



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

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910 S. Mariposa St.,  
Burbank, CA 91506  
(APN: 2443-004-017)

SEPTEMBER 11, 2019

Prepared for

Lucas Family Trust  
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## **1.0 INTRODUCTION**

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by Associated Consulting Civil and Environmental Services, Inc. (ACCES) on the property located at 910 S. Mariposa St., Burbank, CA 91506. The general location of the property is shown on Figure 1.

### **1.1 DETAILED SCOPE OF SERVICES**

An Environmental professional as defined by the "All Appropriate Inquiries" (AAI) Rule, or someone under his/her supervision, performed this Phase I ESA. The assessment consisted of the following tasks performed within the Scope of ASTM 1527-13 (Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process):

#### **Site Reconnaissance and Current Condition**

1. Visual observation of site conditions and inspection of facility to evaluate the nature and type of activities that have been or are being conducted at the subject property, in terms of the potential for release or threat of release of hazardous substances or petroleum products.
2. Visual inspection of the property and the abutting property, as practical from public areas, to evaluate the potential for affecting the subject property.
3. Description of the physical setting of the site.

#### **Records Review- Historical Conditions**

Review of the following sources of historical use information, as readily addressable:

1. Historical aerial photographs
2. Topographic maps
3. Sanborn maps
4. Building department records
5. City directories
6. Review of available data to establish whether an environmental lien has been recorded for the subject property
7. Review of previous environmental reports provided to ACCES
8. A chain of title search is generally not conducted as part of the Phase I report, unless specifically asked by the Client.

#### **Records Review- Environmental Agency Review**

1. Published governmental agency databases were reviewed to identify properties within ASTM-specified minimum search distances of the Subject Property with a reported environmental concern or incident. ACCES subcontracts the government agency database search to Environmental Data Resources, Inc. (EDR). The purpose of this review is to determine potential for impact to the subject property from an off-site source.
2. Review of state and local environmental files pertaining to the subject site, as available at the applicable environmental agencies.

3. If an adjoining property is listed on a published database per the EDR Radius Map report, review of records at the appropriate environmental agency, as warranted.

## **Report Preparation**

Interpretation of the information and data assembled as a result of the above work and formulation of conclusions regarding the potential presence and impact of "Recognized Environmental Condition" (REC), "Historical REC" (HREC) and "Controlled REC" (CREC).

### **1.1.1 Non-Scope Considerations**

ASTM 1527-13 includes the following list of "additional issues" that are considerations outside the scope of the ASTM Phase I assessment practice: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, bio-gents and mold. None of these "additional issues" were included in this Phase I ESA.

## **1.2 SIGNIFICANT ASSUMPTIONS**

ACCES has assumed that information sources utilized for this investigation provide complete and accurate information. Evaluations presented in this report are based exclusively on information provided by the client, the site representative and interviewed personnel, available public records, and observations made during the site visit.

## **1.3 LIMITATIONS AND EXCEPTIONS**

ACCES completed this Phase I assessment in substantial conformance with the ASTM E 1527-13 standard. In our opinion, no additions to, or deviations from, the ASTM work scope were made in completing this Phase I ESA.

The Phase I ESA is limited in nature and should not be construed to be a characterization of environmental regulatory compliance or of conditions above or below grade. The evaluations presented in this Phase I ESA are based on information provided by the client, any interviewed personnel, available site records, readily accessible historical documents, and observations made during the site reconnaissance. No independent verification of obtained information was performed by ACCES.

ACCES performed this Phase I ESA in a competent and professional manner in accordance with sound consulting practices and procedures. No warranty is provided regarding the actual site conditions described in this report beyond matters amenable to visual confirmation within the limits of this site assessment program. We make no representation or warranty regarding

the accuracy or reliability of information or documents provided by others that are contained or relied on herein.

### **Data Gaps:**

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

No data gaps with potential to alter our conclusions were encountered during this Phase I ESA. Our opinion is limited by the conditions prevailing at the time our work is performed.

## **1.4 SPECIAL TERMS AND CONDITIONS**

No special terms or conditions were imposed on this Phase I ESA.

## **1.5 USER RELIANCE**

ACCES prepared this report for the sole use of the clients, Richard Eben Lucas and Gloria Jean Lucas of Lucas Trust. Other than mentioned here, there are no third-party rights or benefits conferred under this report. Any use of the contents of this report by any third party, other than those named here, is at the sole risk of that party.

## **2.0 EXISTING SITE CONDITIONS**

### **2.1 Site Description**

The subject site is in the city of Burbank, County of Los Angeles. The site consists of an existing lot of approximately 1.011 acres occupied by several stables and a fenced area at the central part of the property used for walking horses around. This property is located on South Mariposa Street (Figure 2). Most building floor areas and the open area are covered with dirt. No apparent significant cracking or fracturing and surface staining was observed on the ground surface. No pits, ponds, swamps, or wells were observed on the property.

### **2.2 Present Tenants and Business Operation**

The subject site is listed as Valencia Circle K Riding Stables in the 2014 City Directory (Figure 2). During ACCES' site inspection on September 6, 2019, the subject property was busy with equestrian-related activities. Current site business operation generally does not involve using/generating significant quantities of hazardous materials/wastes.

### **2.3 Past Tenants and Business Operations**

#### **2.3.1 Historic Sanborn Insurance Map Record**

Certified Sanborn Maps obtained from EDR on August 27, 2019 showed that in 1953 and 1954, the site was occupied by four rectangular-shaped and one half u-shaped buildings. In 1955, another half u-shaped building was added to the north of the older half u-shaped building. In 1960-1969, there were only two rectangular-shaped buildings left and the two half u-shaped buildings remained but their shape was somewhat less curved.

1953, 1954, 1955, 1960, 1968 and 1969 Certified Sanborn Maps are presented in Appendix B.

### **2.3.2 Historic City Directory Records**

A review of historic city directory records obtained from EDR showed that in 1929, 910 S. Mariposa Street was listed as Dolly G. Bright L A Public Library. From 1933 – 1937, the property was listed to various persons. In 1950, the property was being used as stables and listed under Hobby Stables. In 1956, the property became Ward Bill Stables. In 1958, it was listed to various persons again. In 1962, it was listed as Studio Stables. In 1967, it was listed to various persons until 1971 when it was listed as Livingston Stables. Livingston Stables occupied the property from 1971 to 1986. From 1991 to the early part of 1995, the property was listed as Kidby Michael Training Stables. Later in 1995 and up until 2006, the property was listed to Circle K Riding Stables. In 2010, the property became Valencia Circle K Riding Stables.

Historic City Directory Records are presented in Appendix C.

### **2.3.3 Historic Aerial Photo/Topographic Map Records**

Review of aerial photographs has been completed for the following years: 1928, 1938, 1952, 1954, 1964, 1970, 1979, 1981, 1989, 1994, 2002, 2005, 2009, 2012 and 2016. Historic aerial photographs for the site revealed that in 1928 to 1938, the site and the areas to the north and south of it were orchards. The 1952 and 1954 aerial photographs showed a half u-shaped building at the south central periphery of the property and a few small buildings at the east and northeast part of the property. The 1964 aerial photograph showed another half u-shaped building added to the north of the older half u-shaped building, then forming a u-shaped configuration that opens to the west. In 1970, the two buildings that formed a u-shaped configuration were slightly modified at their east side ends and the smaller buildings at the east side of the property remained. The 1979 aerial photograph showed the disappearance of the younger half u-shaped building from the north side of the property and the small buildings to the east was replaced by a larger rectangular-shaped building at the northeast corner of the property. The site did not appear to change in 1981 until 1989 when the rectangular-shaped building was replaced by two rectangular-shaped buildings that elongates parallel to the north property line and one square-shaped building at the east central part of the property. In 1994, the half u-shaped building is gone but the two rectangular-shaped buildings and one square-shaped building remained. Aerial photographs from 2002 to 2016 basically show the same setting as the 1994 photograph.

Review of topographic maps has been completed for the following years: 1894, 1896, 1898, 1900, 1902, 1920, 1921, 1926, 1928, 1948, 1953, 1966, 1972, 1994 and 2012. The scale of the topographic maps from 1926 to 2012 was not large enough to show any built-up structure in the property.

Historic aerial photographs and topographic maps are presented in Appendix D.

### **2.3.4 Environmental Lien and Activity and Use Limitations (AUL) Review**

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activities and use limitations, such as engineering controls and institutional controls.

EDR did not find any environmental liens or AULs for the site in their report dated August 28, 2019 (Appendix E).

### **3.0 ENVIRONMENTAL SETTING**

#### **3.1 Physical Site Characteristics**

The United States Geological Survey (USGS) 7.5 minute series topographic map of Beverly Hills Quadrangle, California, indicates that the site is at an approximate elevation of 491 feet above mean sea level (AMSL) and the topographic gradient is generally to the northeast.

#### **3.2 Regional Geology and Hydrogeology**

The site is located in San Fernando Valley. According to the Quaternary Geology of San Fernando Valley, Los Angeles County, California 2000 Map by C.S. Hitchcock and C.J. Willis, the quaternary deposits in the vicinity of the site consist of active wash deposits of Holocene era. Soil types consist of loose to moderately dense sand and silty sand.

#### **3.3 Surface Water Resources and Drainage**

Based on topographic maps of the area provided by EDR, the Los Angeles River is approximately 95 feet south of the site.

Based on topographic maps provided by EDR, Los Angeles River appears to be the main natural topographic features that can influence surface water runoff in the area of the site. During site visit on September 6, 2019, it was observed that the ground surface is mainly dirt. Surface water runoff is collected and transported by gutters into storm drains located along S. Mariposa Street.

#### **3.4 Sensitive Environmental Receptors**

Individuals are considered sensitive receptors that have fragile immune systems and special sensitivity to environmental dischargers. Places where several individuals converge or go to include educational centers and medical facilities. Detail Map # 5768458.2S, as provided by EDR, shows that there are no educational centers or medical facilities within 0.25 mile of the site.

### **4.0 LOCAL RECONNAISSANCE**

On September 6, 2019, ACCES personnel conducted an inspection of the subject site to assess the potential current on-site activities that would environmentally impact the subsurface conditions of the subject sites.

During the visit, ACCES personnel inspected the subject sites regarding potential environmental concerns including the presence of the UST's or AST's, spray booth pits, clarifiers, and/or sumps, quantities and types of hazardous/toxic materials and waste stored, treated, used generated or disposed as part of current tenants' business activities, stains or odors, and knowledge of the hazardous materials spills on the subject sites.



Environmental considerations associated with the study areas, are discussed in the following sections.

#### **4.1 Aboveground Storage Tanks (ASTs)**

No above ground storage tanks were observed to be present on site during the inspection performed on September 6, 2019.

#### **4.2 Underground Storage Tanks (USTs)**

During the site inspection, no underground storage tanks were observed to be present at the site and no visual evidence that would indicate past use of USTs were observed at the subject sites.

#### **4.3 Petroleum Products and Hazardous Materials**

No petroleum product and hazardous materials were observed at the surfaces of the subject sites. There was no evidence, of petroleum products and hazardous materials being stored or spilled in the past on the subject sites.

During the visual inspection, ACCES personnel were not able to enter the contiguous properties to check for any evidence to suggest that a significant surface release of hazardous materials/wastes had recently occurred.

#### **4.4 Solid Waste**

No solid waste dumping was observed at the surface of the site.

