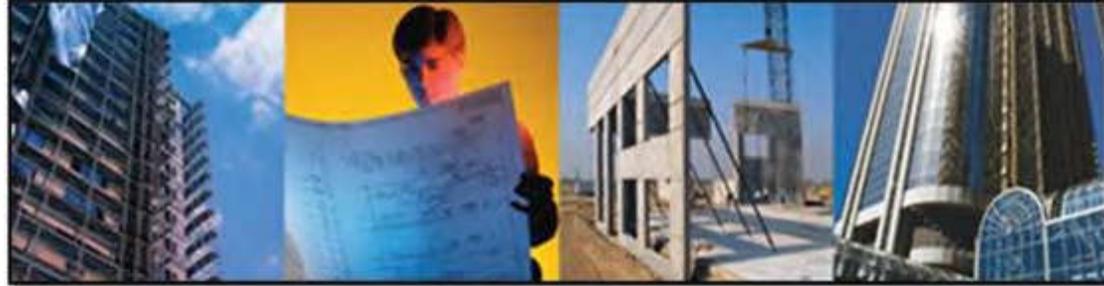


Appendix F1
**Phase I Environmental Site
Assessment**



PARTNER

Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

3rd and Pacific

125 West 3rd Street
Long Beach, California 90802

Report Date: January 4, 2017
Partner Project No. 16-173388.1



Prepared for:

Ensemble Real Estate Solutions

444 West Ocean Boulevard, Suite 1108
Long Beach, California 91108

January 4, 2017

Ms. Tamika James
Ensemble Real Estate Solutions
444 West Ocean Boulevard, Suite 1108
Long Beach, California 91108

Attention: Ms. Tamika James

**Subject: Phase I Environmental Site Assessment
3rd and Pacific
125 West 3rd Street
Long Beach, California 90802
Partner Project No. 16-173388.1**

Dear Ms. James:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 765-7242.

Sincerely,



Arcie Propster
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Ensemble Real Estate Solutions for the property located at 125 West 3rd Street in the City of Long Beach, Los Angeles County, California (the "subject property"). The Phase I ESA is designed to provide Ensemble Real Estate Solutions with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the north side of West 3rd Street and the east side of North Pacific Avenue within a mixed commercial and residential area of Los Angeles County. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	125 West 3rd Street, Long Beach, California
Additional Addresses:	131 West 3rd Street; 328 & 338 Pacific Avenue
Historical Addresses:	125-145 (odds) West 3rd Street, 124-148 (evens) West 4 th Street, 300-352 (evens) North Pacific Avenue
Property Use:	Commercial Parking Lot
Land Acreage (Ac):	Approximately 0.86 Ac
Number of Buildings:	Not Applicable
Number of Floors:	Not Applicable
Assessor's Parcel Number (APN):	7280-016-900 (Parcel A); 7280-016-901 (Parcel B); 7280-016-902 (Parcel C); 7280-016-903 (Parcel D); 7280-016-904 (Parcel E); 7280-016-905 (Parcel F)
Current Tenants:	Vacant
Site Assessment Performed By:	Clark Shao of Partner
Site Assessment Conducted On:	December 28, 2016

The subject property consists of approximately 0.86 -acre land that is currently developed with two paved parking lots designated for commercial use. No on-site operations are currently performed at the subject property. The subject property is proposed for redevelopment with two residential buildings, totaling 300 units, and subterranean parking.

According to available historical sources, the subject property was formerly developed for commercial use as early as 1888 to circa 1969; developed residentially between 1891 and 2002; and developed with the current parking lot circa 2005. Tenants on the subject property have included San Pedro Lumber Company (1888-1891); various commercial tenants (1908-1969), Bon Ton Cleaners (1938), Goodrich Silvertown Stores (1933-1948), residential tenants (1891-2002) and parking lot (2005-Present).

The immediately surrounding properties consist of Top Value Market (421 Pacific Avenue), Burger King (127 West 4th Street), and Walker Building (101-121 (odd) West 4th Street; 401-423 (odd) Pine Avenue) to the north across West 4th Street; is Pacific Court Apartments (250 Pacific Avenue), Chase Bank (257 Pine

Avenue), E-Cig City (106 West 3rd Street), Kabob Curry (108 West 3rd Street), and a parking lot to the south across West 3rd Street; Gold's Gym (345 Pine Avenue), Amsterdam Smoke Shop (343 Pine Avenue), Victor Shoes (335 Pine Avenue), Groundwork Fitness (333 Pine Avenue), Deluxe (329 Pine Avenue), Small Business Development Center (309 Pine Avenue), and Anytime Fitness (301 Pine Avenue) to the east across an alley; and Colonial Bakery (355 Pacific Avenue), Cinco De Mayo Mexican Restaurant (351 Pacific Avenue), The Varden Hotel (335 Pacific Avenue), commercial business (329 Pacific Avenue), Sofi at 3rd (225 West 3rd Street) to the west across Pacific Avenue.

According to a previous subsurface investigation conducted on a nearby property 0.65 miles southeast of the subject property (210 Alamitos Avenue and Case #908020261) and topographic map interpretation, the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately 32 to 36 feet below ground surface (bgs) and flow toward the southwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Based on the historical information review, the subject property was occupied by an automotive station identified as **Goodrich Silvertown Stores** at 352 Pacific Avenue circa 1944. According to historical records obtained, Goodrich Silvertown Stores have occupied the subject property from as early as 1933 to circa 1948. Operations associated with automotive stations typically involve the use of petroleum products and volatile organic compounds. No information pertaining to the actual operations on-site was available during the course of this assessment. In addition, no evidence of a release at the subject property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the lack of information regarding onsite operations, potential nature of operations, and duration of time on subject property, this former facility is considered a *recognized environmental condition*.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria

established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The subject property, identified as **J.A. Schwartz** at 124 West 4th Street, is listed as a clothes presser and cleaners circa 1931. According to city directories obtained, the subject property was occupied by a cleaners, **Bon Ton Cleaners**, as early as 1920. No other information was found regarding the business other than the city directory listings. However, prior to the 1930s, chlorinated solvents, particularly tetrachloroethylene (PCE), were not used during the dry cleaning process. Based on the dates of operation, the former potential dry cleaner is not expected to represent a significant environmental concern.
- Partner was not able to document the historical use of the subject property prior to 1888. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1928; city directories were not available prior to 1918; topographic maps prior to 1895 were not reasonably ascertainable from local agencies; and fire insurance maps did not provide coverage of the subject property prior to 1888. This data failure is considered critical as the 1888 fire insurance map revealed the subject property to be a lumberyard. The Sanborn maps did not depict features of environmental significance on the lumberyard. However, based on the limited historical documents, the inability to document the previous use of the subject property before the lumberyard may be an environmental concern.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of 125 West 3rd Street in the City of Long Beach, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A limited subsurface investigation should be conducted in order to determine the presence or absence of soil and/or groundwater contamination due to the historical use of the subject property as an automotive station.

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Appendix A Site Photographs

Appendix B Historical/Regulatory Documentation

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 125 West 3rd Street in the City of Long Beach, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

1.4 User Reliance

Ensemble Real Estate Solutions engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Ensemble Real Estate Solutions. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which

this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in **Section 3.0**), this data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property prior to 1888. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1928; city directories were not available prior to 1918; topographic maps prior to 1895 were not reasonably ascertainable from local agencies; and fire insurance maps did not provide coverage of the subject property prior to 1888. This data failure is considered critical as the 1888 fire insurance map revealed the subject property to be a lumberyard. The sanborn maps did not depict any features of environmental significance on the lumberyard. However, based on the limited historical documents, the inability to document the previous use of the subject property before the lumberyard may be an environmental concern.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 125 West 3rd Street in Long Beach, California is located on the north side of West 3rd Street and the east side of North Pacific Avenue. According to the Los Angeles County Assessor, the subject property, which consists of six parcels (APN: 7280-016-900 to 7280-016-905 (Parcel A-F)), is legally described as “*TR=LONG BEACH*W 100 FT OF LOTS 2 AND LOT 4 BLK 81” (Parcel A), “*TR=LONG EACH*E 50 FT OF LOTS 2 AND 4 AND ALL OF LOTS 6 AND LOT 8 BLK 81” (Parcel B), “LONG BEACH LOTS 10 AND 12 BLK 81” (Parcel C), “LONG BEACH LOTS 14 AND 16 BLK 81” (Parcel D), “LONG BEACH EX OF ST LOT 17 AND ALL OF LOTS 18,19 AND 20 BLK 81” (Parcel E), and “LONG BEACH LOTS 21 AND 22 BLK 81” (Parcel F). Ownership is currently vested in Ensemble Real Estate Solutions.

Please refer to **Figure 1: Site Location Map**, **Figure 2: Site Plan**, **Figure 3: Topographic Map**, and **Appendix A: Site Photographs** for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property consists of approximately 0.86-acre land that is currently developed with two paved parking lots designated for commercial use. No on-site operations are currently performed at the subject property. The subject property is proposed for redevelopment of two residential buildings, totaling 300 units, and subterranean parking.

The subject property is designated for planned development (PD-30) development by the City of Long Beach.

The subject property was identified as a HAZNET, Resource Conservation and Recovery Act (RCRA) - Small Quantity Generator (SQG), Facility Index System (FINDS), Enforcement and Compliance History Online (ECHO), EDR Historical Automotive Station, and EDR Historical Cleaner site in the regulatory database report, as further discussed in **Section 4.2**.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Los Angeles County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

- North:** West 4th Street beyond which is Top Value Market (421 Pacific Avenue), Burger King (127 West 4th Street), Walker Building (101-121 (odd) West 4th Street; 401-423 (odd) Pine Avenue)
- South:** West 3rd Street beyond which is Pacific Court Apartments (250 Pacific Avenue), Chase Bank (257 Pine Avenue), E-Cig City (106 West 3rd Street), Kabob Curry (108 West 3rd Street), and a parking lot
- East:** Alley beyond which is Gold’s Gym (345 Pine Avenue), Amsterdam Smoke Shop (343 Pine Avenue), Victor Shoes (335 Pine Avenue), Groundwork Fitness (333 Pine Avenue), Deluxe (329 Pine Avenue), Small Business Development Center (309 Pine Avenue), and Anytime Fitness (301 Pine Avenue)
- West:** North Pacific Avenue which is Colonial Bakery (355 Pacific Avenue), Cinco De Mayo Mexican Restaurant (351 Pacific Avenue), The Varden Hotel (335 Pacific Avenue), commercial business

Immediately Surrounding Properties

(329 Pacific Avenue), Sofi at 3rd (225 West 3rd Street)

The adjacent property to the north is identified as an EDR Historical Automotive Station and EDR Historical Cleaner site; the adjacent property to the east is identified as an EDR Historical Cleaners site; the adjacent property to the south is identified as a UST, Statewide Environmental Evaluation and Planning System (SWEEPS) UST, CA Facility Inventory Database (FID) UST, EDR Historical Automotive Station, and EDR Historical Cleaner site; and the adjacent property to the west is identified as a UST, EDR Historical Automotive Station, and EDR Historical Cleaner site in the regulatory database report of **Section 4.2**.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Long Beach, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 30 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the southwest. Improvements with the exception of roadways are not depicted on the 2015 map.

A copy of the most recent topographic map is included as **Figure 3** of this report.

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the southwest. The nearest surface water in the vicinity of the subject property is the Pacific Ocean located approximately 0.63 miles and south of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Long Beach Water Department (LBWD) serves the subject property vicinity. According to the 2016 Water Quality Report, shallow groundwater beneath the subject property is not utilized for domestic purposes (**Appendix B**). The sources of public water for the City of Long Beach are groundwater from active wells around the Long Beach and Lakewood area and surface water imported from Northern California and the Colorado River.

According to a previous subsurface investigation conducted on a nearby property 0.65 miles southeast of the subject property (210 Alamos Avenue and Case #908020261), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 32 to 36 feet below ground surface (bgs).

2.4.3 Geology/Soils

The subject property is located in the Central Basin of the Los Angeles Coastal Plain. The site vicinity is underlain by recent alluvium consisting primarily of unconsolidated stream deposited gravel, sand, silt and clay. Underlying the alluvium are marine and continental gravels, sands, sandy silt and pebbly shales of the Pleistocene Age Lakewood and San Pedro Formations. An unconformity separates the San Pedro Formation and the Pico Formation, which underlies the San Pedro Formation. The Pico Formation consists of Pliocene Age marine sands and silts interbedded with gravel.

No information could be obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database. However according to a previous subsurface investigation conducted on a nearby property approximately 1,500 feet to the southeast, the soils consisted of well graded, brown to dark brown, moist, clayey silt from just below the surface to approximately eight feet below ground surface (bgs) and was consistent and homogenous throughout the excavation.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C1964F, dated September 26, 2016, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains (**Appendix B**).

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	Source	Description/Use
1888	Sanborn Maps	Commercial; Tenants include San Pedro Lumber Company (1888)
1891	Sanborn Maps	Residential/Commercial; Tenants include San Pedro Lumber Company (1891)
1895-1905 1908-1969	Sanborn Maps, Topographic Maps Aerial Photographs, Building Records, City Directories, Sanborn Maps, Topographic Maps	Residential Residential/Commercial; Tenants include various commercial businesses including Bon Ton Cleaners (1938), Goodrich Silvertown Stores (1933-1948)
1976-2002	Aerial Photographs, City Directories	Residential
2005-Present	Aerial Photograph, County Assessor	Parking Lot

Tenants on the subject property include San Pedro Lumber Company (1888-1891); various commercial tenants (1908-1969), Bon Ton Cleaners (1938), Goodrich Silvertown Stores (1933-1948), residential tenants (1891-2002) and parking lot (2005-Present). Potential environmental concerns were identified in association with the current or former use of the subject property, as further discussed in Section 4.2.2.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources, Inc. (EDR) on December 15, 2016. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	1923	Scale:	1"=500'
Subject Property:	Appears to be developed with eleven structures, likely residential, and three ancillary structures		
North:	Appears to be developed with fifteen structures, likely residential, and two ancillary structures beyond 4 th Street		
South:	Appears to be developed with thirteen structures, likely residential or commercial, beyond 3 rd Street		
East:	Appears to be developed with nine structures, likely commercial, across the alley		
West:	Appears to be developed with fifteen structures, likely residential or commercial, beyond Pacific Avenue		

Date:	1928	Scale:	1"=500'
Subject Property:	Appears to be developed with six structures, likely residential or commercial		
North:	Appears to be developed with ten structures, likely residential or commercial, and two ancillary structures beyond 4 th Street		
South:	Appears to be developed with eleven structures, likely residential or commercial, beyond 3 rd Street		

Date:	1928	Scale:	1"=500'
East:	Appears to be developed with nine structures, likely commercial, across the alley		
West:	Appears to be developed with twelve structures, likely residential or commercial, beyond Pacific Avenue		
Date:	1953	Scale:	1"=500'
Subject Property:	Appears to be developed with four structures, likely residential or commercial		
North:	Appears to be developed with ten structures, likely residential or commercial, and a parking lot beyond West 4 th Street		
South:	Appears to be developed with twelve structures, likely commercial, and a parking lot beyond West 3 rd Street		
East:	Appears to be developed with nine structures, likely commercial, across the alley		
West:	Appears to be developed with nine structures, likely residential or commercial, beyond North Pacific Avenue		
Date:	1963	Scale:	1"=500'
Subject Property:	Appears to be developed with two structures, likely residential, and two parking lots		
North:	Appears to be developed with one structure, likely commercial, and two parking lots beyond West 4 th Street		
South:	Appears to be developed with ten structures, likely commercial, and one parking lot beyond West 3 rd Street		
East:	Appears to be developed with seven structures, likely commercial, across the alley		
West:	Appears to be developed with eleven structures, likely residential or commercial, beyond North Pacific Avenue		
Date:	1972, 1977	Scale:	1"=500'
Subject Property:	Appears to be developed with two structures, likely residential, and two parking lots		
North:	Appears to be developed with two structures, likely commercial, and one parking lot beyond West 4 th Street		
South:	Appears to be developed with eight structures, likely commercial, and one parking lot beyond West 3 rd Street		
East:	Appears to be developed with seven structures, likely commercial, across the alley		
West:	Appears to be developed with seven structures, likely residential or commercial, beyond North Pacific Avenue		
Date:	1989	Scale:	1"=500'
Subject Property:	Appears to be developed with two structures, likely residential, and two parking lots		
North:	Appears to be developed with two structures, likely commercial, and one parking lot beyond West 4 th Street		
South:	Appears to be developed with four structures, likely commercial, and two parking lots beyond West 3 rd Street		
East:	Appears to be developed with the current six commercial structures across the alley		
West:	Appears to be developed with three structures, likely commercial, and one structure in the process of development beyond North Pacific Avenue		

Date:	1994	Scale:	1"=500'
Subject Property:	Appears to be developed with two structures, likely residential, and a parking lot		
North:	Appears to be developed with two structures, likely commercial, and one parking lot beyond West 4 th Street		
South:	Appears to be developed with the current two commercial and residential structures and parking lot beyond West 3 rd Street		
East:	Appears to be developed with the current six commercial structures across the alley		
West:	Appears to be developed with the current four structures, commercial and residential, beyond North Pacific Avenue		

Date:	2002	Scale:	1"=500'
Subject Property:	Appears to be developed with two structures, likely residential, and a parking lot		
North:	Appears to be developed with the current three commercial and residential structures beyond West 4 th Street		
South:	Appears to be developed with the current two commercial and residential structures and parking lot beyond West 3 rd Street		
East:	Appears to be developed with the current six commercial structures, across the alley		
West:	Appears to be developed with the current four commercial and residential four structures beyond North Pacific Avenue		

Date:	2005, 2009, 2010, 2012	Scale:	1"=500'
Subject Property:	Appears to be developed with two parking lots		
North:	Appears to be developed with the current three commercial and residential structures beyond West 4 th Street		
South:	Appears to be developed with the current two commercial and residential structures and parking lot beyond West 3 rd Street		
East:	Appears to be developed with the current six commercial structures, across the alley		
West:	Appears to be developed with the current four commercial and residential four structures beyond North Pacific Avenue		

Copies of select aerial photographs are included in **Appendix B** of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from EDR on December 27, 2016. The following observations were noted to be depicted on the subject property and adjacent properties during the fire insurance map review:

Date:	1888
Subject Property:	Depicted as developed with the San Pedro Lumber Company with an office, lumber, lime, cement and moulding storage
North:	No coverage provided
South:	Depicted as developed with Demonico Hotel, and one skating rink used for hay storage beyond 3 rd Street
East:	Depicted as developed with one dwelling, one stable, one ancillary structure, and

Date:	1888
West:	lumber storage across the alley No coverage provided
Date:	1891
Subject Property:	Depicted as developed with one dwelling and stable and the San Pedro Lumber Company with an office, lumber, lime, cement and moulding storage
North:	No coverage provided
South:	Depicted as developed with Delmonico Hotel, one vacant skating rink, two stores, one restaurant, four dwellings, and three stables beyond 3 rd Street
East:	Depicted as developed with one dwelling, one stable, one ancillary structure, and lumber storage across the alley
West:	No coverage provided
Date:	1895
Subject Property:	Depicted as developed with two dwellings, one stable and one ancillary structure
North:	Depicted as developed with three dwellings and two stables beyond 4 th Street
South:	Depicted as developed with Pacific Hotel, eleven dwellings, one lodging, two stores, two stables, and nineteen ancillary structures beyond 3 rd Street
East:	Depicted as developed with one dwelling, one hay barn, one ancillary structure, and the San Pedro Lumber Company with lumber and moulding storage across the alley
West:	No coverage provided
Date:	1898
Subject Property:	Depicted as developed with fourteen dwellings, one structure for rooms, and three ancillary structures
North:	Depicted as developed with six dwellings, one lodging, one cabin, two stables, and one ancillary structure beyond 4 th Street
South:	Depicted as developed with eighteen dwellings, two lodgings, four stores, one carriage repository, one restaurant, five stables, and ten ancillary structures beyond 3 rd Street
East:	Depicted as developed with six dwellings, one church, one skating rink, four stables, and six ancillary structures across the alley
West:	Depicted as developed with eight dwellings, one structure for a bedroom, five stables, and one ancillary structure beyond Pacific Avenue
Date:	1902
Subject Property:	Depicted as developed with fourteen dwellings, two structures for rooms, and three ancillary structures
North:	Depicted as developed with twelve dwellings, one lodging, one cabin, two stables, and four ancillary structures, beyond West 4 th Street
South:	Depicted as developed with fifteen dwellings, twelve stores, one two-story flat, one boarding and lodging, one storage, three stables, and eleven ancillary structures beyond West 3 rd Street
East:	Depicted as developed with nine dwellings, two boarding and lodgings, one church, one locksmith store, two stables, and six ancillary structures across the alley

Date:	1902
West:	Depicted as developed with twelve dwellings, five stables, and six ancillary structures beyond Pacific Avenue
Date:	1905
Subject Property:	Depicted as developed with nineteen dwellings, two structures for rooms, and three ancillary structures
North:	Depicted as developed with sixteen dwellings, one lodging, two two-story flats, one cabin, one structure for room, two stables, and three ancillary structures beyond 4 th Street
South:	Depicted as developed with eleven dwellings, fourteen stores, one two-story flat, a foundation for a three story brick building, one boarding and lodging, one storage, one millinery, one office, one restaurant, two structures for rooms, four stables, and ten ancillary structures beyond 3 rd Street
East:	Depicted as developed with seven dwellings, five ancillary structures, one structure for room, The Seiland lodgings, six stores, one office, and two stables across the alley
West:	Depicted as developed with fourteen dwellings, two three-story flats, three stables, and eight ancillary structures beyond Pacific Avenue
Date:	1908
Subject Property:	Depicted as developed with nineteen dwellings, one furniture store, one structure for rooms, and three ancillary structures
North:	Depicted as developed with fifteen dwellings, two lodgings, one cabin, one structure for room, and three ancillary structures beyond West 4 th Street
South:	Depicted as developed with ten dwellings, two two-story flat, ten stores, one movie theater, one bank, one millinery, Long Beach Fire Department, one auto repair station , and four ancillary structures (230 Pacific Avenue) beyond West 3 rd Street
East:	Depicted as developed with two dwellings, one lodging, seven stores, one department store, and two ancillary structures across the alley
West:	Depicted as developed with seventeen dwellings, two three-story flats, three stables, and five ancillary structures beyond Pacific Avenue
Date:	1914
Subject Property:	Depicted as developed with eighteen dwellings, two apartments, four stores, and three ancillary structures
North:	Depicted as developed with fourteen dwellings, three two-story flats, one apartment, eight stores, and one ancillary structure beyond West 4 th Street
South:	Depicted as developed with nine dwellings, two two-story flat, twenty-five stores, Long Beach Fire Department, machine shop and storage (242 West Pacific Avenue), one printing shop, one garage structure, three ancillary structures beyond West 3 rd Street
East:	Depicted as developed with eleven stores and one lodging across the alley
West:	Depicted as developed with thirteen dwellings, two apartments, one lodging, two stores, one stable, and eight ancillary structures beyond Pacific Avenue

Date: 1949

Subject Property: Depicted as developed with two dwellings, two apartments, seven stores, one restaurant, **one auto greasing and service shop** (352 Pacific Avenue), one gas and oil yard, and an automobile parking lot

North: Depicted as developed with three dwellings, one two-story flat, the Walker Building, nine stores, one restaurant, **one gas station** (401 Pacific Avenue), and one automobile parking lot beyond West 4th Street

South: Depicted as developed with one dwelling, one apartment, twenty-five stores, two restaurants, **one auto service and gasoline and oils station** (202 Pacific Avenue) and **one auto repair shop** (232 Pacific Avenue), and three parking lots beyond West 3rd Street

East: Depicted as developed with seventeen stores and two restaurants across the alley

West: Depicted as developed with the three apartments, one hotel, one restaurant, eight stores, the Long Beach Fire Department Station Number One, and an automobile parking lot beyond Pacific Avenue

Date: 1950

Subject Property: Depicted as developed with two dwellings, two apartments, six stores, one storage room, one restaurant, and two automobile parking lots

North: Depicted as developed with three dwellings, one two-story flat, the Walker Building, nine stores, one restaurant, **one gas station** (401 Pacific Avenue), and one automobile parking lot beyond West 4th Street

South: Depicted as developed with one dwelling, one apartment, twenty-five stores, two restaurants, **one auto service and gasoline and oils station** (202 Pacific Avenue) and **one auto repair shop** (232 Pacific Avenue), and three parking lots beyond West 3rd Street

East: Depicted as developed with seventeen stores and two restaurants across the alley

West: Depicted as developed with the three apartments, one hotel, one restaurant, eight stores, the Long Beach Fire Department Station Number One, and an automobile parking lot beyond Pacific Avenue

Date: 1969

Subject Property: Depicted as developed with two apartments, two stores, one restaurant, and two automobile parking lots

North: Depicted as developed with the Walker Building and two stores beyond West 4th Street

South: Depicted as developed with nineteen stores, two restaurants, one office, one vacant structure, and four parking lots beyond West 3rd Street

East: Depicted as developed with Woolworths, fourteen stores and one restaurant across the alley

West: Depicted as developed with the three apartments, one hotel, one restaurant, one unidentifiable structure, two stores, **one drycleaners** (351 Pacific Avenue), and an automobile parking garage beyond Pacific Avenue

Copies of reviewed Sanborn Maps are included in **Appendix B** of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on December 29, 2016 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 125-145 (odds) West 3rd Street, 124-148 (evens) West 4th Street, 300-352 (evens) North Pacific Avenue (Subject Property)

Year(s)	Occupant Listed
1918	Gaines Apartments (125 West 3rd Street) Wm H Bell (129 West 3rd Street) Vacant (131 West 3rd Street) CW Schlosser (135 West 3rd Street) LA Bowen (135½ West 3rd Street) Chas Rombough (137 West 3rd Street) FS Jones (141 West 3rd Street) Deal Grocery (143 West 3rd Street) Alice Walker (124 West 4th Street) Vacant (126 West 4th Street) Martha Merriehew (130 West 4th Street) CH Ruthledge (316 Pacific Avenue) ME Tipton (318 Pacific Avenue) SM Rosenberger (322 Pacific Avenue) M Jensen (324 Pacific Avenue) Blaisdell Apartments (328 Pacific Avenue) LG Wilson (328½ Pacific Avenue) OW Ward (336 Pacific Avenue) Florence Apartments (338 Pacific Avenue) CH Hamlin (342 Pacific Avenue) Edith Edison (346 Pacific Avenue) SA Stout (352 Pacific Avenue)
1928	Gaines Apartments (125 West 3rd Street) CE Miles (127 West 3rd Street) LB Outfitting Company (131 West 3rd Street) FS Friedman (133 West 3rd Street) Palm Barber Shop (135 West 3rd Street) Vacant (137 West 3rd Street) Deal Grocery (141-145 West 3rd Street) Bon Ton Cleaners (124 West 4th Street) Ol' Pal Café (126 West 4th Street) Baty Electric Company (128 West 4th Street) Margaret F Young millinery supplies (130 West 4th Street) CN Deahl (auto park) (312 Pacific Avenue) Blaisdell Apartments (328 Pacific Avenue) NW Ward (336 Pacific Avenue) Florence Apartments (338 Pacific Avenue) Hobbs Wilford (342 Pacific Avenue)



City Directory Search for 125-145 (odds) West 3rd Street, 124-148 (evens) West 4th Street, 300-352 (evens) North Pacific Avenue (Subject Property)

Year(s)	Occupant Listed
	GW Bryant (348 Pacific Avenue) JE Watson (352 Pacific Avenue)
1938	Hotel Gaines (125 West 3 rd Street) Raymond Chambers (127 West 3 rd Street) JH Siris (129 West 3 rd Street) Irelan Golda (131 West 3 rd Street) JC Cropp (133 West 3 rd Street) Claude Fisher, Otto Ziesenhenn (135 West 3 rd Street) Roy Johnson (137 West 3 rd Street) Deal Grocery Company (145 West 3 rd Street) AH Rarey beauty shop (124 West 4 th Street) Vacant (128 West 4 th Street) Fred Morrell restaurant (130 West 4 th Street) Rice Apartments; Frances Allen, Kath Brown, G Eastman, HM Elwell, ME Endsley, EJ Gillette, Minnie Jennings, HB Kirby, FA Parker, Cath Roche, Mary Rush, Nettie Sawyer (328 Pacific Avenue) York Apartments (Fred Bardwell, Dora Bousfield, Anna Bradenburg, Rose Conlin, FC Dowe, ST Elmore, PM Grimes, Anna Lund, GW Stevens, Jennie Teunnicliff (338 Pacific Avenue)
	Goodrich Silvertown Stores (352 Pacific Avenue)
1948	SJ Atkinson (auto parks) (129 West 3 rd Street) Emery Beaman, JB Graham (135 West 3 rd Street) Percy Hinton (137 West 3 rd Street) Deal's Grocery (141 West 3 rd Street) Reno beauty shop (124 West 4 th Street) AS Rose confy (128 West 4 th Street) RJ Barry baker (130 West 4 th Street) Rice Apartments; Ray Crawford, Jos Manning, Mamie Pine, John Strong EM Toland (328 Pacific Avenue) Evelyn Sorenson (328½ Pacific Avenue) York Apartments; GL Toland (338 Pacific Avenue)
	BF Goodrich Stores (352 Pacific Avenue)
1958	Victoria Auto Parks Incorporated (129 West 3 rd Street) Victoria Auto Parks Incorporated (133 West 3 rd Street) Reno's Hair Designing Studio (124 West 4 th Street) Norman Merle Cosmetic Studio (128 West 4 th Street) Blacker's Café (130 West 4 th Street) Rice Apartments; Ella Toland, Berta Sanderson, Lillie Johnson, Effie Thompson, Dora Holmes, Eileen Sellers, Marion Hoover, Edith Brant, Clara Ellison, Nellie Blackburn, Llyod Lampton, Betty Teague, Minnie Botsford, May Weyer, Edna Lee (328 Pacific Avenue) Herbert Powell (328½ Pacific Avenue) York Apartments; Oliver Gregg, Christine Johnson, Ella McKenna, Eva Couch, Maude Powers, Grace Brown, May Johnson, Abbie Fleming, Violet Herriot, Lelia Dieckman, Marge Greenfield, Martha Tunks, Mae Kerby, Nellie Burns, Lillian Kunz, Izetter Zabriska, Given Carson, Bertha

City Directory Search for 125-145 (odds) West 3rd Street, 124-148 (evens) West 4th Street, 300-352 (evens) North Pacific Avenue (Subject Property)

Year(s)	Occupant Listed
1966	Hoag, Ida Pickering, Clark Pine (338 Pacific Avenue) Victoria Auto Parks Incorporated (133 West 3 rd Street) Reno's Hair Designing Studio (124 West 4 th Street) Norman Merle Cosmetic Studio (128 West 4 th Street) Tillie's Café (130 West 4 th Street) Victoria Auto Parks Incorporated (142 West 4 th Street) Rice Apartments; Ella Tolland, Irene Guidry, Grace Ikenberry, Effie Thompson, Anna Gorman, Marion Hoover, Ruth Childs, Vivian Zinn, Clara Ellison, Jennie Phoff, Marie Paro, Juanita Rupp, Mary L Pine (328 Pacific Avenue) York Apartments; Minnie Rosenthal, Edehl Oakland, Ella V McKenna, Granville L Toland, Maude Power, Grace Brown, Marie Burns, EJ Houghton, Nina White, Iris Sutton, Ellen Petrosin, Angie Graumenz, Clark Pine, Marguerite Cook (338 Pacific Avenue)
1976	Apartments; Kazie Bizys, Pearl M Blalock, Celesta Connolly, Yvonne V Cooper, Nellie Drumheller, LE Fish, GM Frazier, Melanie Hodgson, Augusta Lohmann, Bertha Marsolais, Greta R Williams (328 Pacific Avenue) Apartments; Elizabeth B Berk, Lelia A Dieckman, JB Heath, F Layman, Francis MacDonald, Edith L McBride, M Ryden, DG Sokol, Iris Sutton (338 Pacific Avenue)
1983	XXXX (122 Pacific Avenue) Apartments; Celesta Connolly, Nellie Drumheller, GM Frazier, Melanie Hodgson, Phyllis Hooper, Hiram A Smith, Hebert Standoff (328 Pacific Avenue) Apartments; Burch Nettie, Ida Curtis, Dale Duncan, Kenneth L Duvall, Donald Greenwood, JB Heath, F Layman, Francis MacDonald Paul Pucek (338 Pacific Avenue)
1988	Raymond Kummerfled (170 West 4 th Street) Nellie Drumheller, Elsie A Engel (328 Pacific Avenue) Apartments; Nettie Burch, Ida Curtis, Jas Dolfi, Dale Duncan, Kenneth Duvall, Earl Fuller, Paul Pucek, Barbara Wildasin, Chas Willing (338 Pacific Avenue)
1993	Maria Armente, Luis Juarez, Rosa Martinez, Paul Pucek (338 Pacific Avenue)
1998	Francisco Lopez Acosta (328 Pacific Avenue) Jimmy G Guadagno (338 Pacific Avenue)
2008	Felipe Romero (360 Pacific Avenue)

* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

According to the city directory review, the subject property has been occupied by residential and commercial tenants (including auto service stations) as further discussed in **Section 4.2.2**.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
1918	ED Avery (121 West 3 rd Street) M Beckenstein (124 West 3 rd Street) LE Clark (128 West 3 rd Street) Westphalia Rooms (130 West 3 rd Street) G Barnes (132 West 3 rd Street) Business Men's Association (136 West 3 rd Street) Majestic Apartments (205 West 3 rd Street)

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

Lucy A Libby (213 West 3rd Street)
JE Ward (216 West 3rd Street)
MJ Helm (218 West 3rd Street)
WE Westenfield prtr (118 West 4th Street)
Fred Glover (119 West 4th Street)
Adele Russell millinery (120 West 4th Street)
Warren Smith (123 West 4th Street)
Emma Brown (125 West 4th Street)
James Cazer (127 West 4th Street)
Union Rescue Mission (141 West 4th Street)
Mary Ketels (145 West 4th Street)
WC Horner (205 West 4th Street)
Transients (215 West 4th Street)
EL Richard (220 West 4th Street)
Miss Delicatessen (321 Pacific Avenue)
GR Homer (327 Pacific Avenue)
Relda Patterson (329 Pacific Avenue)
ME Case (355 Pacific Avenue)
Genevieve Barnes (337 Pacific Avenue)
Ella Howard (341 Pacific Avenue)
Y Tomimatsu (345 Pacific Avenue)
H Hallner (351 Pacific Avenue)
Clouse Vulc Station (353 Pacific Avenue)
JA Combs (355 Pacific Avenue)
Transients (403 Pacific Avenue)
1928 Hotel Grant (117 West 3rd Street)
Federal Market Annex (119 West 3rd Street)
AR Fain (121 West 3rd Street)
Jas Skill (124 West 3rd Street)
Gross Brothers (128 West 3rd Street)
Westphalia Hotel (130 West 3rd Street)
Social Welfare Store (132 West 3rd Street)
Unique Dairy Lunch (138 West 3rd Street)
Majestic Apartments (205 West 3rd Street)
GL Gaul (213 West 3rd Street)
Nellie Woodhead (215 West 3rd Street)
Bullard Apartments (221 West 3rd Street)
Hirshfields (112 West 4th Street)
Ethola Court, ME Marshall hair dressing, Adele C Henkel millinery (127 West 4th Street)
JF Deahl auto park (141 West 4th Street)
WA Smith (205 West 4th Street)
Majestic Apartments (315 Pacific Avenue)
Farnsworth Apartments (317 Pacific Avenue)
Effie Grigsby (321 Pacific Avenue)

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
	JH Hamilton (325 Pacific Avenue)
	SJ Rugh (329 Pacific Avenue)
	Vacant (335 Pacific Avenue)
	Sarah J Rugh (335½ Pacific Avenue)
	Jacob Baier (337 Pacific Avenue)
	K of P Hall, Light of Truth Church (339 Pacific Avenue)
	JH Donner (341 Pacific Avenue)
	JT Ellsworth (351 Pacific Avenue)
	Pacific Awning Company (353 Pacific Avenue)
	JD Finn (355 Pacific Avenue)
	EM Harrison (403 Pacific Avenue)
	Harriett Reed (413 Pacific Avenue)
	JB Finley (414 Pacific Avenue)
1938	Worthmore Millinery Company (114 West 3 rd Street)
	Hotel Grant (117 West 3 rd Street)
	Jas Lindsay (119 West 3 rd Street)
	Fain's Shoe Store (121 West 3 rd Street)
	WM Jordan (126 West 3 rd Street)
	JH Sabut (128 West 3 rd Street)
	Isaac Goldberg (130 West 3 rd Street)
	Waffle Kitchen (132 West 3 rd Street)
	Leona Barlich, HE Cornish (134 West 3 rd Street)
	Jos Manning (gas station auto park) (200 West 3rd Street)
	Majestic Apartments (205 West 3 rd Street)
	Ethola Apartments (127 West 4 th Street)
	Ji Galipeau barber (141 West 4 th Street)
	Prudential Insurance Company (145 West 4 th Street)
	GW Benson confy (147 West 4 th Street)
	BR Purdy, BJ Reid (205 West 4 th Street)
	Flora Disbrow, KB Hamm (213 West 4 th Street)
	CH Broadwell clothes cleaner (321 Pacific Avenue)
	DE Houts (329 Pacific Avenue)
	Dolly Varden, FJ Whiteley (335 Pacific Avenue)
	Lee & Lee Herb Company (337 Pacific Avenue)
	City Fire Department (341 Pacific Avenue)
	DA McGilvray clothes cleaner (351 Pacific Avenue)
	TR Taylor (353 Pacific Avenue)
	Harry Brewer (355 Pacific Avenue)
	AW Whitaker (403 Pacific Avenue)
	CB Ament clothes cleaner (408 Pacific Avenue)
	GR Moore (412 Pacific Avenue)
1948	Sam Jacobs (116 West 3 rd Street)
	Hotel Grant, JN Youness (117 West 3 rd Street)
	JL Lindsay (119 West 3 rd Street)

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

Fains Shoe Store, Gustine Bros Shoe Repairs (121 West 3rd Street)
Christian Science Reading Room (126 West 3rd Street)
DE Forrest (128 West 3rd Street)
BA Roberts (132 West 3rd Street)
Lawrence & Tucker (134 West 3rd Street)
205 Majestic Apartments (205 West 3rd Street)
Bullard Apartments (221 West 3rd Street)
Laughlin Building (120 West 4th Street)
Ethola Apartments (127 West 4th Street)
Jack Gordon chiropodist (135 West 4th Street)
JI Galipeau barber, HP Hunter shoeshiner, System Auto Parks (141 West 4th Street)
GW Benson (147 West 4th Street)
Ira Clarr (217 West 4th Street)
Frank Blasen (219 West 4th Street)
RB Booth (315 Pacific Avenue)
Anna Perryman (315¼ Pacific Avenue)
Majestic Apartments; Joanna Love (317 Pacific Avenue)
CH Broadwell clothes cleaner (321 Pacific Avenue)
Walker's (329 Pacific Avenue)
Dolly Varden Hotel, DH Robinson (335 Pacific Avenue)
El Patio Café, DR Curtis, Susan Elmore (337 Pacific Avenue)
City Fire Department Station Number 1 (339 Pacific Avenue)
WC Powell clothes cleaner (351 Pacific Avenue)
Henry Vajcner (353 Pacific Avenue)

1958 Grant Hotel; Ray Foster (117 West 3rd Street)
Fains Shoe Store, Gustine Bros Shoe Repairs (121 West 3rd Street)
Christian Science Reading Room (126 West 3rd Street)
Economy Dress Shop (128 West 3rd Street)
Hill's Café (132 West 3rd Street)
Tucker's Beauty Salon (134 West 3rd Street)
Majestic Apartments (205 West 3rd Street)
Pacific Coast Cleaners (321 Pacific Avenue)
Walker's Fine Foods (329 Pacific Avenue)
Dolly Varden Hotel, Paul Ernst (335 Pacific Avenue)
El Patio Café (337 Pacific Avenue)
City Fire Department, Fire Prevention Bureau (341 Pacific Avenue)
Apex Cleaners (351 Pacific Avenue)
Flamingo Beauty Salon (353 Pacific Avenue)
Colonial Bakery (355 Pacific Avenue)
Vacant (412 Pacific Avenue)

1966 Grant Hotel; Ray Foster (117 West 3rd Street)
Fains Shoe Store, Gustine Bros Shoe Repairs (121 West 3rd Street)
Christian Science Reading Room (126 West 3rd Street)
Economy Dress Shop (128 West 3rd Street)

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

Edna's Coffee Shop (132 West 3rd Street)
Tucker's Beauty Salon (134 West 3rd Street)
Majestic Apartments (205 West 3rd Street)
Bullard Apartments (221 West 3rd Street)
Victoria Auto Parks Incorporated (127 West 4th Street)

Pacific Coast Cleaners (321 Pacific Avenue)

Dora Hartman (321½ Pacific Avenue)
Varden Dolley Hotel, Fred Heim (335 Pacific Avenue)
Plaza Mexico Restaurant (337 Pacific Avenue)
Senior Citizens Center (339 Pacific Avenue)

Apex Cleaners (351 Pacific Avenue)

Flamingo Beauty Salon (353 Pacific Avenue)
Colonial Bakery (355 Pacific Avenue)
Safeway Stores Incorporated (421 Pacific Avenue)

1976 Fains Shoe Repairing (121 West 3rd Street)
Malcolm Tucker, Tucker's Beauty Salon (126 West 3rd Street)
XXXX (128 West 3rd Street)
Mandarin House Restaurant (132 West 3rd Street)
Apartments; Donald D Aldrich, AF Anderson, Blanche Juneau, V Knudsen, Carl Knutson, G Myers, Bertha M Redmon, Frank A Ross, Adda L Rule (221 West 3rd Street)
Consumer Affairs (222 Pacific Avenue)
WS J (242 Pacific Avenue)
Sam R Frazier (244 Pacific Avenue)
XXXX (248 Pacific Avenue)
Civic Center Hotel (250 Pacific Avenue)
XXXX (317 Pacific Avenue)
XXXX (325 Pacific Avenue)
Tibor Babits (329 Pacific Avenue)
Dolly Varden Hotel, Teresa Pace (335 Pacific Avenue)
Plaza Mexico (337 Pacific Avenue)

Apex Cleaners (351 Pacific Avenue)

Flamingo Beauty Salon (353 Pacific Avenue)
Colonial Bakery (355 Pacific Avenue)

1983 Fains Shoe Repair (121 West 3rd Street)
XXXX (126 West 3rd Street)
XXXX (128 West 3rd Street)
Yellow Dragon Restaurant (132 West 3rd Street)
Apartments; Walter M Brown, Leroy Connolly, Carolyn Company, Earl Fuller, V Knudsen (221 West 3rd Street)
Barbara C George, Hicks and Associates, Marvin J Hamilton (222 Pacific Avenue)
Rogers (242 Pacific Avenue)
John R Hanson, Tilton Prestriedge (244 Pacific Avenue)
XXXX (248 Pacific Avenue)
Covey Del Mar (250 Pacific Avenue)

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

	XXXX (351 Pacific Avenue)
	Flamingo Beauty Salon (353 Pacific Avenue)
	Colonial Bakery (355 Pacific Avenue)
	Coast FDL Savings (400 Pacific Avenue)
	Safeway Stores Incorporated (421 Pacific Avenue)
1988	XXXX (121 West 3 rd Street)
	XXXX (128 West 3 rd Street)
	XXXX (132 West 3 rd Street)
	Apartments; Leroy Connolly, Evelyn Farley, Thos Freeman, Wm Janssen, John McKenna (221 West 3 rd Street)
	Perini Development (127 West 4 th Street)
	Barbara George Attorney, Hicks and Associates, Lilley JD Attorney (222 Pacific Avenue)
	XXXX (242 Pacific Avenue)
	XXXX (244 Pacific Avenue)
	XXXX (248 Pacific Avenue)
	XXXX (250 Pacific Avenue)
	Gusto Buon (329 Pacific Avenue)
	Dolly Varden Hotel (335 Pacific Avenue)
	XXXX (337 Pacific Avenue)
	XXXX (351 Pacific Avenue)
	XXXX (353 Pacific Avenue)
	Colonial Bakery (355 Pacific Avenue)
	XXXX (400 Pacific Avenue)
	Safeway Stores Incorporated (421 Pacific Avenue)
1993	Williams Lamb Gallery (102 West 3 rd Street)
	Works Gallery Incorporated (104 West 3 rd Street)
	The Omelette Inn (108 West 3 rd Street)
	XXXX (121 West 3 rd Street)
	XXXX (128 West 3 rd Street)
	XXXX (132 West 3 rd Street)
	XXXX (221 West 3 rd Street)
	XXXX (127 West 4 th Street)
	XXXX (170 West 4 th Street)
	XXXX (195 West 4 th Street)
	XXXX (242 Pacific Avenue)
	XXXX (244 Pacific Avenue)
	XXXX (248 Pacific Avenue)
	Hilda Campos, Felix Lozoya, Mama Tina's Cucina (329 Pacific Avenue)
	XXXX (337 Pacific Avenue)
	El Trebol (351 Pacific Avenue)
	XXXX (353 Pacific Avenue)
	Colonial Bakery (355 Pacific Avenue)
	XXXX (400 Pacific Avenue)
	Gold Beach, Top Value Market (421 Pacific Avenue)

City Directory Search for Adjacent Properties

Year(s) Occupant Listed

1998	Trabuco Salon (102 West 3 rd Street) XXXX (104 West 3 rd Street) Tape & Record Room (106 West 3 rd Street) The Omelette Inn (108 West 3 rd Street) XXXX (121 West 3 rd Street) XXXX (128 West 3 rd Street) XXXX (132 West 3 rd Street) XXXX (221 West 3 rd Street) XXXX (119 West 4 th Street) Burger King (127 West 4 th Street) XXXX (170 West 4 th Street) XXXX (195 West 4 th Street) Mamma Tina's Cucina (329 Pacific Avenue) Varden Dolly, Thomas Johnson (335 Pacific Avenue) XXXX (337 Pacific Avenue) Cafecito Salvdrno (351 Pacific Avenue) XXXX (353 Pacific Avenue) Colonial Bakery (355 Pacific Avenue) TR Amberry (383 Pacific Avenue) XXXX (400 West Pacific Avenue)
2008	XXXX (102 West 3 rd Street) The Record & Tape Room (106 West 3 rd Street) Apartments; 530 Media Lab, Judy Self, Heather Solomon, Joseph Tusia, M Wong, V Wong (115 West 4 th Street) DOMA Properties (121 West 4 th Street) Burger King (127 West 4 th Street) Studio OC (270 Pacific Avenue) EGO (329 Pacific Avenue) Maurice Hilliard (335 Pacific Avenue) Cinco De Mayo (351 Pacific Avenue) XXXX (353 Pacific Avenue) Colonial Bakery (355 Pacific Avenue) Top Value Market (421 Pacific Avenue)

* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

According to the city directory review, the adjacent properties have been occupied by residential and commercial tenants (including drycleaners and automotive stations) as further discussed in **Section 4.2.3**.

