND

○ Disturbed Soil

Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 1970

| | | | | | | | |
|--------------|---------------|-------|---------------|----------|-------------|-------|----|
| Project No . | 5709970030.01 | Date: | DECEMBER 1999 | Project: | VA HOSPITAL | Fig.: | 13 |
|--------------|---------------|-------|---------------|----------|-------------|-------|----|

LEGEND

Disturbed Soil



Note: 1. Aerial Photo Base
8-14-1949
2. Brentwood School Athletic
Complex - Scheme D

Existing Road



LOCAL VICINITY MAP FOR 1972

Project No: 5709970030.01

Date: DECEMBER 1999

Project: VA HOSPITAL

Fig: 14

79-53

Appendix C
Sanborn Fire Insurance Map Notification



"Linking Technology with Tradition"

Sanborn™ Map Report

| | | |
|----------------------------|-------------------------------------|---------------------------|
| Ship to: Autumn Davis | Order Date: 11/24/99 | Completion Date: 11/26/99 |
| URS Greiner/Woodward Clyde | Inquiry #: 437355.2s | |
| 2020 East First Street | P.O. #: na | |
| Santa Ana, CA 92705 | Site Name: VA Hospital | |
| | Address: 100 South Barrington Place | |
| | City/State: Los Angeles, CA 90049 | |
| 1082031TJB | 714-835-6886 | Cross Streets: |

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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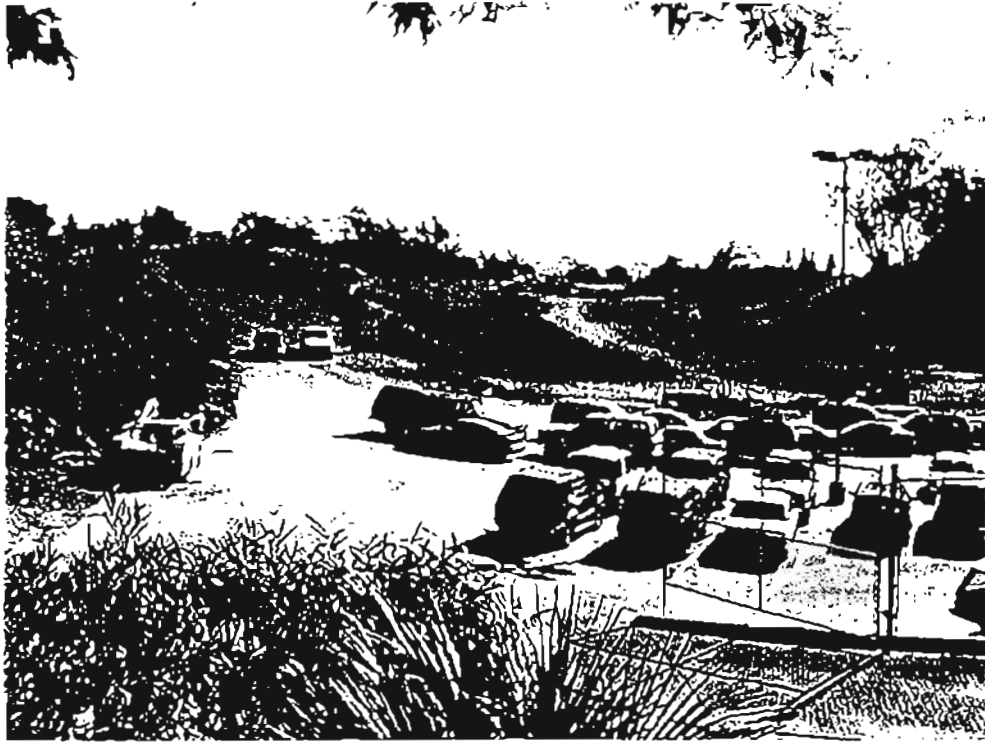
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Appendix D
Site Photographs



SITE LOCATION PHOTO'S - VIEW FROM SOUTHERN ROAD JUNCTION NORTH

| | | | | |
|----------------------------|---------------------|----------|-------------|--------|
| Project No.: 5709970030.01 | Date: DECEMBER 1999 | Project: | VA HOSPITAL | Fig. 1 |
|----------------------------|---------------------|----------|-------------|--------|



SITE LOCATION PHOTO'S - VIEW FROM BRENTWOOD SCHOOL SOUTH

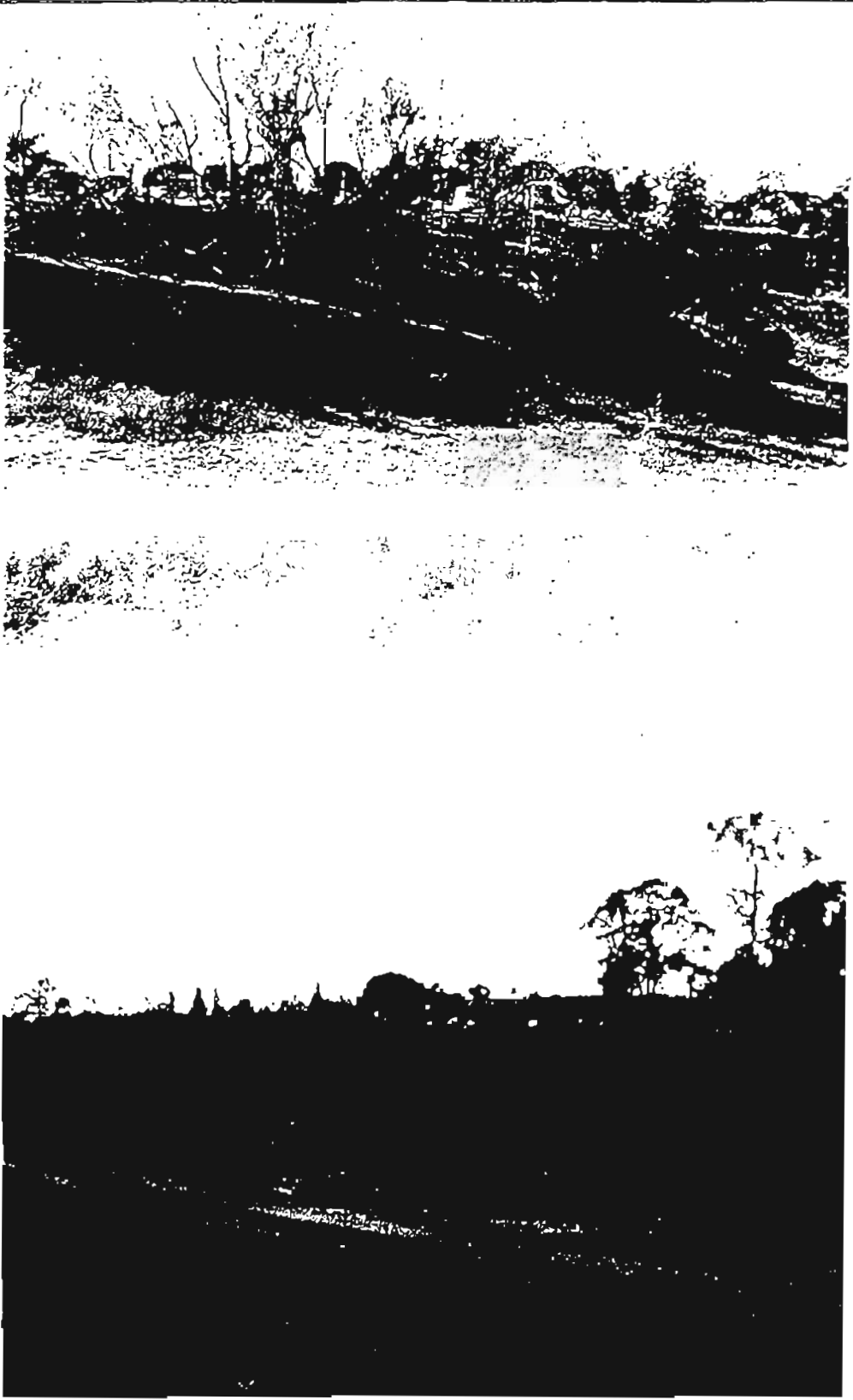
Project No.: 5709970030.01

Date: DECEMBER 1999

Project:

VA HOSPITAL

Fig. 2



SITE LOCATION PHOTO'S - VIEW FROM EASTSIDE PAVED ROAD TO WEST

Project No.: 5709970030.01

Date: DECEMBER 1999

Project:

VA HOSPITAL

Fig. 3

TABLE 1

SUMMARY OF PREVIOUS INVESTIGATIONS
VA HOSPITAL
LOS ANGELES, CALIFORNIA

| Date | Document | Comments |
|------------------|--|---|
| October 22, 1956 | Notes on visit to VA Hospital by R.L. Hervin and R.E. Cunningham (US Government, Field Representatives, Radiological Safety Branch, Isotopes Extension, Division of Civilian Application) and Mr. Blocker (Los Angeles City Health Department) | <ul style="list-style-type: none"> • Visit of the site was performed on October 3, 1956. • Dr. W.H. Bland, Chief of the Radioisotope Unit replaced Dr. Franz K Bauer in July 1956 • The radiological safety officer is Dr. Bland and is responsible for procurement control, responsibility for material and decisions concerning radiation protection. He is also an assistant radiological safety officer for certain portions of the UCLA program. • It is stated that calibration procedures used at this facility is by absorption method for identification and NBS standards for calibration. These uses at this institution include human use in few fields of research and several diagnostic and therapeutic uses of radioisotopes. Non-human uses include the use of radioisotopes in animals. • Disposal used at this institution is by normal sanitary drain for tracer amounts of short lived isotopes. High level and longer-lived isotopes are transferred over to UCLA for disposal. In addition to this, low short-lived isotopes in a dry waste form are buried in the ground on land owned by the VA Hospital. • Burial procedures are well organized and the dry waste is taken out to burial grounds in well marked waste containers and dumped and buried with at least 15 feet of dirt over the top of the dry waste. |
| October 31, 1956 | To: Wadsworth General Hospital From: U.S. Atomic Energy Commission | <ul style="list-style-type: none"> • Notice of Licensing Requirements • Prior to February 10, 1956 Authorizations for radioisotope procurement. |