#### **4.5 Pesticides**

ACCES did not discover any visual evidence of pesticides use on the property during the visit to the sites. A review of the historical aerial photographs show that prior to 1938, the property was part of a large orchard, and this may possibly indicate that agricultural activities were conducted on the subject site then.

#### **5.0 ASBESTOS CONTAINING MATERIALS (ACMs) and LEAD PAINT**

Asbestos and lead based paint surveys are not included as part of this investigation.

#### **6.0 REGULATORY AGENCY RESEARCH**

The purpose for review of Government database is to document the location of known Federal and State superfund sites or other known or potential hazardous waste sites within a one-eighth to one-mile radius of the subject site. The review will also serve to indicate the possibility that the subject sites may become a "border zone property", defined as a site located within 2000 feet (0.38 mile) of a State-designated hazardous waste property.

ACCES obtained a Radius Map Report with GeoCheck prepared by EDR. This computer-generated report is attached to this Phase I ESA report as Appendix F and consists of Government listed properties within a one eighth to one-mile radius of the subject sites which

store and use hazardous materials or have had a release of hazardous materials to soil or groundwater.

ACCES makes no claims as to the completeness or accuracy of the referenced sources. Its review of these records can be only as current as their listings and may not represent the entire sum of known potential hazardous waste of contaminated sites.

ACCES reviewed the following agency lists to evaluate whether there are sites within the study area that may pose potential environmental concerns relative to the subject site.

## **6.1 Federal Sources**

### **6.1.1. Superfund Enterprise Management System (SEMS), National Priority List (NPL)**

SEMS tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Conservation and Liability Act (CERCLA). The dataset also contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. The NPL database is a subset of SEMS and identifies over 1,200 sites for priority cleanup under the Superfund Program.

A review of SEMS and NPL lists, as provided by EDR, and dated 04/11/2019 has revealed that the San Fernando Valley Area 2 (Site ID: 0902252, EPA ID: CAD980894901) is within 1 mile of the subject site. According to EDR, San Fernando Valley Area 2 is an area of contaminated groundwater located in the vicinity of the Crystal Springs Well Field in the Cities of Los Angeles and Glendale, Los Angeles County, California. This area is part of the San Fernando Valley Basin, a natural groundwater reservoir that represents an important source of drinking water for at least 3 million people in the Los Angeles metropolitan area. The contaminated groundwater, which underlies an area of approximately 6,680 acres, contains Trichloroethylene (TCE) and Perchloroethylene (PCE) that were above the State's recommended drinking water guidelines for TCE and PCE, according to tests conducted by the California Department of Health Services, as well as numerous local government agencies.

### **6.1.2 Federal Resource Conservation and Recovery Act (RCRA) Generators List**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of RCRA-SQG list, as provided by EDR, and dated 03/25/2019 has revealed that there is one (1) RCRA-SQG site within approximately 0.25 miles of the subject property. That site is the General Motors Training Center located at 1105 W. Riverside Drive, Burbank, CA 91506.

### **6.1.3 Federal Institution Controls / Engineering Controls Registries**

US ENG CONTROLS is a listing of sites with engineering control in place. A review of US ENG CONTROLS list, as provided by EDR, and dated 01/31/2019 has revealed that the San Fernando Valley (Area 2) site is approximately 0.5 miles of the subject site.

## **6.2 California State Sources**

### **6.2.1 State- and Tribal-Equivalent CERCLIS**

DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. EnviroStor provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the EnviroStor list, as provided by EDR, and dated 04/29/2019 has revealed that there are four (4) EnviroStor sites within approximately 1 mile of the subject sites, namely, San Fernando Valley (Area 2), All Metals Processing, Griffith Park Exp Lab and Griffith Park Photo Center.

### **6.2.2 State and Tribal Landfill and/or Solid Waste Disposal Site Lists**

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

A review of the SWF/LF list, as provided by EDR, has revealed that the Los Angeles Equestrian Center, located at 480 Riverside Drive, Burbank, CA 91506, is approximately 0.5 miles of the subject site.

### **6.2.3 State and Tribal Leaking Underground Storage Tanks**

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. Geotracker is the California Regional Water Quality Control Board's (CRWQCB) data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are seven (7) CPS-SLIC sites within approximately 0.5 miles of the subject sites, namely, Instrumentation Mark (820 S. Mariposa St.), General Motors Training Center (1105 Riverside Drive), Network Art Services (630 S. Mariposa St.), Sinai Temple (5950 Forest Lawn Drive), Alameda Cleaners (940 W. Alameda Ave.), Martino's Bakery (901 W. Alameda Ave.) and Los Angeles Equestrian Center.

Instrumentation Mark, which is located at the adjoining property (820 S. Mariposa St.), has been investigated for possible Chromium IV contamination but has been issued a No Further Action

Required (NFAR) notice in 2003. Two other sites, Network Art Service and Sinai Temple, have also been investigated for possible Chromium VI contamination and both have been issued NFAR notices.

#### **6.2.4 Local Lists of Registered Storage Tanks**

Statewide Environmental Evaluation and Planning System (SWEEPS) Underground Storage Tank (UST) listing was updated and maintained by a company contacted by the State Water Resources Control Board (SWRCB) in the early 1990's. A review of SWEEPS UST, as provided by EDR, and dated 06/01/1994 has revealed that there are two (2) SWEEPS UST sites within approximately 0.25 mile of the subject property, and those were J & H Service (1221 Riverside Drive) and General Motors Training Center (1105 Riverside Drive).

### **7.0 SUMMARY**

ACCES performed this Phase I ESA in conformance with the scope and limitations of ASTM E1 527-13 for the subject property located at 910 S. Mariposa Street (APN 2443-004-017) in Burbank, County of Los Angeles, California 91506. The following is a summary of our findings:

The site consists of an existing lot of approximately 1.011 acres occupied by several stables and fenced areas at the central part of the property used for walking horses around. Most building floor areas and the open area are covered with dirt. No apparent significant cracking or fracturing and surface staining was observed on the ground surface. No pits, ponds, swamps, or wells were observed on the property

Review of historical records indicated that the subject property, identified in this report as 910 S. Mariposa St., Burbank, CA 91506, was used most of the time as an equestrian facility. No use of environmental concern was observed at the time of the site inspection on September 6, 2019. There are commercial, industrial and residential facilities located adjacent to the properties. Based on our review of the EDR Radius Map Report and historical use of the property, there is low environmental risk from the past use of the subject property., however, properties to the north of the subject site have been investigated by the CRWQCB for possible Chromium VI contamination.

No hazardous materials or petroleum product was observed at the property at the time of the site inspection.

No generation of regulated wastes was observed at the property at the time of the site inspection on September 6, 2019.

No indication of underground storage tank, above-grade storage tank, sump or clarifier was observed at the subject property or in the reviewed records.

EDR did not find any environmental liens or AULs for the site in their report dated August 28, 2019.

## **8.0 CONCLUSIONS**

### **8.1 Review of Environmental Databases and Agencies Records**

ACCES performed this Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 for the subject property located at APN 2443-004-017, Burbank, County of Los Angeles, California. Any exceptions to, or deletions from, this standard are described in Section 9.0 of this report.

A Recognized Environmental Condition (REC) is defined by ASTM as the "presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property".

A Historical Recognized Environmental Condition" (HREC) is defined by ASTM as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by regulatory authority, without subjecting the property to any required controls."

A Controlled Recognized Environmental Condition (CREC) "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidence by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

As based on the results of the site visit, study area reconnaissance, review of Sanborn Insurance Maps, personal interviews with property representatives, and review of government listed properties in the study area, a REC does not exist at the site. Furthermore, there is no record or report that would indicate a past release of any hazardous substance or petroleum product had occurred in connection with the property and therefore, HREC and CREC do not apply to the subject property.

### **8.2 Non –ASTM Issues**

None of the buildings that existed prior to 1981 are still there. Some of the buildings seen in the 1989 aerial photograph, which are actually stables, are still existing and those buildings would probably not present a potential for Asbestos Containing Materials (ACMs) and lead-based paint to be present in the property. Definitive conclusion as to the presence or absence of ACM and/or lead-based paint cannot be made without obtaining and analyzing samples. The completion of an asbestos survey or a lead-based paint survey was not included as a component of this Phase I. Such surveys are recommended if construction materials and trash are encountered during excavation prior to any development.

## **9.0 DEVIATIONS**

ACCES has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13. There were no exceptions to, or deletions, from this method during performance of the Phase I ESA.

## **10.0 ADDITIONAL SERVICES**

No additional services, other than this standard Phase I ESA, were part of ACCES' scope of work.

## 11.0 REFERENCES

State of California, Environmental Protection Agency, Department of Toxic Substances Control, California.

Environmental Data Resources, Inc., Shelton, Connecticut, The EDR Radius Map with Geocheck Report, Inquiry No. 5768458.2s, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, Certified Sanborn Map Report, Inquiry No. 5768458.3, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, The EDR Aerial Photo Decade Package Inquiry No. 5768458.11, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, EDR Historical Topo Map Report, Inquiry No. 5768458.4, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, EDR-City Directory Abstract Inquiry No. 5768458.5, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, EDR Building Permit Report Inquiry No. 5768458.8, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, The EDR Property Tax Map Report Inquiry No. 5768458.6, August 27, 2019

Environmental Data Resources, Inc., Shelton, Connecticut, EDR Environmental Lien and AUL Search Inquiry No. 5768458.7, August 28, 2019

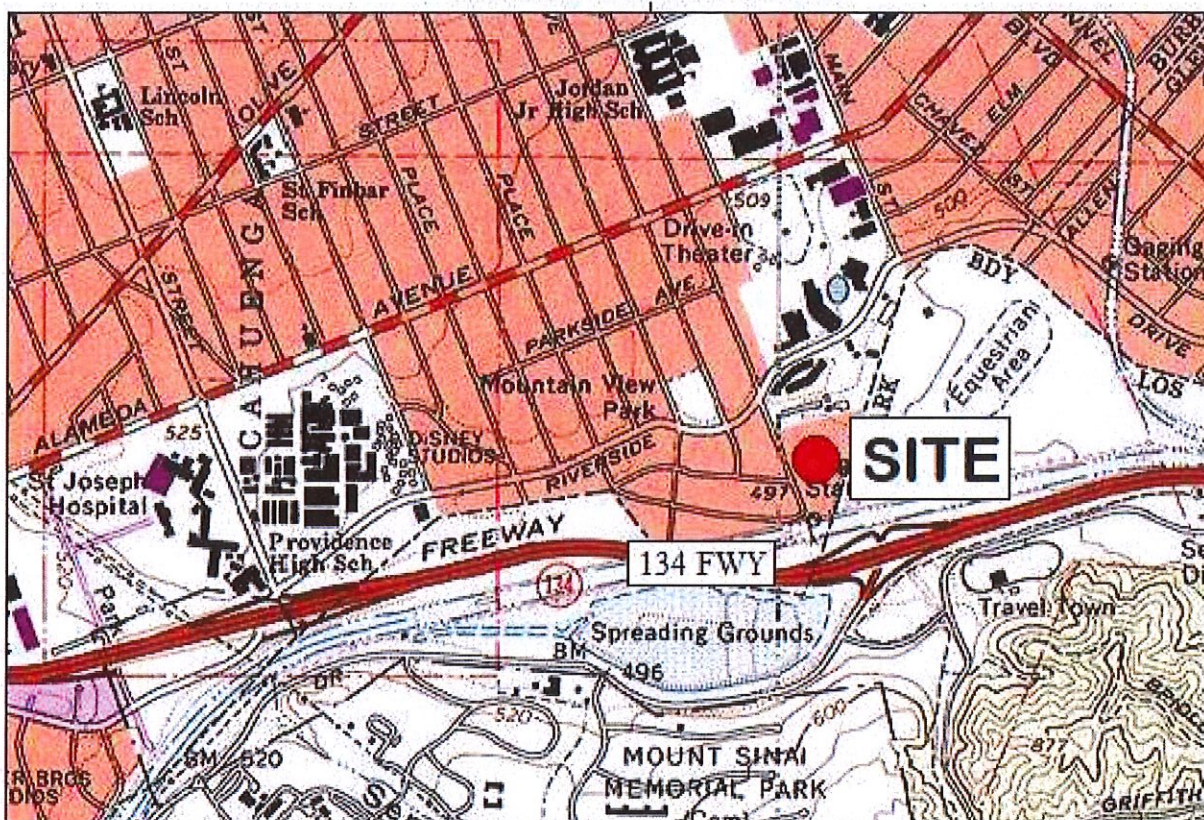
Regional Water Control Board, Los Angeles Region, Geotracker Search