Copies of reviewed city directories are included in **Appendix B** of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from NETR Online on December 29, 2016. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1896, 1899, 1902, 1906, 1911, 1916, 1923, 1924, 1926, 1929, 1934

Subject Property: Depicted as developed with two structures
North: Depicted as developed with two structures beyond 4th West Street
South: Depicted as developed with five structures beyond West 3rd Street
East: Depicted as developed with two structures
West: Depicted as developed with three structures beyond Pacific Avenue

Date: 1942, 1963

Subject Property: Depicted as shaded to indicated urban development
North: Depicted as shaded to indicated urban development beyond 4th West Street
South: Depicted as shaded to indicated urban development beyond West 3rd Street
East: Depicted as shaded to indicated urban development
West: Depicted as shaded to indicated urban development beyond Pacific Avenue

Copies of reviewed topographic maps are included in **Appendix B** of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

A copy of pertinent documents is included as **Appendix B**.

4.1.1 Health Department

Regulatory Agency Data

Name of Agency:	Long Beach Health Department (LBHD)
Point of Contact:	Victoria Chavez
Agency Address:	2525 Grand Avenue Room 220, Long Beach, California 90815
Agency Phone Number:	(562) 570-4132
Date of Contact:	December 20, 2016
Method of Communication:	Email
Summary of Communication:	As of the date of this report, Partner has not received a response from the LBHD for inclusion in this report.

4.1.2 Fire Department

Regulatory Agency Data

Name of Agency:	Long Beach Fire Department (LBFD)
Point of Contact:	Kenya Creer
Agency Address:	3205 Lakewood Boulevard, Long Beach 90808
Agency Phone Number:	(562) 570-2541
Date of Contact:	December 20, 2016
Method of Communication:	Email
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the LBFD.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	South Coast Air Quality Management District (AQMD)
Agency Address:	http://www3.aqmd.gov/webappl/fim/prog/search.aspx
Agency Phone Number:	(909) 396-2000
Date of Contact:	December 29, 2016
Method of Communication:	Online
Summary of Communication:	No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	http://geotracker.waterboards.ca.gov/default.asp
Agency Phone Number:	(916) 341-5791

Regulatory Agency Data

Date of Contact: December 29, 2016
Method of Communication: Online
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency: California Department of Toxic Substances Control (DTSC)
Point of Contact: <http://www.envirostor.dtsc.ca.gov/public/>
http://hwts.dtsc.ca.gov/report_list.cfm
Agency Phone Number: (800) 738-3618
Date of Contact: December 29, 2016
Method of Communication: Online
Summary of Communication: According to records reviewed, the subject property was listed in the database under the addresses 328 and 338 Pacific Avenue for the manifest of 23.6 tons of asbestos-containing waste and 1.67 tons of tank bottom waste in 2005, as further discussed in **Section 4.2.2**.

4.1.6 Building Department

Regulatory Agency Data

Name of Agency: Long Beach Building Department (LBBD)
Point of Contact: <http://www.lbds.info/building/>
Agency Address: 333 West Ocean Boulevard, Long Beach, California 90802
Agency Phone Number: (562) 570-5237
Date of Contact: December 29, 2016
Method of Communication: Online
Summary of Communication: Records were available for review, as further discussed in the following table.

Building Records Reviewed for 125-145 (odds) West 3rd Street, 124-148 (evens) West 4th Street, 300-352 (evens) North Pacific Avenue (Subject Property)

Year(s)	Owner/Applicant	Description
1923	W. Z. Gaines	Permit to alter building located at 125 West 3 rd Street
1925	(Not Decipherable)	Permit to alter building located at 131 West 3 rd Street
1927	H. Bell	Permit to alter store located at 129 West 3 rd Street
1933	Goodrich Silvertown Inc.	Permit to alter service station to repair firewall and roof located at 352 Pacific Avenue
1933	Winnie Ward	Permit to alter building located at 338 Pacific Avenue
1937	Blaisdell Apartments	Permit to alter and add fence located at 328 Pacific Avenue
1947	L. D. Barry	Application to alter fixtures and temporary partition to restaurant located at 130 West 4 th Street
1949	Reno	Application to Alter, Repair, or Demolish for the building of toilet rooms in beauty shop located at 124 West 4 th Street

Building Records Reviewed for 125-145 (odds) West 3rd Street, 124-148 (evens) West 4th Street, 300-352 (evens) North Pacific Avenue (Subject Property)

Year(s)	Owner/Applicant	Description
1952	(Not Decipherable)	Building permit application to build partitions and add new toilets in lavatory for store located at 128 West 4 th Street
2005	Carl D Dresselhaus	Demolition Permit to demolish commercial building located at 328 and 338 Pacific Avenue

4.1.7 Planning Department

Regulatory Agency Data

Name of Agency:	Long Beach Planning Department (LBPD)
Agency Address:	333 West Ocean Boulevard, Long Beach, California 90802
Agency Phone Number:	(562) 570-6194
Date of Contact:	September 2, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned PD-30 for planned development by the City of Long Beach.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	http://maps.conservation.ca.gov/doggr/
Agency Phone Number:	(916) 322-1080
Date of Contact:	December 29, 2016
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

4.1.9 Assessor's Office

Regulatory Agency Data

Name of Agency:	Los Angeles County Assessor (LACA)
Point of Contact:	http://maps.assessor.lacounty.gov/mapping/viewer.asp
Agency Address:	500 West Temple Street Room 225, Los Angeles, California 90012
Agency Phone Number:	(888) 807-2111
Date of Contact:	December 29, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is five parcels identified by Assessor's Parcel Number (APN) 7280-016-900 through 7280-016-905 and is currently owned by Ensemble Real Estate Solutions.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly

available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	Y	N	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	--	--
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	Y	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	Y	Y	N
EDR US Hist Cleaners	Varies	Y	Y	N
HAZNET	Varies	Y	N	N
SWEEPS UST	Varies	N	Y	N
CA FID UST	Varies	N	Y	N

4.2.2 Subject Property Listings

The subject property is identified as a HAZNET, Resource Conservation and Recovery Act (RCRA) - Small Quantity Generator (SQG), Facility Index System (FINDS), Enforcement and Compliance History Online (ECHO), EDR Historical Automotive Station, and EDR Historical Cleaner site in the regulatory database report, as discussed below:

- The subject property, identified as **City of Long Beach/Redevelopment** at 328 & 338 Pacific Avenue, is listed as a HAZNET site for storage, handling, and generation of hazardous wastes. The

subject property was documented for the manifest of the following: 0.83 ton of tank bottom waste that was disposed by recycler and 23.59 tons of asbestos containing waste that were disposed by an unreported method. According to the Long Beach Fire Department, no records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the LBFD for the associated addresses. Based on the lack of a reported release, and regulatory oversight, the documented disposal of hazardous waste is not expected to represent a significant environmental concern.

- The subject property, identified as **Pacific Radiator** at 320 Pacific Avenue, is listed as a RCRA - SQG of unreported hazardous waste in 1996. This facility was also historically listed as a RCRA – Large Quantity Generator (LQG) site of unreported hazardous waste in 1988. This facility has no reported RCRA violations or enforcement actions. In addition, the facility is not cross-listed on the RCRA Administrative Action Tracking System (RAATS) or the RCRA Corrective Action (CORRACTS) Databases for administrative or corrective actions. Based on the lack of reported violations or releases and regulatory oversight, these listings are not expected to represent a significant environmental concern.
- The subject property, identified as **Goodrich Silvertown Stores** at 352 Pacific Avenue, is listed as an automotive station circa 1944. According to historical records obtained, Goodrich Silvertown Stores have occupied the subject property as early as 1933 to circa 1948. Based on the nature of operations, duration of time on subject property, and intended residential use of the subject property after redevelopment, this listing is expected to represent a significant environmental concern.
- The subject property, identified as **Joe Brawolsky** at 322 West 4th Street, is listed as a clothes presser and cleaners circa 1924. No other information was found regarding the business other than the city directory listings, and as a result, it is unknown whether the business was a pick-up and drop-off location, or if dry cleaning was actually performed onsite. However, because the use of chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process began in the 1930s, it is not probable that a significant release has occurred. Based on the information above, this listing is not expected to represent a significant environmental concern.
- The subject property, identified as **Bon Ton Cleaners** at 120 West 4th Street, is listed as a clothes presser and cleaners as early as 1920 to circa 1924. Bon Ton Cleaners was listed in the city directory as 1928 at 124 West 4th Street. No other information was found regarding the business other than the city directory listings, and as a result, it is unknown whether the business was a pick-up and drop-off location, or if dry cleaning was actually performed onsite. However, prior to the 1930s, chlorinated solvents, particularly tetrachloroethylene (PCE), were not used during the dry cleaning process. Based on the dates of operation, the former potential dry cleaner is not expected to represent a significant environmental concern.
- The subject property, identified as **J.A. Schwartz** at 124 West 4th Street, is listed as a clothes presser and cleaners circa 1931. According to city directories obtained, the property was occupied

by a cleaners, Bon Ton Cleaners, as early as 1928. No other information was found regarding the business other than the city directory listings, and as a result, it is unknown whether the business was a pick-up and drop-off location, or if dry cleaning was actually performed onsite. However, prior to the 1930s, chlorinated solvents, particularly tetrachloroethylene (PCE), were not used during the dry cleaning process. Based on the dates of operation, the former potential dry cleaner is not expected to represent a significant environmental concern.

4.2.3 Adjacent Property Listings

The adjacent property to the north is identified as an EDR Historical Automotive Station and EDR Historical Cleaner site; the adjacent property to the east is identified as an EDR Historical Cleaners site; the adjacent property to the south is identified as a UST, Statewide Environmental Evaluation and Planning System (SWEEPS) UST, CA Facility Inventory Database (FID) UST, EDR Historical Automotive Station, and EDR Historical Cleaner site; and the adjacent property to the west is identified as a UST, EDR Historical Automotive Station, and EDR Historical Cleaner site in the regulatory database report, as discussed below:

- The adjacent property, identified as **Jacob Fuller** at 401 Pacific Avenue, is located adjacent to the north and hydrologically cross-gradient to the subject property. This facility is listed as an automotive facility from at least 1944 to circa 1952. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. Based on the lack of a documented release and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.
- The adjacent property, identified as **William Abrams** at 408 and 418 Pacific Avenue, is located adjacent to the north and hydrologically cross-gradient to the subject property. This facility is listed as a clothes presser and cleaners as early as 1931 to circa 1939. No evidence of a release of any kind at the adjacent property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the amount of time that has passed since the occupancy of the dry cleaner has occurred and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.
- The adjacent property, identified as **F&W Cleaners** at 420 Pacific Avenue, is located adjacent to the north and hydrologically cross-gradient to the subject property. This facility is listed as a cleaners and dyer as early as 1924 to circa 1952. No evidence of a release of any kind at the adjacent property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the amount of time that has passed since the occupancy of the dry cleaner has occurred and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.
- The adjacent property, identified as **American Dye Works** at 345 Pine Avenue, is located adjacent to the east and hydrologically up-gradient to the subject property. The facility is listed as a cleaners and dyer as early as 1920 to circa 1924. No other information was found regarding the

business other than the city directory listings, and as a result, it is unknown whether the business was a pick-up and drop-off location, or if dry cleaning was actually performed onsite. However, because the use of chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process began in the 1930s, it is not probable that a significant release has occurred. Based on the information above, this listing is not expected to represent a significant environmental concern.

- The adjacent property, unidentified by the **Long Beach UST** regulatory database at 240 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This site was listed in the Long Beach UST regulatory database for having a UST on-site. Based on the lack of reported violations or releases, regulatory oversight, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, unidentified by the **Long Beach UST** regulatory database at 255 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This site was listed in the Long Beach UST regulatory database for having a UST on-site. Based on the lack of reported violations or releases, regulatory oversight, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **Pine Court Theater Project** at 255 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This site was listed in the SWEEPS UST and CA FID UST regulatory database for having a 15,000-gallon diesel UST on-site. Based on the lack of reported violations or releases, regulatory oversight, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **Jos Manning** at 200 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as a gasoline and oil service station circa 1939. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. Based on the lack of reported violations or releases, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **B.A. Robertson** at 282 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as an automotive facility circa 1935. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. Based on the lack of reported violations or releases, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **Earl Robertson** at 232 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as an automobile garage circa 1931 and as an automotive facility as early as 1935 to circa 1939. No listings associated with the storage, use, disposal, or release of hazardous substances were

identified in the regulatory database report. Based on the lack of reported violations or releases, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.

- The adjacent property, identified as **Hi-Tech Auto Body & Repair** at 254 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as an automotive station circa 2004. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. Based on the lack of reported violations or releases, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **J.B. McGregor** at 255 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as a gasoline and oil service station as early as 1931 to circa 1944. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. Based on the lack of reported violations or releases, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **Lloyd Ward** at 259 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as an automobile repair shop and as a gasoline and oil service station circa 1939. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. Based on the lack of reported violations or releases, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **Service Shop** at 104 West 4th Street, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. The facility is listed as a cleaners and dyer circa 1924. No other information was found regarding the business other than the city directory listings, and as a result, it is unknown whether the business was a pick-up and drop-off location, or if dry cleaning was actually performed onsite. However, because the use of chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process began in the 1930s, it is not probable that a significant release has occurred. Based on the information above, this listing is not expected to represent a significant environmental concern.
- The adjacent property, identified as **C.E. Beeken** at 351 Pacific Avenue, is located adjacent to the south and hydrologically cross/down-gradient to the subject property. This facility is listed as a clothes presser and cleaners circa 1935. No evidence of a release of any kind at the adjacent property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the amount of time that has passed since the occupancy of the dry cleaner has occurred and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.

- The adjacent property, unidentified by the **Long Beach UST** regulatory database at 341 Pacific Avenue, is located adjacent to the west and hydrologically down-gradient to the subject property. This site was listed in the Long Beach UST regulatory database for having a UST on-site. It is likely that this UST was associated with Long Beach Fire Department that occupied the address from circa 1938 to circa 1958, according to city directories. Based on the lack of reported violations or releases, regulatory oversight, and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **W.B. Allen** at 329 Pacific Avenue, is located adjacent to the west and hydrologically down-gradient to the subject property. This facility is listed as an automotive facility from at least 1931 to circa 1944. No listings associated with the storage, use, disposal, or release of hazardous substances were identified in the regulatory database report. This property was also listed under automobile garages. Based on the lack of reported violations or releases, use of the property (automobile garage), and inferred groundwater flow, this site is not expected to represent a significant environmental concern.
- The adjacent property, identified as **C.H. Broadwell** at 321 Pacific Avenue, is located adjacent to the west and hydrologically down-gradient to the subject property. This facility is listed as a clothes presser and cleaners as early as 1931 to circa 1963. No evidence of a release of any kind at the adjacent property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the amount of time that has passed since the occupancy of the dry cleaner has occurred and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.
- The adjacent property, identified as **Apex Cleaners** at 351 Pacific Avenue, is located adjacent to the west and hydrologically down-gradient to the subject property. This facility is listed as a clothes presser and cleaners as early as 1935 to circa 1969. No evidence of a release of any kind at the adjacent property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the amount of time that has passed since the occupancy of the dry cleaner has occurred and inferred direction of groundwater flow, this listing is not expected to represent a significant environmental concern.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

No orphan listings are identified in the regulatory database report.

A copy of the regulatory database report is included in **Appendix C** of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Ensemble Real Estate Solutions (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports		X		
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

Mr. Muller, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Mr. Muller further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of his knowledge.

5.1.2 Interview with Report User

Please refer to **Section 5.2** below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

A key site manager was not available to be interviewed at the time of this assessment.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to **Section 1.5** for limitations encountered during the field reconnaissance and **Sections 2.1** and **2.2** for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Clark Shao
Site Assessment Conducted On: December 28, 2016

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 125 West 3rd Street (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Jason Muller	Owner	(310) 245-4419	No

Partner was unaccompanied during the site reconnaissance. No potential environmental concerns were identified during the onsite reconnaissance. However, please refer to **Section 4.2.2** for potential environmental concerns regarding the past use of the subject property.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

No solid waste is currently generated or collected on the subject property.

6.1.2 Sewage Discharge and Disposal

No wastewater treatment facilities or septic systems are observed or reported on the subject property. The City of Long Beach services the subject property vicinity.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains and in the public right of way.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

No heating and cooling systems were observed during the site reconnaissance.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

No asbestos containing materials were observed at the subject property during the site reconnaissance.

6.3.2 Lead-Based Paint (LBP)

No lead based paint materials were observed at the subject property during the site reconnaissance.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification and current property use, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the LBWD serves the subject property vicinity. According to the 2016 Water Quality Report, shallow groundwater beneath the subject property is not utilized for domestic purposes (**Appendix B**). The sources of public water for the City of Long Beach are groundwater from active wells around the Long Beach and Lakewood area and surface water imported from Northern California and the Colorado River. According to the City of Long Beach and the 2016 Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

No obvious indications of water damage or potential mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Based on the historical information review, the subject property was occupied by an automotive station identified as **Goodrich Silvertown Stores** at 352 Pacific Avenue circa 1944. According to historical records obtained, Goodrich Silvertown Stores have occupied the subject property from as early as 1933 to circa 1948. Operations associated with automotive stations typically involve the use of petroleum products and volatile organic compounds. No information pertaining to the actual operations on-site was available during the course of this assessment. In addition, no evidence of a release at the subject property was found in the records reviewed for this investigation. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the lack of information regarding onsite operations, potential nature of operations, and duration of time on subject property, this former facility is considered a *recognized environmental condition*.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Partner did not identify historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The subject property, identified as **J.A. Schwartz** at 124 West 4th Street, is listed as a clothes presser and cleaners circa 1931. According to city directories obtained, the subject property was occupied by a cleaners, **Bon Ton Cleaners**, as early as 1920. No other information was found regarding the business other than the city directory listings. However, prior to the 1930s, chlorinated solvents, particularly tetrachloroethylene (PCE), were not used during the dry cleaning process. Based on the dates of operation, the former potential dry cleaner is not expected to represent a significant environmental concern.
- Partner was not able to document the historical use of the subject property prior to 1888. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1928; city directories were not available prior to 1918; topographic maps prior to 1895 were not reasonably ascertainable from local agencies; and fire insurance maps did not provide coverage of the subject property prior to 1888. This data failure is considered critical as the 1888 fire insurance map revealed the subject property to be a lumberyard. The Sanborn maps did not depict features of environmental significance on the lumberyard. However, based on the limited historical documents, the inability to document the previous use of the subject property before the lumberyard may be an environmental concern.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of 125 West 3rd Street in the City of Long Beach, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of RECs and environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A limited subsurface investigation should be conducted in order to determine the presence or absence of soil and/or groundwater contamination due to the historical use of the subject property as an automotive station.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 125 West 3rd Street in the City of Long Beach, Los Angeles County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Clark Shao
Environmental Scientist

Reviewed By:



Rebecca Howard
Senior Author

9.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Radius Report, December 2016

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, December 2016

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, December 2016

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, December 2016

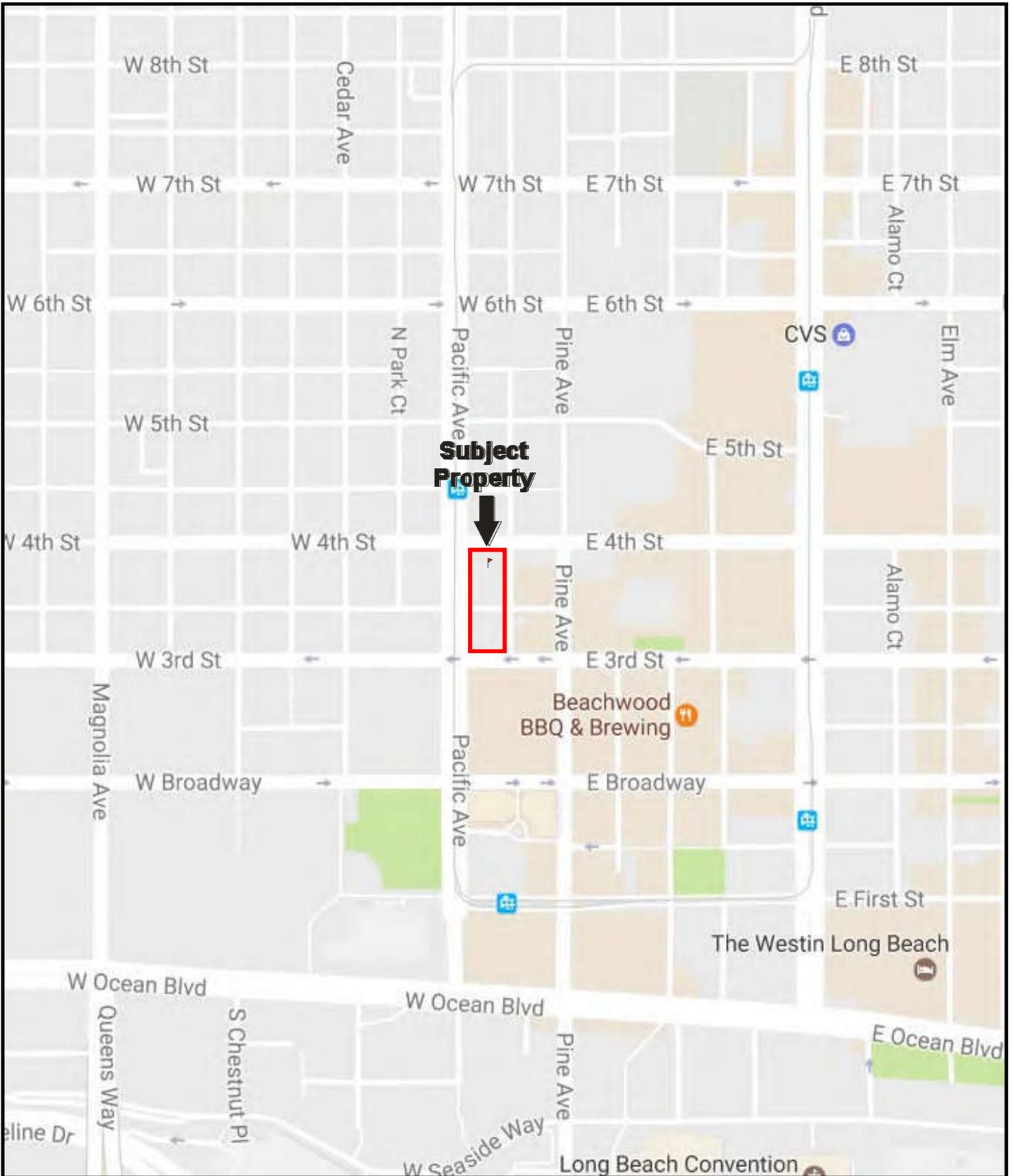
United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, December 2016

United States Geological Survey, accessed via the Internet, December 2016

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, December 2016

FIGURES

- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 16-173388.1

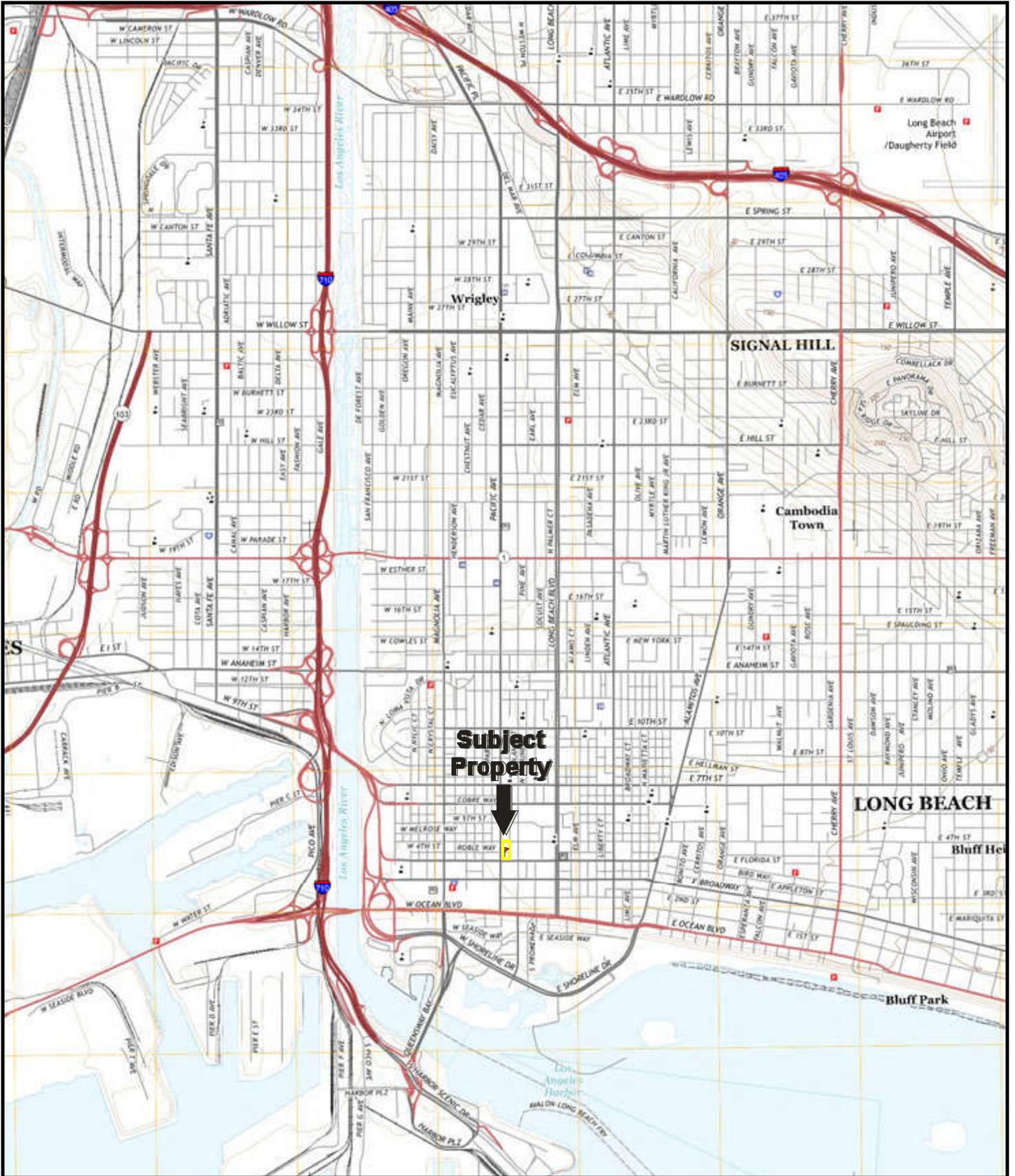




GROUNDWATER FLOW

KEY:
 Subject Property

FIGURE 2: SITE PLAN
 Project No. 16-173388.1



USGS 7.5 Minute *Long Beach, California* Quadrangle
 Created: 2015

KEY:
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
 Project No. 16-173388.1



APPENDIX A: SITE PHOTOGRAPHS



1. Southern view of the first parking lot from the northern portion of the subject property



2. Eastern view of the first parking lot from the western portion of the subject property



3. Western view of the first parking lot from the eastern portion of the subject property



4. Northern view of the first parking lot from the southern portion of the subject property



5. Parking permit dispenser



6. Soil sampling done by contractor that would be later be removed from the site



7. Southern view of the second parking lot from the northern portion of the subject property



8. Eastern view of the second parking lot from the western portion of the subject property



9. Northern view of the second parking lot from the southern portion of the subject property



10. Western view of the second parking lot from the eastern portion of the subject property



11. Northwestern boundary of the subject property



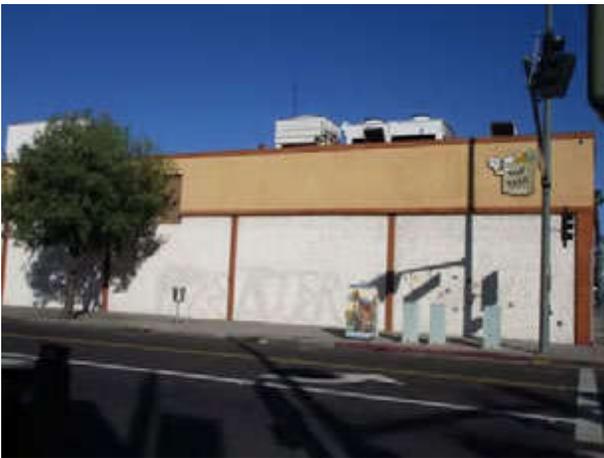
12. North boundary of the subject property