TABLE 1 (continued)

| Date | Document | Comments |
|-------------------|---|---|
| February 18, 1969 | Wadsworth Hospital, Radioisotope Committee Meeting | <ul style="list-style-type: none"> • Committee recommended that a contract be negotiated with The California Salvage Company, a commercial waste disposal company to provide regular waste disposal services for the VA center. • The Committee requested that the Radiation Safety Officer identify all on-Station radioactive waste burial sites as requested by the Engineering Service. It also recommended that AEC inspection of these sites be obtained prior to the disposal of these areas for public use. |
| December 3, 1969 | <p>To: Cecil R. Buchanan, Isotope Branch, DML, HQ From: Herbert E. Book, Senior Radiation Specialist</p> | <ul style="list-style-type: none"> • Letter states that 50% of the waste buried on VA property was animal carcasses and the remainder consisted of laboratory waste, glassware, planchors, paper and liquid scintillation counting vials. • Last burial recorded on October 28, 1968. • The licensee's (the VA) RSO, Mr. L.W. Wetterau, reported that the VA did not make decay calculations prior to burial, so the reported quantities are somewhat higher than the actual quantities buried. • It was noted that a map showing the locations of the burial sites would be made and kept in the Region V files. • Attached are waste burial calculations |
| December 16, 1969 | Note to Files by Cecil R. Buchanan, Assistant Chief, Isotopes Branch, Division of Material Licensing | <ul style="list-style-type: none"> • Notes on correspondence regarding burial waste on VA property. • Stated that the VA was in compliance with 10 CFR 20. |
| 1979-1982 | Documents from the VA Hospital (VA) to Committee to Bridge the Gap and various other individuals. Questions submitted to the VA by the Los Angeles Scientists and answers provided by the VA. | <ul style="list-style-type: none"> • Documents consisting of question and answers regarding the radioactive biomedical wastes debris disposed of by the VA from 1952 through 1968. • A 1/14/82 letter from Alan K. Achen, VA Attorney, to File states that "VA Facilities first used radioactive material in 1948." |
| May 7, 1981 | NRC Radiological Survey Inspection Report | <ul style="list-style-type: none"> • An area survey was conducted using instrumentation capable of detecting minute quantities of gamma ray emitting materials over a 6-hour period. • The survey concluded that the radiation levels detected at randomly selected locations within the burial sites indicated only background readings. |

TABLE 1 (continued)

| Date | Document | Comments |
|-----------------|--|--|
| August 5, 1981 | U.S. Nuclear Regulatory Commission-Evaluation of Waste Burial Area at VA Hospital, Los Angeles, License # 04-00181-04 | <ul style="list-style-type: none"> • Conclusion: The property adjacent to the Wadsworth Veterans Administration Medical Center be released without restriction on its future use. • Calculations attached. |
| August 28, 1981 | To: The Honorable Anthony C. Beilison, U.S. House of Representatives From: Herbert E. Book, Chief Radiological Safety Branch, U.S. NRC | <ul style="list-style-type: none"> • The NRC states that, no restrictions whatsoever are required for future use of the land (the property for the proposed Barrington Recreation Center) as a result of any radioactive material it may contain. |
| August 31, 1981 | Memo for File by H.E. Book, Chief, Radiological Safety Branch | <ul style="list-style-type: none"> • Notes on calculations for radiation doses that might result if the old VA burial area were to be converted to a public park. |
| 1983 | Environmental Impact Report | <ul style="list-style-type: none"> • Summarizes environmental issues pertaining to the construction of the Barrington Recreation Center. |
| 1995 | Letter and report from the US Environmental Protection (USEPA) to the VA. | <ul style="list-style-type: none"> • Letter states that the VA Hospital will be entered into the CERCLIS database. • URS Consultants conducted a Preliminary Assessment (PA) documentation at the VA. |
| March 1995 | Sid Geotechnical, Soil Investigation Report for Parking Driveway West/North of Building T-27, Helipad Soil Mound, and Storm Drain Extension West of the Athletic Field, Veterans Administration Center | <ul style="list-style-type: none"> • Geotechnical Report for Storm Drain Extension • Pieces of asphalt, brick, and wood were encountered in the borings in the Helipad area. • Groundwater was encountered in several borings at depths ranging from 14 feet bgs to 25 feet bgs. |
| June 1995 | Jack K. Bryant Engineers- Environmental Assessment | <ul style="list-style-type: none"> • Environmental Assessment for the placement of storm drain. • One historic refuse scatter area was identified. Historic debris is visible in three places. Artifacts include over 250 fragments of glass and 100 fragments of ceramic china. The historic debris observed in all three locations is consistent with glass and ceramic refuse from the 1920's through the 1940's. • JKB concluded that the debris found on site is trash from the VA's past operations and warrants no further investigation. • The field survey of the site established the presence of riparian (wetland) vegetation and habitat associated with the arroyo that runs through the northwest portion of the VA property. |

TABLE 1 (continued)

| Date | Document | Comments |
|-------------------------|---|--|
| September 17, 1996 | Letter to Francis K. Herbig, Deputy Director of NMS for Health Physics Program (NRC) from Kenneth J. Clark, Executive Director, West LA VA. | <ul style="list-style-type: none"> Notification sent to NRC (in accordance with NRC information Notice 96-47) informing them of the presence of a radioactive burial site on the VA property. Letter states that the VA is waiting for a site analysis methodology as promised in 96-47 and that the VA is waiting for further information as to what the NRC is requiring. |
| September 30, 1996 | From the NRC to the VA | <ul style="list-style-type: none"> Letter states that the NRC is currently developing a methodology that can be used as a screening tool to determine whether these burial sites are acceptable without further action. |
| August - September 1999 | Coastal Safety and Health Services, Analytical Report for Soil Samples Collected from Phase I and Phase II Storm Drain Fill Area | <ul style="list-style-type: none"> 34 soil samples analyzed for TPH (gasoline or diesel) and copper and lead TPH was not detected in samples reported. Copper and lead concentrations were below Toxic Threshold Limit Concentrations. |
| October 1, 1999 | To: Patti A. Thomson From: U.S. Nuclear Regulatory Commission (NRC) | <ul style="list-style-type: none"> Records request was received and assigned the reference FOI/PA 99-374. |
| October 18, 1999 | URS Greiner Woodward Clyde- Soil Investigation Report for the Veterans Administration Medical Center, Los Angeles, Ca | <ul style="list-style-type: none"> Limited subsurface investigation was conducted to evaluate the shallow soil conditions to 30 feet bgs within the old and new fill areas located in the arroyo. "Old fill" was removed from a stockpile in 1997 and "new fill" was removed from the stockpile in 1999. One soil sample collected from 15 feet bgs contained hydrocarbons less than 30 mg/kg. No BTEX and MTBE were detected. |
| November 8, 1999 | Response to Freedom of Information Act (FOIA)/ Privacy Act (PA) Request | <ul style="list-style-type: none"> List of records being released in their entirety (dated from 8/15/52 through 10/06/94). |

TABLE 2

HISTORICAL AERIAL PHOTOGRAPH REVIEW
VA HOSPITAL
LOS ANGELES, CALIFORNIA

| | | |
|---|-----------------------------------|--|
| Date: Scale Photograph No. | 1927 NA C-30 (A:1-4; b:2-5) | The arroyo is vacant, undeveloped, and covered by vegetation. Three streams appear to flow into and through the arroyo. One structure is observed on the VA Hospital property. A circular "pad" feature is observed along the eastern side of the arroyo. One unpaved road was observed along the eastern length of the arroyo. Barrington Avenue, San Vicente Boulevard, and Wilshire Boulevard are observed. |
| Date: Scale Photograph No. | 1928 NA C-300 | No significant changes. |
| Date: Scale Photograph No. | 8/27/40 NA C-6590 | Similar to 1927 photo except for the addition unpaved roads outlining the arroyo. Disturbed soil is observed in the northern section of the arroyo and west of the main VA Hospital building near the center of the arroyo. |
| Date: Scale Photograph No. | 10/6/40 NA C-6630 | Similar to the 8/27/40 photograph. Disturbed soil is only noted west of the main hospital building. |
| Date: Scale Photograph No. | 4/6/44 NA C-8780 | Four structures are observed on the VA Hospital property. Bonsall Avenue and Vandergrift Avenue are observed. One above ground storage tank (AST) is observed on the northeastern side of the arroyo. Disturbed soil is noted south of the AST, west of the hospital buildings and Vandergrift Avenue near the center of the arroyo, and northeast of the hospital buildings. An unpaved road is observed to be cutting through the center of the arroyo, east of the stream cutting through the arroyo. |
| Date: Scale Photograph No. | 7/25/46 NA C-10390 | Eleven structures are observed on the VA Hospital property. The arroyo remains undeveloped and covered by natural vegetation. Disturbed soil is observed south of the pad and west of the pad almost to the stream passing through the arroyo. Disturbed soil and linear features are observed along the western side of the arroyo where the present day Barrington Recreation Center is located. |
| Date: Scale Photograph No. | 8/1947 NA C-11703 | No significant changes. Disturbed soil is observed west of the intersection of Bonsall and Vandergrift Avenues. |

TABLE 2 (continued)

| | | |
|--|----------------------------------|--|
| Date: Scale Photograph No. | 1958 NA C-23023 | Disturbed soil is observed north of the pad and extends to the two ASTs. Disturbed soil is also noted east of Barrington Avenue. |
| Date: Scale Photograph No. | 3/4/69 NA 25-16-99, 100 | Disturbed soil is observed west of the two ASTs down to the bottom of the arroyo. Three small circular features are observed north of the two ASTs. The Japanese gardens are observed. North of the Japanese gardens circular features of lighter soil were observed. Disturbed soil is observed west of the Vandergriff and Bonsall intersection and three small structures along the center edge of the arroyo are also noted. |
| Date: Scale Photograph No. | 1/30/70 NA60-S-131,132 | Photograph is similar to the 3/4/69 photo except for disturbed soil observed east and south of the U.S. Post Office. |
| Date: Scale Photograph No. | 4/20/72 NA 107-13-13, 14 | Photograph is similar to the 1/30/70 photo except for small structures or debris are observed in the northern section of the arroyo east of the bottom of the arroyo. |
| Date: Scale Photograph No. | 5/12/79 NA FC-LA, 6-26, 27 | Only the two ASTs observed in the northern section of the arroyo. A baseball diamond and parking lot are observed west of the Vandergriff and Bonsall intersection. |
| Date: Scale Photograph No. | 1/27/86 NA F384, 385 | Photograph is similar to the 5/12/79 photo except the Barrington Recreation Center is observed. |
| Date: Scale: Photograph No. | 7/7/88 NA 19326, 19327 | No significant changes are observed. |
| Date: Scale: Photograph No. | 5/25/90 NA CB1, 10-21, 22 | No significant changes are observed except for disturbed soil located northeast of the post office. |
| Date: Scale: Photograph No. | 5/13/93 NA 7/11/95 | No significant changes are observed except for disturbed soil located to the southeast of the post office and along the eastern side of the arroyo. |



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Appendix E
EDA Database Report



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The EDR-Radius Map with GeoCheck®

VA Hospital
100 South Barrington Place
Los Angeles, CA 90049

Inquiry Number: 0437355.4r

December 02, 1999

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrmet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