A.C.E.S. INC. – 2336 S. Sepulveda Blvd, Los Angeles, CA 90064  
310-822-3800

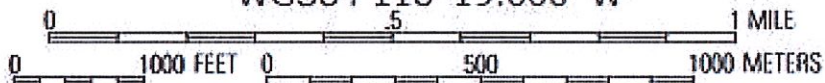
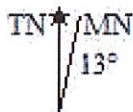
# FIGURES



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 WGS84 118°19.000' W



WGS84 118°19.000' W

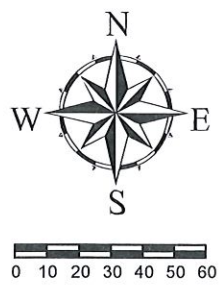
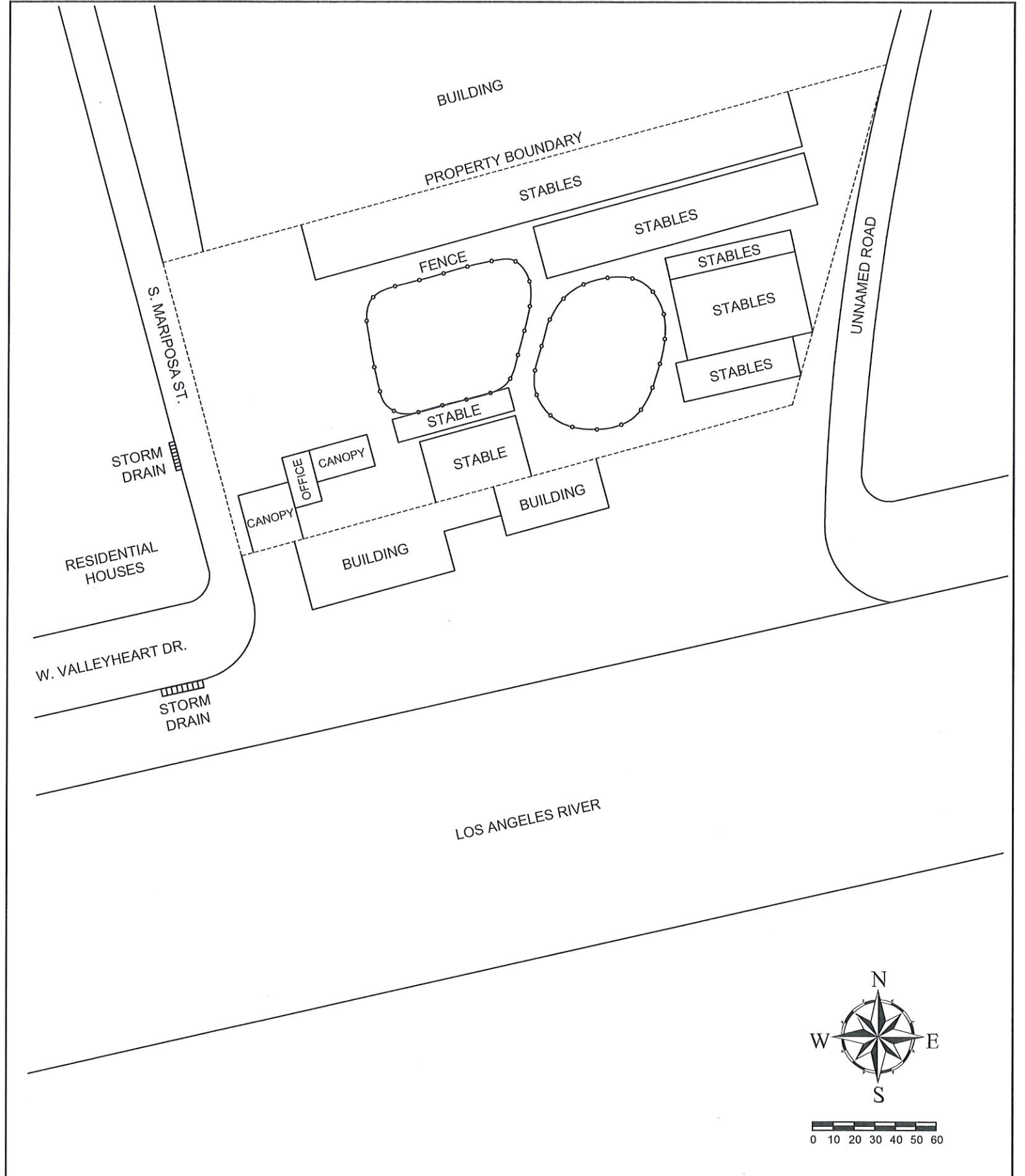


Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

## SITE VICINITY MAP

**A.C.C.E.S. INC.**  
 ENVIRONMENTAL  
 ASSOCIATED CONSULTING CIVIL & ENVIRONMENTAL SERVICES INC.  
 P.O. Box 641607, Los Angeles, California 90064  
 Tel: 310 / 822 - 3800 Fax: 310 / 822 - 3803  
 www.accesengineering.com

TITLE:	SITE VICINITY MAP	DWN BY:	GS	SCALE:	SCALE
PROJECT:	PHASE I ENVIRONMENTAL SITE ASSESSEMENT AUGUST - SEPTEMBER 2019	CHK BY:	HA	DATE:	DATE
SITE:	910 S. MARIPOSA STREET 910 S. MARIPOSA STREET, BURBANK, CA 91506	PROJECT No.	20586	DWG NO:	FIGURE 1



<b>A.C.C.E.S. INC.</b> ENVIRONMENTAL <small>ASSOCIATED CONSULTING CIVIL &amp; ENVIRONMENTAL SERVICES INC.          P.O. Box 641607, Los Angeles, California 90064          Tel: 310 / 822 - 3800 Fax: 310 / 822 - 3803          www.accesengineering.com</small>	TITLE:	PLAN VIEW OF SITE	DWN BY:	GS	SCALE:	SCALE
	PROJECT:	PHASE I ENVIRONMENTAL SITE ASSESSEMENT AUGUST - SEPTEMBER 2019	CHK BY:	HA	DATE:	DATE
	SITE:	910 S. MARIPOSA STREET 910 S. MARIPOSA STREET, BURBANK, CA 91506	PROJECT No.	20586	DWG NO:	FIGURE 2

A.C.C.E.S. INC. – 2336 S. Sepulveda Blvd, Los Angeles, CA 90064  
310-822-3800

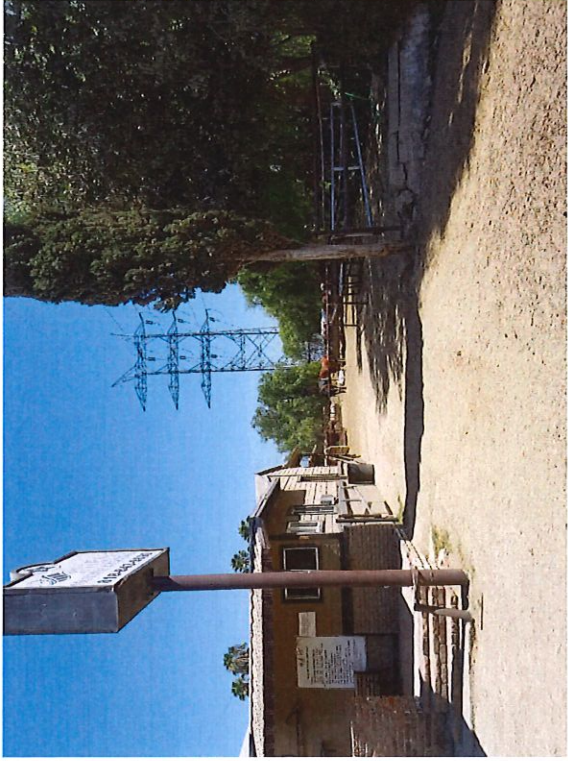
# APPENDIX A



Front of the property where horses are washed



Inside the property. Structures inside the property are mostly stables.  
Practically the whole property is covered with dirt with no visible staining.



Power transmission tower to the east of the property



Stables are framed by metal pipes and covered with galvanized iron roofings



Storm drain at the west side of S. Mariposa Street. Notice also the sewer manway covers in the middle of S. Mariposa Street and besides the storm drain



Drainage inside the property.

A.C.C.E.S. INC. – 2336 S. Sepulveda Blvd, Los Angeles, CA 90064  
310-822-3800

# APPENDIX B

910 S Mariposa St  
910 S Mariposa St  
Burbank, CA 91506

Inquiry Number: 5768458.3  
August 27, 2019

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

08/27/19

**Site Name:**

910 S Mariposa St  
910 S Mariposa St  
Burbank, CA 91506  
EDR Inquiry # 5768458.3

**Client Name:**

A.C.C.E.S. Inc.  
2336 S. Sepulveda Blvd.  
Los Angeles, CA 90064  
Contact: Renaldo Arboleda



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by A.C.C.E.S. Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:**

**Certification #** 5771-4355-95E3

**PO #** NA

**Project** NA

**Maps Provided:**

1969  
1968  
1960  
1955  
1954  
1953



Sanborn® Library search results

Certification #: 5771-4355-95E3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