13. Southeastern boundary of the subject property



14. Southwestern boundary of the subject property



15. North-adjacent Top Value Market (421 Pacific Avenue)



16. North-adjacent Burger King (127 West 4th Street)



17. North-adjacent Walker Building (101-121 (odd) West 4th Street; 401-423 (odd) Pine Avenue)



18. East-adjacent commercial buildings (329-345 (odds) Pine Avenue)



19. East-adjacent commercial buildings (301 and 309 Pine Avenue)



20. South-adjacent commercial building (257 Pine Avenue; 106, 108 West 3rd Street)



21. South-adjacent Pacific Court Apartments (250 Pacific Avenue)



22. South-adjacent parking lot under development

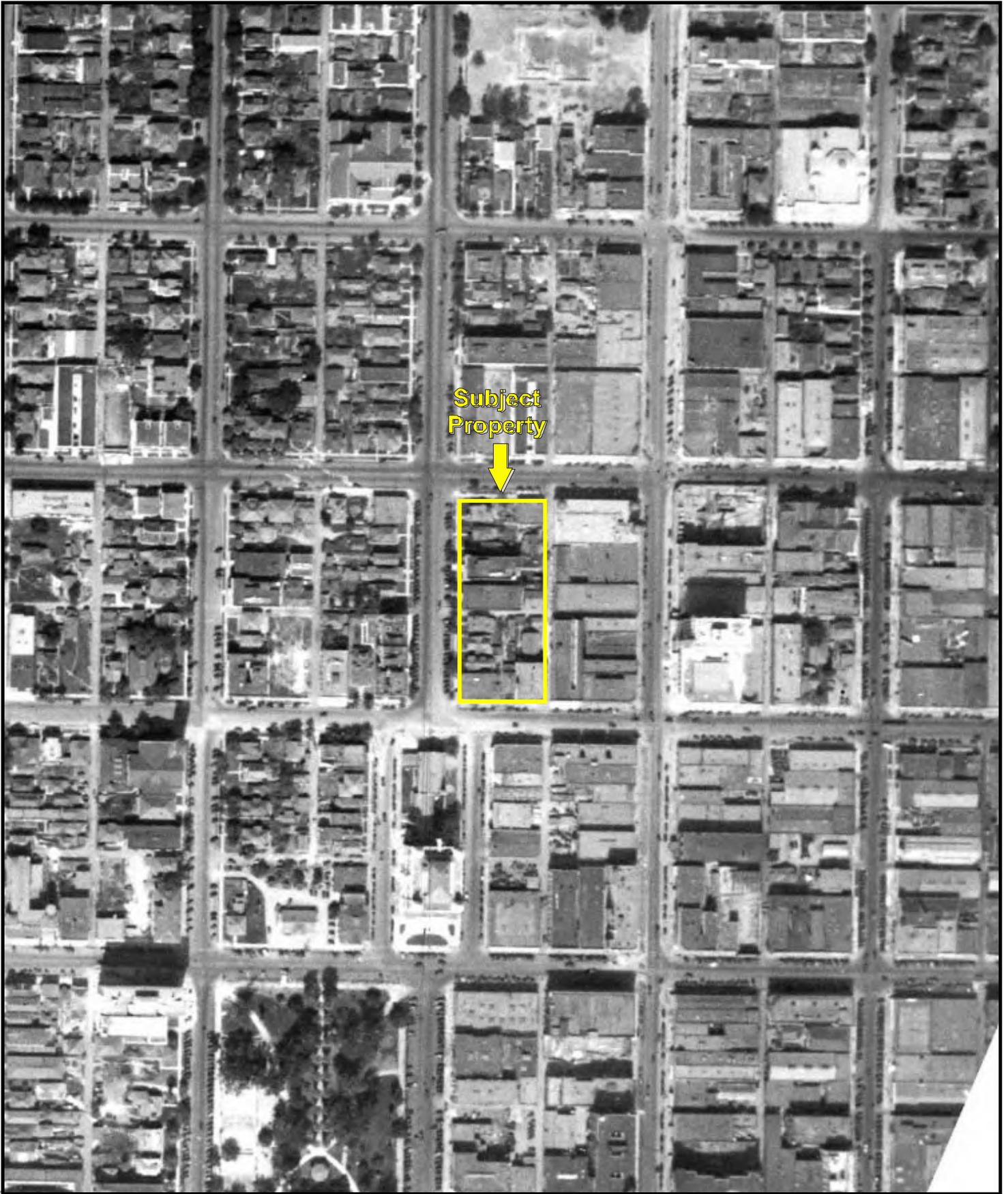


23. West-adjacent Sofi at 3rd (225 West 3rd Street)



24. West-adjacent properties from the subject property (225, 329, and 335 Pacific Avenue)

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION



Subject
Property



Date of Photograph: 1923

KEY:
Subject Property 





Subject
Property



Date of Photograph: 1928

KEY:
Subject Property 





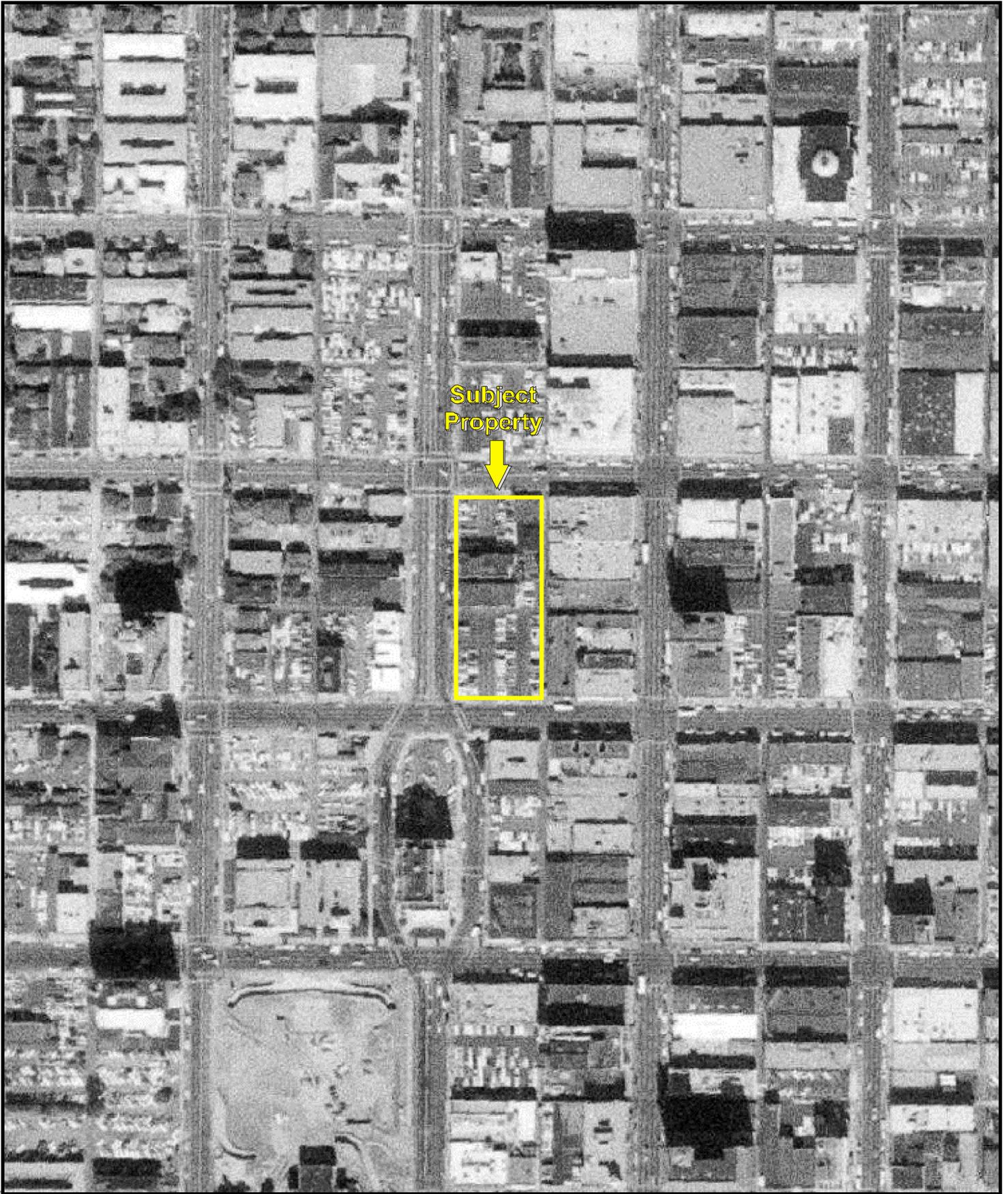
Subject
Property



Date of Photograph: 1953

KEY:
Subject Property 

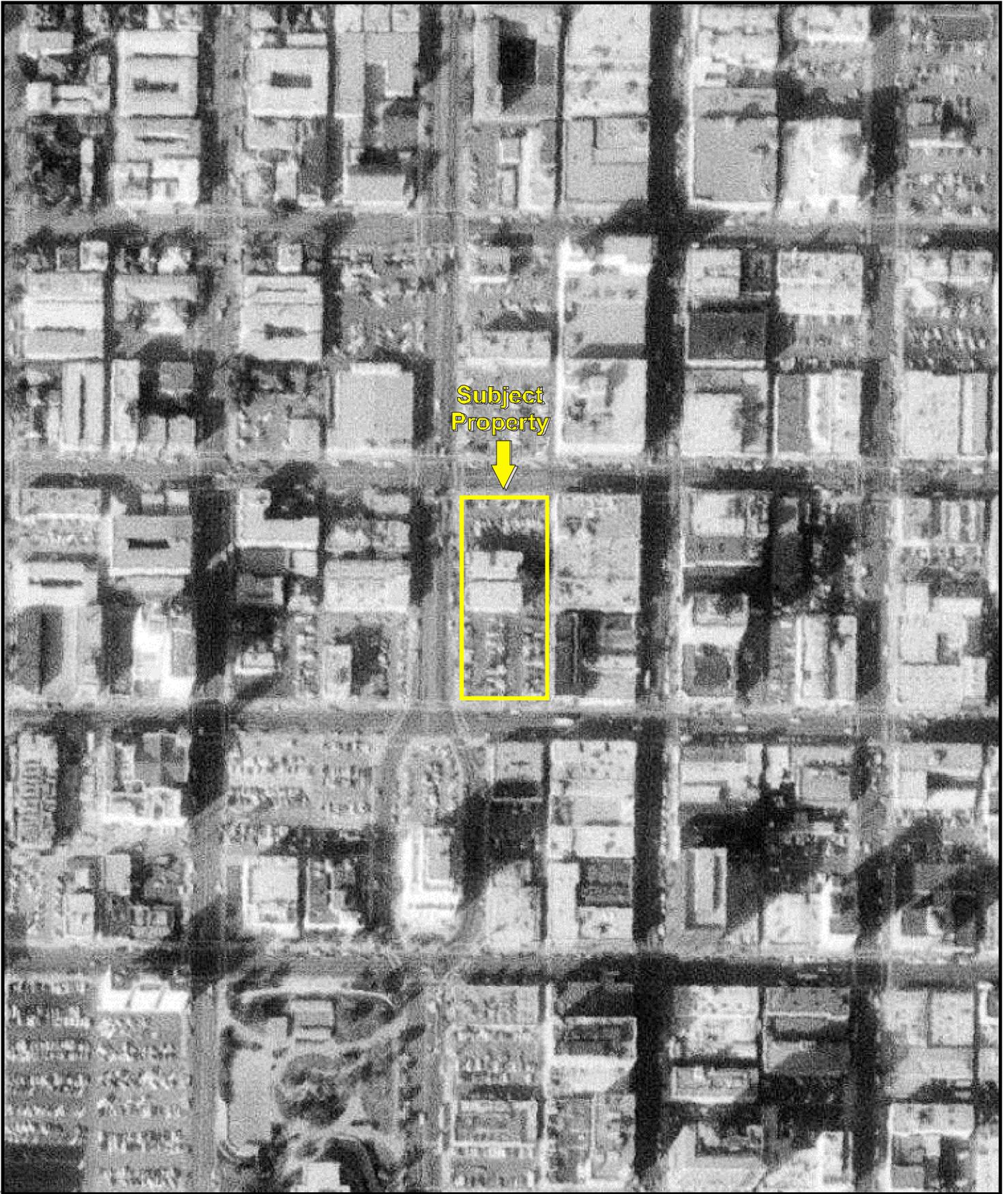




Date of Photograph: 1963

KEY:
Subject Property 





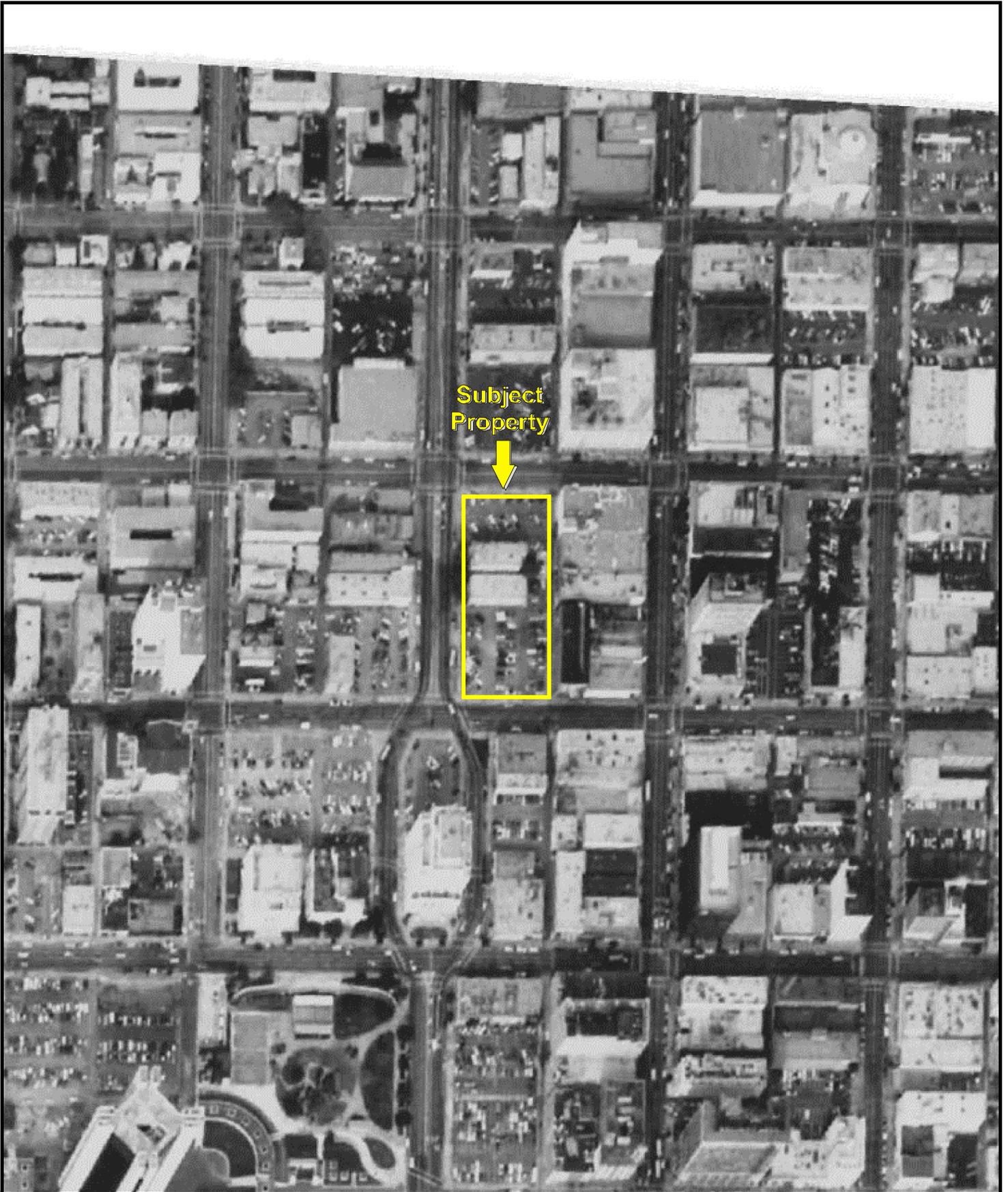
Subject
Property



Date of Photograph: 1972

KEY:
Subject Property 





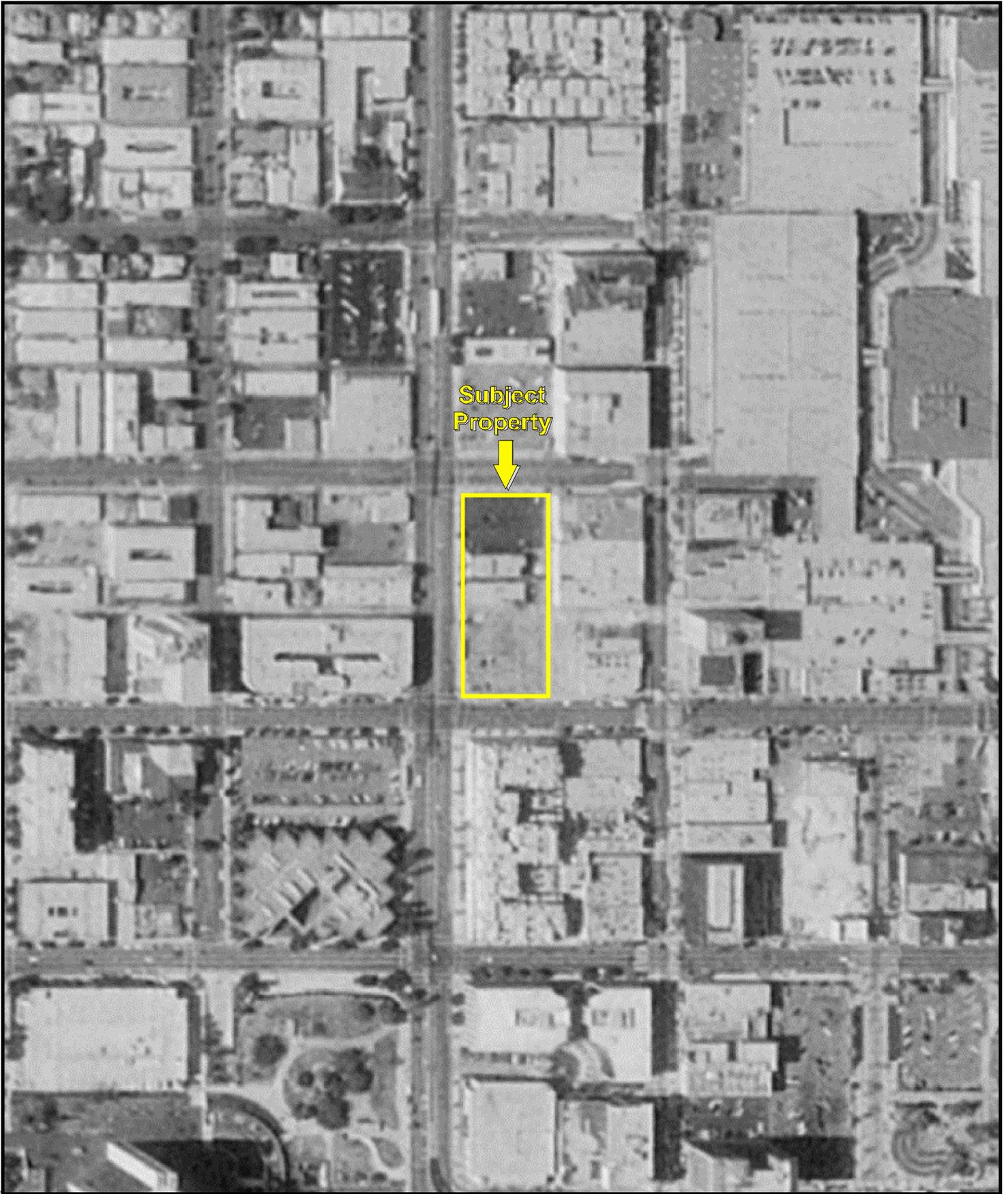
Date of Photograph: 1977

KEY:
Subject Property 



Date of Photograph: 1989

KEY:
Subject Property 



Date of Photograph: 1994

KEY:
Subject Property 

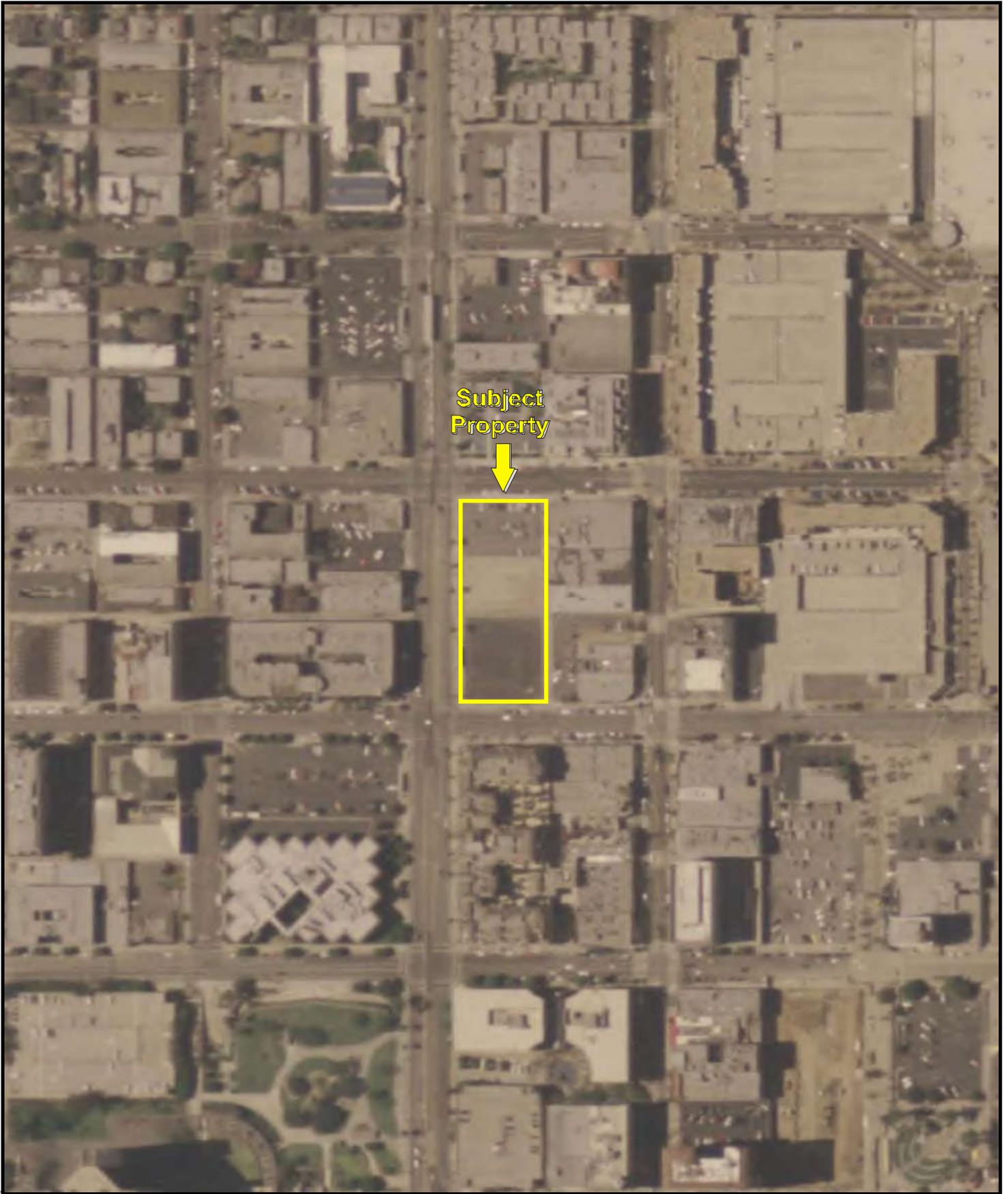




Date of Photograph: 2002

KEY:
Subject Property 





Date of Photograph: 2005

KEY:
Subject Property 





Date of Photograph: 2009

KEY:
Subject Property 



Subject
Property



Date of Photograph: 2010

KEY:
Subject Property 

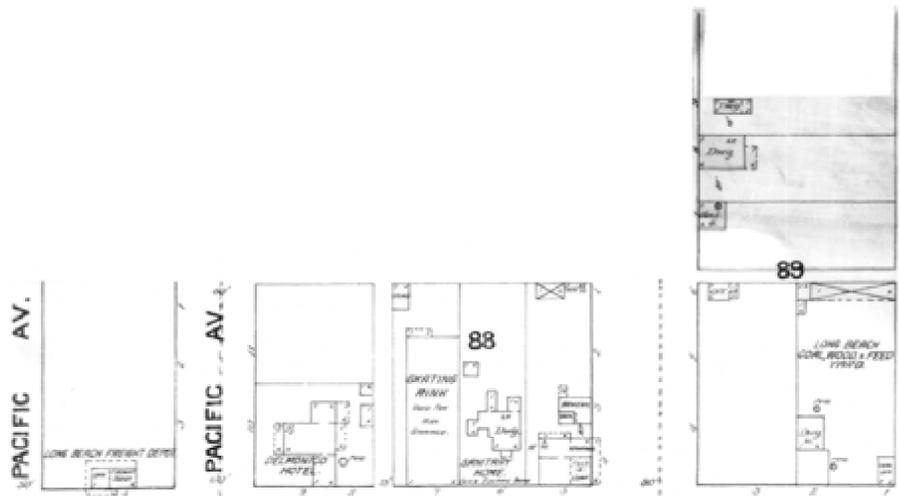
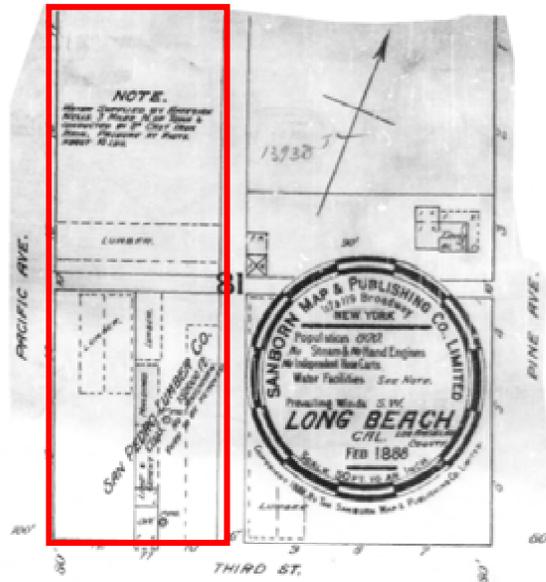




Date of Photograph: 2012

KEY:
Subject Property 

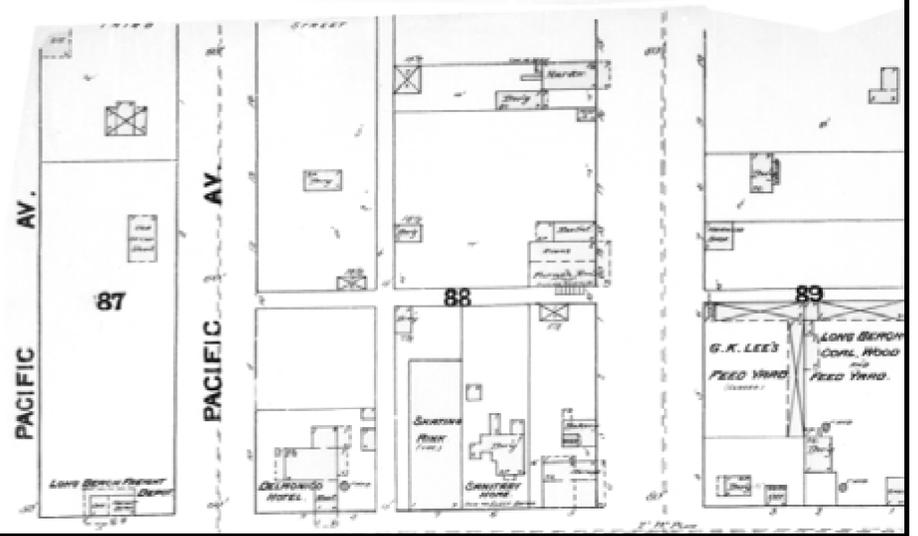
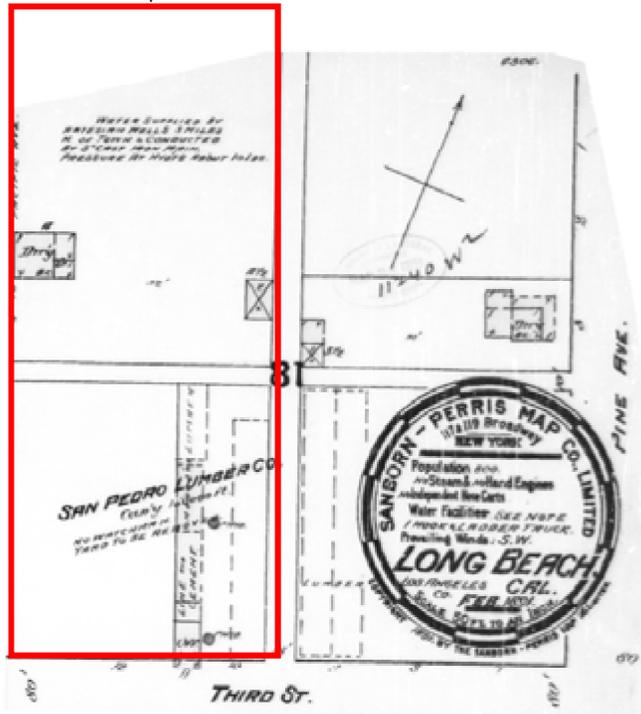
Subject Property



Date of Map: 1888

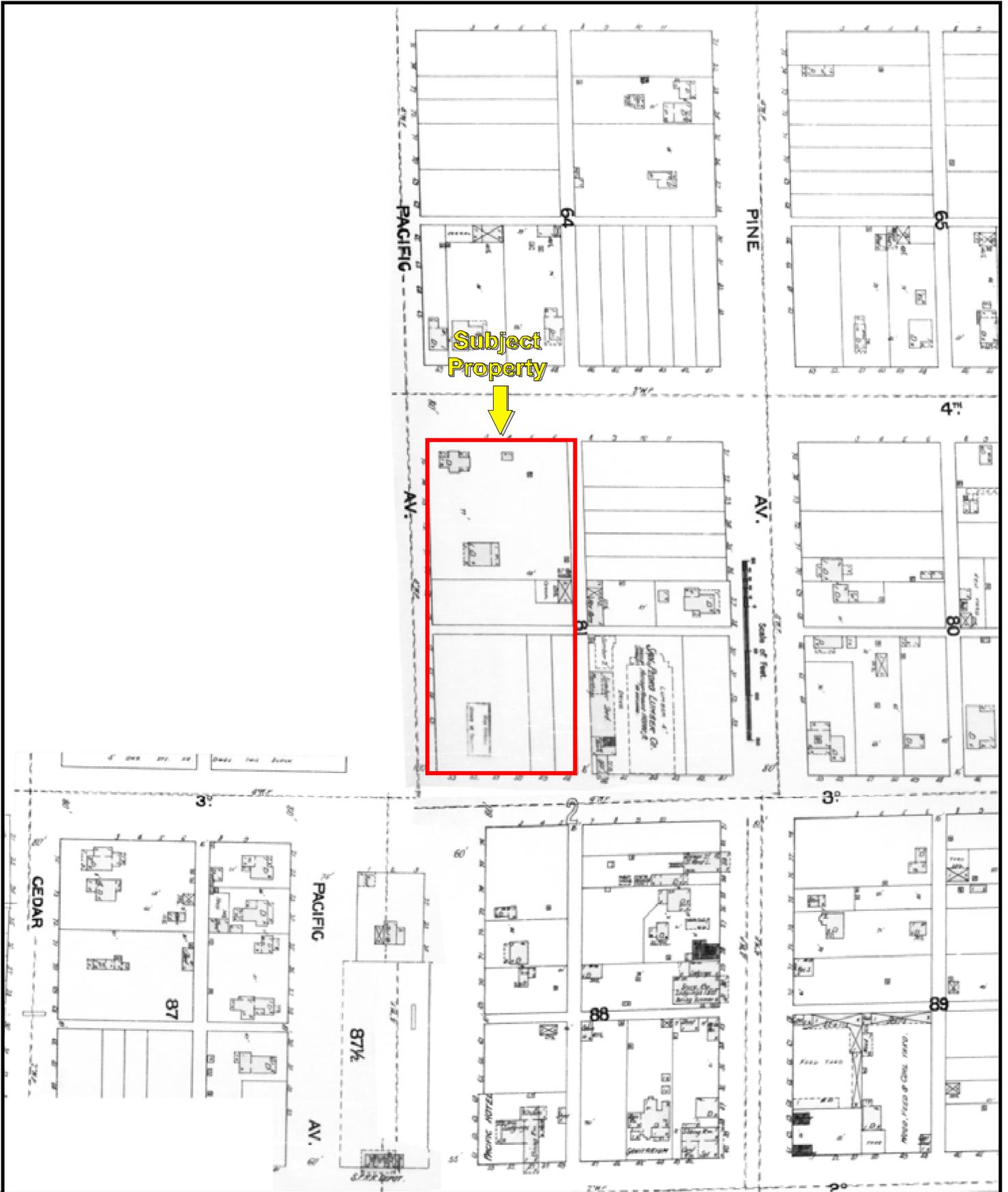
KEY:
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Subject
Property



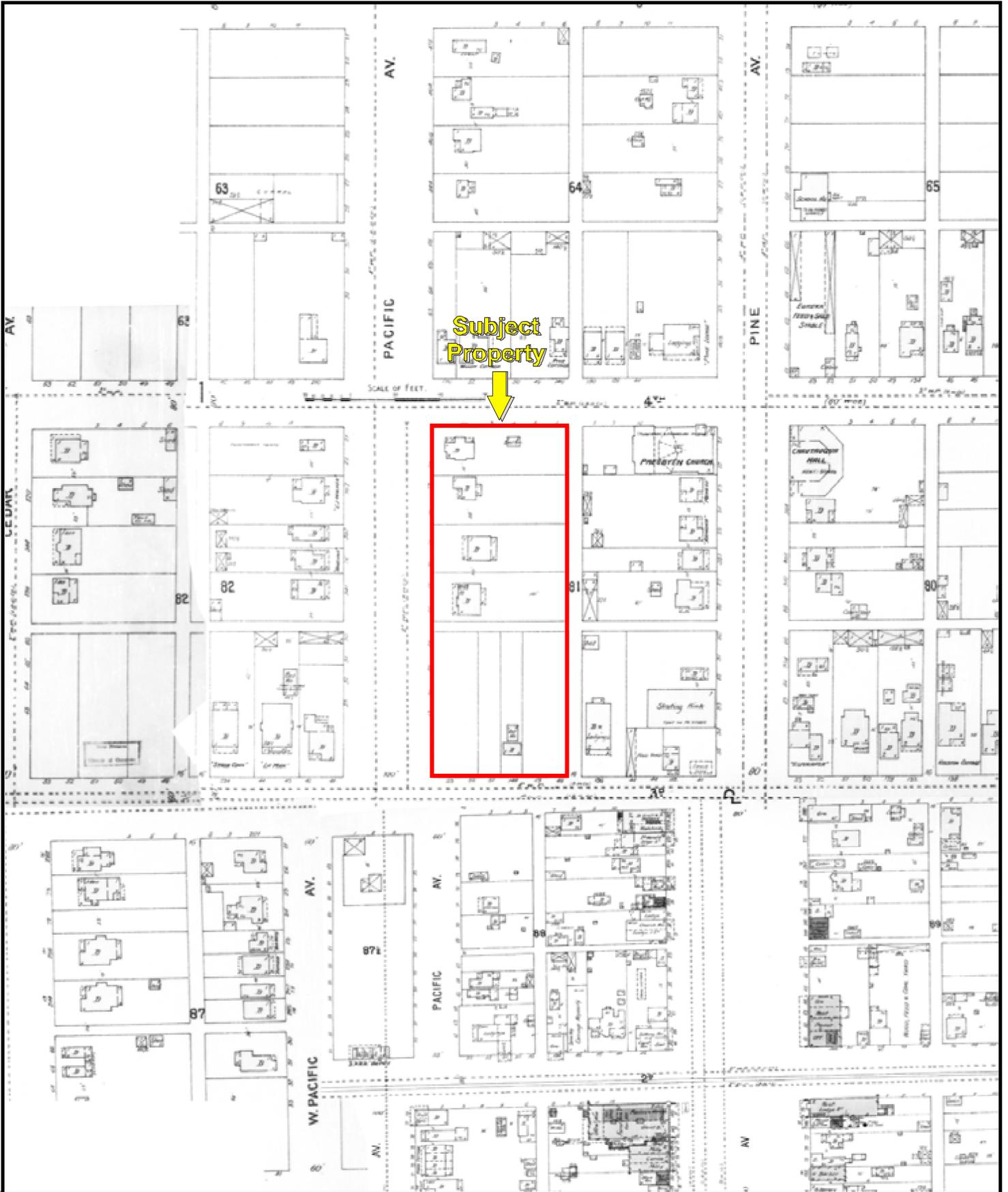
Date of Map: 1891

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Subject Property



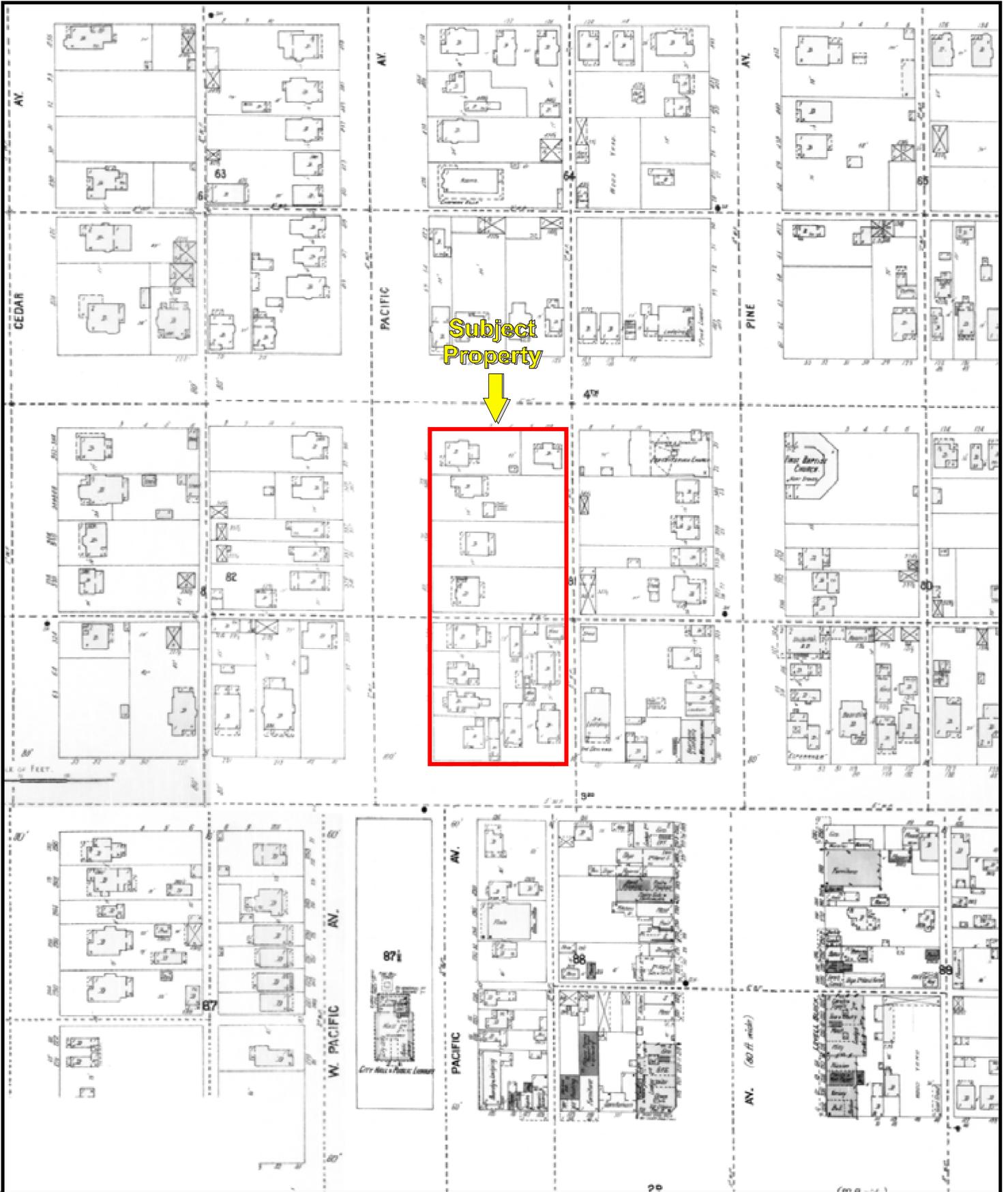
Date of Map: 1895

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 Subject Property 



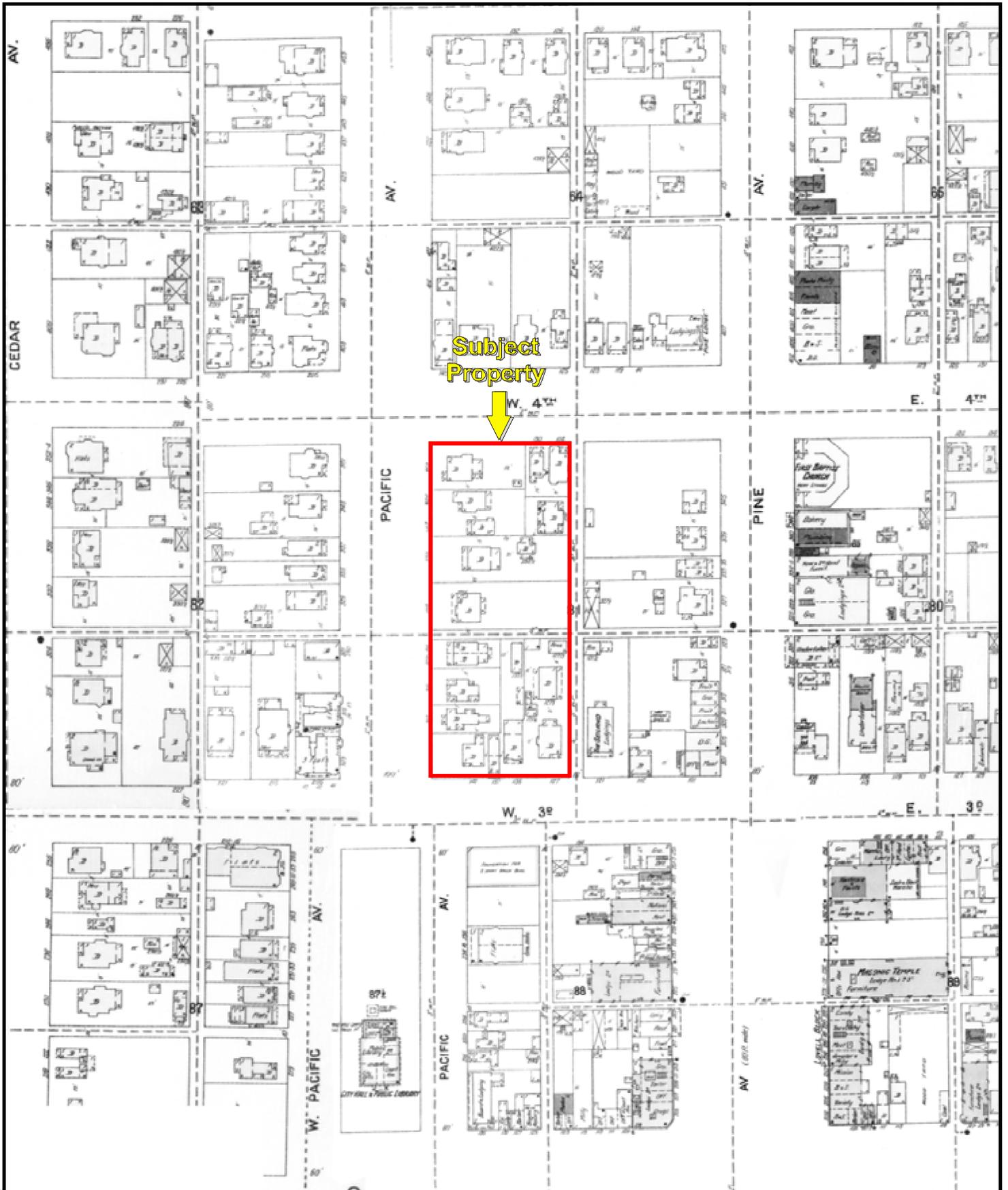
Date of Map: 1898

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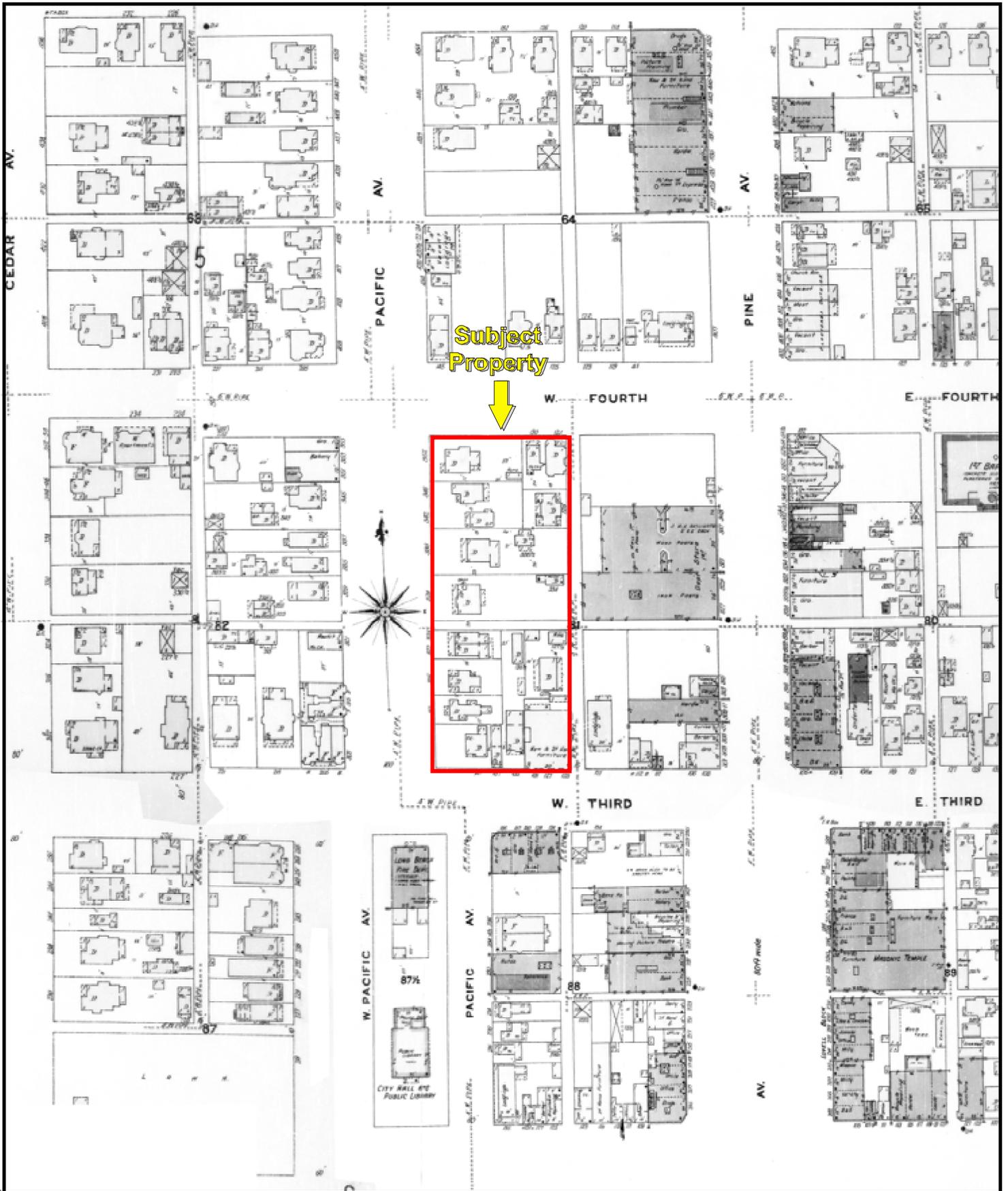
Date of Map: 1902