100 SOUTH BARRINGTON PLACE
LOS ANGELES, CA 90049

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

| | |
|---------------|--|
| NPL: | National Priority List |
| Delisted NPL: | NPL Deletions |
| RCRIS-TSD: | Resource Conservation and Recovery Information System |
| AWP: | AWP |
| Cal-Sites: | Cal-Sites |
| Notify 65: | Notify 65 |
| Toxic Plts: | Toxic Plts |
| CERCLIS: | Comprehensive Environmental Response, Compensation, and Liability Information System |
| CERC-NFRAP: | Comprehensive Environmental Response, Compensation, and Liability Information System |
| CORRACTS: | Corrective Action Report |
| AST: | Aboveground Petroleum Storage Tank Facilities |
| RAATS: | RCRA Administrative Action Tracking System |
| WMUDS: | WMUDS/SWAT |
| RCRIS-LQG: | Resource Conservation and Recovery Information System |
| HMIRS: | Hazardous Materials Information Reporting System |
| PADS: | PCB Activity Database System |
| ERNS: | Emergency Response Notification System |
| FINDS: | Facility Index System/Facility Identification Initiative Program Summary Report |
| TRIS: | Toxic Chemical Release Inventory System |
| TSCA: | Toxic Substances Control Act |
| MLTS: | Material Licensing Tracking System |
| NPL Lien: | NPL Liens |
| Site Mtg: | Site Mitigation |
| CA SLIC: | CA SLIC regions. |
| Ca. BEP: | CA Bond Exp. Plan |
| ROD: | ROD |
| CONSENT: | Superfund (CERCLA) Consent Decrees |
| Ca. WDS: | CA WDS |
| HMS: | HMS: Street Number List |
| SMS R_2: | South Bay Site Management System |
| Coal Gas: | Former Manufactured gas (Coal Gas) Sites. |
| MINES: | Mines Master Index File |
| AOCONCERN: | San Gabriel Valley Area of Concern |

Unmapped (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

The subject property was identified in the following government records. For more information on this property see page 9 of the attached EDR Radius Map report:

| Site | Database(s) | EPA ID |
|--|-------------|--------|
| BRENTWOOD SCHOOL 100 S BARRINGTON PL LOS ANGELES, CA 90049 | HAZNET | N/A |

EXECUTIVE SUMMARY

Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/1994 has revealed that there are 2 CHMIRS sites within approximately 1 mile of the subject property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|-------------------------|-------------------|---------------|-------------|
| Not reported | S/B 405 FY X MORAGA | 1/2 - 1 NNW | 21 | 21 |
| <u>Lower Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
| Not reported | 884 SOUTH BARRINGTON AV | 1/2 - 1 S | 20 | 21 |

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 4 Cortese sites within approximately 1 mile of the subject property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------------|--------------------------------|-------------------|---------------|-------------|
| CHEVRON #9-3050 | 110 BARRINGTON WALK | 1/8 - 1/4 W | 7 | 11 |
| <u>Lower Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
| <i>USA PETROLEUM COMPANY #106</i> | <i>11699 SAN VICENTE BLVD.</i> | <i>1/2 - 1 S</i> | <i>19</i> | <i>18</i> |
| <i>CHEVRON #9-9623</i> | <i>11852 SAN VICENTE BLVD</i> | <i>1/2 - 1 S</i> | <i>22</i> | <i>21</i> |
| <i>UNOCAL #3104</i> | <i>11908 SAN VICENTE BLVD</i> | <i>1/2 - 1 S</i> | <i>23</i> | <i>23</i> |

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the subject property.

| <u>Lower Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--------------------------------|-------------------------|-------------------|---------------|-------------|
| VETERAN'S ADMINISTRATION MEDIC | 330 SOUTH BARRINGTON AV | 1/4 - 1/2 SSW | 18 | 17 |

EXECUTIVE SUMMARY

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/07/1999 has revealed that there is 1 LUST site within approximately 0.5 miles of the subject property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|----------------------|-------------------|---------------|-------------|
| CHEVRON #9-3050 | 110 S BARRINGTON AVE | 1/8 - 1/4 WSW | A12 | 13 |

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 UST sites within approximately 0.25 miles of the subject property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|------------------|-------------------|---------------|-------------|
| 93050 | 110 S BARRINGTON | 1/8 - 1/4 WSW | C15 | 15 |
| TEXACO SVC STA | 115 S BARRINGTON | 1/8 - 1/4 WSW | C16 | 16 |

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the Ca. FID list, as provided by EDR, has revealed that there is 1 Ca. FID site within approximately 0.25 miles of the subject property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|----------------------|-------------------|---------------|-------------|
| TEXACO SERVICE | 115 S BARRINGTON AVE | 1/8 - 1/4 WNW | 13 | 14 |

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, has revealed that there are 10 HAZNET sites within approximately 0.25 miles of the subject property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--------------------------------|---------------------|-------------------|---------------|-------------|
| BARRINGTON SUNSET CAMERA | 157 S BARRINGTON PL | 0 - 1/8 WNW | 2 | 9 |
| BELLAJO CLEANERS | 11640 BARRINGTON CT | 1/8 - 1/4 WSW | A4 | 10 |
| LONG CLEANERS | 142 S BARRINGTON PL | 1/8 - 1/4 WNW | 5 | 10 |
| BRENTWOOD 60 MINUTS PHOTO | 11704 BARRINGTON CT | 1/8 - 1/4 WSW | A10 | 12 |
| BRENTWOOD VILLAGE CLEANERS | 11722 BARRINGTON CT | 1/8 - 1/4 WSW | 11 | 12 |
| ARCHER SCHOOL OF GIRLS | 11725 W SUNSET BLVD | 1/8 - 1/4 WSW | C14 | 16 |
| SUNSET TERRACE OWNERS ASSO. | 11750 W SUNSET BLVD | 1/8 - 1/4 WSW | C17 | 17 |
| <u>Lower Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
| US POSTAL SERVICE/BARRINGTON S | 220 S BARRINGTON | 1/8 - 1/4 SW | B6 | 10 |

EXECUTIVE SUMMARY

| <u>Lower Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---------------------------|----------------------|-------------------|---------------|-------------|
| SUNSET BARRINGTON APTS | 233 S BARRINGTON AVE | 1/8 - 1/4 SSW | B8 | 11 |
| SUNSET BARRINGTON GARDENS | 233 S BARRINGTON AVE | 1/8 - 1/4 SSW | B9 | 11 |

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/01/1999 has revealed that there are 4 RCRIS-SQG sites within approximately 0.25 miles of the subject property.

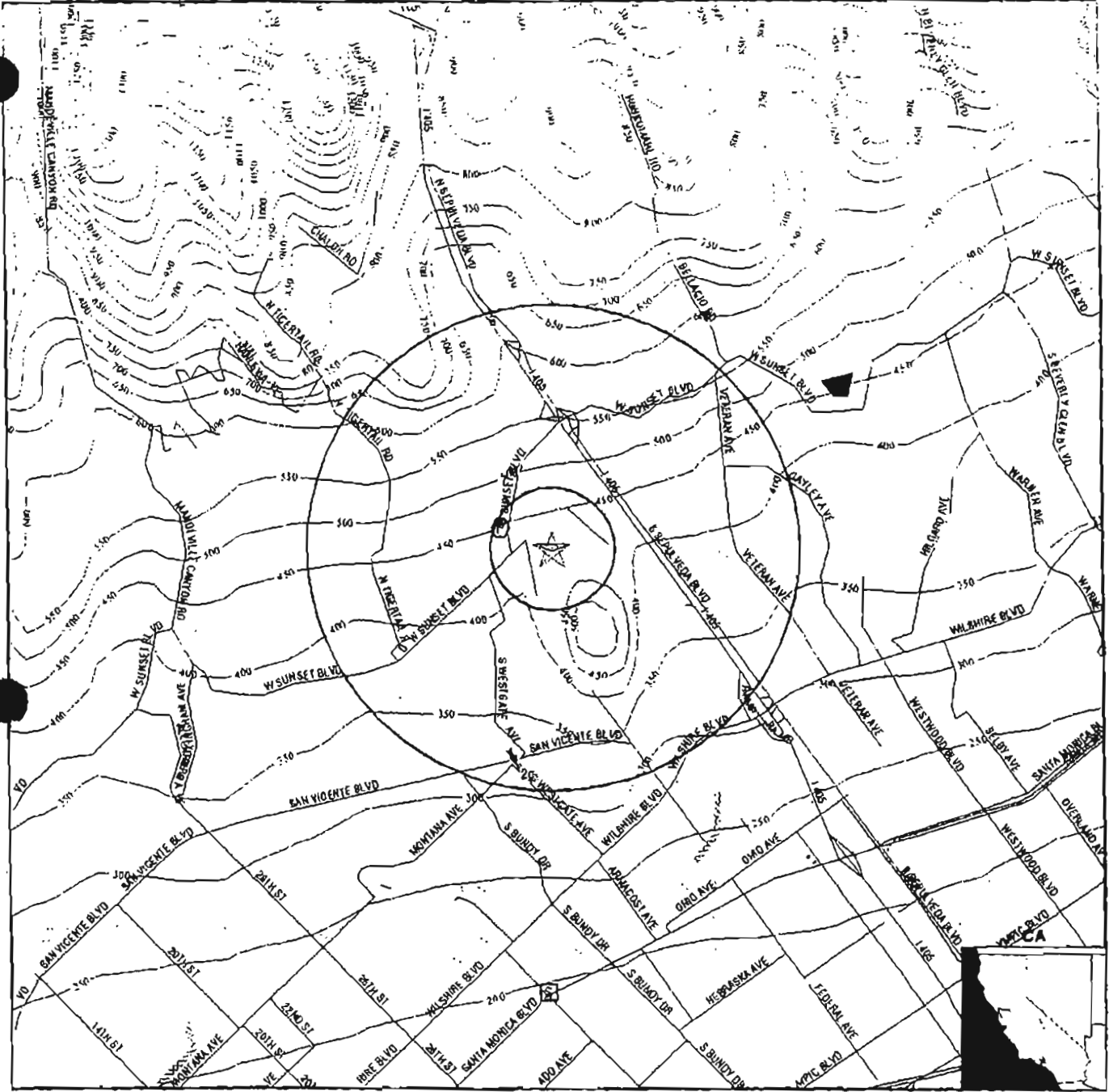
| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|---------------------|-------------------|---------------|-------------|
| BELLAIO CLEANERS | 11840 BARRINGTON CT | 1/8 - 1/4 WSW | A3 | 9 |
| LONG CLEANERS | 142 S BARRINGTON PL | 1/8 - 1/4 WNW | 5 | 10 |
| BRENTWOOD 60 MINUTS PHOTO | 11704 BARRINGTON CT | 1/8 - 1/4 WSW | A10 | 12 |
| TEXACO SVC STA | 115 S BARRINGTON | 1/8 - 1/4 WSW | C16 | 16 |