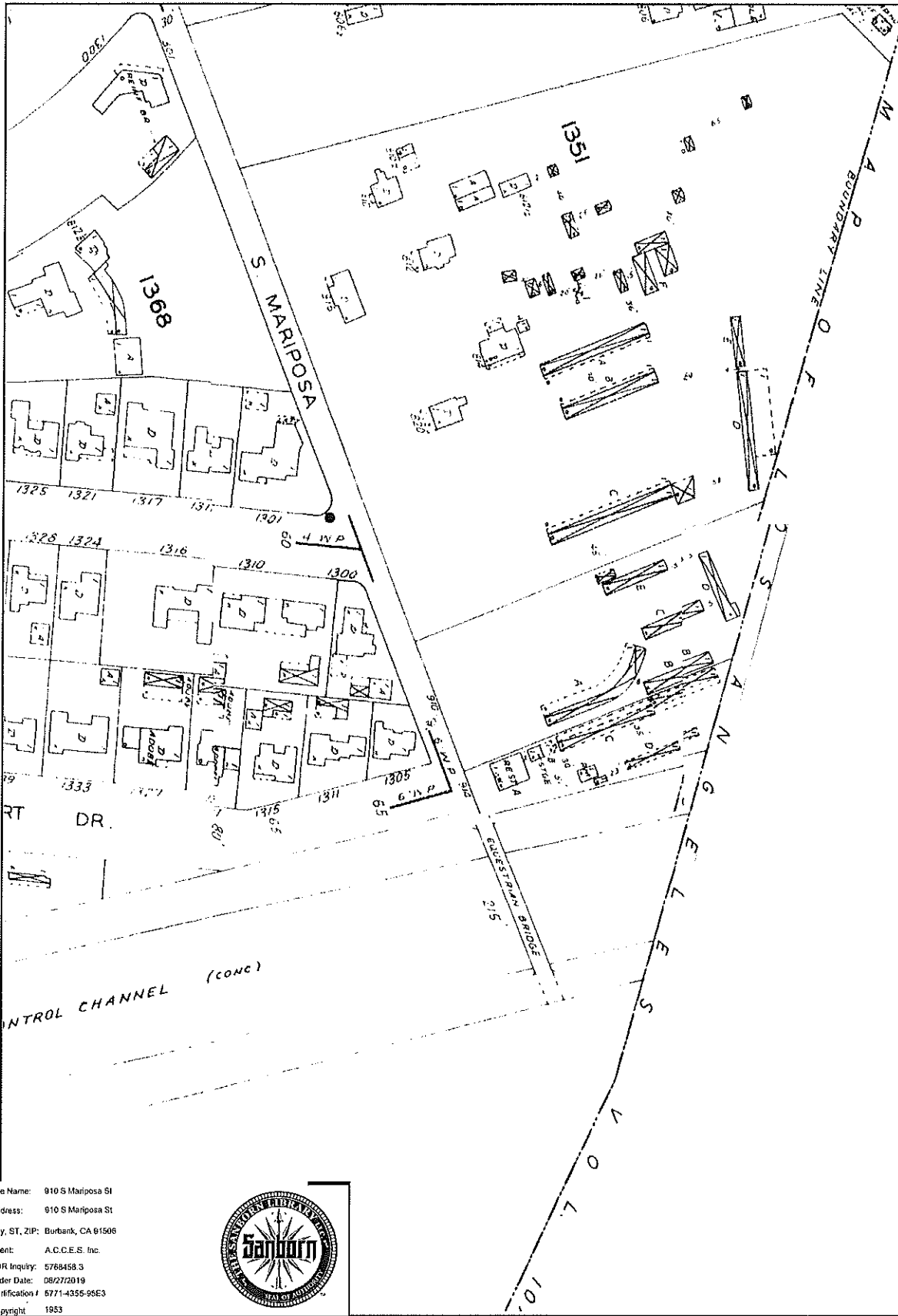
**Limited Permission To Make Copies**

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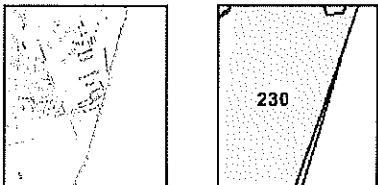
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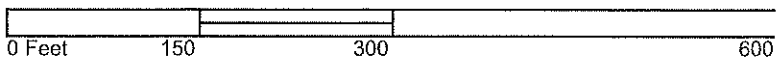
Site Name: 910 S Mariposa St  
 Address: 910 S Mariposa St  
 City, ST, ZIP: Burbank, CA 91506  
 Client: A.C.C.E.S. Inc.  
 EDR Inquiry: 5768458.3  
 Order Date: 08/27/2019  
 Certification #: 5771-4355-96E3  
 Copyright: 1953



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



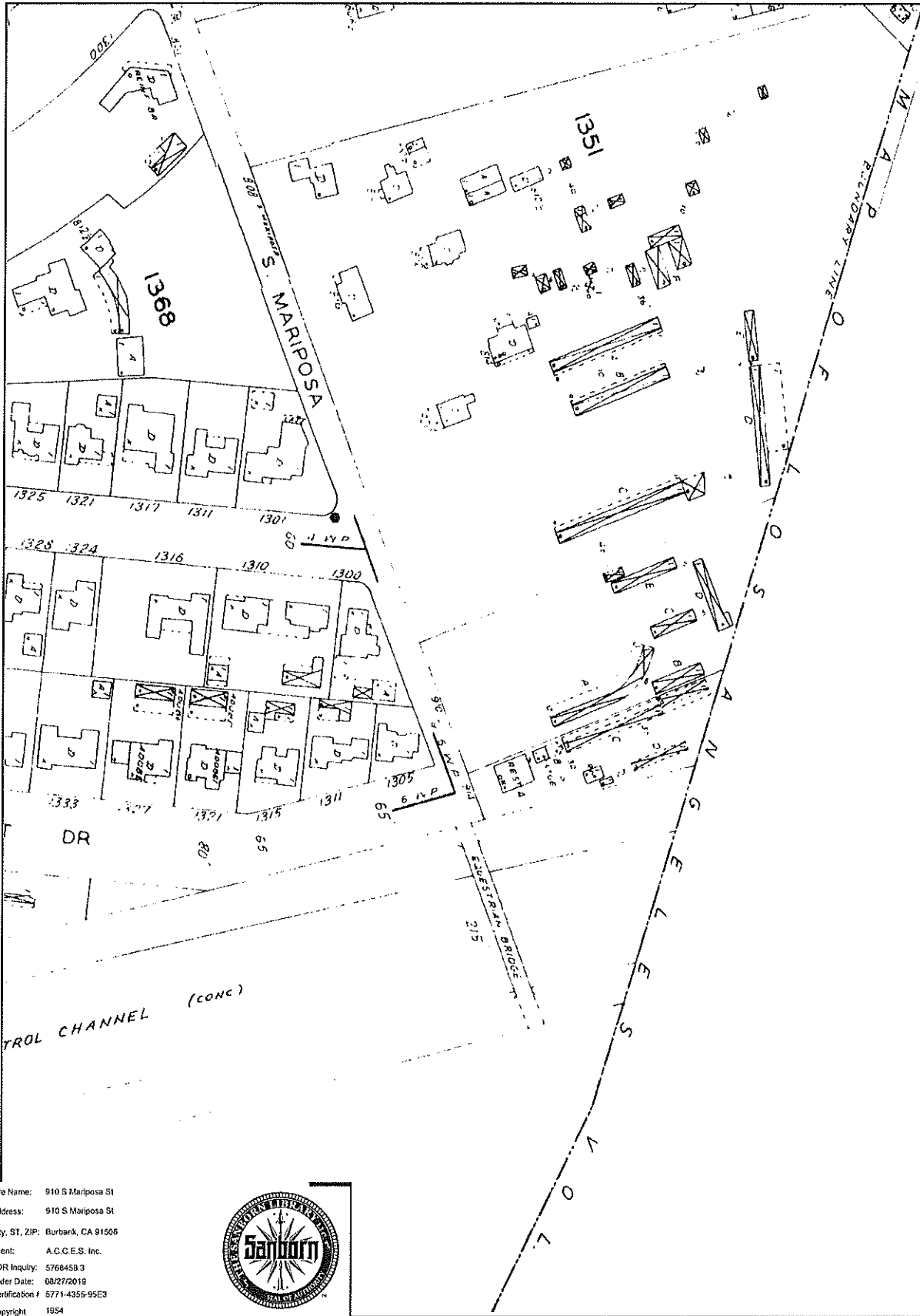
Volume 2S, Sheet 230  
 Volume 2S, Sheet 230



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Certification # 5771-4355-96E3





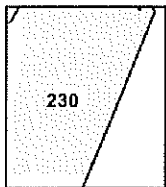
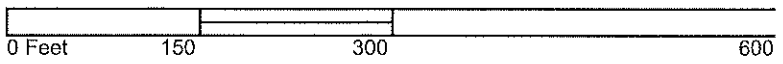
The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC. This certificate is valid for the collection.

Certification # 5771-4355-95E3

Site Name: 910 S Mariposa St  
 Address: 910 S Mariposa St  
 City, ST, ZIP: Burbank, CA 91506  
 Client: A.C.C.E.S. Inc.  
 EDR Inquiry: 5768458.3  
 Order Date: 08/27/2019  
 Certification #: 5771-4355-95E3  
 Copyright: 1954

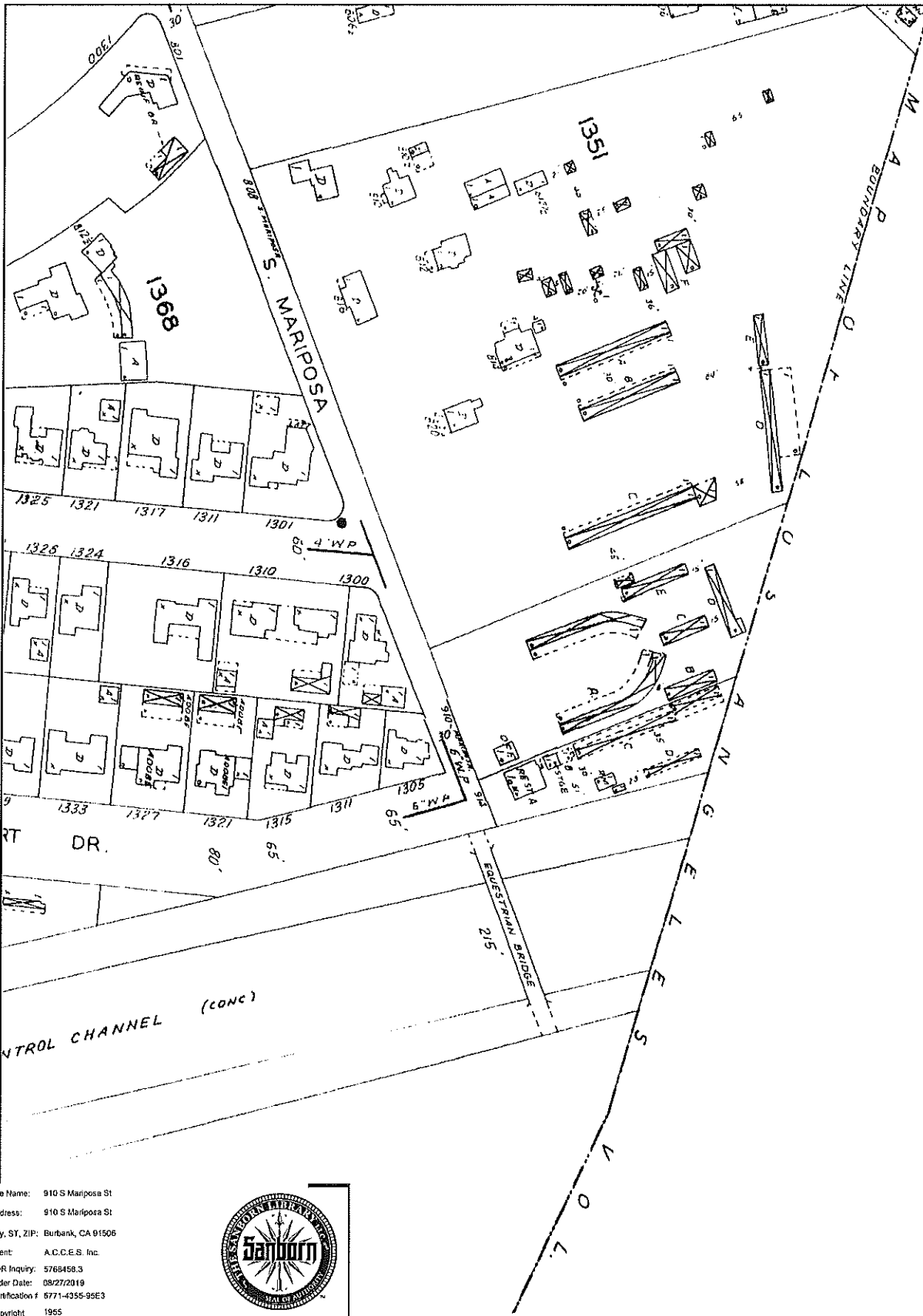


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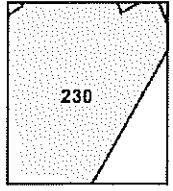
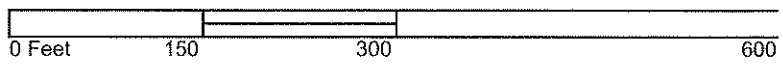
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Certification #5771-4355-95E3