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Subject Property 



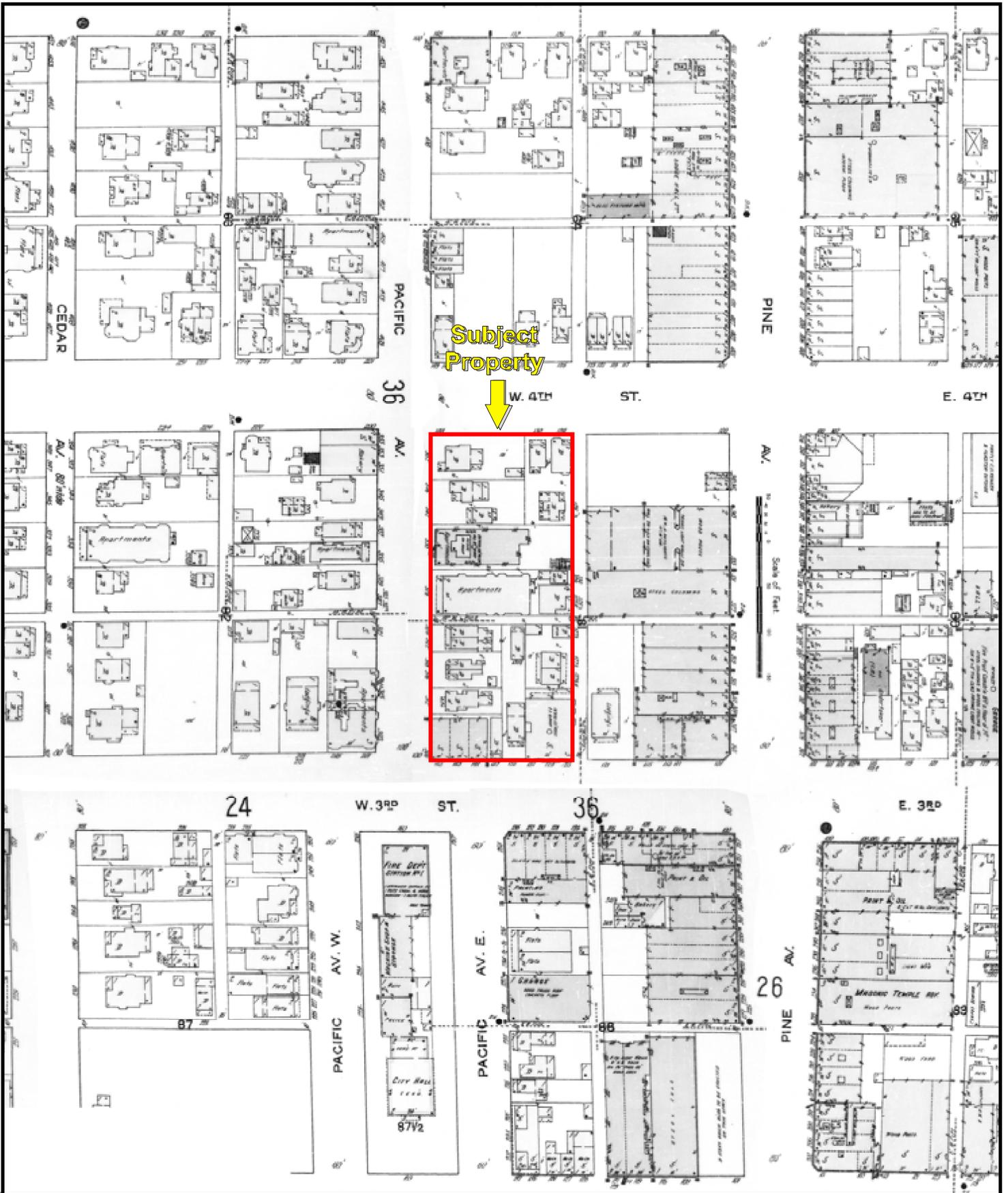
Date of Map: 1905

KEY:
 Subject Property 



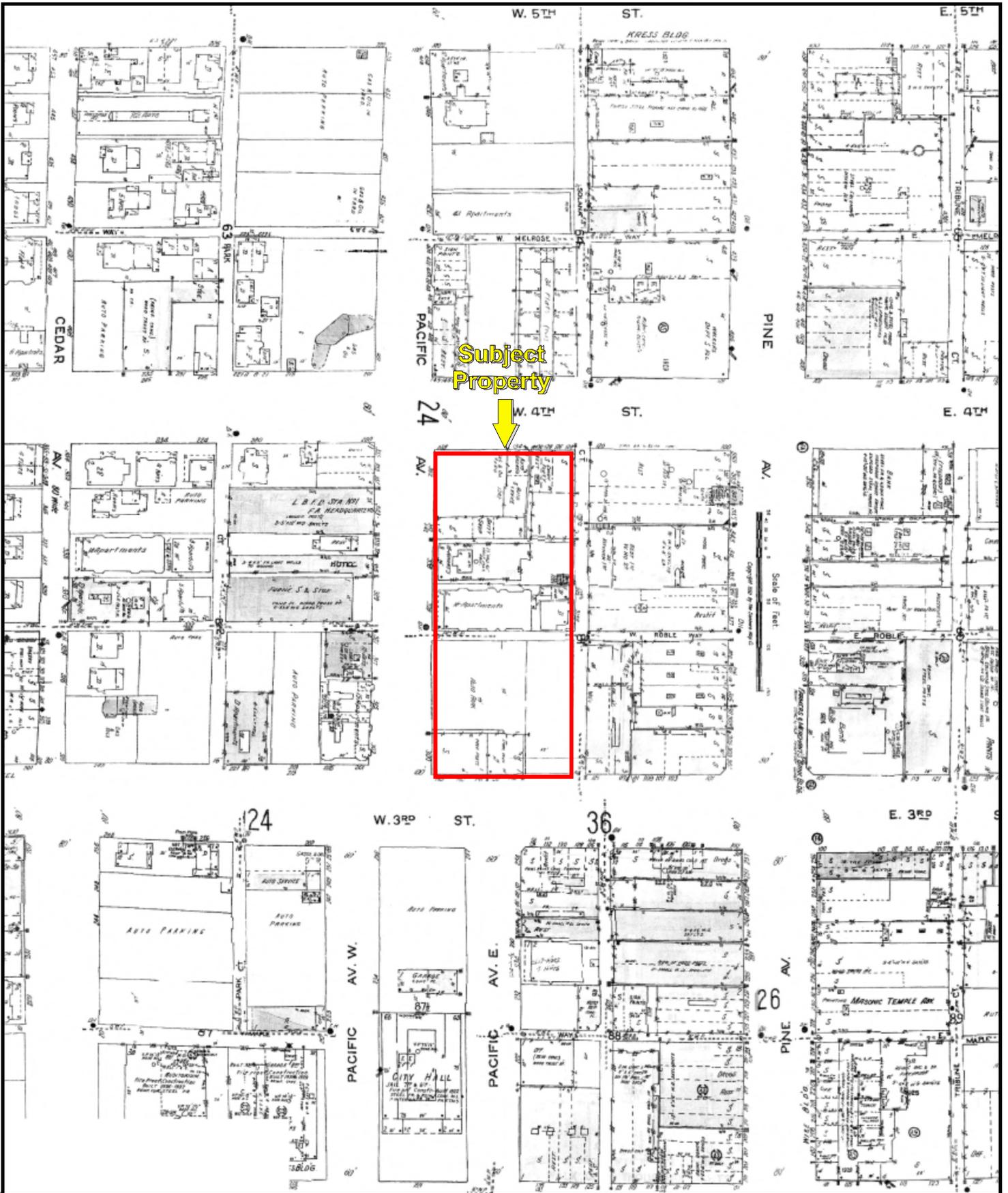
Date of Map: 1908

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 Subject Property 



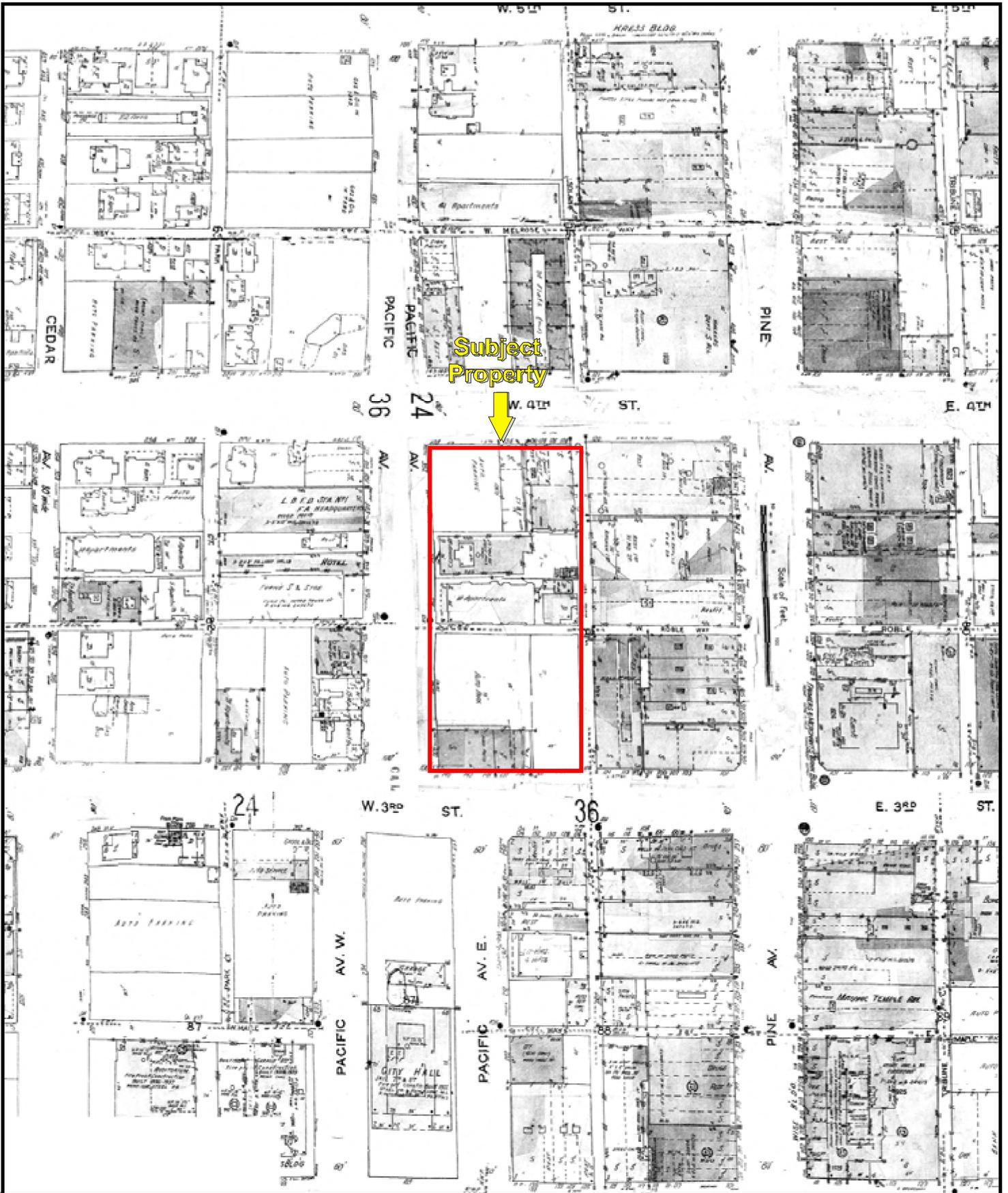
Date of Map: 1914

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Subject Property 



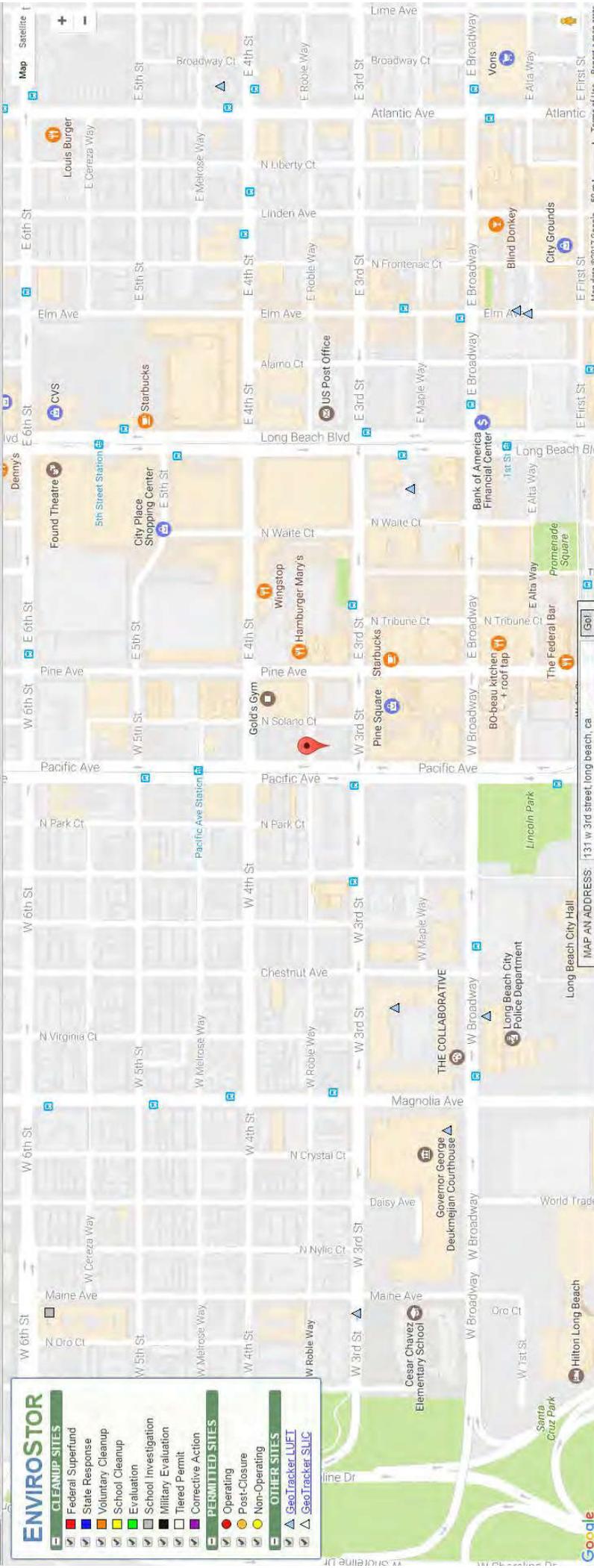
Date of Map: 1949

KEY:
 Subject Property 



Date of Map: 1950

KEY:
 Subject Property 



ENVIROSTOR

- CLEANUP SITES**
 - Federal Superfund
 - State Response
 - Voluntary Cleanup
 - School Cleanup
 - Evaluation
 - School Investigation
 - Military Evaluation
 - Tiered Permit
 - Connective Action
- PERMITTED SITES**
 - Operating
 - Post-Closure
 - Non-Operating
- OTHER SITES**
 - GeoTracker LUFT
 - GeoTracker SLIC

Map AN ADDRESS: 131 W 3rd street, long beach, ca

SHOW SITES WITHIN 1000 FEET OF THE FOLLOWING ADDRESS

2 SITES LISTED

STATUS

- NO ACTION REQUIRED
- NO ACTION REQUIRED

PROJECT TYPE

- SCHOOL INVESTIGATION
- SCHOOL INVESTIGATION

ADDRESS

- 925 MAINE AVENUE
- 925 MAINE AVENUE

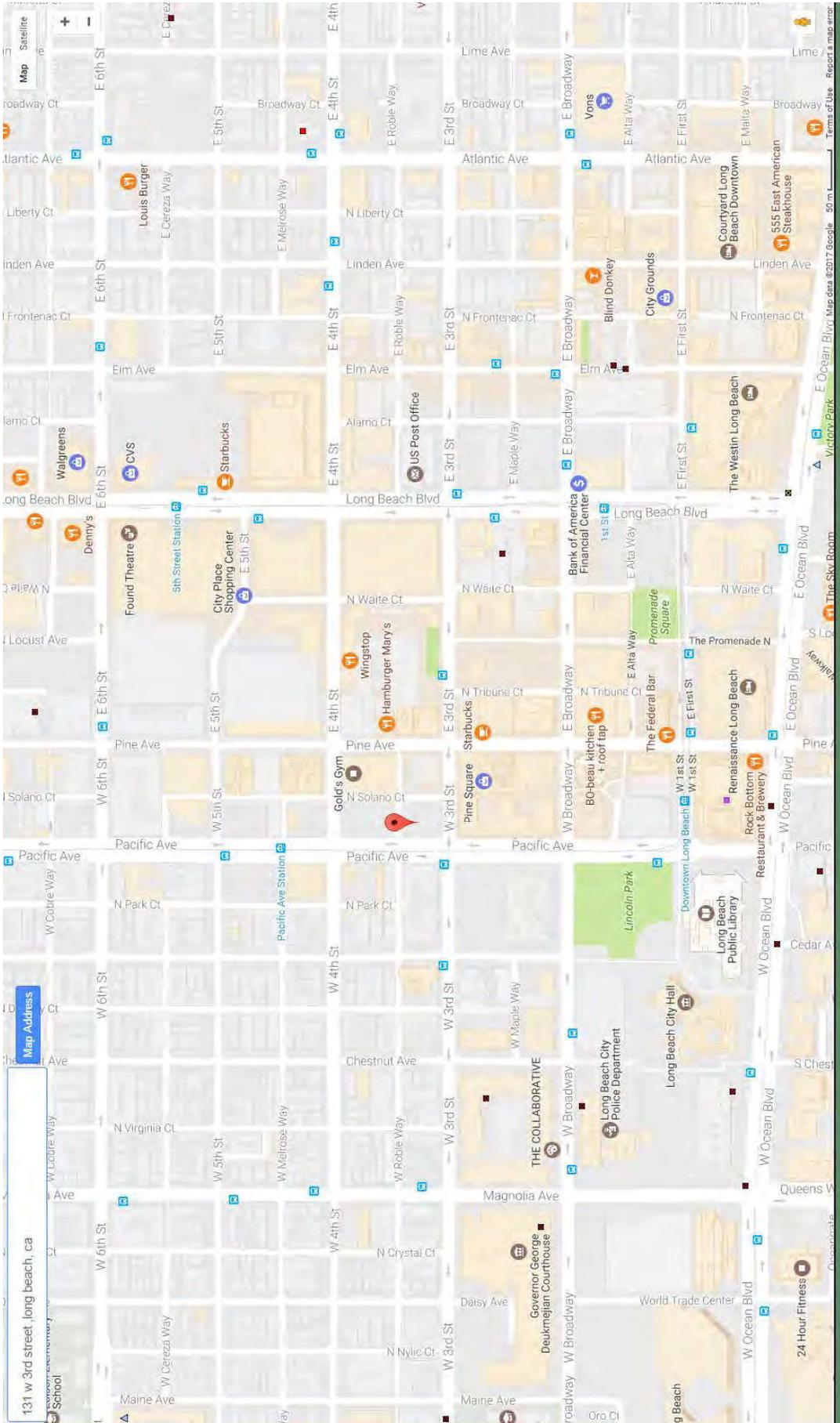
CITY

- LONG BEACH
- LONG BEACH

SITES CURRENTLY VISIBLE ON MAP

- EDISON ELEMENTARY SCHOOL
- EDISON ELEMENTARY SCHOOL

EXPORT THIS LIST TO EXCEL



131 W 3rd Street, Long Beach, CA

Map Address

GEOTRACKER

Sites and Facilities

- Cleanup Sites
 - LUST Cleanup Sites
 - Cleanup Program Sites
 - Military Cleanup Sites
 - DTSC Cleanup Sites
- Permitted Facilities
 - Waste Discharge Requirements (WDR) Sites
 - Permitted USTs - INFO
 - DTSC Hazardous Waste Sites
 - Land Disposal Sites
 - Irrigated Lands Regulatory Program Sites
 - Oil / Gas Sites
 - Other Oil and Gas Projects
 - Produced Water Ponds
 - UIC (Underground Injection Control)
 - Well Stimulation Project - Exclusion
 - Well Stimulation Project - Circumference Monitoring Plan
 - Well Stimulation Project - Property Owner Sampling
- Other Sites
 - Project Sites
 - Non-Case Information Sites
 - Sampling Points - Public
 - Field Points

SIGNIFIES A CLOSED SITE

Tools

Map Coverages

[TAKE A TOUR](#) [VIEW ON GAMA](#)

Division of Oil, Gas & Geothermal Resources Well Finder

Find By Location

Find My Current Location or

Street:

City:

Zip:

Display a foot buffer
Buffer radius is limited to 10 mi (52800ft).

- Find By API
- Find By Lat, Long
- Find By PLSS
- Find By Oil/Gas Field

- Data (Layers):**
- Notices & Permits
 - DOGGR Wells Label: **API#** Well# Detailed
 - EPA Wells for Aquifer Exemption Review
 - Enhanced Oil Recovery Wells
 - Disposal Wells
 - Oil/Gas Fields
 - California Geologic Map
 - DOGGR Districts
 - Public Land Survey System
 - Cities
 - State Assembly Districts
 - State Senate Districts
 - Congressional Districts
 - Counties



National Wetlands Inventory - V2

surface waters and wetlands

BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest
 - PMS Refuges
 - Historic Wetland Data

Measure

+ -

📏

📍

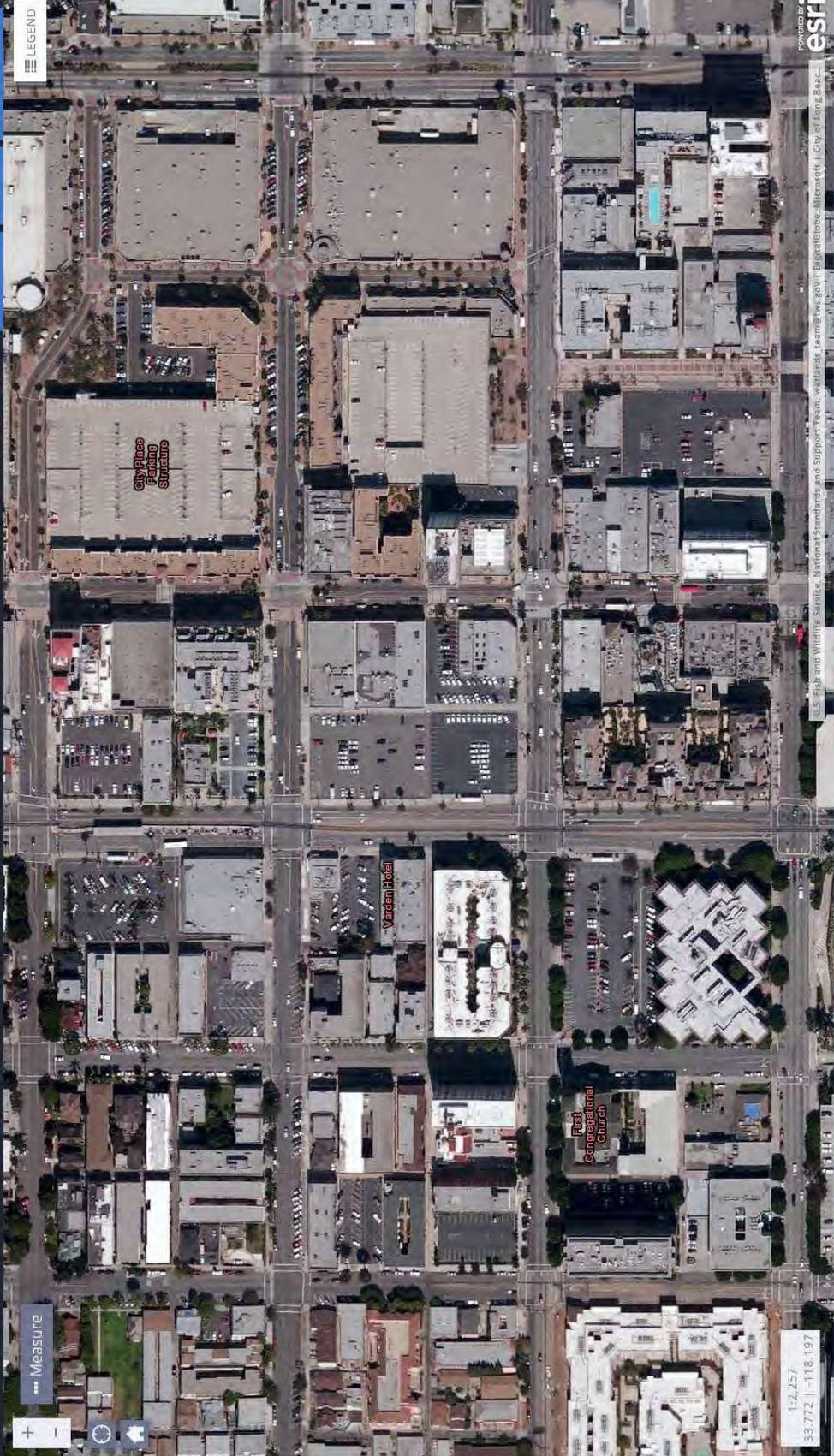
LEGEND

ABOUT

GET DATA

PRINT

FIND LOCATION



Water Quality Report 2016

Testing performed in 2015



Long Beach **Water**



Local artist Jeff McMillan was commissioned by the Long Beach Board of Water Commissioners in 2016 to create an original piece of art for the Water Department's "MissionH₂OLB" campaign. In his piece he demonstrates how beautiful drought tolerant landscapes coexist with the plant and wildlife habitat around us.

JOIN THE MISSION

Sustainability is the Long Beach way of life. Water use efficiency is integral to the exceptional quality of life we have in our communities. There are many diverse ways to save water. Go to LBwater.org/mission to find your way to save.



PLEDGE



CALCULATE



LISTEN



LAWN TO GARDEN



REBATES

LBwater.org/mission


MissionH₂OLB

Proudly Presented By:
Long Beach Water Department
Award Winning Members of Partnership
for Safe Water (AWWA)

1800 E Wardlow Road
Long Beach, CA 90807



PWS ID: 1910065

របាយការណ៍នេះមានព័ត៌មានសំខាន់អំពីទឹកបរិភោគ ។ សូមបកប្រែឬពិគ្រោះជាមួយអ្នកដែលមើលយល់របាយការណ៍នេះ ។

*Mahalaga ang impormasyong ito.
Mangyaring ipasalin ito.*

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

Table of

Contents



9-11

Source of Drinking Water

12-13

Water Treatment Process

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Source Water Assessment

18-20

Important Public Health Information

21-24

Summary of Water Quality Report

If you have any questions about your water quality or this report, please call LBWD at (562) 570-2482 (TDD 570-2499) Monday through Friday, between the hours of 8:00 A.M. and 4:00 P.M. You may also request this information in an alternate format by contacting Kaylee Weatherly, at (562) 570-2314, or by writing to:

Attn: Kaylee Weatherly

Long Beach Water Department

1800 E. Wardlow Road, Long Beach, CA 90807

Board of **Water Commissioners**



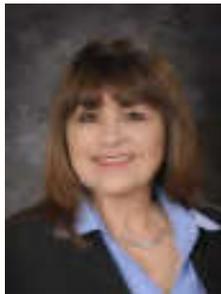
Frank Martinez
President



Arthur M. Levine
Vice President



Robert Shannon
Secretary



Gloria Cordero
Member



Harry M. Saltzgaver
Member

The Long Beach Water Department Board of Water Commissioners meets the first and third Thursday of each month at 9:00 am at our Administration Building. The public is encouraged to participate in these meetings.

For further information, please call (562) 570-2300.



Message from the **General Manager**

Dear Customer:

The Long Beach Water Department (LBWD) is proud to provide the residents of Long Beach with exceptional quality drinking water and customer service. We take seriously our responsibility to protect our customers from exposure to dangerous substances in drinking water, substances such as lead and copper. Enclosed for your information is LBWD's annual Water Quality Report that informs you as to how well our drinking water meets and exceeds water quality regulatory requirements.

The Long Beach Water Department takes these regulations very seriously, and in all instances we treat our water to comply with or be better than the State Water Resources Control Board's regulations. As evidence of our commitment to water quality, LBWD received the Presidents Award for Distribution System Operation from the Partnership for Safe Water in 2015. This is a national drinking water program sponsored by the American Water Works Association, the U.S. Environmental Protection Agency (USEPA) and other water organizations.

This prestigious award recognized Long Beach as a water supplier that continuously provides drinking water quality that surpasses regulatory requirements through distribution system optimization.

Water use efficiency is also one of our top priorities. I personally thank our residents and businesses for their tremendous work to conserve water over the past year. Sustainability is integral to the exceptional quality of life here in Long Beach, and we want to keep up the water saving habits we have all adopted. Water use efficiency is our new normal.

We appreciate you investing the time to read this informative report and to learn more about what our organization is doing to safeguard your drinking water. If you have additional questions about this report or any other water quality issues, please feel free to call our Water Quality Laboratory at (562) 570-2482.

Sincerely,

A handwritten signature in black ink that reads "Chris Garner". The signature is written in a cursive, flowing style.

Christopher J. Garner,
General Manager



CCR

Delivery Updates

The Consumer Confidence Report, or CCR, is an annual water quality report that the Safe Drinking Water Act (SDWA) requires LBWD to provide each customer.

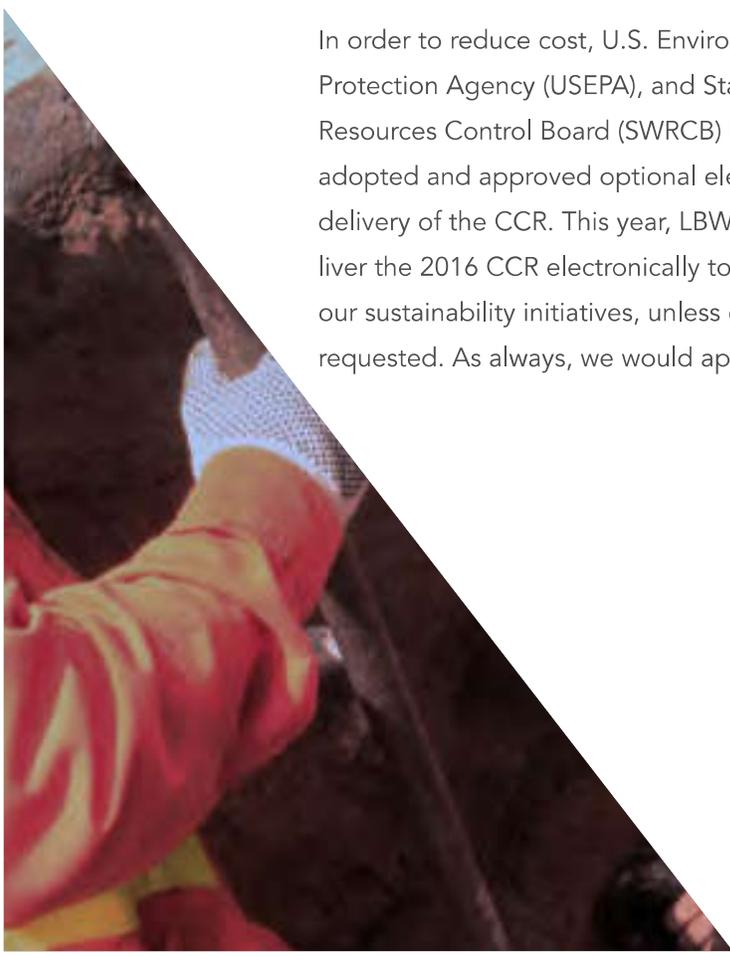
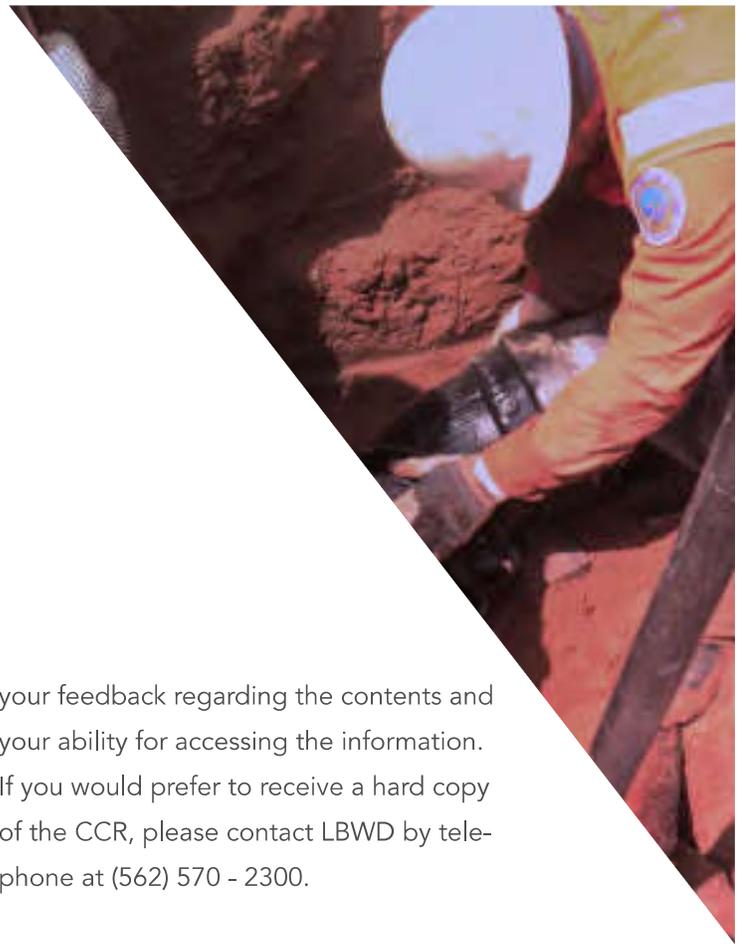
The Consumer Confidence Report, or CCR, is an annual water quality report that the Federal Safe Drinking Water Act (SDWA) requires LBWD to provide each customer. The purpose of the CCR is to raise customers' awareness of the quality of their drinking water, where their drinking water comes from, what it takes to deliver water to businesses and homes and the importance of protecting drinking water sources.

In order to reduce cost, U.S. Environmental Protection Agency (USEPA), and State Water Resources Control Board (SWRCB) have adopted and approved optional electronic delivery of the CCR. This year, LBWD will deliver the 2016 CCR electronically to add to our sustainability initiatives, unless otherwise requested. As always, we would appreciate

your feedback regarding the contents and your ability for accessing the information. If you would prefer to receive a hard copy of the CCR, please contact LBWD by telephone at (562) 570 - 2300.

El Reporte de Confianza del Consumidor, o CCR, es un informe anual de la calidad del agua potable que la Ley Federal de Seguridad del Agua Potable (SDWA) requiere que LBWD ofrezca para cada cliente. El propósito del CCR es para aumentar la conciencia de los consumidores acerca de la calidad del agua potable, de donde proviene, lo que se necesita para suministrar agua a las empresas y los hogares, y la importancia de proteger fuentes de agua potable.

Con el fin de reducir los costos, la EPA y SWRCB han adoptado y aprobado la entrega electrónica del CCR. Este año, LBWD entregará el CCR del 2016 electrónicamente, a menos que se indique lo contrario. Como siempre, agradecemos sus comentarios sobre el contenido y su capacidad para acceder a la información. Si prefiere recibir una copia impresa del reporte CCR, póngase en contacto con LBWD por teléfono al (562) 570- 2300. ■



Long Beach

Water Department

The Long Beach Water Department (LBWD) has been diligent in delivering a reliable, affordable and high-quality supply of drinking water to your homes and businesses, since 1911. LBWD serves a total population of 472,779 through over 900 miles of pipelines. In our on-going efforts to ensure good water quality, a staff of skilled water scientists, engineers, and technicians have partnered to ensure

to analyze for more than 100 drinking water contaminants. LBWD remains vigilant in meeting the challenges of new regulations, source water protection, water conservation, and community outreach and education, while continuing to serve the needs of all of its water users. Your drinking water is tested routinely for bacteriological as well as chemical quality. Last year's testing

“ In our on-going efforts to ensure good water quality, a staff of skilled water scientists, engineers, and technicians have partnered to ensure that the treatment and distribution of water received by our customers, meets or exceeds all Federal and State water quality standards.”

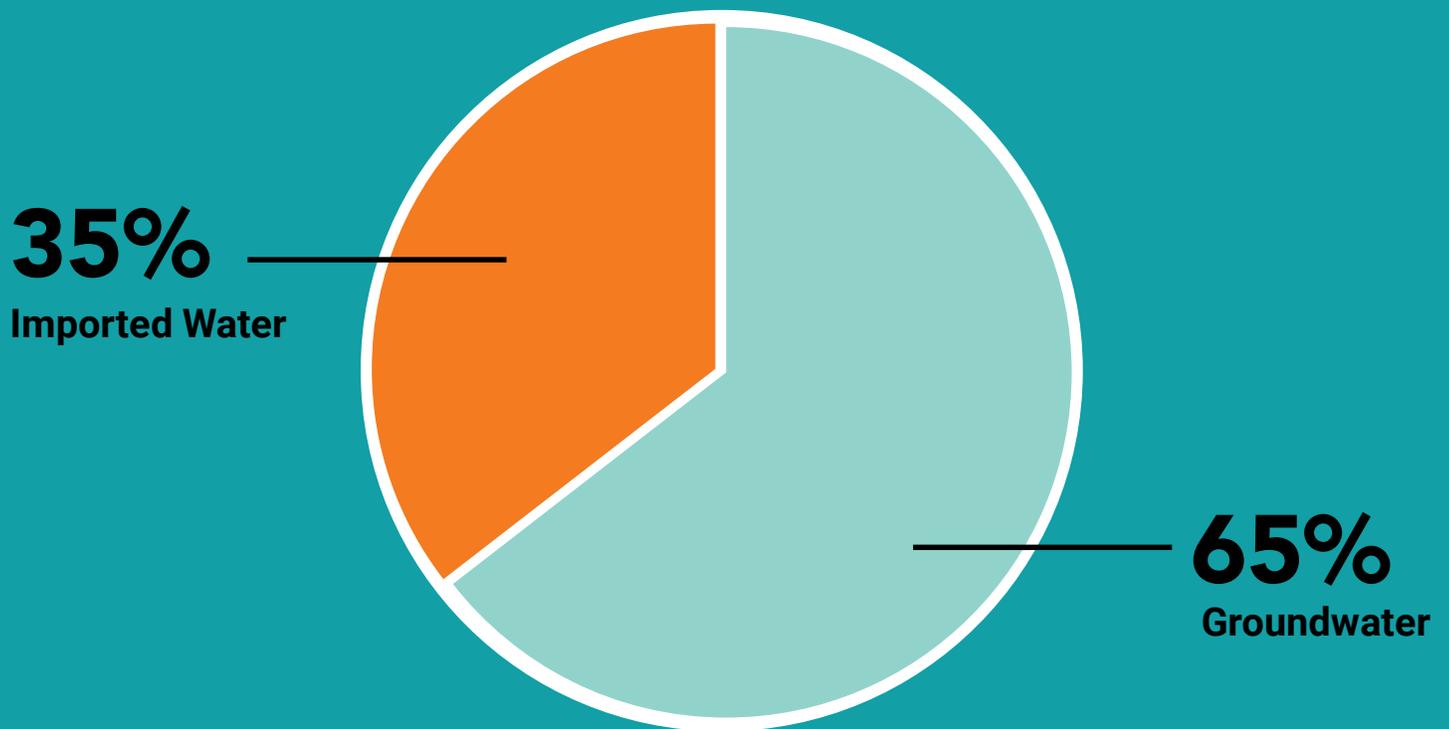
that the treatment and distribution of water received by our customers, meets or exceeds all Federal and State water quality standards. The water quality staff has performed over 57,000 tests in 2015,

shows that your tap water met all EPA and State primary and secondary drinking water health standards. Thank you for allowing us to continue providing you and your family with quality drinking water.

We encourage you to share your thoughts with us on the information contained within this report. Should you ever have any questions or concerns, we are always available to assist you. ■



Source of Drinking Water



During 2015, approximately 65 percent of the potable water serving the City was supplied by groundwater, and the remaining 35 percent was supplied through purchased imported surface water. In general, the sources of drinking water (for both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs

and wells. As the water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals, sometimes including radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

“Both the imported surface water quality and the treated groundwater quality surpass the **Federal and State drinking water standards.**”

Imported Waters

LBWD is a Metropolitan Water District of Southern California (MWD) agency and one of the 13 original members. LBWD purchases treated surface water from MWD and treats the groundwater pumped from active wells around the Long Beach and Lakewood area, at our Groundwater Treatment Plant. Both the imported surface water quality and the treated groundwater quality surpass the Federal and State drinking water standards. The Federal regulations are set by the USEPA, and the State standards are set by SWRCB.

Major Aqueducts

Two major aqueducts supply the surface waters feeding MWD’s five regional treatment plants. Colorado River water, which has the higher mineral content of the two supplies, is brought into southern California through the 242-mile long Colorado River Aqueduct. This aqueduct, constructed and operated by MWD, originates at Lake Havasu and terminates in southern California at Lake

Mathews. State Project water, which contains a lower mineral content but higher organic matter content, is conveyed through the California Aqueduct. This aqueduct, constructed in the 1960s and operated by the California Department of Water Resources, transfers water originating from Lake Oroville in northern California through 441 miles before terminating in southern California.