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

| <u>Site Name</u> | <u>Database(s)</u> |
|------------------------------------|--------------------|
| MOUREN-LAURENS OIL | CERCLIS, FINDS |
| FOX TRADING | CERCLIS |
| SOUTHERN CALIFORNIA RAPID TRANSIT | CERCLIS |
| ATOMIC RAGS COMPANY #2 | CERCLIS |
| FEDERAL METALS | CERCLIS |
| ALLOY METALS COMPANY, INC. | CERCLIS |
| PLATING SHOP | CERCLIS |
| K&S RUBBISH AKA KEN MALLOY REGIONA | CERC-NFRAP |
| SAN VINCENTE & BEVERLY | SWF/LF |
| DRP RESEARCH COMPOSTING PROJECT | SWF/LF |
| CALTRANS - SOUTH GATE #2 | SWF/LF |
| US NAVY SAN CLEMENTE ISLAND S.C.T. | SWF/LF |
| BURRO DEBRIS DISPOSAL SITE | SWF/LF |
| HARBOR COMPOSTING FACILITY | WMUDS, SWF/LF |
| SO. CAL DISPOSAL AKA HAMILTON AVE | SWF/LF |
| MARY BEZAYIFF | SWF/LF |
| SAN CLEMENTE ISLAND LANDFILL | SWF/LF |
| TOYON CANYON COVE, CATALINA ISLAND | SWF/LF |
| MURPHY INDUSTRIAL COATINGS INC | HAZNET |
| MURPHY IND COATING LOS ANGELES | HAZNET |
| CHEVRON 93050 | HAZNET |
| BRENT AIR CLEANERS | HAZNET |
| CITY OF LOS ANGELES | HAZNET |
| BARNARD TRANSPORTATION | HAZNET |
| KOREAN AIR LINES | HAZNET |
| UNOCAL SO CAL DIV. PIPE LINE | HAZNET |
| CALIF DEPT OF TRANSPORTATION | HAZNET |
| DHL AIRWAYS | HAZNET |
| DYNAIR CFE | HAZNET |
| MOBIL OIL SERVICE STATION #99 LNG | HAZNET |
| 1X THE PARK AND RIDE LOT | HAZNET |
| CERTIFIED PRINTERS INC | HAZNET |
| STAR 1 HR PHOTO | HAZNET |
| 1X SUNCREST ASSOC | HAZNET |
| TONY WANG DDS | HAZNET |
| 1X MOUNTAINS RECRTN & CONCV AUTHOR | HAZNET |
| EQUILON ENTERPRISES LLC | HAZNET |

TOPOGRAPHIC MAP - 0437355.4r - URS Greiner/Woodward Clyde



- Major Roads
- Contour Lines
- Waterways
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Closest Federal Well in quadrant
- Closest State Well in quadrant
- Closest Public Water Supply Well
- Closest Hydrogeological Data
- Oil, gas or related wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

TARGET PROPERTY: VA Hospital
 ADDRESS: 100 South Barrington Place
 CITY/STATE/ZIP: Los Angeles CA 90049
 LAT/LONG: 34.0654 / 118.4663

CUSTOMER: URS Greiner/Woodward Clyde
 CONTACT: Autumn Davis
 INQUIRY #: 0437355.4r
 DATE: December 02, 1999 1:42 pm

GEOCHECK VERSION 2.1 SUMMARY

TARGET PROPERTY COORDINATES

Latitude (North): 34.085399 - 34° 3' 55.4"
 Longitude (West): 118.466301 - 118° 27' 58.7"
 Universal Transverse Mercator: Zone 11
 UTM X (Meters): 364685.6
 UTM Y (Meters): 3770182.6

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 243411B-A4 BEVERLY HILLS, CA

GEOLOGIC AGE IDENTIFICATION

Geologic Code: Q
 Era: Cenozoic
 System: Quaternary
 Series: Quaternary

ROCK STRATIGRAPHIC UNIT

Category: Stratified Sequence

GROUNDWATER FLOW INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.

AQUIFLOW™ Search Radius: 2,000 Miles. The following table shows sites where groundwater flow and depth information was reported. Additional AQUIFLOW™ site information may be available in the GeoCheck® section at the end of this report.

| MAP ID | DISTANCE FROM TP | DIRECTION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|--------|---------------------|----------------------|---------------------------------------|
| 1g | 1/2 - 1 Mile | South | SE |
| 2g | 1/2 - 1 Mile | South | SSE |

For additional site information, refer to GeoCheck Appendix.

General Topographic Gradient at Target Property: General SSE
 General Hydrogeologic Gradient at Target Property: No hydrogeologic data available.

Source: P. G. Schuber, R.E. Arndt and W.J. Beutec, Geology of the Conterminous U.S. at 1:2,800,000 Scale - A digital representation of the 1974 P.B. King and H.M. Belmont Map, USGS Digital Data Series DDS - 11 (1984).
 U.S. EPA Ground Water Handbook, Vol 1: Ground Water and Contaminants, Office of Research and Development EPA/625/R-80/11a, Chapter 4, page 73, September 1980.
 EDR AQUIFLOW™ information System of hydrogeologically determined groundwater flow directions at specific locations. See the data sheet at the end of this report for a complete description.

**GEOCHECK VERSION 2.1
SUMMARY**

Site-Specific Hydrogeological Data:

Search Radius: 2.0 miles
Status: Not found

FEDERAL DATABASE WELL INFORMATION

| <u>WELL QUADRANT</u> | <u>DISTANCE FROM TP</u> | <u>LITHOLOGY</u> | <u>DEPTH TO WATER TABLE</u> |
|----------------------|-------------------------|------------------|-----------------------------|
| NO WELLS FOUND | | | |

STATE DATABASE WELL INFORMATION

| <u>WELL QUADRANT</u> | <u>DISTANCE FROM TP</u> |
|----------------------|-------------------------|
| Eastern | >2 Miles |
| Southern | 1 - 2 Miles |

STATE OIL/GAS WELL INFORMATION

| <u>API #</u> | <u>DISTANCE FROM TP</u> |
|----------------|-------------------------|
| NO WELLS FOUND | |

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

NOTE: PWS System location is not always the same as well location.

PWS Name: UNIV PROPERTIES WATER SYSTEM
UNIV PROPERTIES WATER SYSTEM
601 PINE AVE
GOLETA, CA 93117

Location Relative to TP: 1/8 - 1/4 Mile West

PWS currently has or has had major violation(s) or enforcement: No

AREA RADON INFORMATION

EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

LOS ANGELES COUNTY, CA

Number of sites tested: 63

| <u>Area</u> | <u>Average Activity</u> | <u>% <4 pCi/L</u> | <u>% 4-20 pCi/L</u> | <u>% >20 pCi/L</u> |
|-------------------------|-------------------------|----------------------|---------------------|-----------------------|
| Living Area - 1st Floor | 0.711 pCi/L | 98% | 2% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | 0.933 pCi/L | 100% | 0% | 0% |

**MAP FINDINGS SUMMARY SHOWING
ALL SITES**

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotec |
|----------------------|-----------------|-------------------------|-------|-----------|-----------|---------|-----|--------------|
| NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Deltsted NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| RCRIS-TSD | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| AWP | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Cal-Sites | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Notify 65 | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CHMIRS | | 1.000 | 0 | 0 | 0 | 2 | NR | 2 |
| Corlese | | 1.000 | 0 | 1 | 0 | 3 | NR | 4 |
| Toxic Pits | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CERCLIS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| CERC-NFRAP | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| CORRACTS | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| State Landfill | | 0.500 | 0 | 0 | 1 | NR | NR | 1 |
| LUST | | 0.500 | 0 | 1 | 0 | NR | NR | 1 |
| UST | | 0.250 | 0 | 2 | NR | NR | NR | 2 |
| CA FID | | 0.250 | 0 | 1 | NR | NR | NR | 1 |
| AST | | TP | NR | NR | NR | NR | NR | 0 |
| RAATS | | TP | NR | NR | NR | NR | NR | 0 |
| WMUDS/SWAT | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| HAZNET | X | 0.250 | 1 | 9 | NR | NR | NR | 10 |
| RCRIS Sm. Quan. Gen. | | 0.250 | 0 | 4 | NR | NR | NR | 4 |
| RCRIS Lg. Quan. Gen. | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| HMIRS | | TP | NR | NR | NR | NR | NR | 0 |
| PADS | | TP | NR | NR | NR | NR | NR | 0 |
| ERNS | | TP | NR | NR | NR | NR | NR | 0 |
| FINDS | | TP | NR | NR | NR | NR | NR | 0 |
| TRIS | | TP | NR | NR | NR | NR | NR | 0 |
| TSCA | | TP | NR | NR | NR | NR | NR | 0 |
| MLTS | | TP | NR | NR | NR | NR | NR | 0 |
| NPL Liens | | TP | NR | NR | NR | NR | NR | 0 |
| Site Mitigation | | TP | NR | NR | NR | NR | NR | 0 |
| CA SLIC | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| CA Bond Exp. Plan | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ROD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CONSENT | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CA WDS | | TP | NR | NR | NR | NR | NR | 0 |
| HMS | | TP | NR | NR | NR | NR | NR | 0 |
| SMS R_2 | | TP | NR | NR | NR | NR | NR | 0 |
| Coal Gas | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| MINES | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| AOCONCERN | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

**MAP FINDINGS SUMMARY SHOWING
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP**

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|----------------------|-----------------|-------------------------|-------|-----------|-----------|---------|-----|---------------|
| NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Delisted NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| RCRIS-TSD | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| AWP | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Cal-Sites | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Notfy B5 | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CHMIRS | | 1.000 | 0 | 0 | 0 | 1 | NR | 1 |
| Cortese | | 1.000 | 0 | 1 | 0 | 0 | NR | 1 |
| Toxic Pths | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CERCLIS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| CERC-NFRAP | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| CORRACTS | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| State Landfill | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| LUST | | 0.500 | 0 | 1 | 0 | NR | NR | 1 |
| UST | | 0.250 | 0 | 2 | NR | NR | NR | 2 |
| CA FID | | 0.250 | 0 | 1 | NR | NR | NR | 1 |
| AST | TP | | NR | NR | NR | NR | NR | 0 |
| RAATS | TP | | NR | NR | NR | NR | NR | 0 |
| WMUDS/SWAT | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| HAZNET | X | 0.250 | 1 | 6 | NR | NR | NR | 7 |
| RCRIS Sm. Quan. Gen. | | 0.250 | 0 | 4 | NR | NR | NR | 4 |
| RCRIS Lg. Quan. Gen. | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| HMIRS | TP | | NR | NR | NR | NR | NR | 0 |
| PADS | TP | | NR | NR | NR | NR | NR | 0 |
| ERNS | TP | | NR | NR | NR | NR | NR | 0 |
| FINDS | TP | | NR | NR | NR | NR | NR | 0 |
| TRIS | TP | | NR | NR | NR | NR | NR | 0 |
| TSCA | TP | | NR | NR | NR | NR | NR | 0 |
| MLTS | TP | | NR | NR | NR | NR | NR | 0 |
| NPL Liens | TP | | NR | NR | NR | NR | NR | 0 |
| Site Mitigation | TP | | NR | NR | NR | NR | NR | 0 |
| CA SLIC | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| CA Bond Exp. Plan | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| ROD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CONSENT | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CA WDS | TP | | NR | NR | NR | NR | NR | 0 |
| HMS | TP | | NR | NR | NR | NR | NR | 0 |
| SMS R_2 | TP | | NR | NR | NR | NR | NR | 0 |
| Coal Gas | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| MINES | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| AOCONCERN | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EPA ID Number

EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1
Target
Property
BRENTWOOD SCHOOL
100 S BARRINGTON PL
LOS ANGELES, CA 90049
HAZNET
S103853237
N/A

HAZNET:
Gepaid: CAC001052824 Tepad: CAD000088252
Contact: BRENTWOOD UNIFIED SCHOOL DIST. Telephone: (000) 000-0000
Gen County: 19 Tsd County: Los Angeles
Tons: 0.1251
Category: Other organic solids
Disposal Method: Transfer Station
Mailing Address: 100 BARRINGTON PLACE
BRENTWOOD, CA 90049
County: 7

2
WNW
< 1/8
580
Higher
BARRINGTON SUNSET CAMERA
157 S BARRINGTON PL
LOS ANGELES, CA 90049
HAZNET
S100856091
N/A

HAZNET:
Gepaid: CAL000075035 Tepad: CAD981402522
Contact: NAUM SHAPIRO Telephone: (000) 000-0000
Gen County: Los Angeles Tsd County: Kern
Tons: 0.0010
Category: Other inorganic solid waste
Disposal Method: Recycler
Mailing Address: 157 S BARRINGTON PL
LOS ANGELES, CA 90049
County: Los Angeles

A3
WSW
1/8-1/4
878
Higher
BELLAJO CLEANERS
11640 BARRINGTON CT
BRENTWOOD, CA 90049
RCRIS-SQG
FINDS
1000270400
CAD981624877

RCRIS:
Owner: TONY MASSAB
Contact: ENVIRONMENTAL MANAGER
Record Date: 09/01/1996
Classification: Small Quantity Generator

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

| Map ID | Direction | Distance | Distance (ft.) | Elevation | Site | Database(s) | EDR ID Number | EPA ID Number |
|--------|-----------|----------|----------------|-----------|---|------------------------------|----------------------------|---------------|
| | | | | | BELLAJO CLEANERS (Continued) | | 1000276400 | |
| | | | | | Used Oil Recyc: No | | | |
| | | | | | Violation Status: No violations found | | | |
| A4 | WSW | 1/8-1/4 | 878 | Higher | BELLAJO CLEANERS 11640 BARRINGTON CT LOS ANGELES, CA 90049 | HAZNET | S103952250 | N/A |
| | | | | | HAZNET: Gepaid: CAD981824877 Contact: Not reported Gen County: Los Angeles Tons: 0.4400 Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.) Disposal Method: Recycler Mailing Address: 11640 BARRINGTON CT BRENTWOOD, CA 90049 County: Los Angeles | | | |
| 5 | WNW | 1/8-1/4 | 682 | Higher | LONG CLEANERS 142 S BARRINGTON PL LOS ANGELES, CA 90049 | RCRIS-SQG FINDS HAZNET | 1000231716 CAD049349772 | |
| | | | | | RCRIS: Owner: LEE JOUNG UONG Contact: ENVIRONMENTAL MANAGER Record Date: 06/01/1986 Classification: Small Quantity Generator Used Oil Recyc: No Violation Status: No violations found | | | |
| | | | | | HAZNET: Gepaid: CAD049349772 Contact: SHIN VOONG LEE Gen County: Los Angeles Tons: 0.7174 Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.) Disposal Method: Recycler Mailing Address: 142 S BARRINGTON PL LOS ANGELES, CA 90049 County: Los Angeles | | | |
| B6 | SW | 1/8-1/4 | 706 | Lower | US POSTAL SERVICE/BARRINGTON STATION 220 S BARRINGTON LOS ANGELES, CA 90049 | HAZNET | S103993753 | N/A |

Map IC
Direction:
Distance
Distance (ft.):
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number:

US POSTAL SERVICE/BARRINGTON STATION (Continued)

S103993753

HAZNET:

Gepaid: CAC001398104 Tepad: NYD988980233
Contact: UNITED STATES POSTAL SERVICE Telephone: (213) 476-6347
Gen County: Los Angeles Tsd County: 0
Tons: 0.0000
Category:
Disposal Method: Treatment, Incineration
Mailing Address: 975 S ATLANTIC BLVD
LOS ANGELES, CA 90022 - 9998
County: Los Angeles

7
West
1/8-1/4
722
Higher

CHEVRON #9-3050
110 BARRINGTON WALK
LOS ANGELES, CA 90049

CORTESE

S103064823
N/A

CORTESE:

Reg By: LTNKA
Reg Id: 900490089
Region: CORTESE

B8
SSW
1/8-1/4
751
Lower

SUNSET BARRINGTON APTS
233 S BARRINGTON AVE
LOS ANGELES, CA 00000

HAZNET

S102803132
N/A

HAZNET:

Gepaid: CAC001035064 Tepad: IRC957100891
Contact: E & S RING PROPERTY MGMT, AS Telephone: [REDACTED]
Gen County: Los Angeles Tsd County: 99
Tons: 5.8996
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: 5721 W SLAUSON AVE, #200
CULVER CITY, CA 90230
County: Los Angeles

B9
SSW
1/8-1/4
761
Lower

SUNSET BARRINGTON GARDENS
233 S BARRINGTON AVE
LOS ANGELES, CA 90046

HAZNET

S103989896
N/A

HAZNET:

Gepaid: CAC001160928 Tepad: CAD008252405
Contact: SUNSET BARRINGTON GARDENS Telephone: [REDACTED]
Gen County: Los Angeles Tsd County: Los Angeles
Tons: 0.1251
Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Mailing Address: 233 S BARRINGTON AVE
LOS ANGELES, CA 90046
County: Los Angeles

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

A10
 WSW
 1/8-1/4
 781
 Higher

BRENTWOOD 60 MINUTS PHOTO
 11704 BARRINGTON CT
 LOS ANGELES, CA 90049

RCRIS-SQG
 FINDS
 HAZNET

1000323072
 CAD981640717

RCRIS:

Owner: HEDAYAT CYROUS
 Contact: ENVIRONMENTAL MANAGER
 Record Date: 02/17/1987
 Classification: Small Quantity Generator
 Used Oil Recyc: No
 Violation Status: No violations found

HAZNET:

Genpald: CAD981640717 Tepald: CAD981402522
 Contact: Not reported Telephone: (000) 000-0000
 Gen County: Los Angeles Tsd County: Kern
 Tons: 0.0600
 Category: Metal sludge - Alkaline solution (pH <UN> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
 Disposal Method: Recycler
 Mailing Address: 11704 BARRINGTON CT
 LOS ANGELES, CA 90049
 County: Los Angeles

11
 WSW
 1/8-1/4
 789
 Higher

BRENTWOOD VILLAGE CLEANERS
 11722 BARRINGTON CT
 LOS ANGELES, CA 90049

Site Mitig
 HAZNET

S103697010
 N/A

HAZNET:

Genpald: CAL000038033 Tepald: CAD981397417
 Contact: CHOONG KIL YOU Telephone: [REDACTED]
 Gen County: 19 Tsd County: Los Angeles
 Tons: 1.4368
 Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
 Disposal Method: Recycler
 Mailing Address: 11722 BARRINGTON CT
 LOS ANGELES, CA 90049 - 2930
 County: 7

Site Mitigation Log:

Case Number: 98S446
 Abatement Date: 12/14/98
 Thomas Guide Page Numbers: 982665
 Contain Remarks Date: 10/26/98
 Contain Remarks: Active dry cleaner release. NFA due to GW depth est. @ -150' bgs, no nearby prod. wells, & clay soils. Some excav. of PCE-impacted soils. Access problems for deep drill (boring on-site to 65')

Map IC
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A12 CHEVRON #9-3050
 WSW 110 S BARRINGTON AVE
 1/8-1/4 LOS ANGELES, CA 90049
 811
 Higher

LUST S101298891
 N/A

State LUST:

| | | | |
|-----------------|---|----------------|--------------|
| Cross Street: | Not reported | City Leaked: | Not reported |
| Reg Board: | Los Angeles Region | | |
| Chemical: | Hydrocarbons | | |
| Lead Agency: | Local Agency | | |
| Case Type: | Other ground water affected | | |
| Status: | Signed off, remedial action completed or deemed unnecessary | | |
| Review Date: | Not reported | Confirm Leak: | Not reported |
| Workplan: | Not reported | Prelim Assess: | 2/10/1992 |
| Pollution Char: | Not reported | Remed Plan: | Not reported |
| Remed Action: | Not reported | Monitoring: | Not reported |
| Close Date: | 03/06/97 | Release Date: | 02/11/92 |

LUST Region 4:

| | |
|---|---|
| Report Date: | 02/11/1992 |
| Cross Street: | Not reported |
| Lead Agency: | Local Agency |
| Local Agency: | 19050 |
| Active Site: | Not reported |
| Boundary: | Not reported |
| Owner Contact: | PLUMMER ROBERT |
| Corporate Code: | LA |
| Substance: | 76 |
| Substance Qty: | Not reported |
| Case Number: | 900490089 |
| Case Type: | Groundwater |
| Status: | Signed off, remedial action completed or deemed unnecessary |
| Status Date: | 3/6/1997 |
| Abatement Method Used at the Site: | Not reported |
| Date Confirmation Leak Began: | Not reported |
| Preliminary Site Assessment Workplan Submitted: | Not reported |
| Preliminary Site Assessment Began: | 2/10/1992 |
| Pollution Characterization Began: | Not reported |
| Remediation Plan Submitted: | Not reported |
| Enforcement Action Date: | Not reported |
| Remedial Action Underway: | Not reported |
| Post Remedial Action Monitoring Began: | Not reported |
| Date the Case was Closed: | 3/6/1997 |
| Date Case was Given Regional Board Lead | |
| After Referred from Local Agency: | Not reported |
| Depth to Groundwater: | Not reported |
| Emergency Response: | No |
| Enforcement Action Date: | Not reported |
| Enforcement Type: | Not reported |
| Date Leak Record Entered: | 2/8/1992 |
| County: | Los Angeles |
| Facility Telephone: | Not reported |
| Source of Cleanup Funding: | Not reported |
| Date the Leak was Discovered: | Not reported |
| How the Leak was Discovered: | Not reported |
| Date The Leak was Stopped: | Not reported |
| How the Leak was Stopped: | Not reported |
| Significant Interim Remedial Action Taken: | Not reported |
| Cause of Leak: | Unknown |