Site Name: 910 S Mariposa St  
 Address: 910 S Mariposa St  
 City, ST, ZIP: Burbank, CA 91506  
 Client: A.C.C.E.S. Inc.  
 EDR Inquiry: 5768458.3  
 Order Date: 08/27/2019  
 Certification # 6771-4355-95E3  
 Copyright 1955

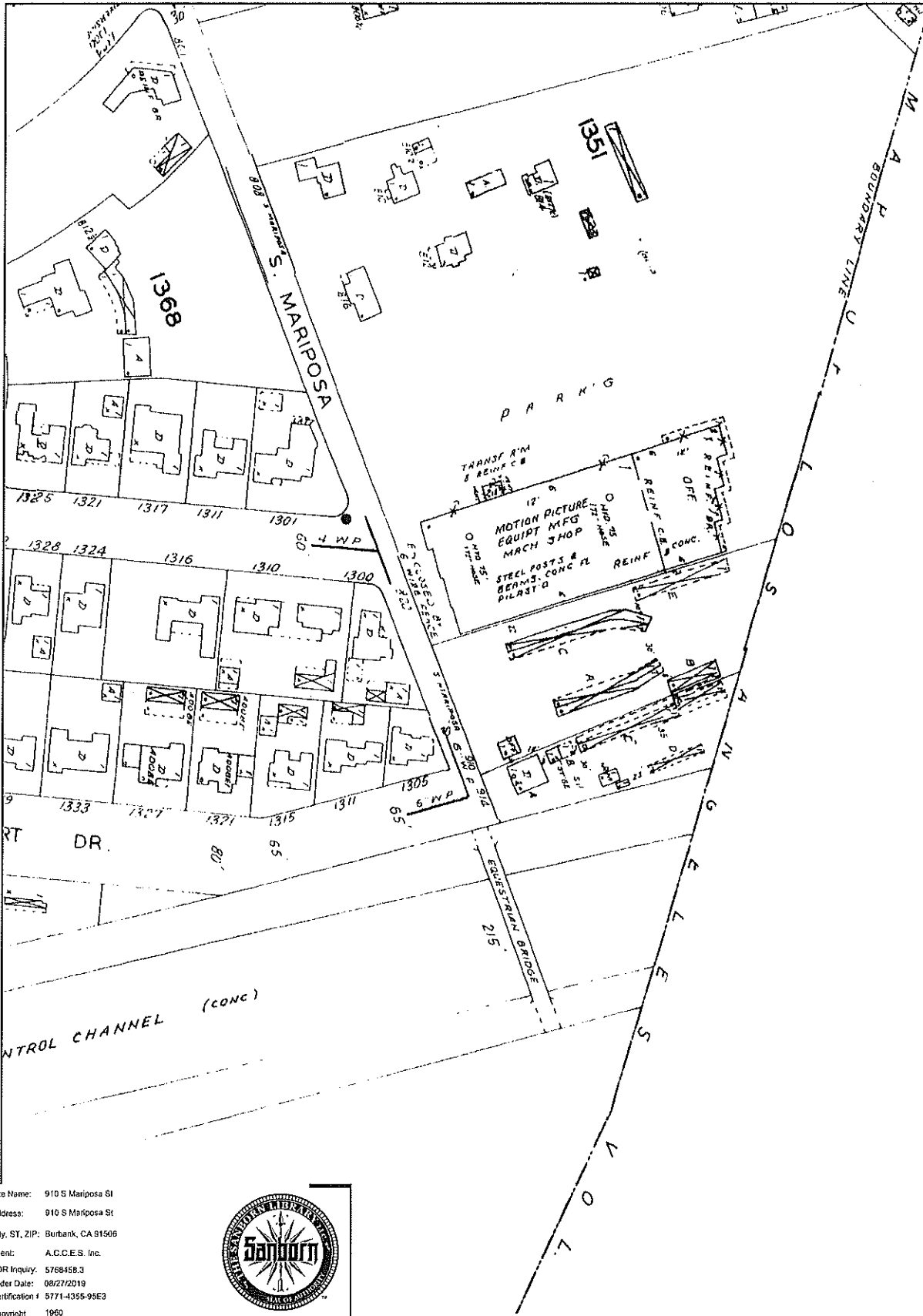


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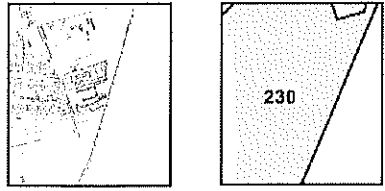
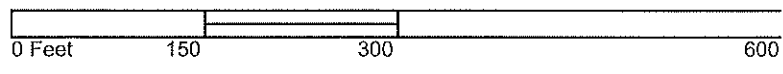
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Certification #5771-4355-95E3

Site Name: 910 S Mariposa St  
 Address: 910 S Mariposa St  
 City, ST, ZIP: Burbank, CA 91506  
 Client: A.C.C.E.S. Inc.  
 EDR Inquiry: 5768458.3  
 Order Date: 08/27/2019  
 Certification # 5771-4355-95E3  
 Copyright 1960

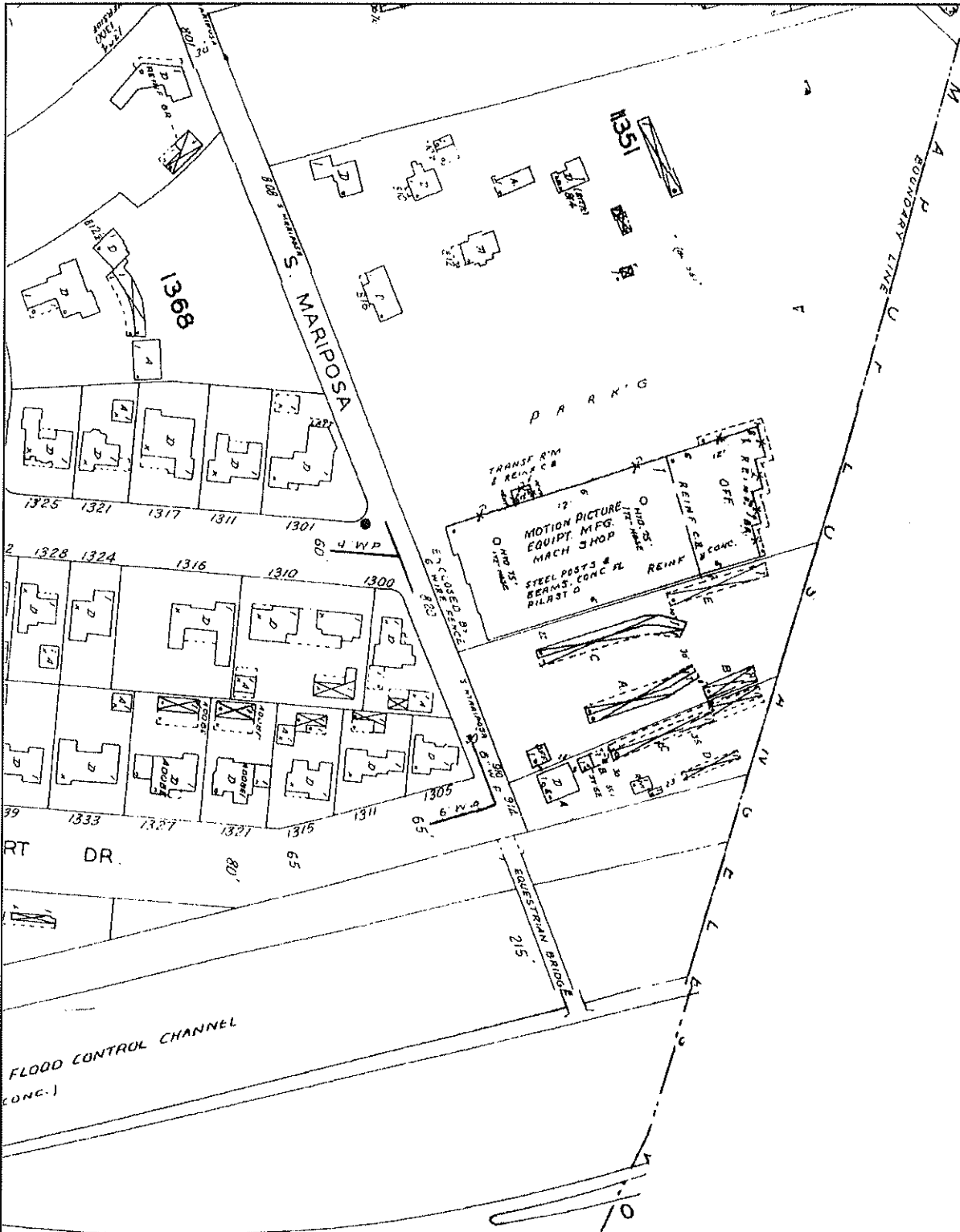


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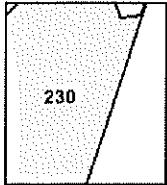
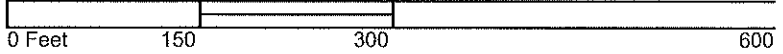
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Site Name: 910 S Mariposa St  
 Address: 910 S Mariposa St  
 City, ST, ZIP: Burbank, CA 91506  
 Client: A.C.C.E.S. Inc.  
 EDR Inquiry: 5768458.3  
 Order Date: 08/27/2019  
 Certification #: 5771-4355-95E3  
 Copyright: 1968