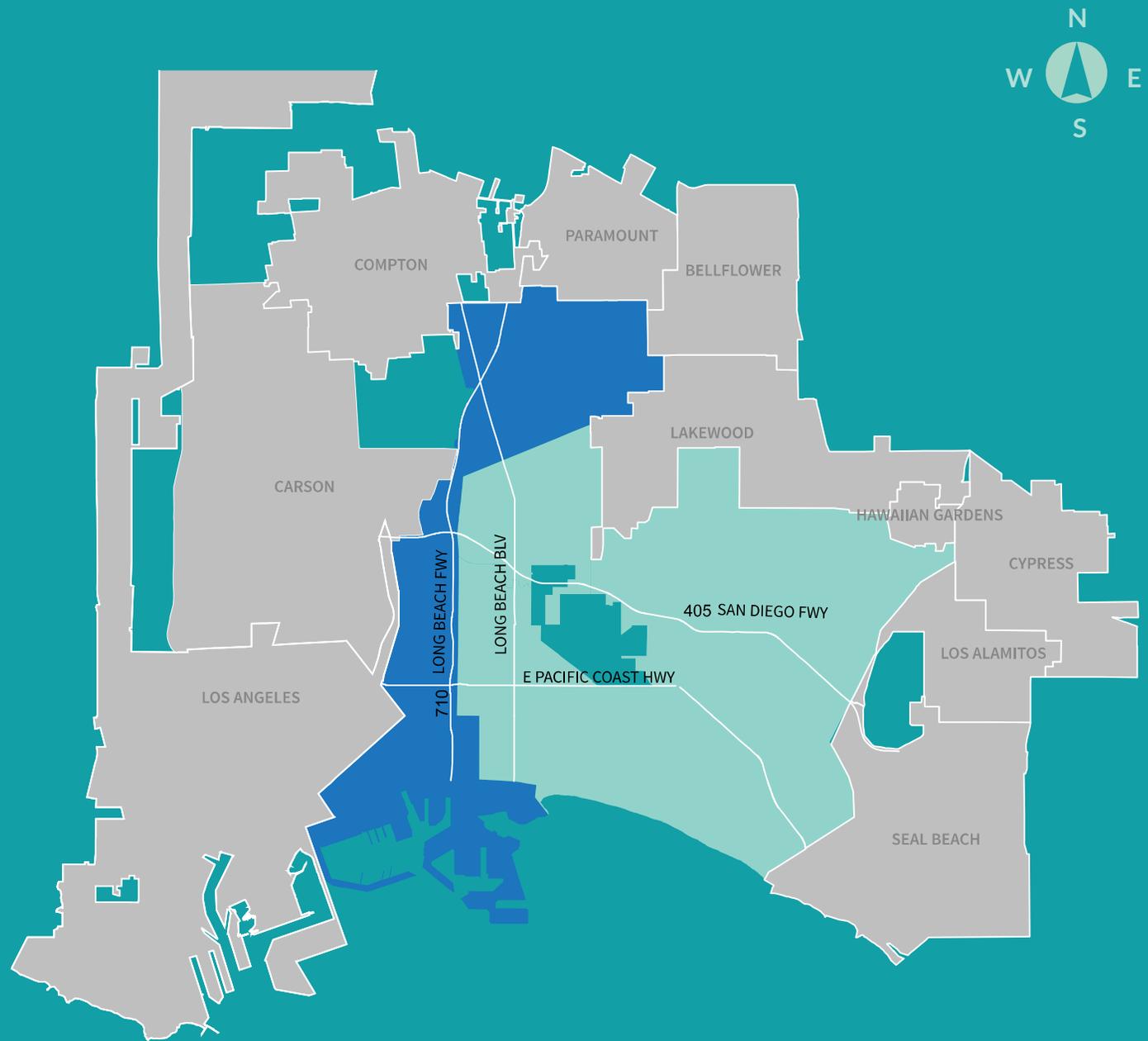
Groundwater

The groundwater treated at the LBWD Groundwater Treatment Plant originates from the San Gabriel Watershed. The watershed is fed by rain and snow melt and flows through washes and creeks into the San Gabriel River and Whittier Narrows before percolating into the underground aquifer of the central basin area of Los Angeles.

Two Main Regions

For hydraulic reasons, the Long Beach service area may be divided into two main regions: the MWD

zone, which primarily receives purchased treated surface water, and the blended zone, which may receive a combination of treated groundwater and purchased treated surface water. LBWD sometimes changes the blends of water in our system, and the residents may notice the associated mineral content (hardness) changes to the water quality. Regardless of the area in Long Beach that you work, play or live in, LBWD’s goal is to provide water meeting or surpassing all water quality regulations at the most reasonable cost to our customers. The graph on the next page shows the areas that may be affected by a change in the water blend. ■



Primarily MWD Water



Primarily Groundwater

The groundwater area in the map above may be affected by a change in the water blend.



Water Treatment Process

The treatment process consists of a series of steps.

1

Raw water is pumped from our source wells to the LBWD Treatment Plant. Special water treatment chemicals, known as coagulants, are added to the water in order to cause the particles in the water to adhere to one another (called floc) making them heavy enough to settle into a basin from which sediment is removed.

2

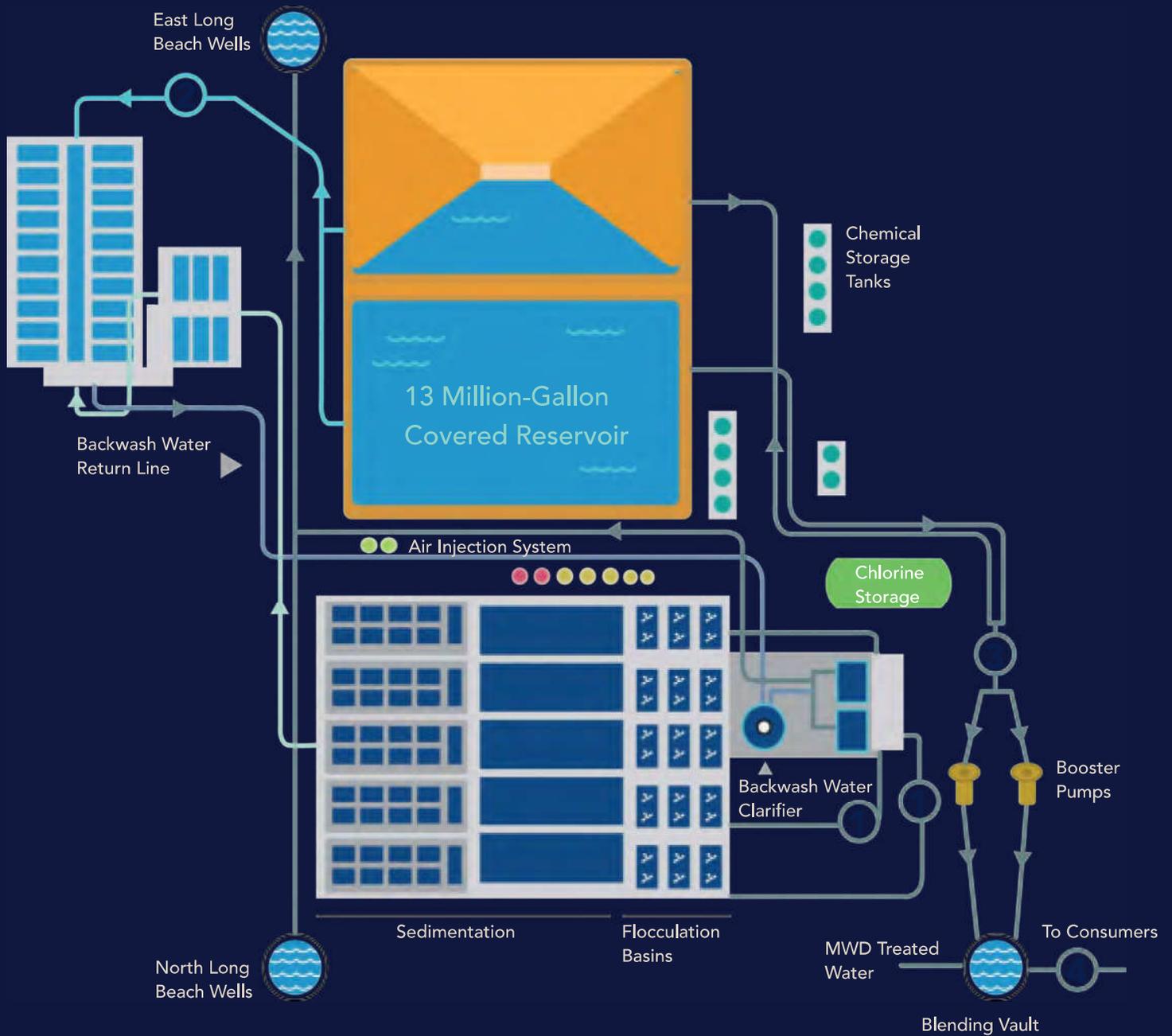
Chlorine is then added for disinfection. At this point, the water is filtered through layers of fine coal and silicate sand. As smaller, suspended particles are removed, turbidity disappears and clear water emerges.

3

Chloramine (chlorine and ammonia) is added as a disinfectant against any bacteria that may still be present and to reduce the potential for their regrowth in the distribution system (we carefully monitor the amount of chloramine, adding the lowest quantity necessary to protect the safety of your water without compromising taste).

4

Finally, fluoride (used to prevent tooth decay) is added and the pH is adjusted (to protect distribution system pipes against corrosion) before the water is pumped to drinking water reservoirs, and into your neighborhood, home or business.



1 Ferric Chloride (FeCl_3)
 Polymer (Poly)
 Aluminum Chlorohydrate (ACH)

2 Chlorine (Cl_2)

3 Chlorine (Cl_2)
 Ammonia (NH_3)
 Sodium Hydroxide (NaOH)
 Fluoride (F)

4 Sodium Hydroxide (NaOH)
 Fluoride (F)



Source

Water Assessment

“Water quality monitoring for each active well has not detected any constituents that suggests contamination”

As required under the 1996 Safe Drinking Water Act amendments, a source water assessment must be completed for all active drinking water sources. LBWD purchased water in 2015 from MWD and City of Lakewood. The goal of the source water assessment is to inventory all potential activities that may degrade the source water quality.

Metropolitan Water District

The Metropolitan Water District of Southern California (MWD) completed its source water assessment of its Colorado River and State Project water supplies in December 2002. It was established that Colorado River supplies are

most vulnerable to recreation, urban/storm water runoff, and increasing urbanization in the watershed and wastewater. State Project water supplies are considered to be most vulnerable to urban/storm water runoff, wildlife, agriculture, recreation, and wastewater. A copy of the assessment can be obtained by contacting MWD by phone at (213) 217-6850.

City of Lakewood

The Lakewood Department of Water Resources completed an assessment of all drinking water wells that serve the city’s drinking water system in 2003. These studies examined the potential

vulnerability of each well to contaminants that could enter the water supply. It was established that the groundwater is most vulnerable to current and historic gas stations, repair shops, storage tanks and dry cleaners. A copy of the complete assessment is available at the Lakewood City Clerk's Office at 5050 Clark Avenue or by contacting the Lakewood Department of Water Resources, at 562-866-9771, extension 2700.

Long Beach Water Department

The LBWD completed a new source water assessment on its active wells in July 2012. New wells that are constructed after this date must also undergo a similar assessment. The assessment concluded that all active wells are considered most vulnerable to the community sewer collection system. Depending on location, some wells are considered vulnerable to gas stations, dry cleaners, leaking underground fuel tanks, airport activities, metal plating/finishing/fabrication, plastic/synthetics producers and historic landfills.

However, although the wells are considered vulnerable to the aforementioned activities, the LBWD performs water quality monitoring for each active well and has not detected any constituents that suggests contamination. It is noteworthy to point out that the physical barrier (well containment) has a high effectiveness against these contaminations. Please contact the LBWD by phone at (562) 570-2300 for more details or if you would like to review the assessment document. ■



Natural Contaminants Present in Source Water Prior to Treatment May Include:

Microbial Contaminants

Microbial Contaminants such as viruses and bacteria may come from sewage treatment plants, septic systems, agricultural, livestock operations, and wildlife.

Pesticides and Herbicides

Pesticides and Herbicides may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Radioactive Contaminants

Radioactive Contaminants can be naturally occurring or can be the result of oil and gas production and mining activities.

Inorganic Contaminants

Inorganic contaminants such as salts and metals can be naturally occurring or can result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Organic Chemical Contaminants

Organic Chemical Contaminants including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production can also come from gas stations, urban stormwater runoff, agricultural applications, and septic systems.

In order to ensure that tap water is safe to drink, SWRCB prescribes regulations that limit the amount of specific contaminants in water provided by public water systems.

More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791) or visit <http://water.epa.gov/drink/index.cfm>.



A background image of a water treatment facility with blue-tinted water and white railings, split diagonally across the page.

Important Public Health Information

Disinfectants and Disinfection By-products:
(Trihalomethanes, Haloacetic Acids and Bromate)

Trihalomethanes and Haloacetic Acids

Disinfection of drinking water in the 20th century was a major factor in reducing waterborne diseases caused by pathogenic bacteria and viruses. Long Beach Water Department achieves primary disinfection with free chlorine and utilizes chloramine as a secondary disinfectant in the distribution system. We carefully monitor the amount of disinfectant, adding the lowest quantity of chloramine necessary to protect the safety of your water throughout the distribution system. However, chlorine and chloramine can react with naturally-occurring materials in the water to form disinfection by-products (DBPs). Total trihalomethanes (TTHMs) and haloacetic acids (HAA5) are the most common

DBPs and are suspected to be carcinogenic in humans. Some people consuming water containing TTHM in excess of the MCL over many years may experience liver, kidney, or central nervous system problems, and may have an increased risk of getting cancer. In 2015, the levels for TTHMs in the distribution system ranged from 29 - 57 ppb, and the highest locational running average (LRAA) was 43 ppb, which is well below the MCL of 80 ppb. The distribution system HAA5 concentrations ranged from 9 - 16 ppb, and the highest LRAA was 13 ppb; also well below the MCL of 60 ppb.

Bromate

Bromate, which is also a disinfection by-product, is formed when ozone reacts with naturally occurring bromide found in the source water. Systems using ozone to treat drinking water are required to monitor for bromate at the treatment plant's effluent. LBWD does not ozonate our waters; however, the purchased treated surface water from MWD may have detectable levels of bromate.

Exposure to high concentrations of bromate over a long period of time caused cancer in rats and kidney effects in laboratory animals, and it is suspected of potential reproductive effects in humans. EPA established a MCL of 10 ppb that it considers protective of non-cancer health effects from long-term exposure in humans. The 2015, MWD's drinking water bromate levels were reported to be as high as 8.0 ppb (on a running annual average basis) leaving their treatment plant. LBWD can usually decrease the bromate levels in most of our system by blending with our treated groundwater. In 2015, LBWD did not detect any bromate in our distribution system.

Other Educational Information

Boron

Boron is naturally present in the environment. Based on studies in laboratory animals, exposure to high concentrations of boron in excess of the notification levels (NL) by women who are pregnant may increase their risk of having babies with developmental effects. The levels found in LBWD's water for boron was less than 150 ppb; well below the State's NL of 1000 ppb.

Fluoridation

Fluoride occurs naturally in water supplies throughout California. Since 1971, LBWD has been mandated by the Long Beach City Council to add fluoride to its water. Blending fluoridated water from different sources does not increase total fluoride levels in drinking water. Fluoridated water does not change the taste, color or odor of your water. Parents should consult with their child's doctor or dentist for guidance in supplementing fluoride. In 2015, the U.S. Public Health Services (PHS) revised the recommended fluoride concentration for drinking water to 0.7 mg/L (parts per million [ppm]), to maintain cavity prevention benefits and reduce the risk of dental fluorosis. Consumers may obtain more information about fluoridation, oral health, and current issues at: http://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/Fluoridation.shtml.

Lead and Drinking Water

If present in your water, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. It is possible that lead levels in your home may be higher than levels found at your neighbors as a result of the materials used in your home plumbing. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. LBWD is responsible for providing high-quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking (this water can be captured for non-potable use). If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at: <http://www.epa.gov/safewater/lead>.

Sampling Results

Long Beach Water Department strictly adheres to the Federal and State standards and guidelines for drinking water quality. We conducted extensive monitoring of your drinking water in 2015 to ensure that the water meets all water quality standards.

Even though all the substances included in these tables are under the maximum contaminant level (MCL), we feel it is important to include in this report, the list of drinking water contaminants detected during the 2015 calendar year. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. While most monitoring was conducted in 2015, certain substances are monitored less than once per year, because the concentrations do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken. For assistance interpreting this table, see the sections labeled “Footnotes” and “Definitions of Terms Used in This Report” starting on page 25.

Summary of Water Quality Report - 2015

REGULATED SUBSTANCES

PARAMETER 2015	GOALS	REGULATORY LEVELS			MWD ZONE (114)			BLENDED ZONE (325)			Typical Sources of Contamination
	PHG (MCLG)	MCL	2 ND MCL	NL (AL)	AVE.	MAX	RANGE	AVE.	MAX	RANGE	

CLARITY

TURBIDITY ² (NTU)	NA	TT	5	NS	ND	0.12	ND - 0.12	ND	0.10	ND - 0.10	Soil Runoff
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TURBIDITY² (LOWEST MONTHLY PERCENT OF SAMPLES MEETING LIMIT) = 100%

MICROBIOLOGY (% POSITIVE)

COLIFORM BACTERIA	(0)	5%	NS	NS	CITY-WIDE: 0.44%, HIGHEST MONTHLY, RANGE ND - 0.44%					Naturally present in the environment
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INORGANIC CHEMICALS

ALUMINUM (PPB)	600	1000	200	NS	135	184	53 - 184	83	190	29 - 190	Erosion of natural deposits, added during water treatment
ARSENIC (PPB)	0.004	10	NS	NS	2.1	2.7	ND - 2.7	ND	2.4	ND - 2.4	Erosion of natural deposits, runoff from orchards and industrial process
BARIUM ³ (PPB)	2000	1000	NS	NS	120	NA	NA	ND	NA	NA	
COPPER ¹ (PPB)	300	NS	1000	(1300)	CITY-WIDE: 174 = 90 TH PERCENTILE, 0% GREATER THAN FEDERAL AL (1300)					Corrosion of plumbing, erosion of natural deposits	
FLUORIDE (PPM)	1	2	NS	NS	0.79	0.87	0.72 - 0.87	0.79	0.90	0.70 - 0.90	Erosion of natural deposits, supplemental additive
LEAD ¹ (PPB)	0.2	NS	NS	(15)	CITY-WIDE: <5 = 90 TH PERCENTILE, 0% GREATER THAN FEDERAL AL (15)					Corrosion of plumbing, erosion of natural deposits	
NITRATE (N) (PPM)	10	10	NS	NS	ND	0.42	ND - 0.42	ND	0.40	ND - 0.40	Erosion of natural deposits; runoff from fertilizer use and septic systems



DISINFECTION BYPRODUCTS AND MAXIMUM RESIDUAL DISINFECTANTS

PARAMETER 2015	GOALS	REGULATORY LEVELS			MWD ZONE (114)			BLENDED ZONE (325)			TYPICAL SOURCES OF CONTAMINATION
	PHG (MCLG)	MCL	2 ND MCL	NL (AL)	Ave.	Max	Range	Ave.	Max	Range	
BROMATE (PPB)	0.1	10	NS	NS	MWD Jensen plant effluent: 8.0 ppb highest running annual average (RAA), Bromate not detected in LBWD distribution in 2015						Byproduct of drinking water ozonation
HALOACETIC ACIDS (HAA5) (PPB)	NS	60	NS	NS	City-wide: 13 ppb highest LRAA, range: 9 - 16 ppb						Byproduct of drinking water chlorination
TRIHALOMETHANES (TTHM) (PPB)	NS	80	NS	NS	City-wide: 43 ppb highest LRAA, range: 29 - 57 ppb						Byproduct of drinking water chlorination
CHLORAMINES (PPM)	MRDL=4.0 (as Cl ₂)	MRDLG =4.0(as Cl ₂)	NS	NS	City-wide: 1.97 ppm highest running annual average, HRAA; range: 0.20 – 2.60 ppm						Drinking water disinfectant added during treatment

CONTAMINANTS WITH NO MCLS, "UNREGULATED CONTAMINANTS"

PARAMETER 2015	GOALS	REGULATORY LEVELS			MWD ZONE (114)			BLENDED ZONE (325)			TYPICAL SOURCES OF CONTAMINATION
	PHG (MCLG)	MCL	2 ND MCL	NL (AL)	Ave.	Max	Range	Ave.	Max	Range	
BORON³ (PPB)	NS	NS	NS	1000	140	NA	NA	110	NA	NA	Naturally present in the environment
CHLORATE³ (PPB)	NS	NS	NS	800	110	MWD SYSTEM-WIDE ⁵ : 91 - 147		ND	NA	NA	Byproduct of drinking water chlorination; industrial processes
NITROSODIMETHYLAMINE (NDMA)³ (PPT)	3	NS	NS	10	5.0	MWD SYSTEM WIDE ⁵ : ND – 6.0		3.8	NA	NA	Formed through natural, industrial and disinfection processes



RADIOLOGICAL

PARAMETER 2015	GOALS	REGULATORY LEVELS			MWD ZONE (114)			BLENDED ZONE (325)			TYPICAL SOURCES OF CONTAMINATION
	PHG (MCLG)	MCL	2 ND MCL	NL (AL)	AVE.	MAX	RANGE	AVE.	MAX	RANGE	
GROSS ALPHA (GA) ³ PARTICLE ACTIVITY (pCi/L)	(0)	15	NS	NS	MWD plant effluents Gross Alpha detected in the range of ND - 4 pCi/L. ⁴ Gross Alpha detected at 4.8 pCi/L in the MWD Zone of LBWD distribution in 2015.						Erosion of natural deposits
GROSS BETA (GB) ³ PARTICLE ACTIVITY (pCi/L)	(0)	50	NS	NS	MWD plant effluents Gross Beta detected in the range of ND - 5 pCi/L. ⁴ Gross Beta detected at 8.2 pCi/L in the MWD Zone of LBWD distribution in 2015.						Erosion of natural deposits
URANIUM (PCi/L) ³	0.43	20	NS	NS	MWD plant effluents Uranium detected in the range of ND - 5 pCi/L. ⁴ Uranium detected at 4.8 pCi/L in the MWD Zone of LBWD distribution in 2015.						Erosion of natural deposits

State Regulated

ADDITIONAL SECONDARY DRINKING WATER STANDARDS – AESTHETIC STANDARDS

PARAMETER 2015	MWD ZONE (114)			BLENDED ZONE (325)		
	AVE.	MAX	RANGE	AVE.	MAX	RANGE
ALKALINITY (PPM)	127	131	119 - 131	134	142	126 - 142
CALCIUM (PPM)	78	80	74 - 80	47	81	22 - 81
HARDNESS (PPM)	311	322	299 - 322	171	320	65 - 320
HARDNESS (GPG)	18	19	17 - 19	10	19	3.8 - 19
MAGNESIUM (PPM)	28	31	27 - 31	13	29	2.5 - 29
PH (FIELD)	7.97	8.22	7.77 - 8.22	8.06	8.30	7.69 - 8.30
POTASSIUM (PPM)	4.95	5.26	4.77 - 5.26	2.94	4.98	1.4 - 4.98
SILICA (PPM)	7.5	10	5.8 - 10	15	19	5.0 - 19
SODIUM (PPM)	103	108	100 - 108	82	102	68 - 102

ADDITIONAL CONSTITUENTS OF INTEREST

PARAMETER 2015	2 ND MCL	MWD ZONE (114)			BLENDED ZONE (325)			TYPICAL SOURCES OF CONTAMINATION
		AVE.	MAX	RANGE	AVE.	MAX	RANGE	
CHLORIDE (PPM)	500	99	111	91 - 111	62	95	37 - 95	Runoff/leaching from natural deposits; seawater influence
COLOR (CU)	15	ND	1	ND - 1	2	4	ND - 4	Naturally-occurring organic materials
SPECIFIC CONDUCTANCE (µS/cm)	1600	1045	1204	967 - 1204	649	1034	420 - 1034	Substances that form ions when dissolved in water; seawater influence
ODOR ³ (TON)	3	2	NA	NA	2	NA	NA	Naturally-occurring organic materials
SULFATE (PPM)	500	251	281	238 - 281	115	241	23 - 241	Runoff/leaching from natural deposits; industrial wastes
TOTAL DISSOLVED SOLIDS (PPM)	1000	653	768	536 - 768	423	656	287 - 656	Runoff/leaching from natural deposits



Footnotes

1 Lead and Copper – lead and copper are regulated under the Lead and Copper Rule, which requires water samples to be collected at the consumers' tap. If lead and copper levels are exceeded in more than 10% of consumers' taps, water systems must take steps to reduce these levels through Treatment Technique. Lead and copper testing is conducted every three years, most recently in 2013 at consumers' taps. The values reported are in compliance with the Federal Lead and Copper Rule.

2 Turbidity is a measure of the cloudiness of the water. We monitor it because it is a good indicator of the effectiveness of our filtration system.

3 Single value from LBWD's annual monitoring.

4 Data triennially monitored by MWD (2014). Uranium monitored by MWD detected levels of 2 – 3 pCi/L at Weymouth Plant Effluent.

5 Data from MWD's 2015 system wide monitoring.

Definitions of terms used in this Report

AL

(Regulatory Action Level)

Such as salts and metals that can be naturally occurring or can result from urban storm-water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming

HRAA

Highest running annual average

LRAA

Locational running annual average

MCL

(Maximum Contaminant Level)

The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs (SMCLs) are set to protect the odor, taste, and appearance of drinking water.

MCLG

(Maximum Contaminant Level Goal)

The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the USEPA.

MRDL

(Maximum Residual Disinfectant Level)

The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG

(Maximum Residual Disinfectant Level Goal)

The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA

Not applicable

ND

(Not detected)

Indicates that the substance was not found by laboratory analysis.

NL

(Notification Level)

NLs are health-based advisory levels established by SWRCB for chemicals in drinking water that lack MCLs. When chemicals are found at concentrations greater than their notification levels, certain requirements and recommendations apply.

NS

No standard

PDWS

(Primary Drinking Water Standard)

MCLs and MRDLs for contaminants that affect health, along with their monitoring and reporting requirements and water treatment requirements.

pH

A measurement of acidity, 7.0 being neutral.

PHG

(Public Health Goal)

PHGs are established by the Office of Environmental Health Hazard Assessment (OEHHA).

Units of measurement used in reporting constituents found in drinking water

gpg

(grains per gallon)

Grains of compound per gallon of water. A measurement of water hardness often used for dishwashers and water softeners. One grain per gallon is equal to 17.1 mg/L of hardness.

NTU

(Nephelometric Turbidity Units)

Measurement of the clarity or cloudiness of water.

pCi/L

(picocuries per liter)

Measurement of the natural rate of disintegration of radioactive contaminants in water (also beta particles).

ppb

(parts per billion)

One part substance per billion parts water (or micrograms per liter).

ppm

(parts per million)

One part substance per million parts water (or milligrams per liter).

ppt

(parts per trillion)

One part substance per trillion parts water (or nanograms per liter).

TON

(Threshold Odor Number)

A measure of odor in water

TT

(Treatment Technique)

A required process intended to reduce the level of a contaminant in drinking water.

µS/cm

(microsiemens per centimeter)

A unit expressing the amount of electrical conductivity of a solution.

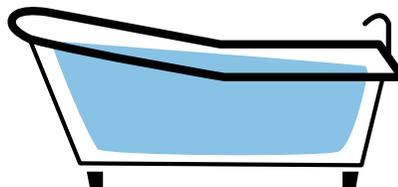
Another way to look at the measurements

Parts per million (ppm)

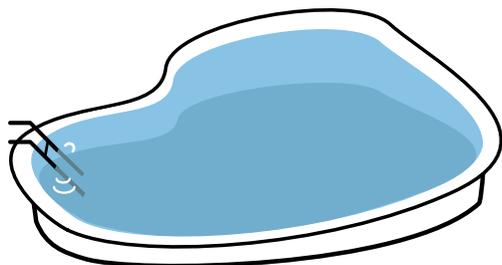
1 second in **12** days

1 inch in **16** miles

1 drop in **14** gallons



Parts per billion (ppb)



1 second in **32** years

1 inch in **16,000** miles

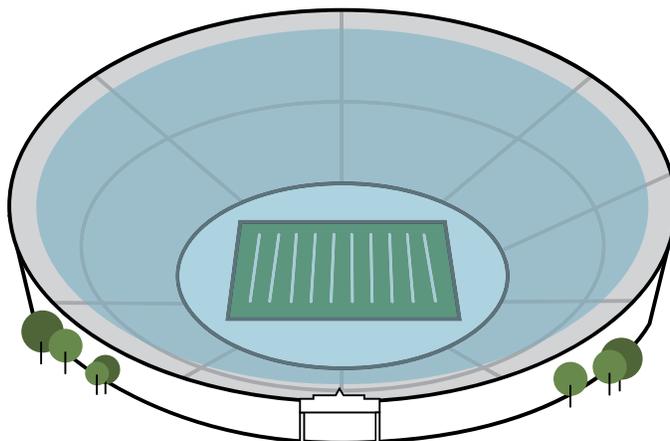
1 drop in **14,000** gallons

Parts per trillion (ppt)

1 second in **32,000** years

1 inch in **16** million miles

10 drops in enough water to fill
the Rose Bowl





Long Beach Water Department
Award Winning Members of
Partnership for Safe Water
(AWWA)

1800 E Wardlow Road
Long Beach, CA 90807

NO. 440221 D

**HAINES
2008
DIRECTORY**

ADDRESS KEY AND TICKETS

**LOS ANGELES COUNTY,
CALIFORNIA
SOUTH CENTRAL**

OUR 76TH YEAR

LEASED

- 5121 ● URGELLES Rafael 00
- 5125 ● PECK John 00
- 5140 ● NOCERA Anthony 562-433-6886
- 5145 XXXXX 00

X NIETO AVE

★ 14 BUS 484 RES 46 NEW

W 3RD ST 90802
LONG BEACH

WEALTH CODE 0.9

X PINE AVE

- 102 XXXXX 00
- 106 ★ RECORD & TAPE 562-432-5001

THE HAINES



+8

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W 4TH ST 90802
LONG BEACH

WEALTH CODE 1.1

X

PINE AVE

115. APARTMENTS

★ 530MEDIALAB

562-624-5888

7

425

X

430

430

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43

752	4	210 ● SELF Judy	562-437-4223	3	527
+8		406 ● SOLOMON Heather	562-435-8900	0	529
1		♣ ● TUSIA Joseph	00	4	1
6		409 WONG M	562-491-0798	3	535
		409 WONG V	562-491-0798	3	308
		115			♣ ●
	0	121 ★ DOMA PROPERTIES	562-481-3800	7	205 B
1160	4	X N SOLANO CT			309 B
1738	6	127 ★ BURGER KING	562-436-8660		201 ●
0111		X N PACIFIC AVE			♣ ● E
4692	+8	X PARK CT			Jea
	4	224 ○ RUSSO Albert	562-432-3708		♣ ● C
	0	233 ★ SIR RICHARDS	562-432-2866		♣ ● C
	4	CLNRS			♣ ● D
	3	X N CEDAR AVE			♣ ● D
5464	1	X CEDAR AVE			Mar
	0	308 XXXX	00		108 ● D
		310 XXXX	00		♣ ● E
					♣ ● E
					101 ● F
					♣ ● F
					212 ● H
					106 ● H

3
 4896
 3
 3991
 5
 0

MAIN SOURCE
 ★ LONG BCH CTY MAIN 562-570-6762 1
 LBRY TDD
 ★ LONG BCH PUBLIC 562-628-2441 1
 LIBRARY FNDTN

★ 6 BUS 0 RES 0 NEW

PACIFIC AVE 90802
 LONG BEACH

WEALTH CODE 1.5

X W 1ST ST

112 ★ AVIS RENT A CAR 562-983-7444
 LNG BCH DWNTWN

X W MAPLE WAY

LN
 8614
 2725

3 4 3

DR

YADIV Jorge A 562-432-6391 6
 250
 270 ★ STUDIO OC 562-435-4211 7

X W 3RD ST

X W ROBLE WAY

326 ♣ MOCTEZUMA Rafaela 562-428-7623 6
 329 ★ EGO 562-432-2788 6
 335 HILLIARD Maurice 562-435-6643 3
 338 ♣ HESS Lynda 562-495-7292 3
 351 ★ CINCO DE MAYO 562-432-1604 9
 353 XXXX 00
 355 ★ COLONIAL BAKERY 562-436-2172
 360 ♣ ROMERO Felipe 562-590-9145 +8

X W 4TH ST

421 ★ TOP VALUE MARKET 562-437-7866

X W MELROSE WAY

430. LORAIN APTS
 ♣ ESPINOZA S 562-590-6937 6
 ♣ JONES Jeff 562-912-7158 +8
 9 LEWIS Tracy 562-628-8534 +8
 . DEDE771A7 Ruben 562-624-5865 3

0
 5-2095
 1-4067 1

E NEW

66-4053 7
 19-5309 +8
 87-4062 +8
 66-4785 4



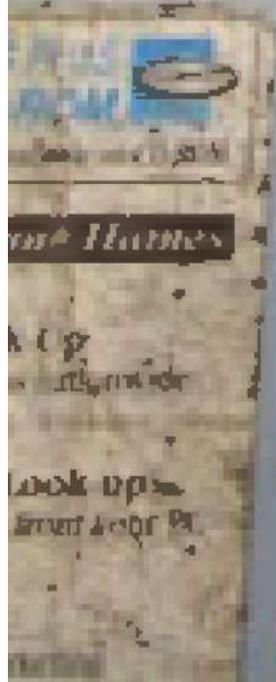
HAINES 1998 DIRECTORY

ADDRESS AND PHONE

LOS ANGELES COUNTY, CALIFORNIA SOUTH CENTRAL

OUR 66TH YEAR

LEASED



3RD W 90802
LONG BEACH

WEALTH CODE 0 4

15	7	102	★ SALON TRABUCO	562-491-0045	4	
22	+8		★ TRABUCO SALON	562-491-0045	4	
		104	XXXX	00		
	+8	106	★ RECORD&TAPE ROOM	562-432-5001	5	
03	+8		★ TAPE&RECORD ROOM	562-432-5001	4	
29	+8		★ THE RECORD&TAPE	562-432-5001	4	
40	+8		RM			
70	1		★ THE TAPE&RECORD	562-432-5001	5	52
04	5		RM			
		108	★ OMELETTE INN THE	562-437-5625	3	
		X	SOLANO CT N			
		121	XXXX	00		
		128	XXXX	00		
09	7	132	XXXX	00		
		X	N PACIFIC AV E			
		X	N PACIFIC AV W			
		221	XXXX	00		
19	+8	X	PARK CT			

225 BELLAMAR APTS

★ 0 BUS 2 RES 0 NEW

4TH W 90802
LONG BEACH

WEALTH CODE 0 5

X TRIBUNE CT N

119 XXXX 00

X SOLANO CT N

127 ★ BURGER KING 562-436-8660 7

170 XXXX 00

195 XXXX 00

X PACIFIC AV N

X LOCUST AV N

X PARK CT

224 ★ COBBLERS HUT 562-437-1508

X

720

2006
2008
0657

1336 4
5356 6
5778 +8
7662 6
5

8006 +8
5

647
648
649 X
650

5
6
7
8
9
0

5842	● MCCCLARY Douglas T	00	5
5843	● ELWELL W	00	+8
5848	● STEWART Isaac	562-421-3998	7
5858	● BEATO Jesse	562-425-2095	
	● BEATO Lisa	562-425-2095	
	● SILVESTER E	00	+8

★ 0 BUS 41 RES 10 NEW

PACIFIC AV 90802 LONG BEACH

WEALTH CODE 0.7

101	★ LB CTY LBRY	562-570-7500	7
	★ LB CTY LBRY CIRCLTN	562-570-6901	4
	★ LB CTY LBRY FILM SV	562-570-6181	4

5699 +8
6966 7
3996 7

4800 7

NEW

0703

1776
1149
1878
1403
EW
1420
8933

WILLIAMS S	562-495-3204	7
WOLFE Eddie	562-435-0677	6
250.....		
X	3RD W	
X	ROBLE WAY W	
328	ACOSTA Francisco Lopez	562-491-3585 7
	DOUGLAS Gary	562-983-1623 +8
329	★ MAMA TINAS CUCINA	562-432-9718
	★ MAMA TINAS CUCINA	562-432-9718
335	DOLLY Varden	562-432-3080 5
	JOHNSON Thomas	562-435-1431 +8
337	XXXX	00
338	GUADAGNO Jimmy G	562-495-0919 +8
351	★ CAFECITO SALVADRINO	562-432-1604 6
	2	
353	XXXX	00
355	★ COLONIAL BAKERY	562-436-2172
383	AMBERRY TR	562-424-2511 6
X	4TH W	
400	XXXX	00
X	MELROSE WAY W	

MOTT L
MYINT
OLIVER
PAN JIN
PAN YIN
PANGCO
★ PARK P
RICE BR
TOOMA
Abby
VALE M
WAGG
WESTON
WU KUO
714.....
715 XXXX
717 XXXX
719 LAGMAY
721 XXXX
X LA
723 XXXX
727 LEAL C
729 MARTINE

NO 241525 H



HAINES
1993
DIRECTORY

ADDRESSKEY AND TELKEY

LOS ANGELES COUNTY,
CALIFORNIA
SOUTH CENTRAL AREA

OUR 61ST YEAR

LEASED

NO # ★ US PSTL
★ 80 BUS 906 RES

UU
983-3056 2
193 NEW

3RD W 90802 LONG BEACH

102	★ WILLIAMS LAMB GLLRY	432-2291	1
104	★ WORKS GALLERY INC	495-2787	9
108	★ OMELETTE INN THE	437-5625	+3
121	XXXX	00	
128	XXXX	00	
132	XXXX	00	
221	XXXX	00	

225..... BELLAMAR APTS

★ BELLAMAR APARTMENTS	437-8889	1
BEVERLY Edw	436-5416	+3
BUTLER Michael	491-5226	+3
BYRD Christopher	432-6292	+3
CARROLL Bridget	432-4664	+3
CARTER E C	435-6671	2
CASSIDY J	436-8600	2
DALEY Tom	435-6989	+3

1777

5828 +3

3987	9
2918	1
4494	1
7478	
4244	2

1059	+3
5772	2
0372	2
7053	2
5790	2

SMITH E	440
JASSO	
MERCAL	
XXXX	442
XXXX	444
XXXX	449
XXXX	454
★ GREYHC	464
★ GREYHC	
XXXX	509
XXXX	514
★HOTEL	515
XXXX	518
APART	527

BROOKS	
BUNDY	
FARWEL	
FULLARI	
JENDRY	
SMITH M	
WASHINK	
★527 WES	

527

642
658
707

APR

CHAM
HRN
KELL
MAR
NI ST
SUND
OCE
ADAM
BURN
BUTL
CISNE
COTT
DEIBL
ENGS
FISHE
FLEIS
FORD
FRIED
GREEN
GRIJAL

3 NEW

7 RES

0 BUS

4TH W 90802 LONG BEACH

127	XXXX	00
170	XXXX	00
195	XXXX	00
224	★ COBBLERS HUT	437-1508 6
232	XXXX	00
233	★ SIR RICHARDS CLNRS	432-2866
234	SANDOVAL Maria G	436-0273 +3
301	XXXX	00
303	XXXX	00
308	DEL TORO Maria Elena	983-2043 +3
310	XXXX	00
311	XXXX	00
312	SERRANO Irma	436-9787 +3
316	XXXX	00
318	XXXX	00
320	XXXX	00

-9277
-0007 +3
-0007 +3
-0249 +3
-0989
-2490 1
-2116
-7577 +3
-7577 +3
-6245 +3
-9891
-9891
-6119 +3
-2038 0
-0557 5

8-3451
8-3451

ADAPTMENTS

5840 XXXX 00 1306
 5858 XXXX 4 NEW
 * 0 BUS 38 RES

**PACIFIC AV 90802
 LONG BEACH**

7-1282
 8-5008 +3
 7-1047 +3

NEW

29-9485 2
 68-8613
 68-8613 2
 64-9956 2
 0 NEW

R
 I

86-4760 +3
 94-3996 9
 98-6068 8

04

597-1338
 597-1338

101	*LB CTY LBRY	437-2949	210
	*LB CTY LBRY CIRCLTN	590-6901	
	*LB CTY LBRY FILM SV	590-6181	
	*LB CTY LBRY HLL INF	590-6555 +3	
	*LB CTY LBRY HND CPPD	590-6859	
106	XXXX	00	
112	*M&M PRINTING	495-0085 9	
144	XXXX	00	
242	XXXX	00	
244	XXXX	00	
248	XXXX	00	
329	CAMPOS Hilda	491-0203 +3	
	LOZOYA Felix	435-7272 2	
	*MAMA TINAS CUCINA	432-9718	
	*MAMMA TINAS CUCINA	432-9718	1507
337	XXXX	00	
338	ARMENTE Maria	435-0819 +3	
	JUAREZ Luis	436-5841 +3	
	MARTINEZ Rosa	435-1424 +3	714.....
	PUCEK Paul	436-3503	715
351	*EL TREBOL	432-5388 +3	717
353	XXXX	00	719
355	*COLONIAL BAKERY	436-2172	721
400	XXXX	00	723
421	BEACH Gold	432-0732 1	727
	*TOP VALUE MARKET	437-7866 1	729
430	LORAIN APTS		730
25	ALLISON F L	435-3289	733
	ANDERSON Thos	437-2498 8	
	COLLINS Odell	432-2682 2	
	GOEHLER Jack L	435-8527 2	735
	GULLEY Kerry	435-7589 +3	737
	JOHNSON Ray	495-3270	

Haines

1988

LOS ANGELES

SOUTH SUBURBAN



ADDRESSKEY and TELKEY

DIRECTORY

L.A. HAINES
1988

438-7514
433-8773 +8

434-0896
438-3721

00
00
434-3115 +8
434-3115 +8

00
434-8668 7
434-0148 7
433-8035

00
00
00
00

434-3700 +8
438-3220 7
00
439-7029 2
439-4434 +8

00
00

3RD W 90802 LONG BEACH

121 XXXX
128 XXXX
132 XXXX

221..... APARTMENTS

CONNOLLY Leroy
FARLEY Evelyn
FREEMAN Thos
JANSSEN Wm
MCKENNA John

221.....