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s)
 EDR ID Number:
 EPA ID Number:

CHEVRON #9-3050 (Continued)

S101296891

| | |
|--------------------------------------|---|
| Leak Source: | Unknown |
| Operator of Site: | OLD CASE #022192-01 |
| Pilot Program on Financial Database: | No |
| User Sent Prop. 85 Notification: | No |
| Regional Board: | 04 |
| Reporting Party Address: | LAFD, 200 MAIN ST., N., LOS ANGELES, 90012 |
| Date Leak First Reported: | 02/11/1992 |
| Who Reported the Leak: | MANNING, DONALD O. |
| Who Reporting Party Represents: | Local Agency |
| Date Case Last Changed on Database: | 03/08/1997 |
| Responsible Party: | CHEVRON PRODUCTS CO |
| RP Address: | 1300 S. BEACH BLVD., BLD 4516, LA HABRA CA 90632-2633 |
| RP Telephone: | [REDACTED] |
| Date RP Search Completed: | Not reported |
| Soil Type: | Not reported |
| Use of First Tracking Date: | DAB ASSIGNED CASE TO HT |
| Tracking Date: | 08/08/1996 |
| Use of Second Tracking Date: | DAB ASSIGNED CASE TO RN |
| Tracking Date 2: | 8/21/1998 |
| Use of Third Tracking Date: | CASE CLOSED BY LA CITY FD |
| Tracking Date 3: | 3/6/1997 |
| Summary: | Not reported |

13
 WNW
 1/8-1/4
 918
 Higher

TEXACO SERVICE
 115 S BARRINGTON AVE
 LOS ANGELES, CA 90049

Ca. FID S101584063
 N/A

| | | | |
|---------------|--|---------------|--------------|
| FID: | | | |
| Facility ID: | 19008218 | Regulate ID: | 00017124 |
| Reg By: | Active Underground Storage Tank Location | SIC Code: | Not reported |
| Consent Code: | Not reported | Facility Tel: | [REDACTED] |
| Status: | Active | Contact Tel: | Not reported |
| Mail To: | Not reported | NPDOS No: | Not reported |
| | 10 UNIVERSAL CITY PLZ | Modified: | 00/00/00 |
| | LOS ANGELES, CA 90049 | | |
| Contact: | Not reported | | |
| DUNs No: | Not reported | | |
| Creation: | 10/22/93 | | |
| EPA ID: | Not reported | | |
| Comments: | Not reported | | |

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s)
 EDR ID Number
 EPA ID Number

C14
 WSW
 1/8-1/4
 1100
 Higher

ARCHER SCHOOL OF GIRLS
 11723 W SUNSET BLVD
 LOS ANGELES, CA 90049

HAZNET
 S103950335
 N/A

HAZNET:

| | | | |
|------------------|-----------------------------|-------------|----------------|
| Genaid: | CAC002132487 | Tepaid: | CAD009007626 |
| Contact: | ARCHER SCHOOL OF GIRLS | Telephone: | (000) 000-0000 |
| Gen County: | Los Angeles | Tsd County: | Los Angeles |
| Tons: | 3.3712 | | |
| Category: | Asbestos-containing waste | | |
| Disposal Method: | Disposal, Land Fill | | |
| Mailing Address: | 15300 ANTIOCH ST | | |
| | PACIFIC PALISADES, CA 90272 | | |
| County | Los Angeles | | |

C15
 WSW
 1/8-1/4
 1112
 Higher

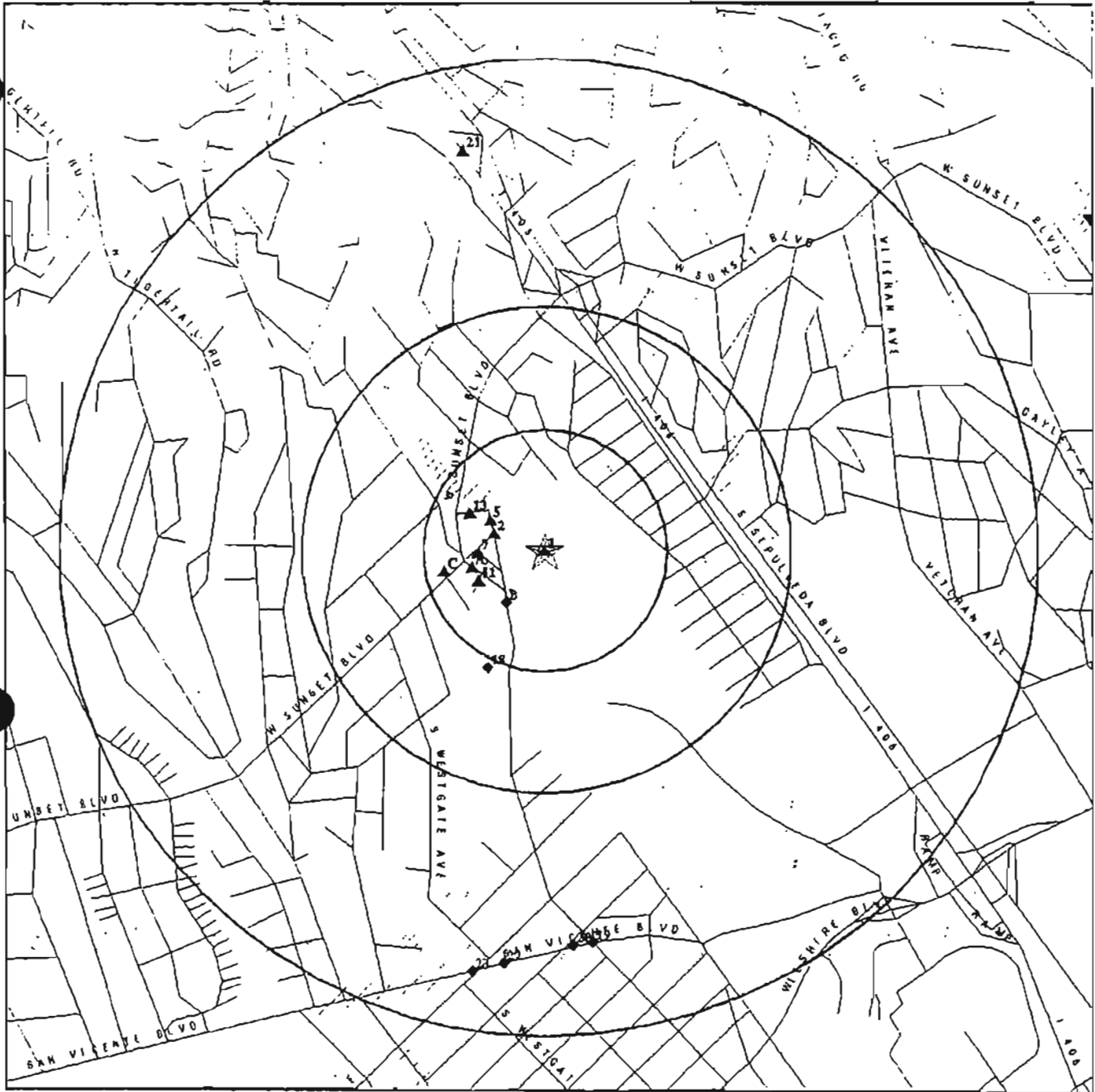
93050
 110 S BARRINGTON
 W LOS ANGELES, CA 90049

UST
 U001581968
 N/A

State UST:

| | | | |
|-----------------|---------------------------|-----------------|-----------------|
| Facility ID: | 62373 | Container Num: | 1 |
| Tank Num: | 1 | Year Installed: | Not reported |
| Tank Capacity: | 1000 | | |
| Tank Used for: | WASTE | Tank Constrcn: | 0000370 unknown |
| Type of Fuel: | Not Reported | | |
| Leak Detection: | Stock Inventor | Telephone: | [REDACTED] |
| Contact Name: | CO BRANDED OUTLET-CHEVRON | Region: | Not reported |
| Total Tanks: | 4 | Other Type: | Not reported |
| Facility Type: | 1 | | |
| | | | |
| Facility ID: | 62373 | Container Num: | 2 |
| Tank Num: | 2 | Year Installed: | Not reported |
| Tank Capacity: | 10000 | | |
| Tank Used for: | PRODUCT | Tank Constrcn: | 0000370 unknown |
| Type of Fuel: | Not Reported | | |
| Leak Detection: | Stock Inventor | Telephone: | [REDACTED] |
| Contact Name: | CO BRANDED OUTLET-CHEVRON | Region: | Not reported |
| Total Tanks: | 4 | Other Type: | Not reported |
| Facility Type: | 1 | | |
| | | | |
| Facility ID: | 62373 | Container Num: | 3 |
| Tank Num: | 3 | Year Installed: | Not reported |
| Tank Capacity: | 10000 | | |
| Tank Used for: | PRODUCT | Tank Constrcn: | 0000370 unknown |
| Type of Fuel: | Not Reported | | |
| Leak Detection: | Stock Inventor | Telephone: | [REDACTED] |
| Contact Name: | CO BRANDED OUTLET-CHEVRON | Region: | Not reported |
| Total Tanks: | 4 | Other Type: | Not reported |
| Facility Type: | 1 | | |

OVERVIEW MAP - 0437355.4r - URS Greiner/Woodward Clyde



- * Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Areas of Concern

79-92

| | | | |
|------------------|----------------------------|------------|----------------------------|
| TARGET PROPERTY: | VA Hospital | CUSTOMER: | URS Greiner/Woodward Clyde |
| ADDRESS: | 100 South Barrington Place | CONTACT: | Autumn Davis |
| CITY/STATE/ZIP: | Los Angeles CA 90048 | INQUIRY #: | 0437355.4r |
| LAT/LONG: | 34.0654 / 118.4663 | DATE: | December 02 1988 1:36 pm |

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

93050 (Continued)

U001581966

Facility ID: 62373
Tank Num: 4
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: Not Reported
Leak Detection: Stock Invenor
Contact Name: CO BRANDED OUTLET-CHEVRON
Total Tanks: 4
Facility Type: 1
Container Num: 4
Year Installed: Not reported
Tank Constrcn: 0000370 unknown
Telephone: (213) 472-3854
Region: Not reported
Other Type: Not reported