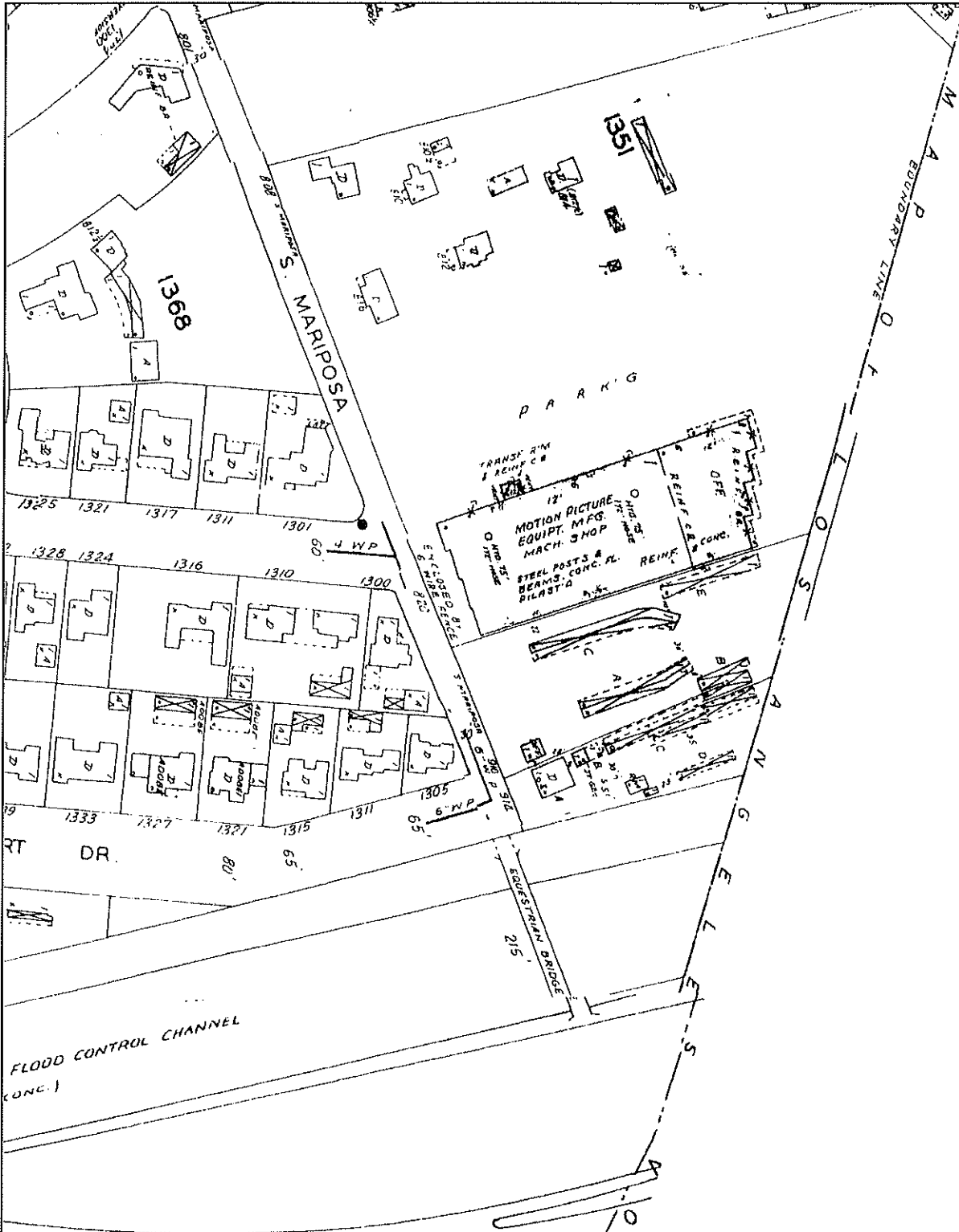


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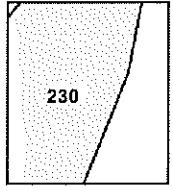
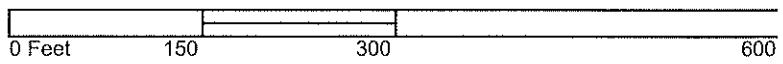
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Certification # 5771-4355-95E3

Site Name: 910 S Mariposa St  
 Address: 910 S Mariposa St  
 City, ST, ZIP: Burbank, CA 01506  
 Client: A.C.C.E.S. Inc.  
 EDR Inquiry: 5768458.3  
 Order Date: 08/27/2019  
 Certification #: 5771-4355-95E3  
 Copyright: 1969



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310-822-3800

# APPENDIX C



**910 S Mariposa St**  
910 S Mariposa St  
Burbank, CA 91506

Inquiry Number: 5768458.5  
August 27, 2019

## The EDR-City Directory Abstract



6 Armstrong Road  
Shelton, CT 06484  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

**infoUSA<sup>®</sup>**

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	X	X	-
	Haines & Company, Inc.	X	X	X	-
2000	Pacific Bell Telephone	-	-	-	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-

# FINDINGS

## TARGET PROPERTY INFORMATION

### ADDRESS

910 S Mariposa St  
Burbank, CA 91506

### FINDINGS DETAIL

Target Property research detail.

### MARIPOSA ST S

#### 910 MARIPOSA ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2001	CIRCLE K RIDING STABLES	Haines & Company, Inc.
	COOPER Paula	Haines & Company, Inc.

### S MARIPOSA

#### 910 S MARIPOSA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	LIVINGSTON STABLES BURBANK	Pacific Bell
	STABLES LIVINGSTON BURBANK	Pacific Bell

### S Mariposa St

#### 910 S Mariposa St

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	VALENCIA CIR K RIDING STABLES	EDR Digital Archive
2010	VALENCIA CIR K RIDING STABLES	EDR Digital Archive

### S MARIPOSA ST

#### 910 S MARIPOSA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CIRCLE K RIDING STABLES	Haines Company, Inc.
		Haines Company, Inc.
1995	Circle K Riding Stables	Pacific Bell
	Kidby Michael Training Stables	Pacific Bell
	Michael Kidby Training Stables	Pacific Bell
	Royal Horse & Carriage Hire	Pacific Bell
1991	JPS TABLE S	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1991	Kidby Michael Training Stables	Pacific Bell	
1985	Livingston Stanley	Pacific Bell	
	Stables Livingston	Pacific Bell	
1980	LIVINGSTON STABLES	Pacific Telephone	
	STABLES LIVINGSTON	Pacific Telephone	
1976	LIVINGSTON STABLES	Pacific Telephone	
	Stables Livingston	Pacific Telephone	
1975	Livingston Stables	Pacific Telephone	
	Stables Livingston	Pacific Telephone	
1971	Armandariz Oscar	Pacific Telephone	
	Dillingham Dale	Pacific Telephone	
	Henriksen Marina	Pacific Telephone	
	Legg Gerald W	Pacific Telephone	
	LIVINGSTON STABLES	Pacific Telephone	
	Moran Gustavo Meza	Pacific Telephone	
	Stables Livingston	Pacific Telephone	
	Carr Anna	Pacific Telephone	
1967	Downing Frankie	Pacific Telephone	
	Glenn Hamilton L	Pacific Telephone	
	Harrill Wm S	Pacific Telephone	
	Horne Jas Jr	Pacific Telephone	
	Kossack David	Pacific Telephone	
	Schallmann Sidney M S	Pacific Telephone	
	Tirado Vincent	Pacific Telephone	
	Witt Lillian	Pacific Telephone	
	1962	Glenn Hamilton L	Pacific Telephone
		Hyland John A	Pacific Telephone
Mc Laren Stanley G		Pacific Telephone	
Moorhead Arvilla		Pacific Telephone	
Schallmann Sidney M		Pacific Telephone	
Stepp Reba		Pacific Telephone	
1958	STUDIO STABLES	Pacific Telephone	
	Buchanan Alice O	Pacific Telephone	
	Frank Vera	Pacific Telephone	
	Kayfitz Rosa	Pacific Telephone	
	Moorhead Arville	Pacific Telephone	
	Nakamura Mark M	Pacific Telephone	
	Oisen Thelma M	Pacific Telephone	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	Ramsey Dorothy	Pacific Telephone
	Schallmann Sidney M	Pacific Telephone
	Thornburgh P A	Pacific Telephone
	Weir Gladys	Pacific Telephone
1956	WARD BILL STABLE	Pacific Telephone
1950	HOBBY STABLES	Pacific Telephone
1937	Hanskey Dorys with Buzza Cardozo	Los Angeles Directory Co.
	Lanphear Laura S clk	Los Angeles Directory Co.
	Reath Donald	Los Angeles Directory Co.
1935	Bowne Walter Stables	Los Angeles Directory Co.
1933	CHAMBERS Herbt H restr	Los Angeles Directory Co.
	SCHWARTZ Mrs mgr Rock Apts	Los Angeles Directory Co.
1929	Bright Dolly G br Prin L A Public Library	Los Angeles Directory Co.
	Bright Mildred asst cashr J W Leavitt & Co	Los Angeles Directory Co.
	Gervais Anita clk	Los Angeles Directory Co.
	Heydenfeldt Inc O Maude E clk	Los Angeles Directory Co.
	Luebke Wallace M drftsmn Shell Co	Los Angeles Directory Co.

A.C.C.E.S. INC. — 2336 S. Sepulveda Blvd, Los Angeles, CA 90064  
310-822-3800

# APPENDIX D

**910 S Mariposa St**

910 S Mariposa St

Burbank, CA 91506

Inquiry Number: 5768458.11

August 27, 2019

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



INQUIRY #: 5768458.11

YEAR: 1928

\_\_\_\_\_ = 500'







INQUIRY #: 5768458.11

YEAR: 1938

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1952

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1954

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1964

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1970

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1979

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1981

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 1989

\_\_\_\_\_ = 500'







INQUIRY #: 5768458.11

YEAR: 1994

\_\_\_\_\_ = 500'



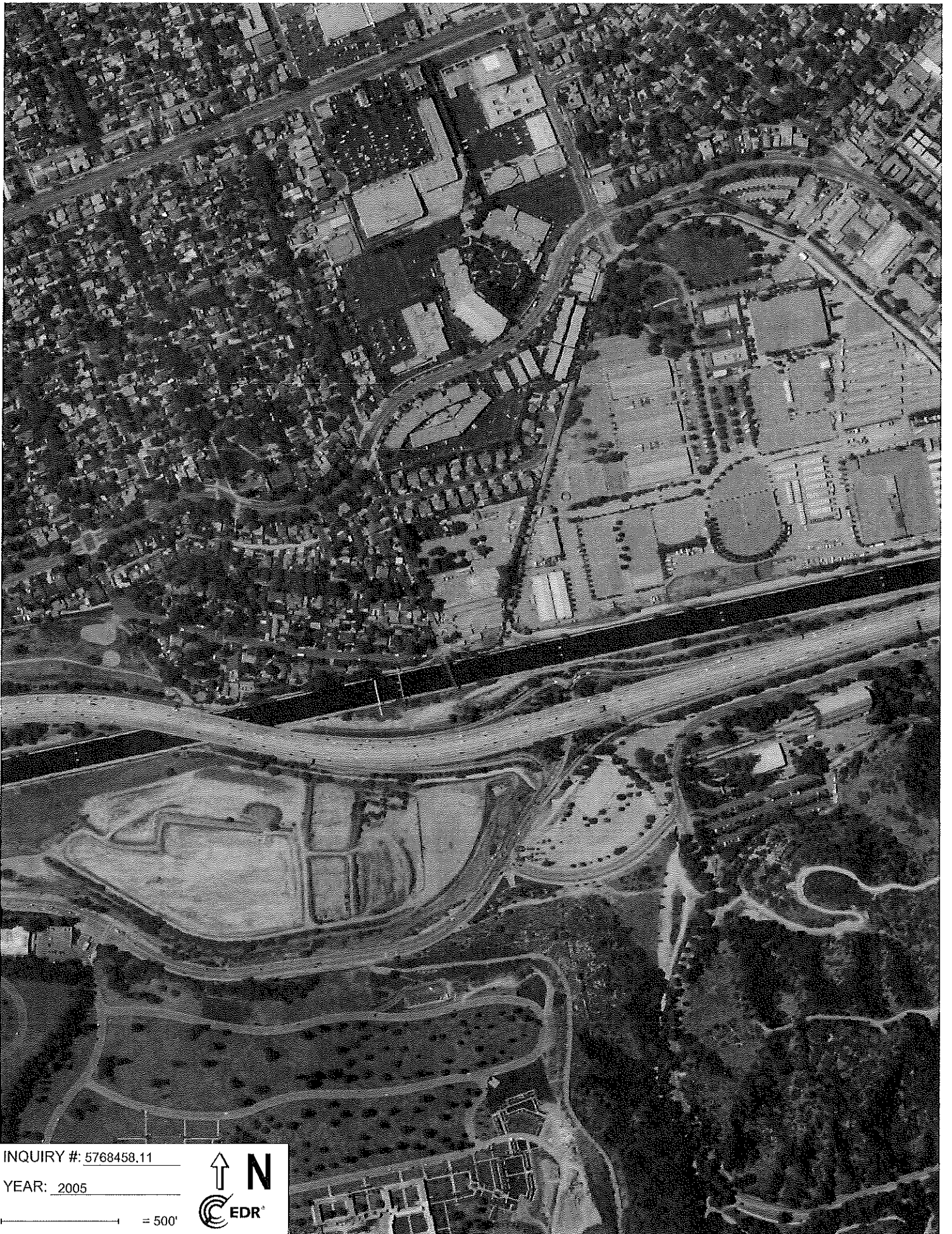


INQUIRY #: 5768458.11

YEAR: 2002

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 2005

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 2009

\_\_\_\_\_ = 500'