245 ★ TRAILWAYS BUS SYS

315..... APARTMENTS

BARCELONA Auroro
BJORGO Curtis R
BROWNLEE Marilyn
CANNON B
COSSU Etisio
DAVIS Larry
DOMOS Michael

03

00
00
00

436-2709 0
435-6142 +8
432-5551 7
437-3941 +8
437-6627 +8

436-3231

432-8013 5
436-1714
432-5990 6
437-2822 7
436-6478 5
590-9403 4
432-0195 7

549 XXXX
550 XXXX
612 ★LTH F
616 ALON
619 XXXX
621 XXXX
623 XXXX
624 XXXX
627 CLAR
629 SOME
630 ★KRISH
635 RAZO
637 SANTI
637½ CATA
645 XXXX
646 ★EL RE
720 MILBU
724 NOWA
725 XXXX
726 XXXX
728 KREN

YOUNG C A 028-8497 5

12300

0 BUS 12 RES 3 HELM

4TH W 90802

LONG BEACH

127	*PERINI DEVELOPMENT	435-3853	+8
170	KUMMERFELD Raymond	423-0181	5
224	*COBBLERS HUT	437-1508	6
232	XXXX	00	
233	*RICHARDS CLNRS	432-2886	
234	SPENCER Eugene	437-5254	+8
301	XXXX	00	
303	MCRORB M E	437-8417	0
	RHORBACKER Howard E	436-3073	7
	SWENSON Fern M	432-3756	
	SWENSON Wally	432-3756	

BY HANES & CO. INC.

307	938	AAAA	00	JENR
270	939	XXXX	8 NEW	JOHN
	★	2 BUS	88 RES	JOSL
525				KINNI
143 +8				KIREV
367	101	★LB CTY LBRY	437-2849	3
		★LB CTY LBRY CIRCLTM	590-6901	3
		★LB CTY LBRY FILM SV	590-6181	2
		★LB CTY LBRY HND CPPD	590-6959	3
		★LB CTY LBRY QCK INF	590-6251	2
1587	106	LOPEZ Maria	832-9315	1
	144	XXXX	00	
0592	222	★GEORGE BARBARA ATTY	432-7941	9
6753		★HICKS AND ASSOCTS	432-7941	
2193		★HICKS ASSOCIATES	432-7941	
2193		★LILLEY J D ATTY	432-7944	4

PACIFIC AV 90802
LONG BEACH



10710 CONT
00
376-0984
539-9741
534-4157
00
326-0206
326-3058
00
1 NEW

00
00
00
378-2074 +8
00
378-8451 7
372-4480 7
372-4480 7
374-4743 4
374-0673 6
378-8683 7
318-6382 7
372-7004 +8
374-4043 7
00
00
374-2414 0
374-1187
374-1187
378-7785 7
2 NEW

373-5857

PACIFIC AV

242 XXXX
244 XXXX
248 XXXX
280 XXXX
328 DRUMHELLER Nellie
ENGEL Elele A
BUON Gusto 2D
329 *DOLLY VARDEN HOTEL
335 XXXX
337
338 APARTMENTS
BURCH Nettie
6 CURTIS Ida
DOLFI Jas
35 DUNCAN Dale
DUVALL Kenneth
FULLER Earl
34 PUCEK Paul
WILDASIN Barbara
WILLING Chas

338
351 XXXX
353 XXXX
355 *COLONIAL BAKERY
400 XXXX
421 *SAFEWAY STORES INC
430 LORAIN APTS
25 ALLISON F L
ANDERSON Thos
GOLDBARG R M
HART Howard John
JOHNSON Mary
LOPEZ F M
2 *LORAIN APTS
MERRILL Ronald
PENFOLD Hazel
SHIELDS Nancy

430
453 XXXX
454 *CITICORP SAVINGS
495 XXXX
507 *DIAL A PRAYER

90802 CONT

00
00
00
00
437-8407
435-3464 +8
432-9718 +8
437-9288
00
436-4540 7
432-8645 9
491-5466 6
432-7693
437-3951 5
435-2969 +8
436-3503
436-6713 5
437-4501 7
00
00
436-2172
00
435-4322
435-3289
437-2498 +8
436-3530 3
436-7868 +8
436-6421 6
436-3852 4
437-9088
436-6849 7
437-1646 7
436-4195 3

00
435-3471 +8
00
435-2904

PACIFIC AV

MCGE
1012 MCTIE
MCWA
1711 MEDL
MEGA
1109 MINTI
208 MITC
MOLI
MON
1306 MOT
NAS
OCO
OLIV
PAN
210 *PAR
PAS
PAL
PEE
408 PET
FLA
RHO
1302 RO
SM
1005 SM
SPI
206 SP
ST
ST
TA
604 TE
TH
TR
1507 VA
VI
VO
W
W
Z
1010 Z

Pages

1983

LOS ANGELES

SOUTH SUBURBAN



ADDRESSKEY and TELOKEY

DIRECTORY

LI
PROPERTY C

090-4202

★ 0 BUS 1 RES

0 NEW

3RD W 90802 LONG BEACH

121	FAINS SHOE REPAIRNG	436-8088	6
126	XXXX	00	
128	XXXX	00	
132	YELLOW DRAGON REST	437-9160	7
221.....	APARTMENTS		
	BROWN WALTER M	435-5595	1
	CONNOLLY LEROY	436-2709	0
11	CORPANY CAROLYN	437-2339	9
2	FULLER EARL	435-2969	8
16	KNUDSEN V	437-8691	4
221.....			
245	CONTNTL TRLWYS TOUR	438-3231	
	TRAILWAYS BUS SYS	438-3231	
315.....	APARTMENTS		
	ALLEN F H	437-5780	0
	BANTA H H	435-5035	9

KER
 KOS
 LEW
 MOR
 OLIV
 PETE
 SMIT
 SCRI
 SPEA
 TRAN
 WALK
 527
 528
 532
 535
 XXXX
 KEELI
 APAR
 AHN
 ATLEE
 GROV
 KIRSH
 MITCH
 MAGLI
 THOM
 TORRE

4TH W 90802
LONG BEACH

122	XXXX	00
224	A&R SHOE SYSTEM	437-1508 9
	COBBLERS HUT	437-9522
232	PEARSON SEWARD	436-2528 +3
233	SIR RICHARDS CLNRS	432-2866
301	XXXX	00
303	FACTOR JOE	437-4260 9
	LAND F E	437-6669 7
	MCROBB M E	437-8417 0
	SWENSON WALLY	432-3756 5
308	XXXX	00
310	ESCAMILLA JUAN D	432-4139 +3
311	ARILDSEN R K	436-8574 5
	JOHNSON CLARENCE H	437-8398 9
	QUINLAN MARGARET	435-3133 1

292 0
158
309 1
307 8
139 0
270

1 BUS 83 RES 13 NEW

PACIFIC AV 90802 LONG BEACH

210
911
411
1208
1201
11

525
622
367
587
638
2305 1
592 +3
6753
3187 8
864
7212 0
8040 +3
4157
9639 9
0205
3038
EW

6	XXXX	00	
18	XXXX	00	1603
22	XXXX	00	06
93	XXXX	00	1206
101	LB CTY LBRY	437-2949 +3	1110
	LB CTY LBRY CIRCLTN	590-6901 +3	11
	LB CTY LBRY FILM SV	590-6181 2	412
	LB CTY LBRY HNDCPPD	590-6959 +3	04
	LB CTY LBRY QCK INF	590-6251 2	605
106	LOPEZ MARIA	832-9315 1	509
144	XXXX	00	1212
222	GEORGE BARBARA C	432-7941 9	1505
	HAMILTON MARVIN J	432-7488 +3	1310
	HICKS AND ASSOCIATE	432-7941 9	603
242	ROGERS	437-3404 7	1107
244	HANSON JOHN R	590-9581 +3	1611
	PRESTRIDGE TILTON	437-6395 +3	504
248	XXXX	00	1610
250	COVEY DELMAR	435-1238 1	
328	APARTMENTS		403
2	CONNOLLY CELESTA	437-2581	701
7	DRUMHELLER NELLIE	437-8407 4	606
	FRAZIER G M	436-3179	1409
1	HODGSON MELANIE	435-6124 6	1412
6	HOOPER PHYLLIS	435-6088 2	1209
4	SMITH HIRAM A	437-4790 0	809
10	STANDOFF HERBERT	432-7111 1	
18			804
328	ELMERS FN FD&DLCTSN	432-9718	807
329	DOLLY YARDEN HOTEL	437-9268	
		00	701

Haines

1976



LOS ANGELES

SOUTH SUBURBAN



ADDRESSAKE
DIRECTOR

2-0530+6
4-0416 5
9-3211
5-3909 5
5-5860 5
-3689 5
-3689 5
-0238 5
-3270 4
-5284+6
-2907 4
-2708 5
-1948 4
-6370
-1628
-6201
-1705
-3098+6
-6766+6
-0154 4

3RD W 90802 LONG BEACH

121*FAINS SHOE REPAIRNG 436-8088+6
126 TUCKER MALCOLM 436-9246
*TUCKERS BEAUTY SLN 436-9246
128 XXXX 00
132*MANDARIN HOUSE REST 437-5022+6
221...APARTMENTS
1 ALDRICH DONALD D 436-9442
5 ANDERSON A F 437-2602 3
16 JUNEAU BLANCHE 437-5181+6
KNUDSEN V 437-8691 4
KNUTSON CARL 432-0598+6
18 MYERS G 432-0730 4
7 REDMON BERTHA M 436-7481
4 ROSS FRANK A 435-2138
14 RUBLE ADDA L 437-8952
221.....
245*CONTNNTL TRLWYS BUS 436-3231 3
315...APARTMENTS
806 ABRAHAM G G 436-2167

345 BECKMA
CLARK
*MARINE
400*JOLLY
404*OWENS
405...APAR
AGREDA
DURAN
FRANKI
LARA
SANGER
405.....
408*HAUGHT
409...PET
BOYD
DEPEN
107 FRANKI
MCFARI
104 MITCHE
209 NIETO
OTIS
110 WELLM
409...
410 XXXX
418 BAILEY

4TH W 90802 LONG BEACH

224*	COBBLERS HUT	437-9522
233*	SIR RICHARDS CLNRS	432-2866
301	DR JAS ERNEST	436-0581 5
303	FAIR NEIL B	437-4033
	JOHNSON CLARENCE H	437-8398 4
	SWENSON WALLY	432-3756 5
308	XXXX	00
310	THRON Z	435-1430 5
311.....	APARTMENTS	
	ARILDSEN R K	436-8574 5
	TUCKER M	432-6891 5
	WILSON AGNES	435-3133+6
	ZAKAROSKY H	437-3778+6
	G SWIFT OKA	437-7348
311.....	
312	NESBITT A	436-6916+6
318	XXXX	00
320	XXXX	00
323.....	APARTMENTS	
104	BEASLEY EMMA W MRS	436-3161
301	BRYANT OMAR	435-6065 5
	CALKINS V A	432-7872+6
304	CHASE E M	435-1959 5
312	CHENOWETH GLENN E	437-4746 2
111	DAVIS MABEL P	435-2384 2
411	OIAS ANTONE	435-5190 4
308	EVANS VELOA B	436-0488
106	FREEMAN HOWARD M	437-8718
	KASKA RAYMOND P	437-6978+6
	KENNER ROY	437-1875+6
	LASLEY JACK C	437-1611 3
104	LAFNER ETHEL	432-4080
101	MITCHELL LAURA	436-7050+6
	MARIAN A	437-6061

626	XXXX
627	XXXX
632	XXXX
639	GONZA
	JOINE
	SOUZA
	ZAERR
641	XXXX
643	SKINN
647	REBMA
707	RAUNI
723	XXXX
724	PATTE
	PATTE
725	YOUNG
727	REPP
729	XXX
730	XXX
732	XXX
735	WILS
741	XXX
743	XXX
801	RAND
807	XXX
813	XXX
817	DEMP
819	LAWR
821	BROV
823	XX
831A	KELI
	C HAYE
	E MORE
833	BRO
	JONI
	VDSI
	*
	4TH W
468	MUN
	MUN

PACIFIC AV 90802 LONG BEACH

-6107+0
-8109+0
-8109+0

0710+0
7330+0
3+05 3
7750+0
7383+0
5052+0
5052 3
4993+0
1804 4
7875 4
7875 3
1195 2
1814+6
3071
2414+6
1167 4
1167 4
0635 5
7672+6
NEW
ES
857 5
857 5
NEW
243 4
298
337

4	XXXX	00
6	XXXX	00
14	XXXX	00
18	*COMMUNITY LIGHT CLUB	437-4555+6
20	XXXX	00
22	XXXX	00
40	XXXX	00
124	XXXX	00
222	*CONSUMER AFFAIRS	436-7284 5
	*LB CTY CONSMR AFFRS	436-7284 5
223	XXXX	00
242	*J WS	437-3404 4
244	FRAZIER SAM R	436-3716+6
248	XXXX	00
250	*CIVIC CENTER HOTEL	432-0103 5
317	XXXX	00
325	XXXX	00
328APARTMENTS	
	BIZYS KAZIE	436-3189+6
	BLALOCK PEARL M	437-4503+6
2	CONNOLLY CELESTA	437-2581
9	COOPER YVONNE V	437-3344 4
7	DRUMHELLER NELLIE	437-8407 4
	FISH L E	432-6379+6
1	FRAZIER G M	436-3179 3
	HODGSON MELANIE	435-6124+6
10	LOHMANN AUGUSTA	437-8982 4
4	MARSOLAIS BERTHA	432-8148
16	WILLIAMS GRETA R	432-2849 5
328	
329	BABITS TIBOR	436-8429
	*ELMERS FN FD&DLCTS	432-9718
335	*DOLLY VARDEN HOTEL	437-9268
	PACE TERESA	435-4950+6
337	432-7565

-2414+6
 -1187 4
 -1187 4
 -8835 5
 -7872+6
 NEW

 -5857 5
 -5857 5
 NEW

 -2243 4
 -2298

 -4075+6

 -4974+6
 -7078 2

 -3896+6
 -0543+6
 -0776 4
 -4134+6

 -3324 2
 -7088+6
 -2918
 -6684+6

248 KXXX
 250 CIVIC CENTER HOTEL 432-0103 5
 317 KXXX 00
 325 KXXX 00
 328 APARTMENTS
 2 BIZYS KAZIE 436-3189+6
 9 BLALOCK PEARL M 437-4503+6
 7 CONNOLLY CELESTA 437-2581
 COOPER YVONNE V 437-3344 4
 DRUMHELLER NELLIE 437-8407 4
 FISH L E 432-6379+6
 1 FRAZIER G M 436-3179 3
 HODGSON MELANIE 435-6124+6
 10 LOHMANN AUGUSTA 437-8982 4
 4 MARSOLAIS BERTHA 432-8148
 16 WILLIAMS GRETA R 432-2849 5
 328
 329 BABITS TIBOR 436-8429
 *ELMERS FN FD&DLCTS 432-9718
 335 *DOLLY VARDEN HOTEL 437-9268
 PACE TERESA 435-4950+6
 337 *PLAZA MEXICO 432-7565
 338 APARTMENTS
 21 BURK ELIZABETH B 437-8045
 24 DIECKMAN LELIA B 436-4451
 36 HEATH J B 436-1744 5
 31 LAYMAN F 432-6825 5
 MACDONALD FRANCIS 437-7340+6
 8 MCBRIDE EDITH L 437-4863
 32 RYDEN M 437-7931 4
 38 SOKOL D G 435-4661 2
 SUTTON IRIS 436-8527+6
 338
 351 *APEX CLEANERS 436-2673
 353 *FLAMINGO BEAUTY SLN 435-5543
 355 *COLONIAL BAKERY 436-2172+6
 430 LORRAINE APTS
 25 ALLISON F L 435-3289 5

NO 658072 R

HAINES

2003

DIRECTORY

ADDRESSKEY AND TELKEY

**LOS ANGELES COUNTY,
CALIFORNIA
SOUTH COAST**

OUR 71ST YEAR



DIRECTORY

CONT... 2 5 0 7 0

W 9TH ST 90731
SAN PEDRO

WEALTH CODE 3.4

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203

PALOS VERDES S

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★ ROSEMARIE HAIR DESIGN

310-832-9659 0

873 ● DIBERNARDO Fred

OO 0

875 ★ PINAS CAFE

310-833-3361 0

882 ★ BOLES THOMAS E EA

310-519-8340 +3

883 ★ FLOWERS BY FLORENCE

310-832-4262

886 APARTMENTS

CRAMER Russell A 310-831-2106 +3

21 GOLDCHIN Mehrdad 310-548-0509 7

PIERRY E 310-831-8249 5

14 SCANDALIATO F 310-547-9627

TOMICH Lukrija 310-833-3769 8

7 WEINER O 310-548-3025 +3

886 APARTMENTS

887 ★ MANMADE MULTIMEDIA INC 310-833-2020 2

888 ● DIBERNARDO Fred OO 0

891 ★ COOVER PHARMACY 310-833-2575

X MEYLER S

914 PAPADAKIS Pete 310-832-6115

915 APARTMENTS

● BACIC Dragulin OO 2

● MITRANO Stefano OO +3

3 PEROS Maria 310-547-2582 9

● STUMPF Kenneth 310-831-8204

915 APARTMENTS

927 AGUIRRE Joseph 310-519-8207 2

W 9TH ST

W 9TH ST		88731 CONT	W 9TH
	●DILEVA Angelo	310-832-2049	+3
	PINEDA Ryan	310-521-8718	+3
928	MAZZELLA Joan	310-514-2324	+3
	QUISUMBING M	310-833-7239	2
932	●CAMELLO John	OO	0
936	XXXX	OO	
937	●GOEBEL Steve	OO	2
938	SANDOVAL Joe	310-833-9208	+3
944	XXXX	OO	
945	MORENO Natividad	310-832-7628	2
	RAMIREZ Marco A	310-547-4271	+3
	VILLAGRAN P	310-548-8597	+3
946	XXXX	OO	
948	●JEZIN Ann	OO	+3
	MCLAIN Tyronne	310-833-8790	+3
	●RACISZ Timothy S	310-832-4806	
951	●ENDERS Olivier	OO	0
	HERNANDEZ Ernest	310-833-8094	+3
956 APARTMENTS		
	●BOOS Kirby	OO	2
	CAMPBELL Angelica	310-732-2289	+3
	●DESABOTA Branno	310-833-6869	
	GUTIERREZ Annalisa	310-831-0995	+3
3	LEWANDOWSKI Greg	310-833-6842	+3
956		
957	XXXX	OO	
X	ALMA S		
964 APARTMENTS		
A	BERRIOS Vilma E	310-548-8513	
H	GIUSA Florence	310-833-3868	
	HAIGHT Erika	310-517-0506	

0

00

●RALPH Robert

1416

0

GATUN

X

+3

●DURAN Raymond

1502

+3

310-548-7803

CAPITOL DR W

X

+3

★ 1 BUS

107 RES

18 NEW

0

SMEYLER ST 90731
SAN PEDRO

WEALTH CODE 3.9

0

●MANDAC Joe

111

00

●MEDINA Fernando

117

00

1 9

8TH W

X

806	DIMEGLIO Mario J	310-832-3919	+3
813	● KRILL Gary	OO	1
	PACHECO Othaniel	310-831-4396	2
815	XXXX	OO	
817	XXXX	OO	
819	XXXX	OO	
821	MAIRABAL Ron	310-547-1814	6
833	● FRANKS Donald	OO	0
841	XXXX	OO	

9TH W

X

905	XXXX	OO	
919	CHAVARRIA David Elias	310-521-8428	+3
	CORONA Roslana	310-548-8547	2
	GARCIA Martha	310-521-9557	+3
919C	HERNANDEZ Alberlo	310-547-5867	
923	● ANTHONY Newton	OO	0
	ROWELL Mary	310-241-0085	+3
925	SOMESEN Shannon	310-521-9116	+3
927	XXXX	OO	
929	XXXX	OO	
930	CORDOVA R	310-514-8610	12

X

2196	● JJA		
2117	● MOC		
2125	● KJA		
	● KAA		
2131	● NJJ		
2139	● LCA		
2190	● COO		

X

2203	● JJE		
2211	● EJA		
2217	● WFE		
2225	● EAF		
2239	● MOC		

X

2303	KED		
2311	● DEF		
2325	PES		
2331	● NAT		

NO. 554125 C

HAINES

1998

DIRECTORY

ADDRESS KEY AND TELEKEY

**LOS ANGELES COUNTY,
CALIFORNIA
SOUTH COAST**

OUR 66TH YEAR

1846 ★ DUPONT ROGER AIA 310-376-2227

ARCHITECT

1847 ● FLAU Richard 00 7

1852 XXXXX 00

1853 ● OWENS Albert 310-372-2706

1856 HEMPELMANN H 310-379-3520 +8

HEMPLEMANN Hart 310-379-3129 7

★ 12 BUS 283 RES 45 NEW

+8 9TH W 90731 SAN PEDRO

+8 WEALTH CODE 34

203 XXXXX 00

205 ★ PALOS VDS MKT 310-832-0675 7

207 XXXXX 00 7

624

882 ★ CHRISTIAN SCN CH 310-832-6673 +8
 883 ★ FLOWERS BY FLORENCE 310-832-4262 0

2 886 APARTMENTS

GOLDCHIN Mehrdad 310-548-0509 7
 PIERRY E 310-831-8249 5
 RIVERA Rudy 310-519-1724 6
 SATTERWHITE Ben L 310-831-1679 +8
 SCANDALIATO F 310-547-9627
 TOMICH Lukrija 310-833-3769 +8
 WEINER D 310-548-3025 7

5 886

6 891 ★ COOVER PHARMACY 310-833-2575
 ★ RED LINE RNTL EQUIP 310-519-9565 3
 4 ★ SUPERIOR CONSTR CO 310-548-5952 3

4 X MEYLER S

914 PAPADAKIS Pete 310-832-6115
 915 PEACOCK W G 310-831-9773 5
 STUMPF Kenneth 310-831-8204 2
 927 CIPRIANO Philip 310-547-3244 4
 DILEVA Angelo 310-832-2049
 928 CHEN Thomas 310-832-5675 +8
 936 MORA Jesus 310-521-9540 6
 937 DISANTO Tony 310-832-6849
 937^{1/2} CHARROIN B J 310-833-1817
 945 ALAMILLA Armando 310-547-9509 +8
 948 RACISZ Timothy S 310-832-4806 1
 951 MORRILL Dennis 310-833-3069 +8
 956 DESABOTA Branno 310-833-6869

8 X ALMA S

965 ● ARTERO Walter OO +8
 310-548-8513 2

9TH MA

THE HAINES

CR

MEYLER S 90731
SAN PEDRO

WEALTH CODE 3.9

117 XXXX

129 ANCONA Gustavo

X

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310-519-0452

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AST

02 CONT...

240 3

324

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ANCONA

3629 310-833-2811
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741 ●BALESTERI Anthony M
 X 8TH W
 805 DIMEGLIO Mario J
 813 XXXX
 815 VARGAS Elpidio
 817 XXXX
 819 XXXX
 821 MAIRABAL Ron
 841 XXXX
 X 9TH W
 905 XXXX
 919 CORONA D
 HERNANDEZ Alberto
 SANCHEZ Adolfo
 923 XXXX
 925 XXXX
 927 XXXX
 929 XXXX
 930 PURSEY Michael J
 SANCHEZ D.

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NO 833001 H

HAINES

1993

DIRECTORY

ADDRESS KEY AND TELEKEY

**LOS ANGELES COUNTY,
CALIFORNIA
SOUTH COAST AREA**

OUR 61ST YEAR

1846	★ DUPONT ROGER & ASCTS	310-222
1847	XXXXX	00
1852	XXXXX	00
1853	OWENS Albert	372-270
1856	XXXXX	00
★	11 BUS	24 NEW
		315 RES

9TH W 90731
 SAN PEDRO

203	XXXXX	00
205	★ PALOS VDS MKT	832-06
207	XXXXX	00
208	XXXXX	00
214	★ U SAVE	519-02

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ASHMUNITE O M

1336 SIMICH Nick Mrs
1401 ESTRADA Leon E
ESTRADA Robert

033-9172 0
832-7040
519-0124 4
547-2810 7

2628
2603
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2602
2604

782-6185 2
787-0560 2
782-9432 2
787-1562 +3
782-3991 +3
782-3991 +3
787-0501 2
782-3896 2
787-8736 2
787-1293 +3
782-3577 2
328-4644 +3
328-4644 +3
787-0802 2

1406 XXXX
1409 XXXX
1410 THYFAULT M E
1415 XXXX
1416 XXXX
1502 DURAN Raymond

00
00
547-1710
00
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548-7803 4

2604
2606
2606
2612
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2630

★ 2 BUS 93 RES

3 NEW

MEYLER S 90731
SAN PEDRO

117 WHITE Mitch

833-2145 2

BY HAINES & CO. IN
MANNER WHATSOEVER EXCEPT AS AUTHORIZED IN WRITING

XXXX
 BALESTERI Anthony M
 DIMEGLIO Mario J
 XXXX
 VARGAS Elpidio
 VARGAS Graciela
 XXXX
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 DIBERNARDO John
 XXXX
 EGAN David M
 HERNANDEZ Alberto
 MORRISON Jacqueline
 XXXX
 XXXX
 XXXX
 XXXX
 ZANGARO Tony
 XXXX
 ★ JOSEPHS BAKERY
 TUBEROSI G

713
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 702-2339
 220-6174
 220-2050
 220-2049
 220-2040
 220-2059
 220-0278
 220-5288

Haines

1988

LOS ANGELES

SOUTH SUBURBAN



ADDRESS KEY TELKEY

DIRECTORY

578 *SHU
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 *BEAU
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 *BARIC
 *MIRIC
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590-8772 5
 432-5510 6
 436-1040
 436-3540
 435-1012
 436-7282 6
 437-5325 7
 00
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 437-8108 +0
 28 NEW

1795 KASPIZAK Stephen
 WINDGLER Eric
 1800 *HAW ENTERPRISES
 *SPUM PRODUCTS INC
 1808 *ROWE ROOFING CO
 *WESTRN ROOFING
 1812 *PAC WEST TRANSPORT
 1825 XXXX
 1849 XXXX
 1850 *FIBERGASS SRVS INC
 * 30 BUS 133 RES
 28 NEW

9TH W 90731 SAN PEDRO

203 XXXX
 205 *PALOS VDS MKT
 207 XXXX
 208 XXXX
 214 *U SAVE
 221 LEBEL M L
 223 XXXX
 224 XXXX
 225 XXXX
 227 XXXX
 230 ARMSTRONG M...
 432-8125
 436-1760
 436-1760
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 491-5285 +0
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 435-2753 +0
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1-1072									
1-1072	5	★LAST TANGLE THE	548-0200 +8						1244
3-5272	6	★SEAVIEW ESCROW SERV	832-0324						
9-0425	6	★SOLO TRAVEL ASCTN	519-1717						
18-0746	1	★VILLAGE TRAVEL SERV	519-1717						
13-2485		★WESTRN IMAGE PHOTO	831-8032						
17-9484		XXXX	00						
17-9484	2	★TAXCO CAFE	833-3361						
		★TRU VALU INNS	519-7833 +8						
31-0850		XXXX	00						
31-8816		886..... APARTMENTS							1244
32-6535		BEGOVICH A	514-0880						1248
14-3139	4	★GALLETTI BROS INVST	548-6473						
48-3664		GHOBRAT A	514-8284						
32-0048	3	HOLMES Lawrence M	519-0138						1255
48-3664	8	KNIGHT David	514-2135 +8						1256
32-1412		MAHER John B	547-4004						1260
332-2131	4	MURASHIGE John	833-6209						1261
									1262

INTO A COMPUTER OR PHOTOCOPIED, IN ANY MANNER WHATSOEVER EXC

ROY

1988

9TH W	90731 CONT...	9TH W	90731 CONT...	9TH W	90731 CONT...	9TH W	90731 CONT...
3-9725	0	887	*CONNERS QUAL MEAT	1263	833-8831 +8	XXXX	
3-2374	7	890	XXXX	1264	548-4106 +8	SOMERS	
3-6958	2	891	*COOVER PHARMACY	1266	547-9627	*TUNG THE	
-0015		914	PAPADAKIS Pete	1270	832-7360	XXXX	
-0903	5	926	XXXX	1271		ERICKSON	
-7221	7	927	DILEVA Angelo	1272		PARSON	
-2488			THOMAS Michelle	1273		XXXX	
-0862	5		THOMAS Ralph	1275		XXXX	
-8682		928	ZANKICH Michael	1277		MOON	
-4088	4		HSU Poh Chung			THOMAS L	
			LEE Kae J	1280		XXXX	
			MAO Chien K	1283		XXXX	
				1284		XXXX	
				1289		*PAUL	

ZIP CODE

THE BLAINES

2 CONT...

MEYLER S 90731
SAN PEDRO

-0131 7
-0833
-1798 +8
-7299
-6768 2
-3841 0

201 XXXX

209 XXXX

211 SHARYER K

213 HAUTER Patricia

HOOD Lonnie

219 ROZZI Arthur

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832-8089

832-3630

832-3630

514-0649

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 328-5444 +8
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 13 NEW

733 XXXX
 741 BALESTERI Anthony M
 805 DIMEGLIO Mario J
 813 XXXX
 815 DIAZ Hugo
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 833 XXXX
 841 XXXX
 905 HERNANDEZ Alberto
 919 DENAVE N F
 LUDENA Julio
 PORSCH Lesley A
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 927 ABRAMS Steven
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 930 XXXX
 933 XXXX
 1010 ZANGARO Tony
 1015 XXXX

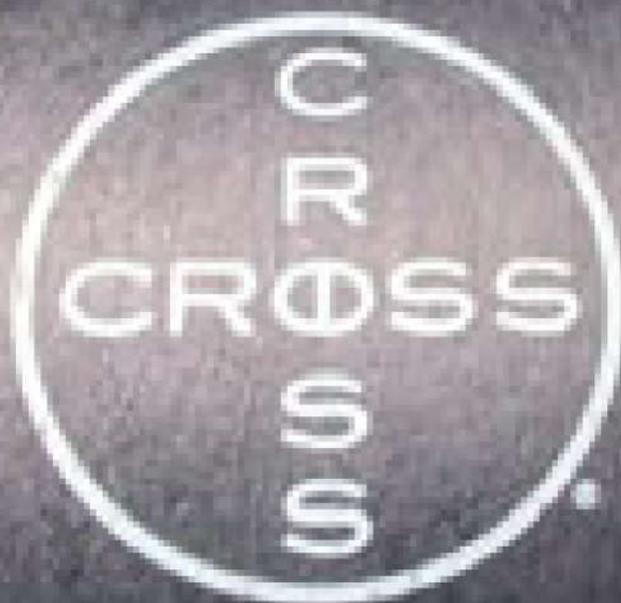
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Haines
1983



LOS ANGELES
SOUTH SUBURBAN



ADDRESSKEY and TELOKEY

DIRECTORY

LEASE
PROPERTY OF HAINES

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9TH W 90015
LOS ANGELES

SEE
LOS ANGELES CITY
DIRECTORY

9TH W 90731 SAN PEDRO

- 221 LEBEL M L 833-3023 0
- 223 XXXXX 00
- 224 XXXXX 00
- 225 XXXXX 00
- 227 EWING MELINDA 831-5242 0
- 229 XXXXX 00
- 230 ARMSTRONG HOWARD 832-7141 9
- 231 XXXXX 00
- 235 HOUSE OF HOPE FNDTN 548-9883 9
- HOUSE OF HOPE FNDTN 831-9411 9

- 6-2151 9
- 2-5182
- 6-8505 6
- 6-2850
- 6-5649 +3
- 6-4447 +3
- 5-2552
- 6-3744 +3
- 6-6484
- 6-6484
- 2-4163 5
- 5-6751 6
- 7-6883

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833-5224 0
 831-0784 1
 833-5224
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 832-0394
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 831-2456 +3
 832-4262
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 832-1434 9
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 832-0328 +3
 832-6115 2
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 832-2049
 832-0050 8
 832-8905 +3
 519-8082 1
 831-6700 +3
 519-8034 +3
 519-8120 +3
 519-7201 +3
 537-8410 +3
 548-7064 +3

GAYDOS R P CPA
 HARRIS GEORGE J
 NEVANS GAYDOS&CO
 NEVANS PAUL CPA
 VILLAGE TRAVEL SERV
 XXXX
 VISTA DEL ORO CAFE
 FLOWERS BY FLORENCE
 XXXX
 CONNERS QUAL MEAT
 XXXX
 COOVER PHARMACY
 PAPADAKIS PETE
 XXXX
 DILEVA ANGELO
 MULLANEY K A
 THOMAS RALPH
 ZANKICH MICHAEL
 CHANG CHELANG
 CHIEN ANDY
 KEE KAE J
 LIU CHING H
 WATER DEPT CITY LA
 LAZZARO THOMAS L

873
 875
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320-6976	9	CAHLA FATHIEH A	831-0001
328-8702	2	CAHLE FATHIEH A	831-8459
320-9563 +3		XXXXX	831-8459
00		THYFAULT M E	00
00		XXXXX	547-1716
328-6067	6	RALPH ROBT E	00
320-2850	8	DURAN RAYMOND	547-0091
320-0833		★ 3 BUS	832-7351
320-3697		86 RES	12 NEW
320-8836 +3			
320-7299	5		
320-6768	2		
328-3841	0		
328-3676	2		

MEYLER S 90731

SAN PEDRO

201	DEVRIES JACK	833-0695
209	XXXXX	00
213	WEBER LESLIE D	831-5584 +3
219	GREEN GLORIA	831-5702
	SLY KEN	833-5828
221	XXXXX	00
224 W	FLORES JOSE J	519-8364 +3
228	AGUIRRE ABRAHAM S	519-7679 +3

Moines

1976



LOS ANGELES

SOUTH SUBURBAN



ADDRESSKEY
DIRECTORY

1808#KROME ROOFING CU 432-1012
1812*LB NEON ADVERTISING 432-7013
1850 GROVES JAS A 436-4132
*LB BOAT TRAILR RNTG 437-9051
MACINNES ROY 437-5732
1900 XXXX 00
1911 XXXX 00
* 29 BUS 115 RES 38 NEW

9TH W 90731 SAN PEDRO

203*RED TOP THE 832-9644
208 XXXX 00
214*AUTO BEAUTY SHOP 833-6444
221 RUNYON HARRIET 833-3111

5+6
2 5
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0+6
8+6

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+6

1410 THYFAULP M E 547-1710 4
 1415 MONOD DE F R 831-1579
 1416 MONOD DEFRIDEVLL H 548-4218+6
 1416 SUAREZ RICHARD 547-0612 5
 1502 DURAN RAYMOND 832-7351+6
 * I BUS 76 RES 15 NEW

MEYLER AV S 90731 SAN PEDRO

111 XXXX 00
 127 CARDENAS TOMAS 833-5387 3
 129 XXXX 00
 201 DEVRIES JACK 833-0695
 209 XXXX 00
 213 GERMAIN BEN 833-6412
 219 CHAPMAN E M JR 833-1473+6
 HJULSTROM WM A 831-8047 2
 HERMAN MITCHEL 831-3333

580 3
 08+6
 762
 552
 598 5
 754
 692
 782+6
 382 3
 221
 740
 121 4
 361
 664
 303
 047
 980

98	5	741	BALESTERI ANTHONY	833-2811	3
38		805	DIMEGLIO MARIO J	832-3919	
95		813	KERMODE MAUD	547-0022	+6
34		819	CARTER DAVE	547-2760	4
10		821½	ELLIS KURT	548-4940	+6
56	+6	B*	JET SEAL	547-2965	5
48	+6	833	STANOVICH MATT J	832-1576	
32	+6	841	DIBERNARDO TONY	833-8150	
25		905	XXXXX	00	
01	+6	919	MARCONI RINO JR	548-4975	+6
13		B	VANDERMARK D E	832-8181	3
56	+6	F	BISHER JOHN	833-1098	
45	+6	H	BONHAM JOHN C	547-0467	
		923	ESCOBEDO JOSEFINA	831-8603	+6
		927	HINZ ANDREW T MRS	832-3966	
		929	XXXXX	00	
		933	XXXXX	00	
		1015	WAYMIRE A	831-5340	
		1017*	JOHNS	833-7660	2

and portions of

**CYPRESS, HAWAIIAN GARDEN
LAKWOOD and WILMINGTON**

July 1971

ght 1971 by General Telephone Company

42

OSBORNE, CHARLES S

437-547
437-484

3RD

ST E

90812

112	OK / P WIG SALON	436-701
114	BTASTY SANDWICH SHOP	432-885
116	BFAY, J JEWELRY DESGNR	432-637
122	BHARRIS, F TLR	437-440
126	BANNS PERMANT WVE SHP	437-699
130	BMERLE NORMAN COSMTCS	436-313
135	BF / M BANK	437-631
135	BFOREMAN, M MSC TEACHR	436-693
135	BHUMPHREYS MSC CO INC	437-378
135	BHUMPHREYS MUSIC CO	436-933
135	BHUMPHREYS MSC CO INC	436-429
136	BILONG BEACH RTV SAIN	436-674

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Polk's

LONG BEACH

(LOS ANGELES COUNTY, CALIF.)

DIRECTORY

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list of househ
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Online

4 VACANT

5 SERETAN JULES S HE 7-7520

30 ST E -FROM 300 PINE AV EAST

905

112 SAMPLE SHOP WOMENS CLO HE2-0209

114 BARCLEY CORSET SHOP HE5-4666

116 FAY JACK JEWELERS HE2-6373

120 HARRIS FUZZ (STGE)

121 COURTESY AUTO PARK

122 HARRIS FUZZ TAILOR HE 7-7406

126 MELBA'S BRIDAL SHOPPE 436-6155

130 SUMMERTON'S NEW DECOR SHOP

GIFTS HE2-9285

436-4296

135 HUMPHREYS MUSIC CO INC
OFFICE AGCY

POLK'S

LONG BEACH

(LOS ANGELES COUNTY, CALIF.)

DIRECTORY

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INCLUDING SIGNAL HILL

Containing an Alphabetical Directory of Business Concerns and Private
Citizens in a Directory of Homeholders. Contains 160,000

4 Vacant

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4 Crason Edw B

5 Seretan Jules ΔHE7-7520

2B-2

3D EAST - From 300 Pine av east

112 Sample Shop womens clo ΔHE2-0209

114 Barcley Corset Shop ΔHE5-4666

116 Young Maternity Shops ΔHE2-4193

120 Vacant

122 Harris Fuzz tailor ΔHE7-4406

125 Fuller W P & Co paints ΔHE7-7816

126 Melba's by Marguerite Del Rio bridal
shop ΔHE6-6155

127 Am Barber College ΔHE2-9247

129 Electra Apartments

ΔHE7-8944

1 No Return

POLK'S

LONG BEACH

(LOS ANGELES COUNTY, CALIF.)

DIRECTORY

1957

INCLUDING SIGNAL HILL

3D EAST—East from 300 Pine

av

112 Vacant

114 Barclay's Specialty Shop

ΔHE5-4666

116 Young Maternity Shops

ΔHE2-4193

121 House of Fabrics

ΔHE5-5712

122 Harris Fuzz tailor

125 Fuller W P & Co paints

ΔHE2-3441

126 Melba's by Marguerite

Del Rio women's clo

ΔHE6-6155

127 Am Barber College

ΔHE2-9247

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POLK'S

LONG BEACH

(CALIFORNIA)

CITY DIRECTORY

1948

Containing an Alphabetical Directory of Business Concerns and Private Citizens, a Street and Avenue Guide and Directory of House-

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3D, EAST—East from 300 Pine
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110 W Colby A E furs

112 W Blum Melba Mrs women's
clo

116 Vacant

119 W Sav-On-Drugs Co

121 Gustine Bros shoes

122 W Anderson C E typewriters

125 W Fuller W P & Co paints

126 W Camera Supp Co

129 Electra Apartments

Gilbert C H ©

Gilbert Nydia Mrs

130 W Tumin S Z furs

W. A. Edison Co

shop

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POLK'S

LONG BEACH

(CALIFORNIA)

CITY DIRECTORY

1943-44

Containing an Alphabetical Directory of Business Concerns and Private Citizens, a Street and Avenue Guide and Directory of Householders and Much Information of a Miscellaneous

110	Δ Colby A E furs	37
114	Benaderet Ralph phono-graph records	34
116	Δ Capitol Audit and Tax Serv	35
	Δ Goerke C P acct	35
	Δ Social Security Advisory Bur	35
119	Δ Krieger Shoe Store	4
120	Δ Kimpson Dean show cards	4
121	Δ Liggett Furniture Co	4
122	Δ Anderson Typewriter Co	4
125-127	Δ Fuller W P & Co paints	4
126	Δ Camera Supp Co	4
129	Δ Electra Apartments	4
130	Δ Westfield E H shoes	4

CALIFORNIA

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1938

Alphabetical Directory of Business Concerns
Street and Avenue Guide and Directory
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2D PLACE, SOUTH—South from
1010 E Ocean blvd

3D ST EAST—East from 300
Pine av

- 110 Skill J L shoe repr
- 112 Colby A E furrer
- 114 Hymen Philipmen's furngs
- 116 Waller Thos 2d hd gds
- 119 Δ Krieger Leon shoes
- 120 Hedden V D civ eng
- Sanson Wm signs
- Δ Siebert V E archt
- 121 Δ Liggett Furniture Co
- 122 Δ Anderson C E typewriters
- Yochem O E real est
- 124 Vacant

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MS

POLK'S

LONG BEACH

CALIFORNIA

ITY DIRECTORY

1933

ing an Alphabetical Directory of Business Concerns and
izens, a Street and Avenue Guide and Directory of House

3D ST-EAST — East from 300

Pine av

108 Dicken R C locksmith

110 Miles E M shoe shiner

Skill J L shoe repr

112 Vacant

114 Hymen Philip men's furngs

116 Payne G H restr

119 Big Shoe Market

120 Abarran L M beauty shop

122 Vacant

124 Fox Leo men's furngs

125-127 Fuller W P & Co paints

126 Barnett L W shoes

129 Electra Apartments

Carey C C

Hanscom S M Mrs (o)

Mudra May Mrs

328

330

332

338

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354

LONG BEACH CITY DIRECTORY (1928)

LONG BEACH CITY DIRECTORY

1928

2ND PLACE—SOUTH
from 1010 E Ocean Blvd

3RD STREET—EAST
from 300 Pine Av

108	Golden Rule Apts	412
112	A M Parrish (barber)	413
116	V L Bowman (lunches)	415A
119	O K Lederer (furn)	415B
120	J F Lininger (typewriter repair)	415C
"	Francis Behrens (engraver)	415D
"	Service Sign Cards	416
122	W H Rohlfing (shades)	"
124	Leo Fox (men's furngs)	418
125	W P Fuller & Co (paints)	"
126	L B Bootery	420
129	Electric Apts	"
		421

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415A

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421

Compiled and Published by

SEASIDE PRINTING CO.