C15
WSW
1/8-1/4
1181
Higher

TEXACO SVC STA
115 S BARRINGTON
LOS ANGELES, CA 90019

RCRIS-SQG 1000144843
FINDS CAD981435993
LIST

RCRIS:

Owner: TEXACO REF MKGT INC
Contact: ENVIRONMENTAL MANAGER
Record Date: 09/01/1996
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

State UST:

Facility ID: 17124
Tank Num: 1
Tank Capacity: 550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Leak Detection: None
Contact Name: BOYCE E WALTON
Total Tanks: 5
Facility Type: 1
Container Num: 1
Year Installed: 1982
Tank Constrcn: .25 inches
Telephone: [REDACTED]
Region: Not reported
Other Type: Not reported

Facility ID: 17124
Tank Num: 2
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Stock Invenor
Contact Name: BOYCE E WALTON
Total Tanks: 5
Facility Type: 1
Container Num: 2
Year Installed: 1982
Tank Constrcn: .25 inches
Telephone: [REDACTED]
Region: Not reported
Other Type: Not reported

79-94

Map IC
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number:
EPA ID Number

TEXACO SVC STA (Continued)

1000144843

| | | | |
|-----------------|----------------|-----------------|--------------|
| Facility ID: | 17124 | Container Num: | 3 |
| Tank Num: | 3 | Year Installed: | 1982 |
| Tank Capacity: | 10000 | Tank Constrcn: | .25 inches |
| Tank Used for: | PRODUCT | Telephone: | [REDACTED] |
| Type of Fuel: | REGULAR | Region: | Not reported |
| Leak Detection: | Stock Inventor | Other Type: | Not reported |
| Contact Name: | BOYCE E WALTON | | |
| Total Tanks: | 5 | | |
| Facility Type: | 1 | | |
| | | | |
| Facility ID: | 17124 | Container Num: | 4 |
| Tank Num: | 4 | Year Installed: | 1982 |
| Tank Capacity: | 10000 | Tank Constrcn: | .25 inches |
| Tank Used for: | PRODUCT | Telephone: | [REDACTED] |
| Type of Fuel: | PREMIUM | Region: | Not reported |
| Leak Detection: | Stock Inventor | Other Type: | Not reported |
| Contact Name: | BOYCE E WALTON | | |
| Total Tanks: | 5 | | |
| Facility Type: | 1 | | |
| | | | |
| Facility ID: | 17124 | Container Num: | 5 |
| Tank Num: | 5 | Year Installed: | 1982 |
| Tank Capacity: | 10000 | Tank Constrcn: | .25 inches |
| Tank Used for: | PRODUCT | Telephone: | [REDACTED] |
| Type of Fuel: | DIESEL | Region: | Not reported |
| Leak Detection: | Stock Inventor | Other Type: | Not reported |
| Contact Name: | BOYCE E WALTON | | |
| Total Tanks: | 5 | | |
| Facility Type: | 1 | | |

C17
WSW
17B-1/4
1182
Higher

SUNSET TERRACE OWNERS ASSO.
11750 W SUNSET BLVD
LOS ANGELES, CA 90049

HAZNET

S103089916
N/A

HAZNET:

| | | | |
|------------------|--|-------------|--------------|
| Genaid: | CAC000931832 | Tepaid: | CAD981388952 |
| Contact: | OFELIA MORALES, MANAGER | Telephone: | [REDACTED] |
| Gen County: | Los Angeles | Tsd County: | Shasta |
| Tons: | 18.8660 | | |
| Category: | Asbestos-containing waste | | |
| Disposal Method: | Disposal, Land Fill | | |
| Mailing Address: | OFELIA MORALES/JONATHAN & CO. BEVERLY HILLS, CA 90211 | | |
| County: | Los Angeles | | |

18
SSW
1/4-1/2
1420
Lower

VETERAN'S ADMINISTRATION MEDICAL CENTER
330 SOUTH BARRINGTON AVE, BRENTWOOD CA
BEVERLY HILLS, CA

SWF/LF

S103340308
N/A

LF:

Facility ID: 19-AR-5108
Operator: U.S. Veterans Administration
Operator Addr: Wilshire and Sawtelle Blvd.

79-95

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EOR ID Number
 EPA ID Number

VETERAN'S ADMINISTRATION MEDICAL CENTER (Continued)

S103340306

| | | | |
|-------------------------------------|------------------------------|-----------------|--------------|
| Operator Phone: | CA 90073 | | |
| Owner: | U.S. Veterans Administration | | |
| Owner Address: | Wilshire and Sawtelle Blvd. | | |
| | CA 90073 | | |
| Owner's Tel: | | | |
| Activity: | Solid Waste Disposal Site | | |
| Operator's Status: | Closed | | |
| Regulation Status: | Pre-regulations | | |
| Region: | STATE | | |
| Lat/Long: | 34.06657 / -118.40000 | | |
| Waste Accepted: | Not reported | | |
| Surrounding Land: | Not reported | | |
| Report of Facility Info Date: | | Not reported | |
| Report of Facility Info Amendment: | | Not reported | |
| Permitted Throughput with Units: | | Not reported | |
| Actual Throughput with Units: | | Not reported | |
| Actual Capacity with Units: | | Not reported | |
| Permitted Capacity with Units: | | Not reported | |
| Remaining Capacity with Units: | | Not reported | |
| Permitted Total Acreage: | | Not reported | |
| Actual Total Acreage: | | Not reported | |
| Permitted Disposal Acreage: | | Not reported | |
| Actual Disposal Acreage: | | Not reported | |
| Inspection Frequency: | | Not reported | |
| SWIS Number: | Not reported | Size: | Not reported |
| Date Open: | Not reported | Date Closed: | Not reported |
| Type of Refuse: | Not reported | Total Capacity: | Not reported |
| Remaining Capacity at Closing Date: | | | |
| Avg Depth of Fill: | | | |
| Gas Management 1: | | | |
| Gas Management 2: | | | |
| Additional Expansion System: | | | |
| Potential Future Use: | | | |
| Facility Type: | | | |
| Land Owner: | | | |
| Date of Operation: | | | |
| Site Description 1: | | | |
| Site Description 2: | | | |
| Site Description 3: | | | |
| Site Description 4: | | | |
| Site Description 5: | | | |
| Site Description 6: | | | |
| Permit Date: | | | Not reported |

19
 South
 1/2-1
 4291
 Lower

USA PETROLEUM COMPANY #108
 11699 SAN VICENTE BLVD.
 LOS ANGELES, CA 90049

UST
 Cortese
 LUST

U001581982
 N/A

79-96

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

USA PETROLEUM COMPANY #106 (Continued)

U001561852

State LUST:

| | | | |
|-----------------|---------------------------------------|----------------|--------------|
| Cross Street: | BARRINGTON | City Leaked: | Not reported |
| Reg Board: | Los Angeles Region | | |
| Chemical: | Gasoline | | |
| Lead Agency: | Regional Board | | |
| Case Type: | Other ground water affected | | |
| Status: | Remedial action (cleanup) in progress | | |
| Abate Method: | Vapor Extraction | | |
| Review Date: | Not reported | Confirm Leak: | 2/15/1987 |
| Workplan: | 3/28/1989 | Prelim Assess: | 3/28/1989 |
| Pollution Char: | 1/28/1993 | Remed Plan: | 12/28/1993 |
| Remed Action: | 11/13/1996 | Monitoring: | Not reported |
| Close Date: | Not reported | Release Date: | 09/11/92 |

LUST Region 4:

| | |
|---|--|
| Report Date: | 09/11/1992 |
| Cross Street: | BARRINGTON |
| Lead Agency: | Regional Board |
| Local Agency: | 19060 |
| Active Site: | Yes |
| Boundary: | Not reported |
| Owner Contact: | DASAPPA, SRIKANTH |
| Corporate Code: | LA |
| Substance: | 8006619 |
| Substance Qty: | Not reported |
| Case Number: | 900490043 |
| Case Type: | Groundwater |
| Status: | Remedial action (cleanup) in progress |
| Status Date: | 11/13/1996 |
| Abatement Method Used at the Site: | VE |
| Date Confirmation Leak Began: | 2/15/1987 |
| Preliminary Site Assessment Workplan Submitted: | 3/28/1989 |
| Preliminary Site Assessment Began: | 3/28/1989 |
| Pollution Characterization Began: | 1/28/1993 |
| Remediation Plan Submitted: | 12/28/1993 |
| Enforcement Action Date: | Not reported |
| Remedial Action Underway: | 11/13/1996 |
| Post Remedial Action Monitoring Began: | Not reported |
| Date the Case was Closed: | Not reported |
| Date Case was Given Regional Board Lead | |
| After Referred from Local Agency: | 3/4/1993 |
| Depth to Groundwater: | 53.31 |
| Emergency Response: | No |
| Enforcement Action Date: | 8/18/1989 |
| Enforcement Type: | Warning/Notice of Violation to Uncooperative RPs |
| Date Leak Record Entered: | 12/22/1992 |
| County: | Los Angeles |
| Facility Telephone: | [REDACTED] |
| Source of Cleanup Funding: | Not reported |
| Date the Leak was Discovered: | 19920911 |
| How the Leak was Discovered: | Inventory Control |
| Date The Leak was Stopped: | 09/11/1992 |
| How the Leak was Stopped: | Repair Plumbing |
| Significant Interim Remedial Action Taken: | Yes |
| Cause of Leak: | Corrosion |
| Leak Source: | Piping |
| Operator of Site: | OLO #120792-05 |

79-97

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number:
EPA ID Number

USA PETROLEUM COMPANY #106 (Continued)

U001561982

Pilot Program on Financial Database: Not reported
User Sent Prop. 65 Notification: Yes
Regional Board: 04
Reporting Party Address: 2701 OCEAN PARK BLVD, SUITE 210, SANTA MONICA, 90406
Date Leak First Reported: 09/11/1992
Who Reported the Leak: DASAPPA, SRIKANTH
Who Reporting Party Represents: Owner
Date Case Last Changed on Database: 05/26/1999
Responsible Party: USA GASOLINE CORP.
RP Address: 30101 AGOURA COURT, SUITE 200, AGOURA HILLS, 91301-4311
RP Telephone: [REDACTED]
Date RP Search Completed: 2/28/1998
Soil Type: Not reported
Use of First Tracking Date: DAB ASSIGNED CASE TO HT
Tracking Date: 10/10/1996
Use of Second Tracking Date: DAB REASSIGNED CASE TO MSH
Tracking Date 2: 10/1/1997
Use of Third Tracking Date: YR ASSIGNED CASE TO JH
Tracking Date 3: 11/6/1998
Summary: QUARTERLY GW MON & VES PROGRESS RPT; 11/17/98 - 3RD QTR 1998 GW & VES SAMPLING & ANALYSIS RPT; 02/18/99 - 4TH QTR 1998 GW & VES SAMPLING & ANALYSIS RPT; 5/25/99 1ST QTR GW MON RPT 1999