INQUIRY #: 5768458.11

YEAR: 2012

\_\_\_\_\_ = 500'



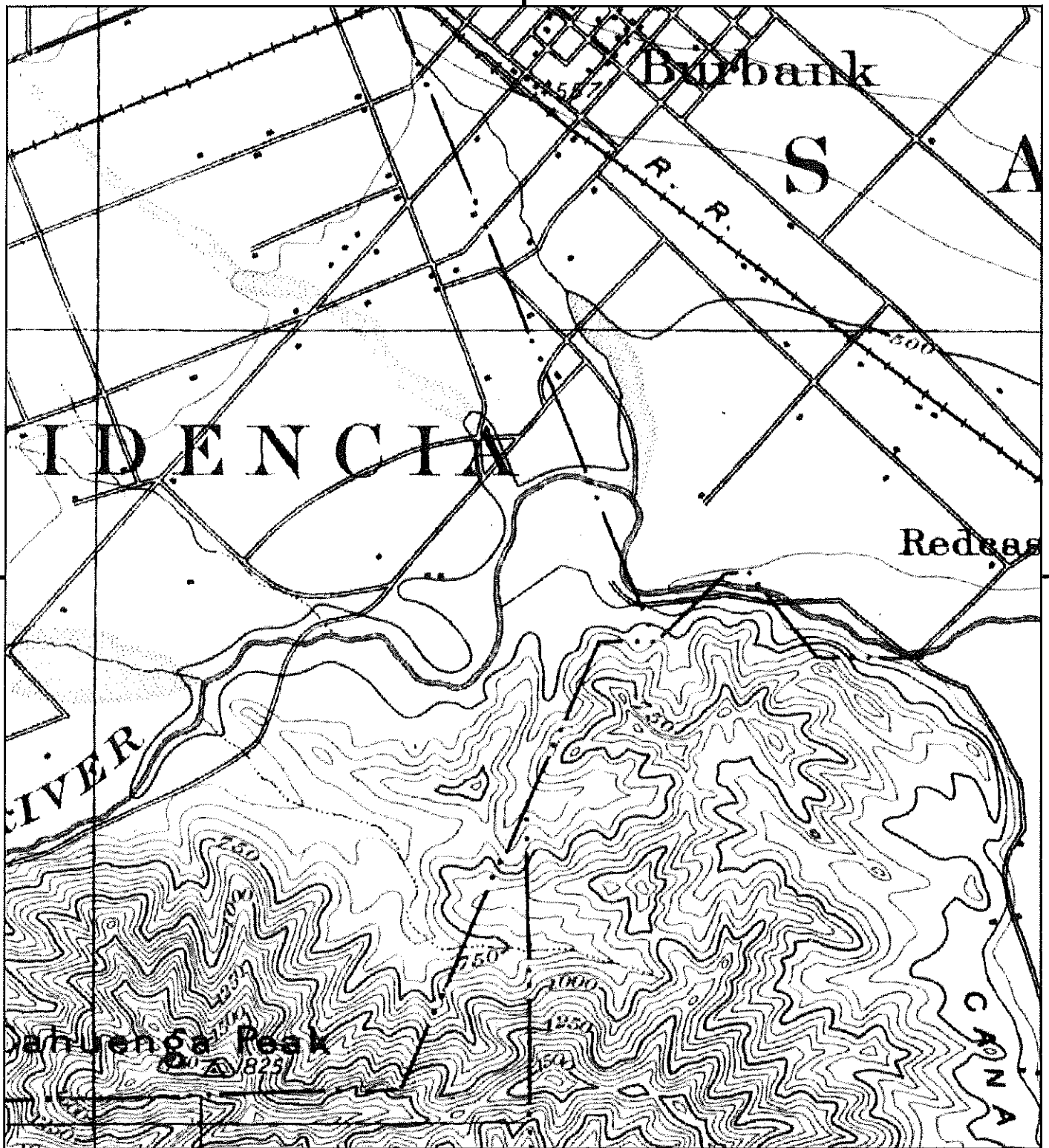


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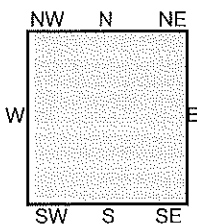
YEAR: 2016

\_\_\_\_\_ = 500'





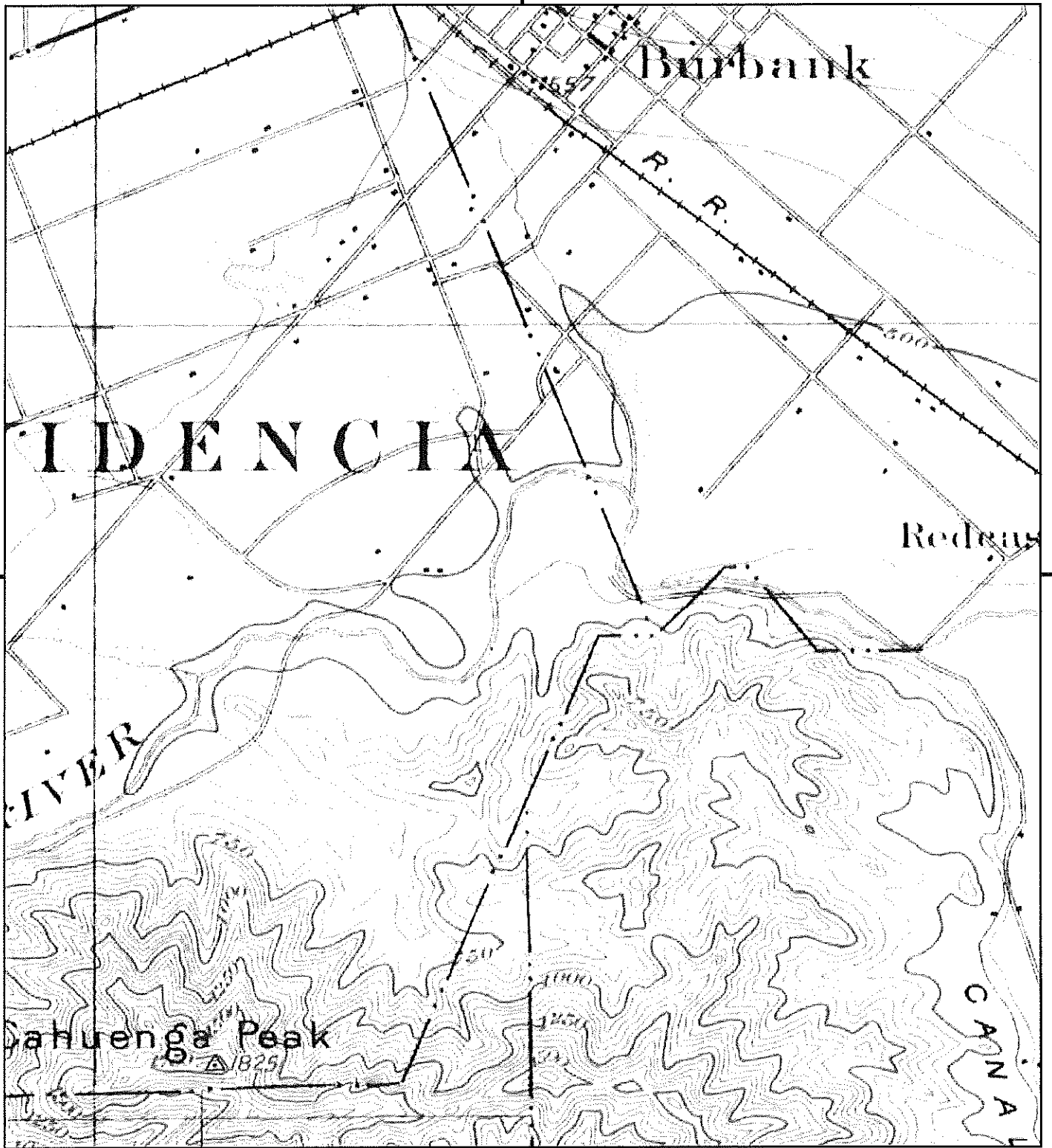
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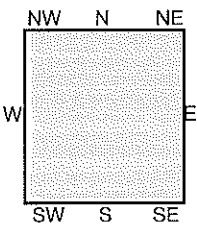
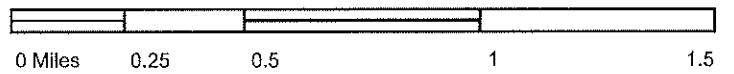
TP, Los Angeles, 1894, 15-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





This report includes information from the following map sheet(s).