First National Bank Bldg.

1918

109	The Wilsonia (apts)
	E F Lee (dentist)
110	Boston Shoe Shop
112	Herbt Bonilla (rest)
114	Vacant
115	Edgar McFadyen (undertaker)
119	Wm F Graves A L Barr
120	The Rose Bud (rms)
121	W B Graves (fur rms)
122	Red Cross Salvage Dept
125	W P Fuller & Co
126	Jas Shackleton
129	Electra Apts
130	Mrs Maccioie Owen

st

ctr)

- 469 SWEET DOROTHY M MR'S • 423-6034
- 474 JOHNSON CHARLES A • 6A2-8353
- 477 HESS STANLEY B 422-6574
- 480 NELSON WARREN H 428-3915
- 481 VACANT

---LINDEN AV INTERSECTS

- 491 VEGAS PATRICIA R 423-2703
- 493 GRAY ANNA

90

PACIFIC AV -FROM 200 W OCEAN BLVD
NORTH

- 2 KENNEBEC BARBER SHOP HE7-9776
- WARD'S SHOE SHINE
- 4 VACANT
- 6 KENNEBEC LOCKER CLUB RENTAL
HE2-3412
- 8 EDDIE'S NAVAL TAILORS HE7-3412
- COOK'S INN RESTR

443 SOUTHERLAND BETTY
444 ZACKRAN KIRK
447 HUDJUK SYBIL

STREET CONTINUED

321 PACIFIC COAST CLEANERS HE2-8063
321 1/2 HARTMAN DORA ●
328 RICE APARTMENTS HE6-9541

1 TOLAND ELLA M MRS
2 GUIDRY IRENE MRS HE6-5621
4 IKENBERY GRACE
5 THOMPSON EFFIE MRS
6 GORMAN ANNA MRS 437-7960
7 HOOVER MARION W MRS HE6-6533
8 CHILDS RUTH M
9 ZINN VIVIAN MRS
10 ELLISON CLARA B MRS HE5-9812
11 PHOFF JENNIE MRS HE2-3526
12 PARO MARIE MRS
14 RUPP JUANITA
16 VACANT
17 PINE MARY L MRS

330 YARDEN DOLLY HOTEL HE7-9268

1 HEIM FRED HE7-9268

337 PLAZA MEXICO RESTAURANT
HE2-7565

338 YORK APARTMENTS HE7-9014

1 ROSENTHAL MINNIE HE2-9986

2 OAKLAND EDEHL MRS 437-7586

3 MC KENNA ELLA V MRS HE5-7696

4 TOLAND GRANVILLE L

5 VACANT

6 POWERS MAUDE E MRS

8 BROWN GRACE S MRS HE2-6748

21 BURNS N MARIE MRS HE6-2466

22 HOUGHTON E J

23 WHITE NINA R MRS HE6-4789

24 SUTTON IRIS

25 PETROSIN ELLEN

26 GRAUMENZ ANGIE MRS 437-7112

28 PINE CLARK S HE2-1090

31 COOK MARGUERITE

60

60

61

61

61

61

61

62

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32 VACANT

33 GOODMAN CELIA MRS

34 CORK HELEN MRS HE6-7602

35 VOGLER ETHEL MRS 437-2522

36 EVANS CHLOE E MRS 436-3193

38 VACANT

STREET CONTINUED

339 SENIOR CITIZENS CENTER

351 APEX CLEANERS HE6-2673

353 FLAMINGO BEAUTY SALON 435-5543

355 COLONIAL BAKERY HE6-2172

7

---W 4TH ST INTERSECTS

421 SAFEWAY STORES INC GRO 435-4322

430 LORRAINE APARTMENTS HE2-7086

1 JOHNSON CARRIE M MRS

204 GOLLER ANN MRS HE6-0538

3 HANSEN EMMA 436-5781

POLK'S

LONG BEACH

(LOS ANGELES COUNTY, CALIF.)

DIRECTORY

1958

INCLUDING SIGNAL HILL

Appendix F2
**Phase II Environmental Site
Assessment**



PHASE II SUBSURFACE INVESTIGATION REPORT

3rd and Pacific
125 East 3rd Street
Long Beach, California 90802

April 6, 2017
Partner Project Number: 16-173388.2

Prepared for:
Ensemble Real Estate Solutions
444 West Ocean Boulevard, Suite 1108
Long Beach, California 91108



April 6, 2017

Ms. Tamika James
Ensemble Real Estate Solutions
444 West Ocean Boulevard, Suite 1108
Long Beach, California 91108

Subject: Phase II Subsurface Investigation Report
3rd and Pacific
125 West 3rd Street
Long Beach, California 90802
Partner Project Number: 16-173388.2

Dear Ms. James:

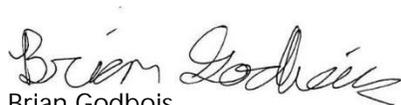
Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed on the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Arcie Propster at (310) 615-4500.

Sincerely,

Partner Engineering and Science, Inc.


Brian Godbois
Staff Scientist


Samantha J. Fujita, PG
Regional Manager – Subsurface Investigation


Arcie Propster
Principal



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ATTACHMENTS

Tables 1. Summary of Investigation Scope

Figures 1. Site Plan
 2. Topographic Map
 3. Sample Location Map

Appendices A. Boring Logs
 B. Geophysical Survey Report
 C. Laboratory Analytical Reports

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to identify the location of on-site underground storage tanks (USTs), former tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and/or volatile organic compounds (VOCs) to soil as a consequence of a release or releases from the former on-site service station. Ensemble Real Estate Solutions provided project authorization of Partner Proposal Number P16-173388.2.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally-accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Ensemble Real Estate Solutions (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of six parcels of land comprising 0.86 acre located on the east side of Pacific Avenue, north of West 3rd Street, and south of West 4th Street within a mixed residential and commercial area of Los Angeles County, California. The subject property is currently developed with an asphalt-paved parking lot. The subject property is proposed for redevelopment with two residential buildings, totaling 300 units, and subterranean parking.

The northern parcel located at 338 Pacific Avenue is bound by commercial property to the north across West 4th Street, commercial properties to the east across North Solano Court, the southern parcel located at 125 West 3rd Street to the south across West Roble Way, and commercial properties to the west across Pacific Avenue. The southern parcel located at 125 West 3rd Street is bound by the northern parcel located at 338 Pacific Avenue to the north across West Roble Way, commercial properties to the east across North Solano Court, residential properties to the south across West 3rd Street, and residential properties to the west across Pacific Avenue. Refer to Figure 1 for a site plan showing site features and surrounding properties.

2.2 Site History

Partner completed a Phase I Environmental Site Assessment Report (Phase I), dated January 4, 2017, prepared on behalf of Ensemble Real Estate Solutions. Based on the information reviewed and the site reconnaissance, the subject property was formerly developed for commercial use as early as 1888 to circa 1969; developed residentially between 1891 and 2002; and developed with the current parking lot circa 2005.

Based on the historical information review, the subject property was occupied by an automotive station identified as Goodrich Silvertown Stores at 352 Pacific Avenue circa 1944. According to historical records obtained, Goodrich Silvertown Stores occupied the subject property from as early as 1933 to circa 1948. No information pertaining to the actual operations on-site was available during the course of the Phase I. In addition, no evidence of a release at the subject property was found in the records reviewed for the Phase I. It should be noted that this business operated during a time of little to no regulatory oversight, which would account for the lack of regulatory records available for review. Based on the lack of information regarding on-site operations, potential nature of operations, and duration of time on subject property, the former service station facility is considered a recognized environmental condition (REC).

2.3 Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) Long Beach, California Quadrangle topographic map, the subject property is situated at an elevation approximately 30 feet above mean sea level, and the local topography is sloping gently to the southwest. Refer to Figure 2 for a topographic map of the site vicinity.

According to the California Geological Survey, the subject property is situated in the Peninsular Ranges which are a series of ranges separated by northwest trending valleys, subparallel to faults branching from

the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in the province.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of brown, soft, moist, sandy silt (ML) from the ground surface to approximately 15 feet below ground surface (bgs). From 15 to 20 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, sand (SP). From 20 to 25 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, silty sand (SM). From 25 to 30 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, sandy silt (ML). From 30 to 35 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, silty sand (SM). Refer to Appendix A for boring logs from this investigation.

3.0 FIELD ACTIVITIES

Refer to Table 1 for a summary of the borings, sampling schedule and laboratory analyses for this investigation. The scope of the Phase II Subsurface Investigation included a geophysical survey and the advancement of four borings (B1 through B4) for the collection of representative soil samples.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and notified Underground Service Alert of Southern California (USA/SC) to clear public utility lines as required by law at least 48 hours prior to drilling activities. USA/SC issued ticket numbers B70690282 and B70690283 for the project.

3.1.2 Health and Safety Plan

Partner reviewed the site-specific Health and Safety Plan with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Geophysical Survey

On March 14, 2017, SubSurface Surveys (SSS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place and/or backfilled tankholds and clear boring locations of utilities. The geophysical survey was conducted with a Geonics EM-61 and a Fischer M-Scope electromagnetic induction (EM) equipment, a Schonstedt GA-52 magnetic gradiometer, a Sensors and Software Noggin ground penetrating radar (GPR) unit, and a Metrotech 9890 utility locator with line-tracing capabilities.

SSS systematically free-traversed the entire northern parcel of the subject property with the aforementioned equipment. The equipment data were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The survey identified a former building footprint in the northwest corner of the subject property with backfilled excavations located to the north and south. The size, diagonal orientation to the adjacent streets, and position in relation to the intersection is consistent with the former building footprint being the remaining foundation of small gas station. Several sections of junk piping, likely former utilities, were detected running from the street to the foundation and were each abruptly terminated.

The backfilled excavation south of the former building footprint is likely the remnants of a waste oil UST that was removed. The backfilled excavation north of the former building footprint is likely the former location of the main USTs, the pump island, and product piping. A portion of the backfilled excavation north of the former building footprint extends around the northeast side of the building all the way to the building's rear. The reason for this is unknown, although these may possibly have been where the UST vent lines were routed. No current or remaining USTs were detected in this area.

A concrete-filled pit was found in the north-central area of the subject property. We suggest that this was a former pit, perhaps four to five feet deep, that was abandoned-in-place by simply filling in with concrete. The object, however, does not resemble a clarifier or sump, and we further suggest that this may have been a former vehicle service pit in which a car or truck to be repaired is driven over it and a mechanic in the pit can work from underneath.

A third backfilled excavation was identified in the west-central area of the subject property. Small bits of junk metal and junk piping were detected within and adjacent to this soil anomaly. Aside from highly disturbed soils and small items of debris, no other metallic or non-metallic object, particularly of significant size, was detected in this area.

In addition, SSS systematically free-traversed each proposed boring location with the aforementioned equipment and the equipment data were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Boring placement was modified as necessary based on the geophysical survey results to avoid damaging underground features.

Refer to Appendix B for a copy of the geophysical survey report, which provides additional details regarding the geophysical survey equipment and methodology.

3.3 Drilling Equipment

On March 24, 2017, Partner subcontracted with Strongarm Environmental Field Services, Inc. (Strongarm) (State of California Water Well Drilling Contractor License Number 766463) to provide and operate drilling equipment. Strongarm, under the direction of Partner, advanced borings B1 through B4 with a truck-mounted Geoprobe Model 5600 direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.4 Boring Locations

Borings B1 and B2 were advanced within the backfilled excavations to the north and south of the former building foundation, respectively. Boring B3 was advanced within the southern backfilled excavation. Boring B4 was advanced to the south of the former service pit. Boring placement was limited/modified due to utility conflicts. Refer to Figure 3 for a map indicating boring locations.

3.5 Soil Sampling

Borings B1 through B4 asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Borings B1 through B4 were advanced to a terminal depth of 35 feet bgs.

Soil was collected using a dual-tube sampler. The direct-push drill rig advanced four-foot long by 2.25-inch outer diameter (OD) outer casing into the subsurface. An inner drill string consisting of a four-foot long by 1.375-inch OD acetate liner connected to 1.25-inch OD center rods was driven into the subsurface flush with the lead outer casing to allow undisturbed soil to enter the open liner. The inner drill string was retrieved from the cased boring to recover the soil-filled liner and soil sampling proceeded as described until the terminal depth was reached.

At a desired sampling depth, an approximately six-inch section of the acetate liner was cut using a hacksaw. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in

two sodium bisulfate-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System, placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics concentrations.

Soil samples were collected from each boring at five, 10, 15, 20, 25, and 30 feet bgs.

3.6 Post-Sampling Activities

Boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with asphalt patch to match existing ground cover after being backfilled.

No significant amounts of derived wastes were generated during this investigation.

4.0 LABORATORY ANALYSIS

4.1 Laboratory Analysis

Partner collected 24 soil samples on March 24, 2017, which were transported in an iced cooler under proper chain-of-custody protocol to Jones Environmental, Inc. (JEI), a state-certified laboratory [California Department of Public Health (CDPH) Environmental Laboratory Accreditation Program (ELAP) certificate number 6C73103] in the City of Santa Fe Springs, California, for analysis on March 27, 2017. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (four soil samples total) was analyzed for total petroleum hydrocarbons (TPH-cc) in accordance with EPA Method 8015M and VOCs in accordance with EPA Method 8260B. The remaining soil samples were placed on hold at the laboratory.

4.2 Laboratory Analytical Results

Laboratory analytical results are included in Appendix C and discussed below.

4.2.1 Soil Sample Analytical Results

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs at concentrations exceeding the laboratory Practical Quantitation Limits (PQLs).

5.0 DISCUSSION AND CONCLUSIONS

5.1 Regulatory Agency Guidance

Maximum Soil Screening Levels

Maximum Soil Screening Levels (SSLs) are concentrations of petroleum hydrocarbons that are allowed to remain in soil without potentially degrading the quality of groundwater underlying a site. Maximum SSLs are established and enforced by the LARWQCB.

Department of Toxic Substances Control Attenuation Factor and Regional Screening Levels

Regional Screening Levels (RSLs) [formerly Preliminary Remediation Goals (PRGs)] are generic, risk-based chemical concentrations developed by the EPA for use in initial screening-level evaluations. RSLs combine human health toxicity values with standard exposure factors to estimate contaminant concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil and/or indoor air). RSLs are not legally enforceable standards, but rather are considered guidelines to evaluate if potential risks associated with encountered chemical impacts may warrant further evaluation.

The DTSC Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) the differences in methodology between PRGs and RSLs 2) RSL concentrations, and 3) recent toxicity values.

5.2 Discussion

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs above their respective PQLs, and the PQLs were below their respective Maximum SSLs and RSLs.

Based on the lack of detectable concentrations, there does not appear to have been a release of TPH-cc or VOCs at the subject property. In addition, there does not appear to be any evidence of tankholds remaining at the subject property as a result of the former gasoline station.

5.3 Summary and Conclusions

Partner conducted a Phase II Subsurface Investigation at the subject property to identify the location of on-site USTs, former tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and/or VOCs to soil as a consequence of a release or releases from the former on-site service station. The scope of the Phase II Subsurface Investigation included a geophysical survey and four soil borings. Four soil samples were analyzed for TPH-cc and VOCs.

The geophysical survey identified a former building footprint in the northwest corner of the subject property with backfilled excavations located to the north and south. The size, diagonal orientation to the adjacent streets, and position in relation to the intersection is consistent with the former building footprint being the remaining foundation of small gas station.

The backfilled excavation south of the former building footprint is likely the remnants of a waste oil UST that was removed. The backfilled excavation north of the former building footprint is likely the former

location of the main USTs, the pump island, and product piping. No current or remaining USTs were detected in this area.

A concrete-filled pit was found in the north-central area of the subject property. We suggest that this was a former pit, perhaps four to five feet deep, that was abandoned-in-place by simply filling in with concrete. The object, however, does not resemble a clarifier or sump, and this may have been a former vehicle service pit in which a car or truck to be repaired is driven over it and a mechanic in the pit can work from underneath.

A third backfilled excavation was identified in the west-central area of the subject property. Small bits of junk metal and junk piping were detected within and adjacent to this soil anomaly. Aside from highly disturbed soils and small items of debris, no other metallic or non-metallic object, particularly of significant size, was detected in this area.

Subsurface lithology encountered in the upper 15 feet consisted of brown, soft, moist, sandy silt (ML). From 15 to 20 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, sand (SP). From 20 to 25 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, silty sand (SM). From 25 to 30 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, sandy silt (ML). From 30 to 35 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, loose, moist, silty sand (SM).

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs above their respective PQLs, and the PQLs were below their respective screening levels.

Based on the Subsurface Investigation, there is no evidence of a release of TPH-cc or VOCs at the subject property. In addition, there does not appear to be any evidence of tankholds remaining at the subject property as a result of the former gasoline station. Partner recommends no further investigation with respect to the former on-site service station operations at this time.

TABLE

Table 1: Summary of Investigation Scope
 125 West 3rd Street
 Long Beach, California 90802
 Partner Project Number: 16-173388.2
 April 2017

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Backfilled excavation north of former building foundation	35	Soil	5, 10, 15, 20, 25, 30	TPH-cc, VOCs
B2	Backfilled excavation south of former building foundation	35	Soil	5, 10, 15, 20, 25, 30	TPH-cc, VOCs
B3	Southern backfilled excavation	35	Soil	5, 10, 15, 20, 25, 30	TPH-cc, VOCs
B4	South of former service pit	35	Soil	5, 10, 15, 20, 25, 30	TPH-cc, VOCs

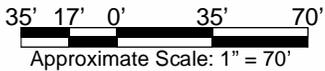
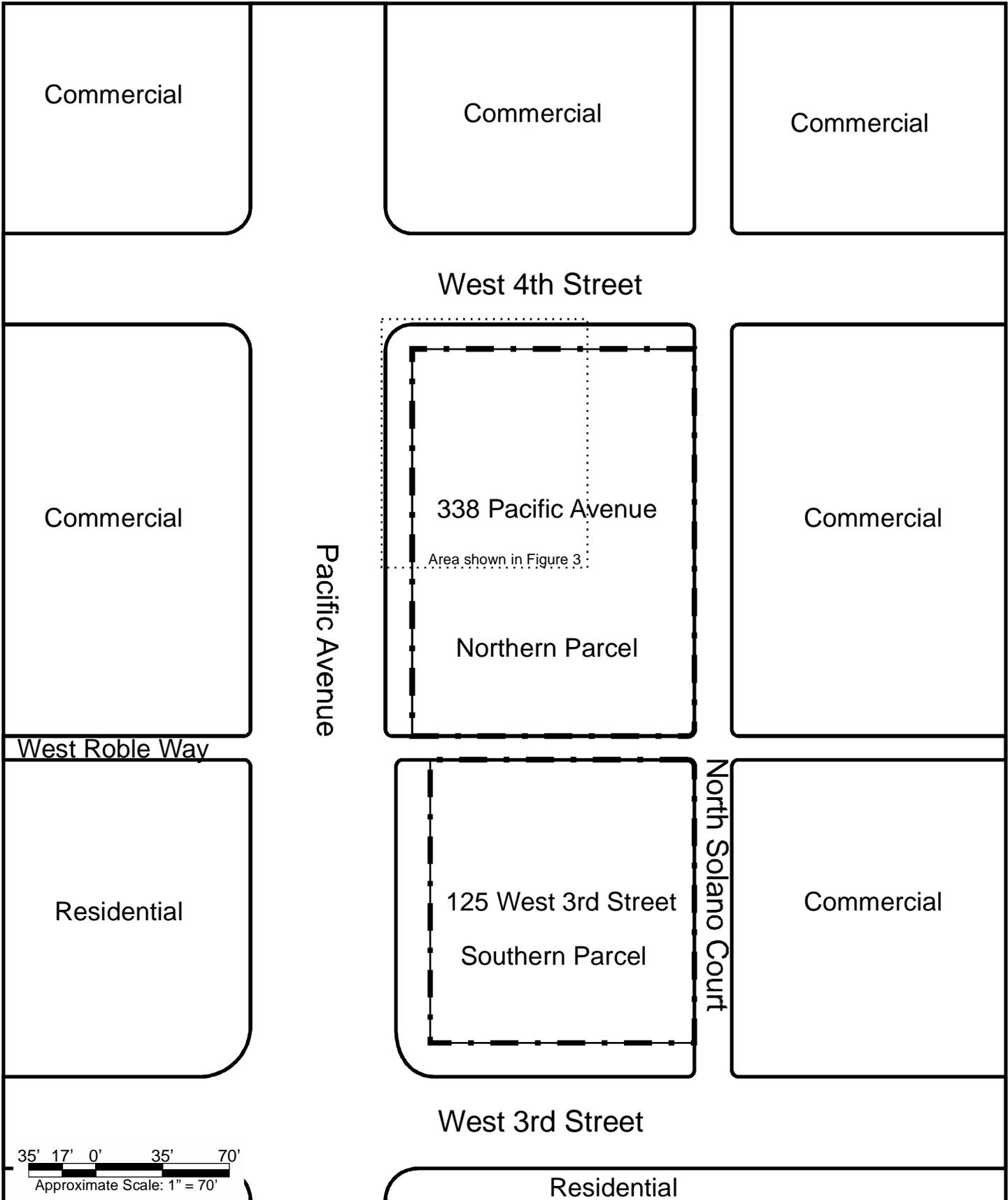
Notes:

*Depths in bold analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with United States Environmental Protection Agency (EPA) Method 8015M and for volatile organic compounds (VOCs) in accordance with EPA Method 8260B.

bgs = below ground surface

FIGURES

PARTNER



PARTNER
Engineering and Science, Inc.

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 16-173388.2



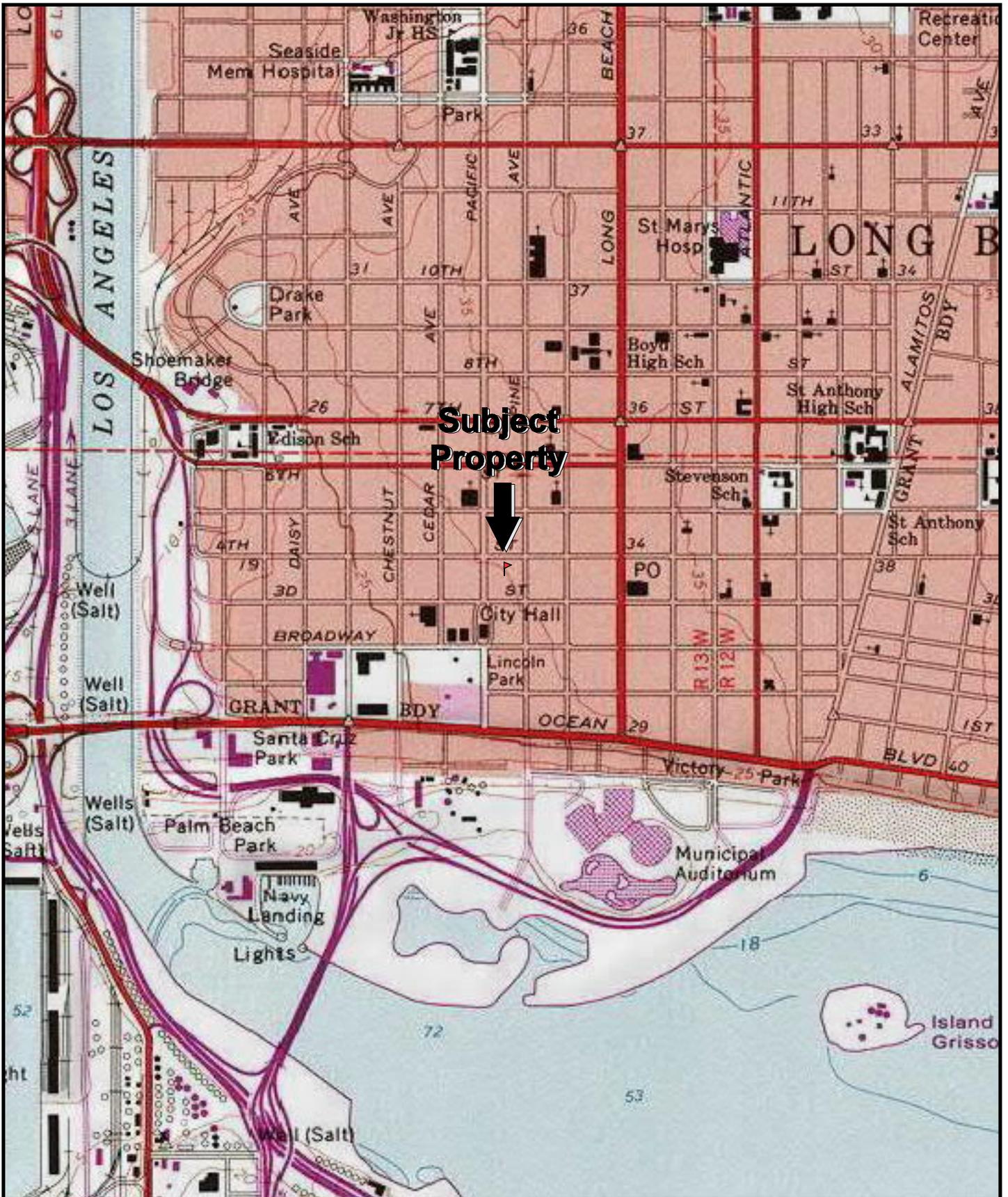
Subject Site

Legend



Site Plan

Figure	Prepared By	Date
1	B.Godbois	April 2017
125 East 3rd Street Long Beach, California 90802		



**Subject
Property**



PARTNER

Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 16-173388.2



Legend

USGS Long Beach, California
Quadrangle
Version: 1978 Current as of: 1981

Topographic Map

Figure	Prepared By	Date
2	B. Godbois	April 2017
125 East 3rd Street Long Beach, California 90802		

Pacific Avenue

Sidewalk

Backfilled Excavation

338 Pacific Avenue

B1

Backfilled Excavation

B2

Former Building Foundation

Parking Lot

Former Service Pit

B4

Backfilled Excavation

B3

10 5 0 10 20

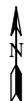
Approximate Scale: 1" = 20'

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Torrance, California 90501

Project Number: 16-173388.2

Legend



Subject Site



Boring Location



Sample Location Map

Figure	Prepared By	Date
3	B. Godbois	April 2017

125 East 3rd Street
Long Beach, California 90802

APPENDIX A: BORING LOGS

Boring Number:		B1		Page 1 of 2	
Location:		Backfilled excavation north of former building foundation		Date Started:	3/24/217
Site Address:		338 Pacific Avenue		Date Completed:	3/24/217
		Long Beach, California 90802		Depth to Groundwater:	NA
Project Number:		16-173388.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Geoprobe 6600		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Plastic Syringes, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					Surface cover: 3" asphalt
2					
3					
4					
5	B1-5	0.1	ML	Sandy SILT: brown, soft, moist	
6					
7					
8					
9					
10	B1-10	0.3	ML	Sandy SILT: brown, soft, moist	
11					
12					
13					
14					
15	B1-15	0.2	SP	SAND: brown, very fine to coarse grained, loose, moist	
16					
17					
18					
19					
20	B1-20	0.2	SM	Silty SAND: very fine to coarse grained, loose, moist	
21					
22					
23					
24					
25	B1-25	0.0	ML	Sandy SILT: brown, soft, moist	

Boring Number:	B1	Page 2 of 2	
Location:	Backfilled excavation north of former building foundation	Date Started:	3/24/217
Site Address:	338 Pacific Avenue	Date Completed:	3/24/217
	Long Beach, California 90802	Depth to Groundwater:	NA
Project Number:	16-173388.2	Field Technician:	B. Godbois
Drill Rig Type:	Truck Mounted Geoprobe 6600	Partner Engineering and Science	
Sampling Equipment:	Acetate Liners, Plastic Syringes, VOAs	2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	2.5"	Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
26					
27					
28					
29					
30	B1-30	0.0	SM	Silty SAND: very fine to coarse grained, loose, wet	
31					
32					
33					
34					
35					
36					Boring terminated at 35 feet. Borehole backfilled with hydrated bentonite and capped with concrete patch upon completion.
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					

Boring Number:		B2		Page 1 of 2	
Location:		Backfilled excavation south of former building foundation		Date Started:	3/24/217
Site Address:		338 Pacific Avenue		Date Completed:	3/24/217
		Long Beach, California 90802		Depth to Groundwater:	NA
Project Number:		16-173388.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Geoprobe 6600		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Plastic Syringes, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					Surface cover: 3" asphalt
2					
3					
4					
5	B2-5	0.2	ML	SILT: brown, soft, moist	
6					
7					
8					
9					
10	B2-10	0.6	ML	Sandy SILT: brown, soft, moist	
11					
12					
13					
14					
15	B2-15	0.4	SP	SAND: brown, very fine to coarse grained, loose, moist	
16					
17					
18					
19					
20	B2-20	0.4	ML	Sandy SILT: brown, soft, moist	
21					
22					
23					
24					
25	B2-25	0.2	ML	Sandy SILT: brown, soft, moist	

Boring Number:		B2			Page 2 of 2	
Location:		Backfilled excavation south of former building foundation			Date Started:	3/24/217
Site Address:		338 Pacific Avenue			Date Completed:	3/24/217
		Long Beach, California 90802			Depth to Groundwater:	NA
Project Number:		16-173388.2			Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Geoprobe 6600			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Plastic Syringes, VOAs			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.5"			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
26						
27						
28						
29						
30	B2-30	0.0	SP	SAND: very fine to coarse grained, loose, wet		
31						
32						
33						
34						
35						
36					Boring terminated at 35 feet. Borehore backfilled with hydrated betonite and capped with concrete patch upon completion.	
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50						

Boring Number:	B3	Page 1 of 2	
Location:	Southern backfilled excavation	Date Started:	3/24/217
Site Address:	338 Pacific Avenue	Date Completed:	3/24/217
	Long Beach, California 90802	Depth to Groundwater:	NA
Project Number:	16-173388.2	Field Technician:	B. Godbois
Drill Rig Type:	Truck Mounted Geoprobe 6600	Partner Engineering and Science	
Sampling Equipment:	Acetate Liners, Plastic Syringes, VOAs	2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	2.5"	Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					Surface cover: 3" asphalt
2					
3					
4					
5	B3-5	0.2	ML	SILT: brown, soft, moist	
6					
7					
8					
9					
10	B3-10	0.3	ML	Sandy SILT: brown, soft, moist	
11					
12					
13					
14					
15	B3-15	0.0	SP	SAND: brown, very fine to coarse grained, loose, moist	
16					
17					
18					
19					
20	B3-20	0.0	ML	Sandy SILT: brown, soft, moist	
21					
22					
23					
24					
25	B3-25	0.0	SP	SAND: brown, very fine to coarse grained, loose, moist	

Boring Number:	B3	Page 2 of 2	
Location:	Southern backfilled excavation	Date Started:	3/24/217
Site Address:	338 Pacific Avenue	Date Completed:	3/24/217
	Long Beach, California 90802	Depth to Groundwater:	NA
Project Number:	16-173388.2	Field Technician:	B. Godbois
Drill Rig Type:	Truck Mounted Geoprobe 6600	Partner Engineering and Science	
Sampling Equipment:	Acetate Liners, Plastic Syringes, VOAs	2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	2.5"	Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
26					
27					
28					
29					
30	B3-30	0.0	ML	Clayey SILT: brown, stiff, moist	
31					
32					
33					
34					
35					
36					Boring terminated at 35 feet. Borehole backfilled with hydrated bentonite and capped with concrete patch upon completion.
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					

Boring Number:		B4		Page 1 of 2	
Location:		South of former service pit		Date Started:	3/24/217
Site Address:		338 Pacific Avenue		Date Completed:	3/24/217
		Long Beach, California 90802		Depth to Groundwater:	NA
Project Number:		16-173388.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Geoprobe 6600		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Plastic Syringes, VOAs		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					Surface cover: 3" asphalt
2					
3					
4					
5	B4-5	0.0	ML	Sandy SILT: brown, soft, moist	
6					
7					
8					
9					
10	B4-10	0.0	ML	SILT: brown, soft, moist	
11					
12					
13					
14					
15	B4-15	0.0	ML	Clayey SILT: brown, stiff, moist	
16					
17					
18					
19					
20	B4-20	0.0	ML	Clayey SILT: brown, stiff, moist	
21					
22					
23					
24					
25	B4-25	0.0	SP	SAND: brown, very fine to coarse grained, loose, moist	

Boring Number:		B4			Page 2 of 2	
Location:		South of former service pit			Date Started:	3/24/217
Site Address:		338 Pacific Avenue			Date Completed:	3/24/217
		Long Beach, California 90802			Depth to Groundwater:	NA
Project Number:		16-173388.2			Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Geoprobe 6600			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Plastic Syringes, VOAs			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		2.5"			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
26						
27						
28						
29						
30	B4-30	0.0	SP	SAND: brown, very fine to coarse grained, loose, moist		
31						
32						
33						
34						
35						
36					Boring terminated at 35 feet. Borehole backfilled with hydrated bentonite and capped with concrete patch upon completion.	
37						
38						
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49						
50						

APPENDIX B: GEOPHYSICAL SURVEY REPORT



March 28, 2017

Project/Invoice No. 17-103

Partner Engineering and Science
2154 Torrance Blvd, Suite 200
Torrance, California 90501

Attn: Brian Godbois

Re: Geophysical Investigation Report, Pay Parking Lot, Pacific Ave & W 4th St, Long Beach, California

This report is to present the results of our geophysical survey carried out over all portions of a pay parking lot located southeast of the intersection of Pacific Avenue and West 4th Street in Long Beach, California (Figure 1). The survey was performed on March 14, 2017, and its primary purpose was to detect and delineate, insofar as possible, underground fuel storage tanks (UST), backfilled excavations resulting from a former UST's removal, and any remaining UST-related pipes, conduits, or substructures still in place. A secondary purpose was to detect and delineate, insofar as possible, all other pipes, conduits, utilities, and other buried objects or obstructions throughout the entire site with particular emphasis within the immediate vicinity of four (4) proposed boreholes.

A combination of electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR) were brought to the field in anticipation of use. Utility locators with line tracing capabilities were also used where applicable.

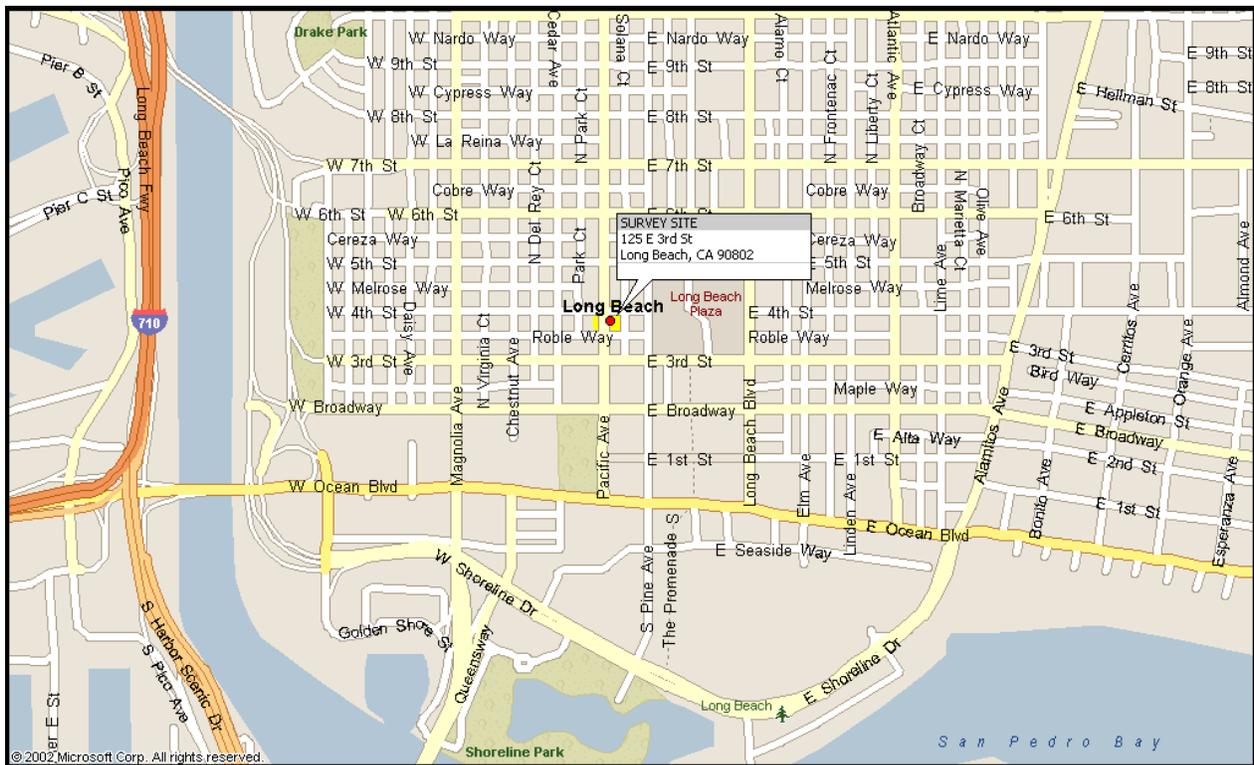


FIGURE 1. Site location map.

Survey Design – The parking lot was reported to be the location of a former gas station. A possible focus area for a service station was provided by the client and was suggested to be in the northwest corner of the lot, although all portions of the subject property was searched for any unusual subsurface feature. The four proposed boreholes were eventually placed within or adjacent to several unusual anomalies of interest.

A rectilinear grid, with distances in feet, was established over the site and painted-out in orange. It measured 200 x 150 feet and followed the dimensions of the parking lot exactly. Using this grid as guidance, EM data was collected every 0.65-feet along north-south oriented profiles spaced 5-feet apart. Recorded data was later downloaded and processed in order to determine where in the subsurface metallic objects may be located.

For the remaining instrumentation, their best implementation was achieved by systematically free-traversing with the instruments while monitoring them manually, continuously, and in real-time to determine which responses were significant and due to true subsurface targets, and which were due to other non-target or above-ground features and must be ignored (examples being metallic protective bollards and parking stop bumpers). For the remaining instruments, the free-traversing method is advantageous in that it allows for immediate detection of anomalous objects and facilitates the opportunity to investigate them further despite possible site interferences and without the need to first download data. In this manner, the GPR, magnetic gradiometer, and second EM device was traversed systematically over the survey areas in multiple, organized directions. Other traverses were taken for detailing and confirmation where anomalous conditions were found.

In addition, the line tracers were used to impress signals onto pipes, generally through accessible risers and tracer wires when present, to delineate the lines' locations and orientations. The instruments were also used in passive mode, configured to detect 60 Hz electrical signals and other common radio-frequency signals found in active electrical and communication lines.

A Geonic's model EM61 was used for gridded EM surveying and a Fischer TW-6 M-Scope was used for follow-up EM sampling. A Sensors & Software Noggin Ground Penetrating Radar unit with a 500 MHz antenna produced the radar images. The magnetic gradiometer was a Schonstedt GA-52, and a Metrotech 9890 and RIDGID SR-60 SeekTech utility locator rounded out the tools applied.

Brief Description of the Geophysical Methods Applied – The EM61 instrument is a high resolution, time-domain device for detecting buried conductive objects. It consists of a powerful transmitter that generates a pulsed primary magnetic field when its coils are energized, which induces eddy currents in nearby conductive objects. The decay of the eddy currents, following the input pulse, is measured by the coils, which in turn serve as receiver coils. The decay rate is measured for two coils, mounted concentrically, one above the other. By making the measurements at a relatively long time interval (measured in milliseconds) after termination of the primary pulse, the response is nearly independent of the electrical conductivity of the ground. Thus, the instrument is a super-sensitive metal detector. Due to its unique coil arrangement, the response curve is a single well-defined positive peak directly over a buried conductive object. This facilitates quick and accurate location of targets.

The M-Scope device energizes the ground by producing an alternating primary magnetic field with AC current in a transmitting coil. If conducting materials are within the area of influence of the primary field, AC eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs the response as anomalous conditions. The strength of

the secondary field is a function of the conductivity of the object; say a pipe, tank or cluster of drums, its size, and its depth and position relative to the instrument's two coils. Conductive objects, to a depth of approximately 7 feet below ground surface (bgs) for the M-Scope are sensed. The device is also somewhat focused; that is, it is more sensitive to conductors below the instrument than they are to conductors off to the side.

The magnetic gradiometer has two flux gate magnetic fixed sensors that are passed closely to and over the ground. When not in close proximity to a magnetic object, that is, only in the earth's field, the instrument emits a sound signal at a low frequency. When the instrument passes over a buried iron or steel object, so that locally there is a high magnetic gradient, the frequency of the emitted sound increases. The frequency is a function of the gradient between the two sensors.