CORTESE:

Reg By: LTNKA
Reg Id: 900490043
Region: CORTESE

State UST:

Facility ID: 4788
Tank Num: 1
Tank Capacity: 12000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Stock Inventor
Contact Name: NAYEEM ALI
Total Tanks: 3
Facility Type: 1
Container Num: 1
Year Installed: 1973
Tank Constrctn: 1/4 inches
Telephone: [REDACTED]
Region: Not reported
Other Type: Not reported

Facility ID: 4788
Tank Num: 2
Tank Capacity: 12000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Leak Detection: Stock Inventor
Contact Name: NAYEEM ALI
Total Tanks: 3
Facility Type: 1
Container Num: 2
Year Installed: 1973
Tank Constrctn: 1/4 inches
Telephone: [REDACTED]
Region: Not reported
Other Type: Not reported

79-98

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

USA PETROLEUM COMPANY #108 (Continued)

U001561982

Facility ID: 4788
Tank Num: 3
Tank Capacity: 12000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Leak Detection: Stock Inventor
Contact Name: NAYEEM ALI
Total Tanks: 3
Facility Type: 1
Container Num: 3
Year Installed: 1973
Tank Constrcn: 1/4 inches
Telephone: [REDACTED]
Region: Not reported
Other Type: Not reported

20
South
1/2-1
4303
Lower

864 SOUTH BARKINGTON AVENUE
LOS ANGELES, CA 90049

CHMIRS

S100277987
N/A

CHMIRS:

OES Control Number: 9118458 DOT ID: 1837
DOT Hazard Class: Not Reported
Chemical Name: PERCHLOROETHYLENE
Extent of Release: Not reported
CAS Number: 127-18-4 Quantity Released: 10
Environmental Contamination: None Reported Property Use: Mercantile, Business
Incident Date: 04-AUG-91 Date Completed: 04-AUG-91

21
NNW
1/2-1
4403
Higher

S/B 405 FY X MORAGA
LOS ANGELES, CA

CHMIRS

S100279435
N/A

CHMIRS:

OES Control Number: 8909513 DOT ID: 1993
DOT Hazard Class: Not Reported
Chemical Name: DIESEL FUEL
Extent of Release: Not reported
CAS Number: Not reported Quantity Released: 100
Environmental Contamination: None Reported Property Use: Freeway
Incident Date: 31-DEC-89 Date Completed: 31-DEC-89

22
South
1/2-1
4512
Lower

CHEVRON #9-9623
11852 SAN VICENTE BLVD
LOS ANGELES, CA 90632

Cortese
LUST

S101298437
N/A

79-99

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CHEVRON #9-9623 (Continued)

S101298437

State LUST:

| | | | |
|-----------------|-----------------------------|----------------|--------------|
| Cross Street: | GRANDVILLE AVE | Qty Leaked: | Not reported |
| Reg Board: | Los Angeles Region | | |
| Chemical: | Gasoline | | |
| Lead Agency: | Regional Board | | |
| Case Type: | Other ground water affected | | |
| Status: | Pollution characterization | | |
| Review Date: | Not reported | Confirm Leak: | Not reported |
| Workplan: | 3/13/1996 | Prelim Assess: | Not reported |
| Pollution Char: | 2/5/1992 | Remed Plan: | Not reported |
| Remed Action: | Not reported | Monitoring: | 5/13/1998 |
| Close Date: | Not reported | Release Date: | 02/05/92 |

LUST Region 4:

| | | | |
|---|----------------------------|---------------------|--|
| Report Date: | 02/05/1992 | | |
| Cross Street: | GRANDVILLE AVE | | |
| Lead Agency: | Regional Board | | |
| Local Agency: | 19050 | | |
| Active Site: | Not reported | | |
| Boundary: | Not reported | | |
| Owner Contact: | JOHN FULLER | | |
| Corporate Code: | LA | | |
| Substance: | 8006818 | | |
| Substance Qty: | Not reported | | |
| Case Number: | 900490061 | | |
| Case Type: | Groundwater | | |
| Status: | Pollution characterization | | |
| Status Date: | 2/5/1992 | | |
| Abatement Method Used at the Site: | | Not reported | |
| Date Confirmation Leak Began: | | Not reported | |
| Preliminary Site Assessment Workplan Submitted: | 3/13/1996 | | |
| Preliminary Site Assessment Began: | | Not reported | |
| Pollution Characterization Began: | 2/5/1992 | | |
| Remediation Plan Submitted: | | Not reported | |
| Enforcement Action Date: | | Not reported | |
| Remedial Action Underway: | | Not reported | |
| Post Remedial Action Monitoring Began: | 5/13/1998 | | |
| Date the Case was Closed: | | Not reported | |
| Date Case was Given Regional Board Lead After Referred from Local Agency: | 3/17/1992 | | |
| Depth to Groundwater: | 47.23 | | |
| Emergency Response: | No | | |
| Enforcement Action Date: | | Not reported | |
| Enforcement Type: | | Not reported | |
| Date Leak Record Entered: | 5/9/1992 | | |
| County: | Los Angeles | | |
| Facility Telephone: | | Not reported | |
| Source of Cleanup Funding: | | Not reported | |
| Date the Leak was Discovered: | | Not reported | |
| How the Leak was Discovered: | | Not reported | |
| Date The Leak was Stopped: | | Not reported | |
| How the Leak was Stopped: | | Not reported | |
| Significant Interim Remedial Action Taken: | | Not reported | |
| Cause of Leak: | | Unknown | |
| Leak Source: | | Unknown | |
| Operator of Site: | | OLD CASE #030392-03 | |
| Pilot Program on Financial Database: | | No | |

79-100

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s)
 EOR ID Number
 EPA ID Number

CHEVRON #9-8623 (Continued)

S101298437

User Sent Prop. 65 Notification: No
 Regional Board: 04
 Reporting Party Address: 12440 E IMPERIAL HWY, NORWALK, 90650-3134
 Date Leak First Reported: 02/05/1992
 Who Reported the Leak: RANDALL, ERIC J.
 Who Reporting Party Represents: Local Agency
 Date Case Last Changed on Database: 07/28/1999
 Responsible Party: CHEVRON
 RP Address: Not reported
 RP Telephone: [REDACTED]
 Date RP Search Completed: 1/22/1998
 Soil Type: Not reported
 Use of First Tracking Date: ASSIGNED CASE TO HT
 Tracking Date: Not reported
 Use of Second Tracking Date: OAB ASSIGNED CASE TO JH
 Tracking Date 2: 3/24/1998
 Use of Third Tracking Date: Not reported
 Tracking Date 3: Not reported
 Summary: 5/18/99 SITE IS INCLUDED ON THE ARCADIA WELLFIELD SOURCE WATER INVESTIGATION CASE WILL BE EVALUATED FOR LOW-RISK CLOSURE AFTER ARCADIA WELLFIELD CLEANUP.; 7/9/99 2ND QTR GW MON RPT 1999

CORTESE:

Reg By: LTNKA
 Reg Id: 900490061
 Region: CORTESE

23
 South
 1/2-1
 4640
 Lower

UNOCAL #3104
 11906 SAN VICENTE BLVD
 LOS ANGELES, CA 90064

Cortese
 LUST
 S101297233
 N/A

Slate LUST:

Cross Street: MONTANA AVE
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Status: Post remedial action monitoring in progress
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: 11/19/1992
 Remed Action: Not reported
 Close Date: Not reported
 Qty Leaked: Not reported
 Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported
 Monitoring: 4/14/1998
 Release Date: 11/19/92

LUST Region 4:

Report Date: 11/19/1992
 Cross Street: MONTANA AVE
 Lead Agency: Regional Board
 Local Agency: 19050
 Active Site: No
 Boundary: Not reported
 Owner Contact: RICHARD WILLIAMS
 Corporate Code: LA
 Substance: 8006619
 Substance Qty: Not reported
 Case Number: 900490070
 Case Type: Groundwater
 Status: Post remedial action monitoring in progress

79-101

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

UNDCAL #3104 (Continued)

8101297233

Status Date: 4/14/1998
Abatement Method Used at the Site: Not reported
Date Confirmation Leak Began: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 11/19/1992
Remediation Plan Submitted: Not reported
Enforcement Action Date: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 4/14/1998
Date the Case was Closed: Not reported
Date Case was Given Regional Board Lead
After Referred from Local Agency: Not reported
Depth to Groundwater: 37.51
Emergency Response: No
Enforcement Action Date: Not reported
Enforcement Type: Not reported
Date Leak Record Entered: 2/18/1993
County: Los Angeles
Facility Telephone: Not reported
Source of Cleanup Funding: Not reported
Date the Leak was Discovered: 18921118
How the Leak was Discovered: Other Means
Date The Leak was Stopped: Not reported
How the Leak was Stopped: Not reported
Significant Interim Remedial Action Taken: Not reported
Cause of Leak: Unknown
Leak Source: Tank
Operator of Site: OLD CASE #030432
Pilot Program on Financial Database: Not reported
User Sent Prop. 65 Notification: Yes
Regional Board: 04
Reporting Party Address: 17700 CASTLETON ST #500, CITY OF INDUSTRY, CA 91748
Date Leak First Reported: 11/19/1982
Who Reported the Leak: ADAMS, J.A.
Who Reporting Party Represents: Owner
Date Case Last Changed on Database: 08/09/1999
Responsible Party: ASSAT MANAGEMENT
RP Address: SAME AS ABOVE
RP Telephone: [REDACTED]
Date RP Search Completed: 12/13/1995
Soil Type: Not reported
Use of First Tracking Date: DAB ASSIGNED CASE TO HT
Tracking Date: 11/05/1996
Use of Second Tracking Date: DAB ASSIGNED CASE TO JH
Tracking Date 2: 3/24/1998
Use of Third Tracking Date: Not reported
Tracking Date 3: Not reported
Summary: 01/08/98 - CASE WILL BE REVIEWED FOR CLOSURE PENDING RESULTS OF ARCADIA INVEST.
RPT DUE; 12/31/98 - 4TH QTR 98 GW MON RPT; 3/31/99 1ST QTR 1999 GW MON RPT;
4/13/99 SPARGE WELL INSTALLATION WP; 6/30/99 2ND QTR GW MON RPT 1999

CORTESE:

Reg By: LTNKA
Reg Id: 900490070
Region: CORTESE

79-101