The line locator is used to passively detect energized high voltage electric lines and electrical conduit (50-60 Hz), VLF signals (14-22 kHz), as well as to actively trace other utilities. Where risers are present, the utility locator transmitter can be connected directly to the object, and a signal (9.8-82 kHz) is sent traveling along the conductor, pipe, conduit, etc. In the absence of a riser, the transmitter can be used to impress an input signal on the utility by induction. In either case, the receiver unit is tuned to the input signal, and is used to actively trace the signal along the pipe's surface projection.

The GPR instrument beams energy into the ground from its transducer/antenna, in the form of electromagnetic waves. A portion of this energy is reflected back to the antenna at a boundary in the subsurface across which there is an electrical contrast. The instrument produces a continuous record of the reflected energy as the antenna is traversed across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The radar wave travels at a velocity unique to the material properties of the ground being investigated, and when these velocities are known, the two-way travel times can be converted to depth. The depth of penetration and image resolution produced are a function of ground electrical conductivity and dielectric constant.

Interpretation and Conclusions – The interpretation took place in real time as the survey progressed, and accordingly, the findings of our investigation were marked on the ground cover at the site with spray chalk, were reported directly to the client, and are further documented with a site anomaly map (Figure 2) and site photographs of the proposed boreholes as well as the pertinent findings the boreholes were targeting (Figures 3-11).

Detected items were painted out on site and are additionally highlighted in all accompanying graphics in coordinated colors using white for shallow junk piping and/or narrow reinforced-concrete footings, pink for small items of metal junk and a larger metal and concrete structure, yellow for the boundaries of deeper backfilled excavations, and green for the boundaries of a larger area possessing shallow soil fill. Additionally, a buried concrete building foundation, a small buried concrete pad, and a concrete-filled pit were marked in the field in white but are highlighted in all graphics using black. Please review the accompanying site anomaly map and site photographs for the locations and orientations of all detected items.

Shown in Figures 2-4 are the boundaries of a large but shallow and minor soil anomaly overlying the southern one-half of the subject property. It was marked out on site in green. This anomaly is indicative of this being an area where all above-ground structures were razed and all below-ground objects down to several feet, such as piping or concrete footings, were removed as well. No metallic anomalies were

detected here and no deeper, more-significant backfilled excavations were found here either.

A deeper, more significant backfilled excavation was detected north of and immediately adjacent to the shallow soil anomaly in the location shown in Figures 3-4. Small bits of junk metal and junk piping were detected within and adjacent to this soil anomaly and a possible buried concrete pad was in the vicinity as well. Aside from highly disturbed soils and small items of debris, no other metallic or non-metallic object, particularly of significant size, was detected in this area.

In the area shown in Figures 5 and 6 an anomaly was detected suggestive of being a rectangular-shaped solid concrete structure. We suggest that this was a former pit, perhaps 4-5 feet deep, that was abandoned-in-place by simply filling in with concrete. The object, however, does not resemble a clarifier or sump, and we further suggest that this may have been a former vehicle service pit in which a car or truck to be repaired is driven over it and a mechanic in the pit can work from underneath. Aside from a thick section of concrete, and several nearby junk pipes and concrete footings, no other anomalous object was detected in this area.

Within the northwest corner of the property, and in the area shown in Figures 7-10, a rectangular concrete building foundation was detected immediately underneath the current asphalt surface. Its size, diagonal orientation to the adjacent streets, and position in relation to the intersection is consistent with this being the remaining foundation of small gas station of 1920-1940 vintage. Several sections of junk piping, likely former utilities, were detected running from the street to the foundation were all abruptly terminated. Behind the building, and in the location shown in Figures 7 and 8, a backfilled excavation was detected, possibly being the location of a former waste oil tank now removed. In front of the building, as shown in Figures 9 and 10, a second backfilled excavation was found, this likely being the former location of the main USTs, the pump island, and product piping, all now apparently gone. A portion of this second backfilled excavation extends around the northeast side of the building all the way to the building's rear as shown in Figure 10. The reason for this is unknown, although these may possibly have been where the UST vent lines were routed. No current or remaining USTs were detected in this area.

Within the northeast corner of the parking lot, and in the location shown in Figure 11, a single anomalous structure was detected that was difficult to precisely define. It is square, approximately 4 x 4 feet in size, and possessing a flat top approximately 1-2 feet below ground surface. Additionally, it is either metallic or, more likely, concrete with a significant amount of metal associated with it. Furthermore, junk pipes were found to run to this metallic anomaly from both the former gas station building to the west, and the possible concrete-filled vehicle service pit to the south. We do not have an immediate suggestion as to what this object is although we do consider it a significant object to be further investigated by the client.

At the conclusion of the survey the four proposed boreholes were positioned accordingly so as to target the detected anomalies. A fifth drill location, shown in Figure 11, was added by SubSurface Surveys immediately adjacent to the metal and concrete structure should Partner ESI wish to investigate it further. In their final locations, each borehole was marked in white with a yellow "SSS" to indicate that they had been checked by company personnel. Please review again the accompanying site anomaly map and site photographs for the final borehole locations as well as the locations and orientations of all items detected in their vicinity.

Limitations and Further Recommendations - It should be understood that limitations inherent in geophysical instruments and/or surveying techniques exist at all sites, and nearly all sites exhibit conditions

under which such might not perform optimally. Consequently, the detection of buried objects in all circumstances **cannot be guaranteed**. Such limitations are numerous and include, but are not limited to, rebar-reinforced ground cover, abrupt changes in ground cover type, above-ground obstacles preventing full traverses or traverses in one direction only, above-ground conductive objects interfering with instrument signal, nearby powerlines or EM transmitters, highly conductive background soil conditions, limited GPR penetration, non-metallic targets, shallower or larger objects shielding deeper or smaller targets, tracing signal jumping from one line to another, and inaccessible risers, cleanouts, valve boxes, and manholes. If one or more geophysical instrument is rendered ineffective and cannot be utilized, the quality of the survey can be somewhat degraded.

For the above reasons, and in the interest of maximum safety, we encourage clients who may be drilling based on our findings to take advantage of Underground Service Alert (USA), Dig Alert, or other similar services, when possible. Furthermore, we recommend hand-auguring and the use of a drilling method known as air knifing or vacuum extraction, when feasible or if applicable to this project. These methods may significantly limit damage to underground pipes, conduits, and utilities that might not have been detectable during the course of this survey. Please bear in mind, that geophysical surveying is only one of several levels of protection that is available to our clients.

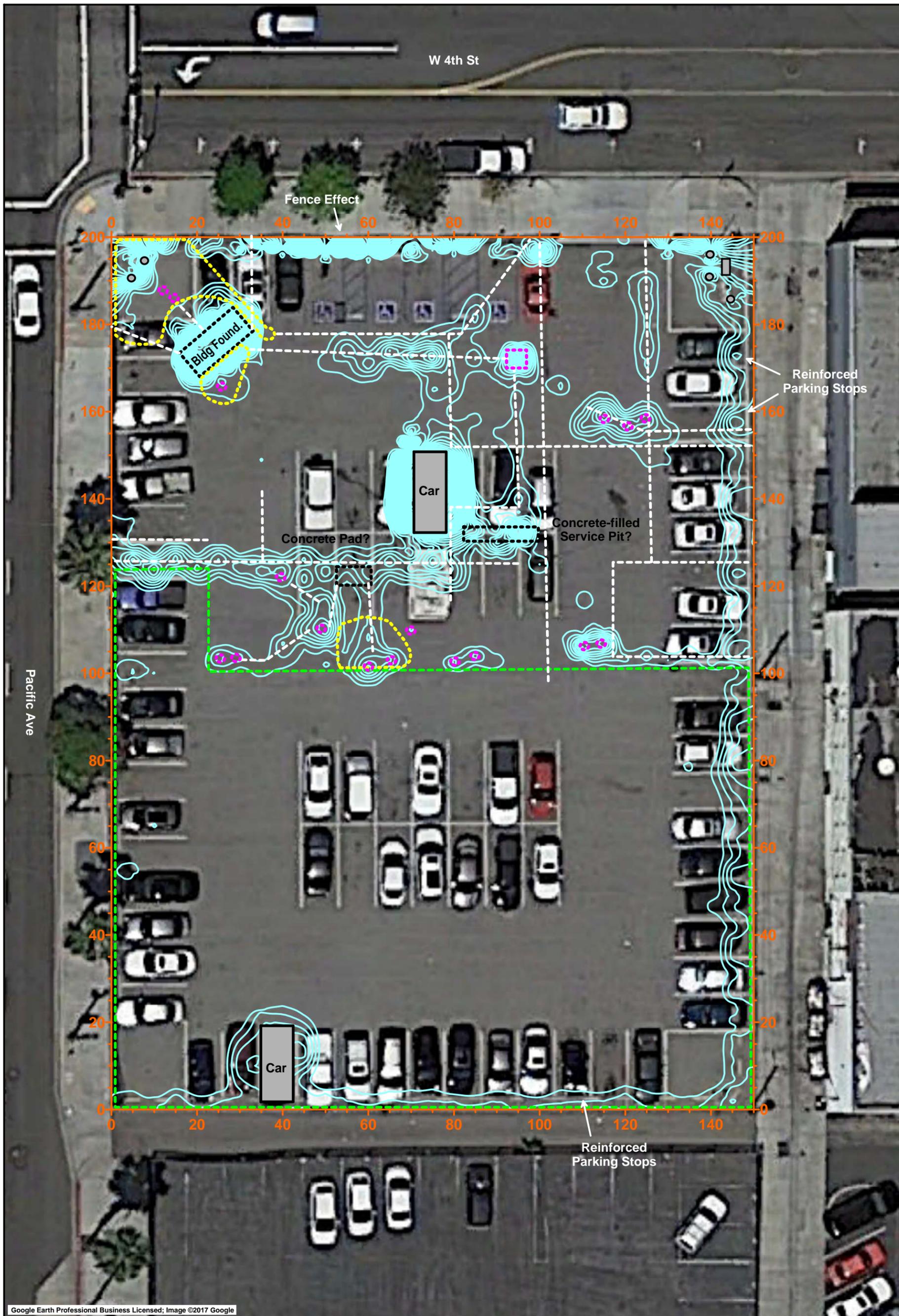
SubSurface Surveys may include maps in some reports. While they are an accurate general representation of the site and our findings, they are not of engineering quality (i.e., measured and mapped by a licensed land surveyor).

SubSurface Surveys and Associates makes no guarantee either expressed or implied regarding the accuracy of the findings and interpretations present. And, in no event will SubSurface Surveys and Associates be liable for any direct, indirect, special, incidental, or consequential damages resulting from interpretations and opinions presented herewith.

All data generated on this project are in confidential file in this office, and are available for review by authorized persons at any time. The opportunity to participate in this investigation is very much appreciated. Please call, if there are questions.



Travis Crosby
California State Geophysics Registration GP1044
Senior Geophysicist, SubSurface Surveys



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	SITE: Pay Parking Lot Pacific Ave and West 4th Street Long Beach, California		LEGEND:  Junk Pipe and/or Reinf. Concrete Footing  Building Foundation or Concrete Structure  Backfilled Excavation  Shallow Soil Fill  Small Junk Metal  Metal and Concrete Structure  Bollard  Kiosk  Parked Car  EM61 survey grid. Distances in feet  EM61 Data Contour Range: -3000 - +6000 mV Contour Interval: 100 mV	  SCALE 0 21ft
	TITLE: Site Anomaly Map with EM61 Data	SURVEY DATE: March 14, 2017		
	PREPARED FOR: Partner ESI	SSS PROJECT NO.: 17-103		

FIGURE 2

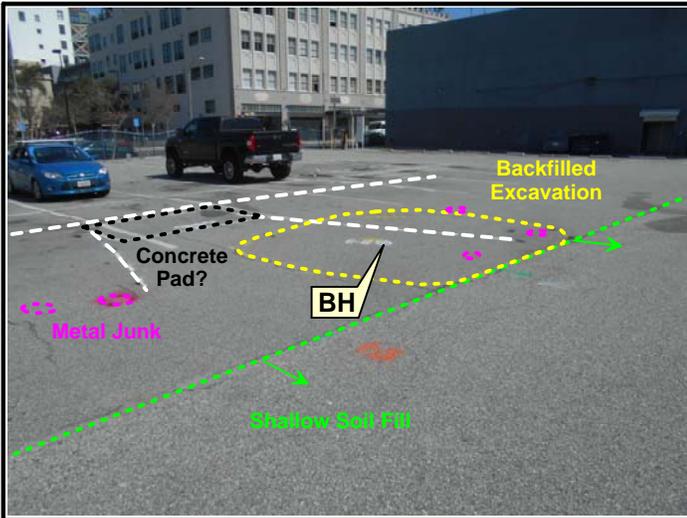


Figure 3

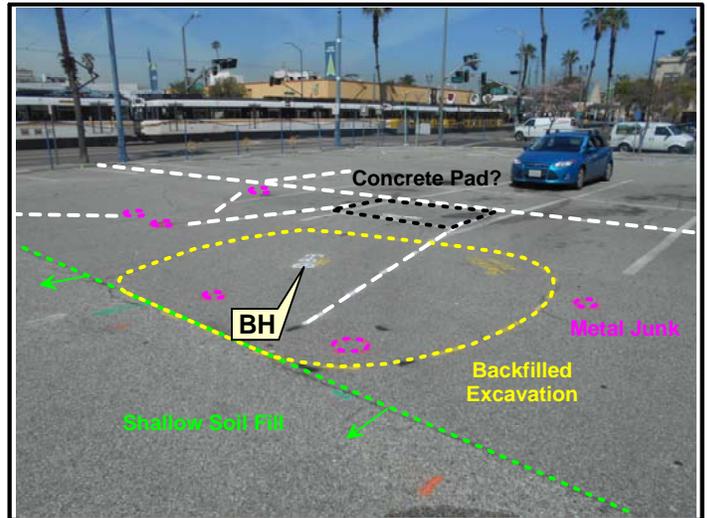


Figure 4

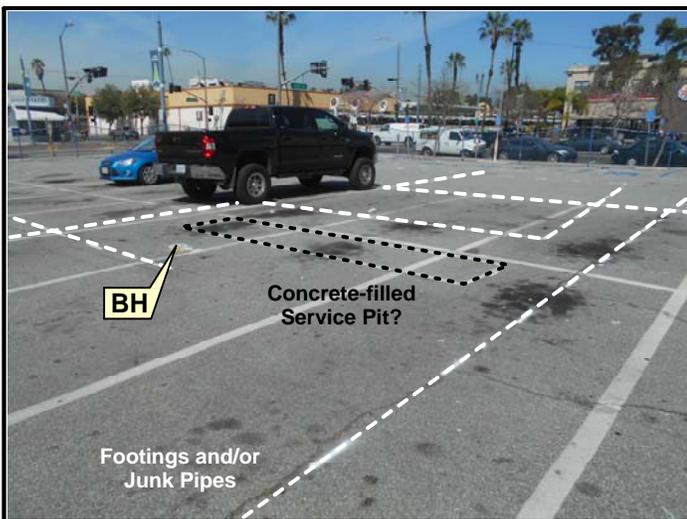


Figure 5

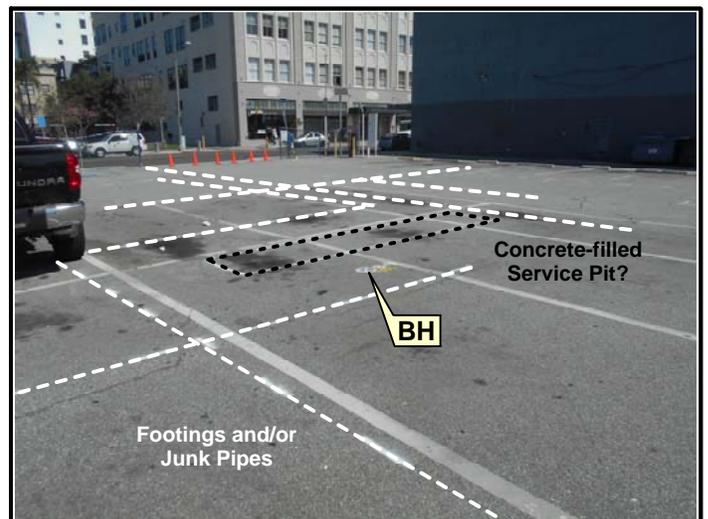


Figure 6

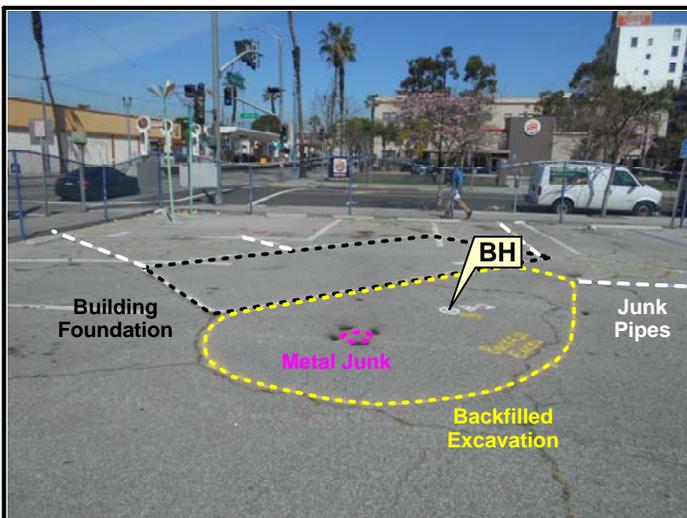


Figure 7

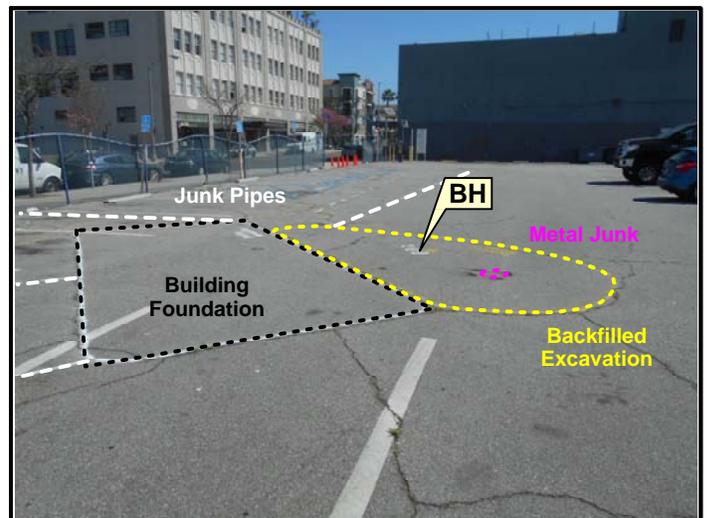


Figure 8



SITE:
Pay Parking Lot
Pacific Ave and West 4th Street
Long Beach, California

TITLE:
Borehole Photographs
 PREPARED FOR:
Partner ESI

SURVEY DATE:
March 14, 2017
 SSS PROJECT NO:
17-103

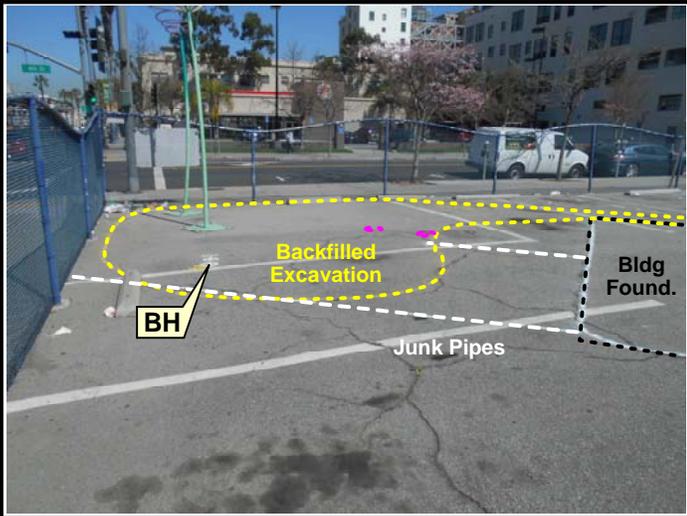


Figure 9

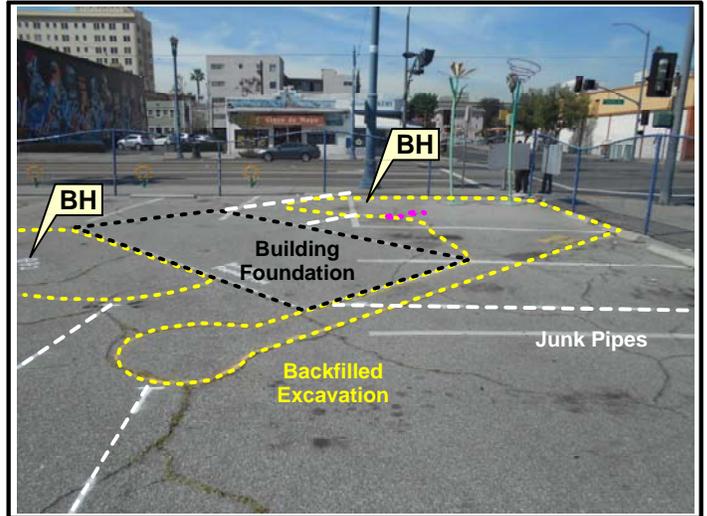


Figure 10

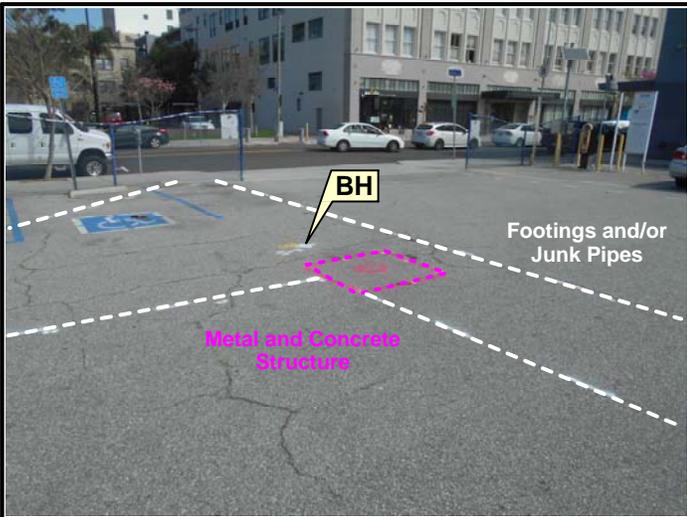
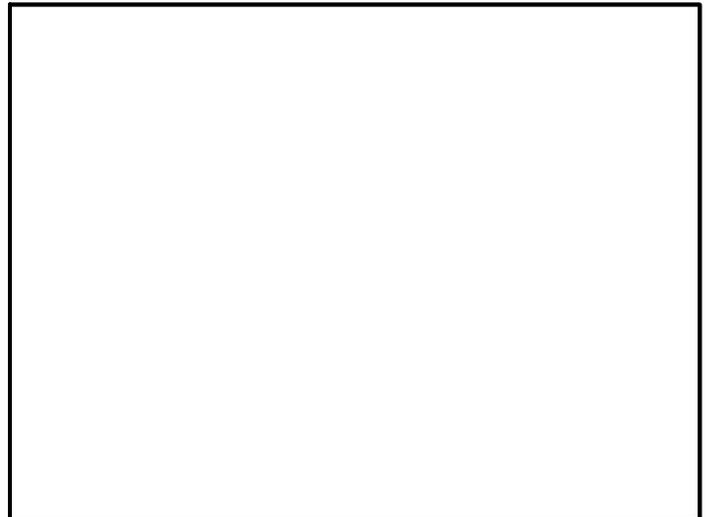


Figure 11



SITE:
Pay Parking Lot
Pacific Ave and West 4th Street
Long Beach, California

TITLE:
Borehole Photographs
 PREPARED FOR:
Partner ESI

SURVEY DATE:
March 14, 2017
 SSS PROJECT NO:
17-103

APPENDIX C: LABORATORY ANALYTICAL REPORT



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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: Partner Engineering & Science, Inc.
Client Address: 2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Report date: 3/29/2017
JEL Ref. No.: ST-10389
Client Ref. No: 16-177388.2

Attn: Samantha Fujita

Date Sampled: 3/24/2017

Project: 3rd & Pacific
Project Address: 125 West 3rd St.
Long Beach, CA 90802

Date Received: 3/27/2017

Date Analyzed: 3/27-29/2017

Physical State: Soil

ANALYSES REQUESTED

1. EPA 8015M – Extended Range Hydrocarbons
2. EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

Approval:

Carolyn Carroll
Stationary Lab Manager



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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client:	Partner Engineering & Science, Inc.	Report date:	3/29/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	JEL Ref. No.:	ST-10389
		Client Ref. No.:	16-177388.2
Attn:	Samantha Fujita	Date Sampled:	3/24/2017
		Date Received:	3/27/2017
Project:	3rd & Pacific	Date Analyzed:	3/28-29/2017
Project Address:	125 West 3rd St. Long Beach, CA 90802	Physical State:	Soil

EPA 8015M - Extended Range Hydrocarbons

<u>Sample ID:</u>	B1-15	B2-15	B3-15	B4-10		
<u>JEL ID:</u>	ST-10389-03	ST-10389-09	ST-10389-15	ST-10389-20	<u>Practical Quantitation Limit</u>	<u>Units</u>
Carbon Chain Range						
C10 - C11	ND	ND	ND	ND	1.0	mg/kg
C12 - C13	ND	ND	ND	ND	1.0	mg/kg
C14 - C15	ND	ND	ND	ND	1.0	mg/kg
C16 - C17	ND	ND	ND	ND	1.0	mg/kg
C18 - C19	ND	ND	ND	ND	1.0	mg/kg
C20 - C23	ND	ND	ND	ND	1.0	mg/kg
C24 - C27	ND	ND	ND	ND	1.0	mg/kg
C28 - C31	ND	ND	ND	ND	1.0	mg/kg
C32 - C35	ND	ND	ND	ND	1.0	mg/kg
C36 - C39	ND	ND	ND	ND	1.0	mg/kg
C40 - C43	ND	ND	ND	ND	1.0	mg/kg
Total	ND	ND	ND	ND		mg/kg
<u>Dilution Factor</u>	1	1	1	1		
<u>Surrogate Recovery:</u>					<u>QC Limits</u>	
Hexacosane	70%	37%	62%	36%	30 - 120	
<u>Batch:</u>	8015_ 170328_01	8015_ 170328_01	8015_ 170328_01	8015_ 170328_01		

ND = Not Detected

C10 - C11	ND	ND	ND	ND	mg/kg
C12 - C23	ND	ND	ND	ND	mg/kg
C24 - C31	ND	ND	ND	ND	mg/kg



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LABORATORY RESULTS**

Client:	Partner Engineering & Science, Inc.	Report date:	3/29/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	JEL Ref. No.:	ST-10389
		Client Ref. No.:	16-177388.2
Attn:	Samantha Fujita	Date Sampled:	3/24/2017
		Date Received:	3/27/2017
Project:	3rd & Pacific	Date Analyzed:	3/28-29/2017
Project Address:	125 West 3rd St. Long Beach, CA 90802	Physical State:	Soil

EPA 8015M - Extended Range Hydrocarbons

<u>Sample ID:</u>	METHOD BLANK		
<u>JEL ID:</u>	MB- 170328_01	<u>Practical Quantitation Limit</u>	<u>Units</u>
Carbon Chain Range			
C10 - C11	ND	1.0	mg/kg
C12 - C13	ND	1.0	mg/kg
C14 - C15	ND	1.0	mg/kg
C16 - C17	ND	1.0	mg/kg
C18 - C19	ND	1.0	mg/kg
C20 - C23	ND	1.0	mg/kg
C24 - C27	ND	1.0	mg/kg
C28 - C31	ND	1.0	mg/kg
C32 - C35	ND	1.0	mg/kg
C36 - C39	ND	1.0	mg/kg
C40 - C43	ND	1.0	mg/kg
Total	ND		mg/kg
<u>Dilution Factor</u>	1		
<u>Surrogate Recovery:</u>		<u>QC Limits</u>	
Hexacosane	146%	30 - 120	
<u>Batch:</u>	8015_ 170328_01		
ND = Not Detected			
C10 - C11	ND		mg/kg
C12 - C23	ND		mg/kg
C24 - C31	ND		mg/kg



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**JONES ENVIRONMENTAL
QUALITY CONTROL INFORMATION**

Client: Partner Engineering & Science, Inc.
Client Address: 2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Report date: 3/29/2017
JEL Ref. No.: ST-10389
Client Ref. No.: 16-177388.2

Attn: Samantha Fujita

Date Sampled: 3/24/2017

Date Received: 3/27/2017

Project: 3rd & Pacific
Project Address: 125 West 3rd St.
Long Beach, CA 90802

Date Analyzed: 3/28-29/2017

Physical State: Soil

BATCH: 8015_170328_01 **Prepared:** 3/28/2017 **Analyzed:** 3/28-29/2017

EPA 8015M - Extended Range Hydrocarbons

	Result	Spike Level	Source Result	% Recovery	% RPD	% Recovery Limits	Units
LCS:	LCS-170328_01	SAMPLE SPIKED:		CLEAN SOIL			
Analyte:							
Diesel	682	600	ND	114%		60 - 140	mg/kg
Surrogate Recovery:							
Hexacosane				119%		30 - 120	
LCSD:	LCSD-170328_01	SAMPLE SPIKED:		CLEAN SOIL			
Analyte:							
Diesel	660	600	ND	110%	3.3%	60 - 140	mg/kg
Surrogate Recoveries:							
Hexacosane				114%		30 - 120	

LCS = Laboratory Control Sample
RPD = Relative Percent Difference



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Partner Engineering & Science, Inc.
Client Address: 2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Report date: 3/29/2017
JEL Ref. No.: ST-10389
Client Ref. No.: 16-177388.2

Attn: Samantha Fujita

Date Sampled: 3/24/2017

Date Received: 3/27/2017

Project: 3rd & Pacific
Project Address: 125 West 3rd St.
Long Beach, CA 90802

Date Analyzed: 3/27/2017

Physical State: Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B1-15	B2-15	B3-15	B4-10		
<u>JEL ID:</u>	ST-10389-03	ST-10389-09	ST-10389-15	ST-10389-20	<u>Practical Quantitation</u>	<u>Units</u>
<u>Analytes:</u>					<u>Limit</u>	
Benzene	ND	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	ND	1.0	µg/kg
Dichlorodifluoromethane	ND	ND	ND	ND	5.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	ND	1.0	µg/kg

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B1-15	B2-15	B3-15	B4-10		
<u>JEL ID:</u>	ST-10389-03	ST-10389-09	ST-10389-15	ST-10389-20	<u>Practical Quantitation</u>	<u>Units</u>
<u>Analytes:</u>					<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	1.0	µg/kg
trans-1,3-Dichloropropene	ND	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	ND	1.0	µg/kg
Freon 113	ND	ND	ND	ND	5.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	1.0	µg/kg
Tetrachloroethylene	ND	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	ND	1.0	µg/kg
Trichloroethylene	ND	ND	ND	ND	1.0	µg/kg
Trichlorofluoromethane	ND	ND	ND	ND	5.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	ND	1.0	µg/kg
m,p-Xylene	ND	ND	ND	ND	1.0	µg/kg
o-Xylene	ND	ND	ND	ND	1.0	µg/kg
MTBE	ND	ND	ND	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	ND	5.0	µg/kg
Di-isopropylether	ND	ND	ND	ND	5.0	µg/kg
tert-amylmethylether	ND	ND	ND	ND	5.0	µg/kg
tert-Butylalcohol	ND	ND	ND	ND	50.0	µg/kg
<u>Dilution Factor</u>	1	1	1	1		
<u>Surrogate Recoveries:</u>					<u>QC Limits</u>	
Dibromofluoromethane	85%	86%	92%	95%	60 - 140	
Toluene-d ₈	107%	106%	107%	106%	60 - 140	
4-Bromofluorobenzene	98%	95%	89%	95%	60 - 140	
	VOC1-032717- CHECKS	VOC1-032717- CHECKS	VOC1-032717- CHECKS	VOC1-032717- CHECKS		

ND= Not Detected



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Partner Engineering & Science, Inc.
Client Address: 2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Report date: 3/29/2017
JEL Ref. No.: ST-10389
Client Ref. No.: 16-177388.2

Attn: Samantha Fujita

Date Sampled: 3/24/2017

Date Received: 3/27/2017

Project: 3rd & Pacific
Project Address: 125 West 3rd St.
Long Beach, CA 90802

Date Analyzed: 3/27/2017

Physical State: Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD		
	BLANK		
<u>JEL ID:</u>	032717- V1MB1	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:		<u>Limit</u>	
Benzene	ND	1.0	µg/kg
Bromobenzene	ND	1.0	µg/kg
Bromodichloromethane	ND	1.0	µg/kg
Bromoform	ND	1.0	µg/kg
n-Butylbenzene	ND	1.0	µg/kg
sec-Butylbenzene	ND	1.0	µg/kg
tert-Butylbenzene	ND	1.0	µg/kg
Carbon tetrachloride	ND	1.0	µg/kg
Chlorobenzene	ND	1.0	µg/kg
Chloroform	ND	1.0	µg/kg
2-Chlorotoluene	ND	1.0	µg/kg
4-Chlorotoluene	ND	1.0	µg/kg
Dibromochloromethane	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg
Dibromomethane	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	1.0	µg/kg
Dichlorodifluoromethane	ND	5.0	µg/kg
1,1-Dichloroethane	ND	1.0	µg/kg
1,2-Dichloroethane	ND	1.0	µg/kg
1,1-Dichloroethene	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	1.0	µg/kg
1,2-Dichloropropane	ND	1.0	µg/kg
1,3-Dichloropropane	ND	1.0	µg/kg
2,2-Dichloropropane	ND	1.0	µg/kg
1,1-Dichloropropene	ND	1.0	µg/kg

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD		
	BLANK		
<u>JEL ID:</u>	032717- V1MB1	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:		<u>Limit</u>	
cis-1,3-Dichloropropene	ND	1.0	µg/kg
trans-1,3-Dichloropropene	ND	1.0	µg/kg
Ethylbenzene	ND	1.0	µg/kg
Freon 113	ND	5.0	µg/kg
Hexachlorobutadiene	ND	1.0	µg/kg
Isopropylbenzene	ND	1.0	µg/kg
4-Isopropyltoluene	ND	1.0	µg/kg
Methylene chloride	ND	1.0	µg/kg
Naphthalene	ND	1.0	µg/kg
n-Propylbenzene	ND	1.0	µg/kg
Styrene	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg
Tetrachloroethylene	ND	1.0	µg/kg
Toluene	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	1.0	µg/kg
Trichloroethylene	ND	1.0	µg/kg
Trichlorofluoromethane	ND	5.0	µg/kg
1,2,3-Trichloropropane	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	1.0	µg/kg
Vinyl chloride	ND	1.0	µg/kg
m,p-Xylene	ND	1.0	µg/kg
o-Xylene	ND	1.0	µg/kg
MTBE	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	5.0	µg/kg
Di-isopropylether	ND	5.0	µg/kg
tert-amylmethylether	ND	5.0	µg/kg
tert-Butylalcohol	ND	50.0	µg/kg
<u>Dilution Factor</u>	1		
<u>Surrogate Recoveries:</u>		<u>QC Limits</u>	
Dibromofluoromethane	97%	60 - 140	
Toluene-d ₈	103%	60 - 140	
4-Bromofluorobenzene	92%	60 - 140	

VOC1-032717-
CHECKS

ND= Not Detected



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Partner Engineering & Science, Inc.	Report date:	3/29/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	JEL Ref. No.:	ST-10389
		Client Ref. No.:	16-177388.2
Attn:	Samantha Fujita	Date Sampled:	3/24/2017
		Date Received:	3/27/2017
Project:	3rd & Pacific	Date Analyzed:	3/27/2017
Project Address:	125 West 3rd St. Long Beach, CA 90802	Physical State:	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

Sample Spiked:	Clean Soil		GC#:	VOC1-032717-CHECKS		
JEL ID:	032717-V1MS1	032717-V1MSD1		032717-V1LCS1		
Parameter	MS Recovery (%)	MSD Recovery (%)	RPD	Acceptability Range (%)	LCS	Acceptability Range (%)
Vinyl Chloride	96%	91%	5.6%	60 - 140	106%	70 - 130
1,1-Dichloroethylene	86%	78%	9.5%	60 - 140	67%	70 - 130
Cis-1,2-Dichloroethene	115%	115%	0.2%	70 - 130	115%	70 - 130
1,1,1-Trichloroethane	98%	91%	7.2%	70 - 130	87%	70 - 130
Benzene	91%	84%	8.8%	70 - 130	93%	70 - 130
Trichloroethylene	95%	87%	8.7%	70 - 130	98%	70 - 130
Toluene	98%	95%	3.1%	70 - 130	104%	70 - 130
Tetrachloroethene	112%	102%	9.8%	70 - 130	112%	70 - 130
Chlorobenzene	107%	104%	2.0%	70 - 130	116%	70 - 130
Ethylbenzene	120%	110%	8.3%	70 - 130	117%	70 - 130
1,2,4 Trimethylbenzene	106%	121%	13.6%	70 - 130	107%	70 - 130
Surrogate Recovery:						
Dibromofluoromethane	95%	107%		60 - 140	107%	60 - 140
Toluene-d ₃	104%	102%		60 - 140	106%	60 - 140
4-Bromofluorobenzene	83%	98%		60 - 140	80%	60 - 140

MS = Matrix Spike
 MSD = Matrix Spike Duplicate
 RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%



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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

SAMPLE RECEIPT FORM

Jones ID: ST-10389

CLIENT: Poulsen et
PROJECT: 3rd Pacific

DATE/TIME: 3-27-17
RECEIVED BY: RC

Delivered by: Client Jones Courier UPS / FedEx / USPS Other

TEMPERATURE: Temp Criteria = 6°C > Temp > 0°C (NO frozen containers)

Temperature Cooler #1	<u>4.3</u> °C ± 0.1°C	Blank	Sample
Temperature Cooler #2	_____ °C ± 0.1°C	Blank	Sample
Temperature Cooler #3	_____ °C ± 0.1°C	Blank	Sample

Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.
 Samples not received on ice.*

Ambient Temperature: 24.4 °C Checked by: _____

SAMPLE CONDITION:	YES	NO*	N/A
Chain of Custody (COC) document(s) received complete with samples-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Collection date, collection time, matrix, and/or # of containers logged in based on sample labels missing. (circle)			
<input type="checkbox"/> No analysis requested. <input type="checkbox"/> Not relinquished. <input type="checkbox"/> No date/time relinquished.			
Sample container label(s) consistent with COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total number of containers received match COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Custody Seals Intact on Cooler/Sample-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and in good condition-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper preservation noted on COC and sample container-----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Volatile analysis container(s) free of headspace-----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tedlar bag(s) free of condensation-----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CONTAINER TYPE:
Solid: AS and VOAs Air/SG: _____
Aqueous: _____

*Complete Non-Conformance if checked Checked by: JC

Comments:



11007 Forest Pl.
 Santa Fe Springs, CA 90670
 (714) 449-9937
 Fax (714) 449-9685
 www.jonesenv.com

Chain-of-Custody Record

Client Partner ESI
 Project Name 3rd & Pacific
 Project Address 125 west 3rd St.
Long Beach, CA 90802
 Email bgodbois@partneresi.com
 Phone 310-612-2738
 Report To S. Fujita & B. Godbois Sampler

Date 3-27-17
 Client Project # 16-173388.2
 Sample Container / Preservative Abbreviations
 AS - Acetate Sleeve
 SS - Stainless Steel Sleeve
 BS - Brass Sleeve
 G - Glass
 AB - Amber Bottle
 P - Plastic
 SOBI - Sodium Bisulfate
 MeOH - Methanol
 HCl - Hydrochloric Acid
 HNO3 - Nitric Acid
 O - Other (See Notes)

Turn Around Requested:

- Immediate Attention
- Rush 24 Hours
- Rush 48 Hours
- Rush 72 Hours
- Normal

Report Options

EDD _____
 EDF* - 10% Surcharge _____
 *Global ID _____

Project #

ST-10389

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Lab Use Only

Sample Condition as Received:
 Chilled yes no
 Sealed yes no

Analysis Requested

Sample Matrix:
 Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)

8015 TPH-U
8260B VOCs

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Analysis Requested	Number of Containers	Notes & Special Instructions
B2-25	3-24-17	0820	ST-10389-11	IcE	Linert VOA			
B2-30		0825	ST-10389-12					
B3-5		0900	ST-10389-13					
B3-10		0905	ST-10389-14					
B3-15		0910	ST-10389-15			X X		
B3-20		0915	ST-10389-16					
B3-25		0920	ST-10389-17					
B3-30		0925	ST-10389-18					
B4-5		1000	ST-10389-19					
B4-10		1005	ST-10389-20			X X		

Relinquished By (Signature) <u>Brian Godbois</u> Company <u>PES</u> Date: <u>3-27-17</u> Time: _____	Printed Name <u>Brian Godbois</u>	Received By (Signature) <u>Amelia Jones</u> Company <u>JEL</u> Date: <u>3/27/17</u> Time: <u>13:30</u>	Printed Name <u>Amelia Jones</u>	Total Number of Containers _____
Relinquished By (Signature) <u>Amelia Jones</u> Company <u>JEL</u> Date: <u>3/27/17</u> Time: <u>14:35</u>	Printed Name <u>Amelia Jones</u>	Received By Laboratory (Signature) <u>Randy Chau</u> Company <u>Jones EPIV</u> Date: <u>3/27/17</u> Time: <u>1435</u>	Printed Name <u>Randy Chau</u>	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