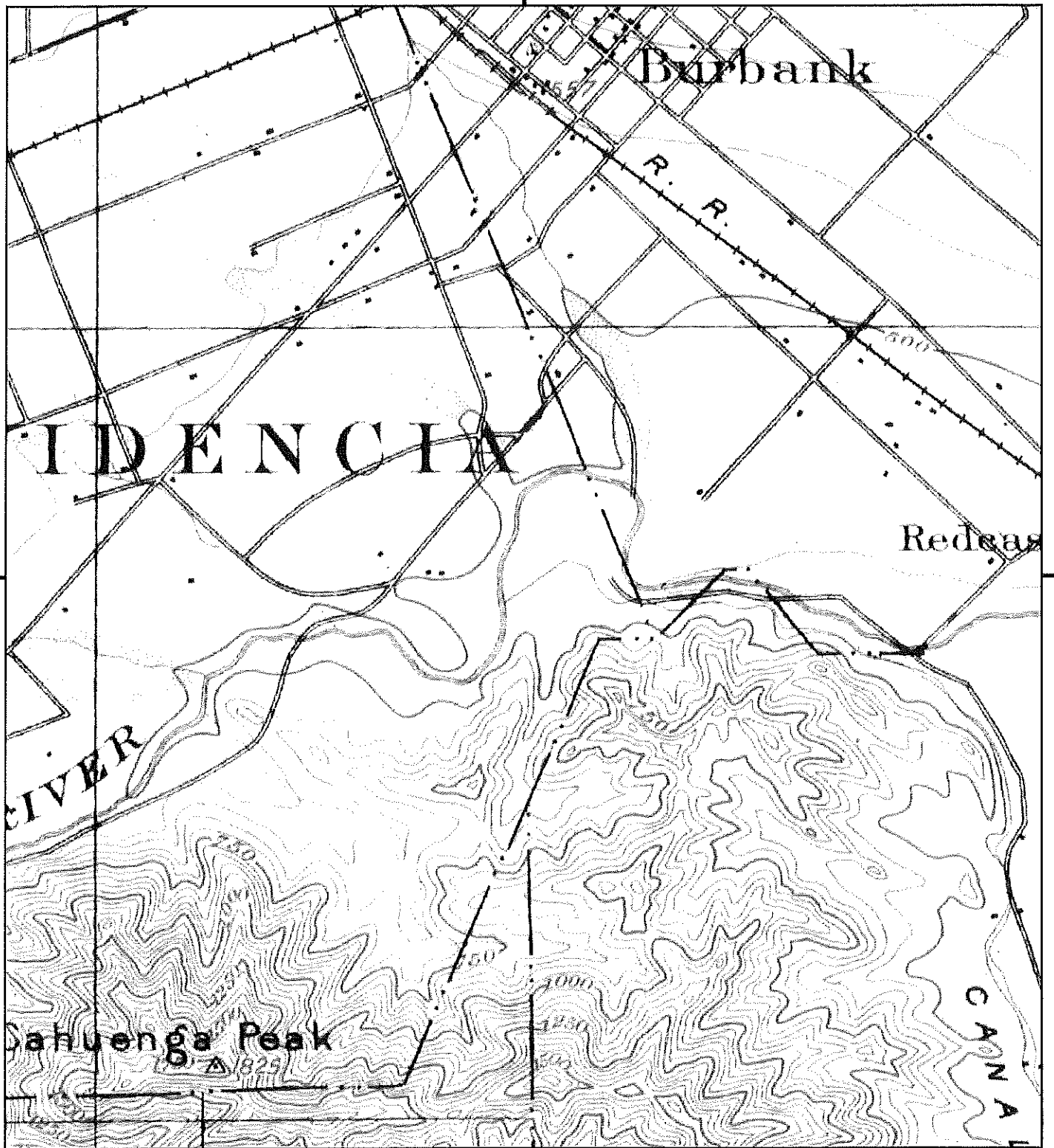


TP, Santa Monica, 1896, 15-minute

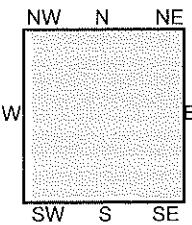
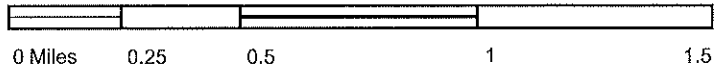
SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.







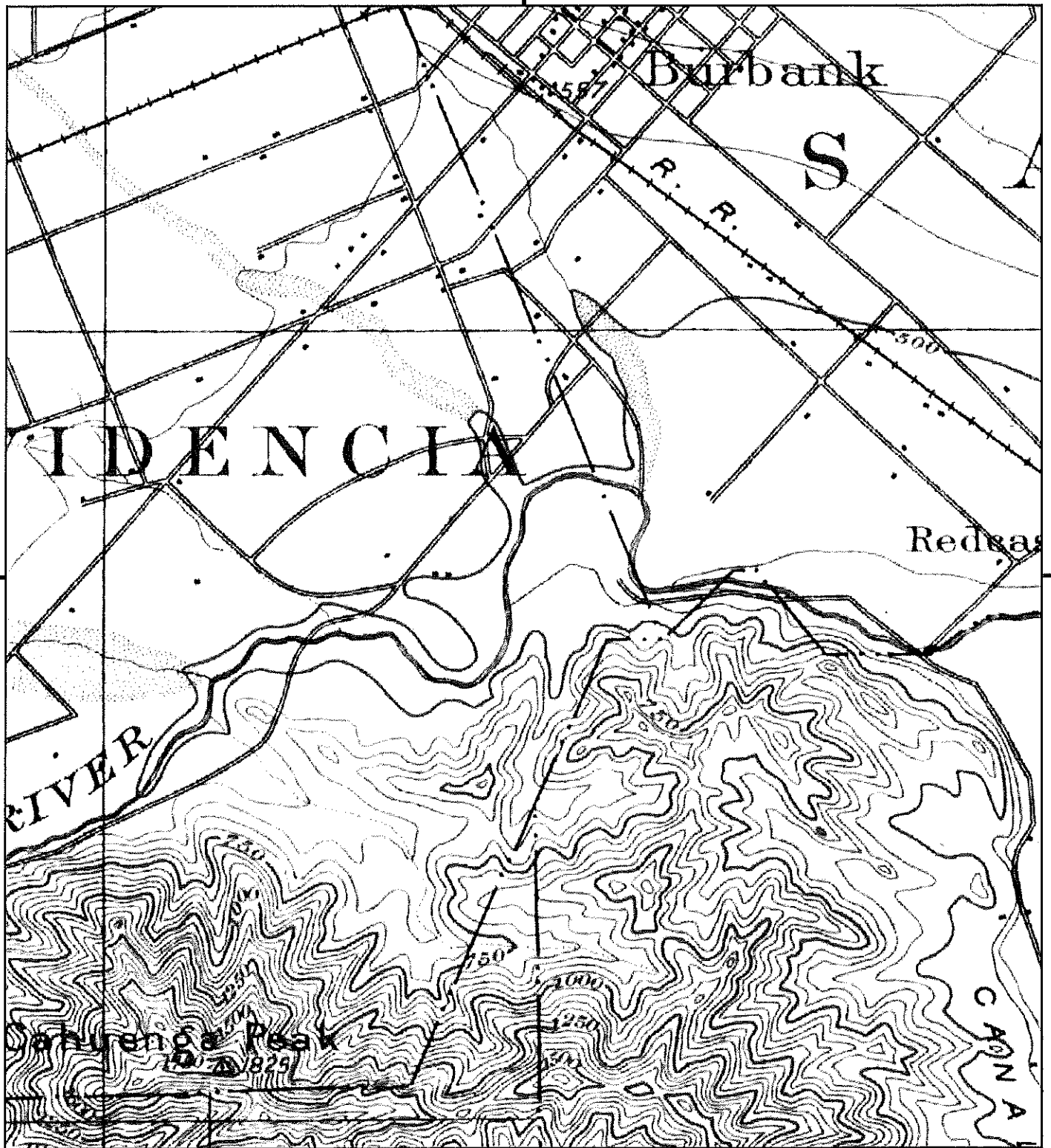
This report includes information from the following map sheet(s).



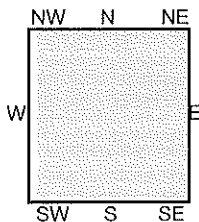
TP, Santa Monica, 1898, 15-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





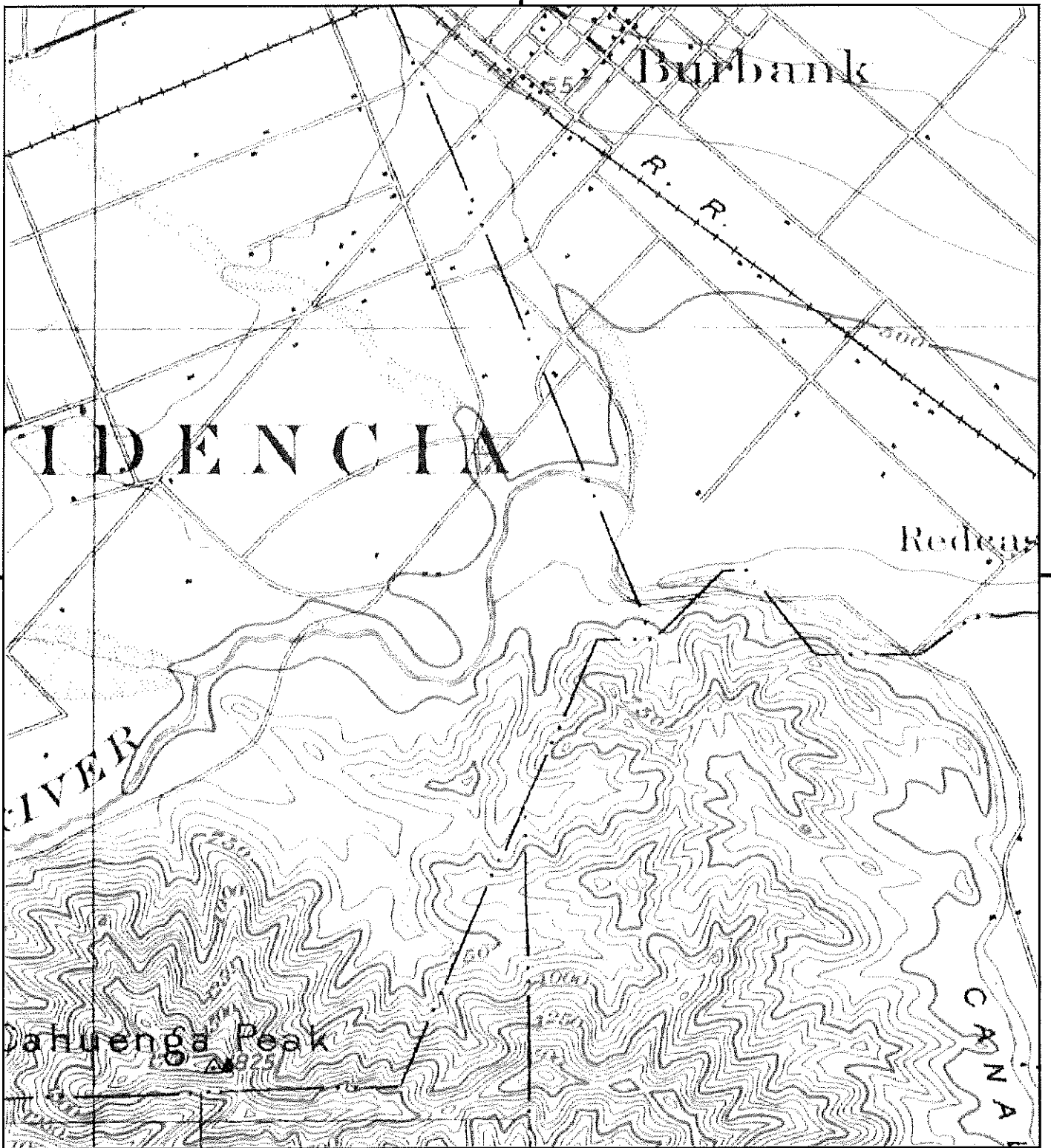
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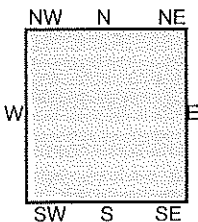
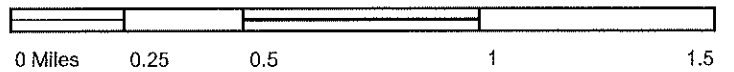
TP, Los Angeles, 1900, 15-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





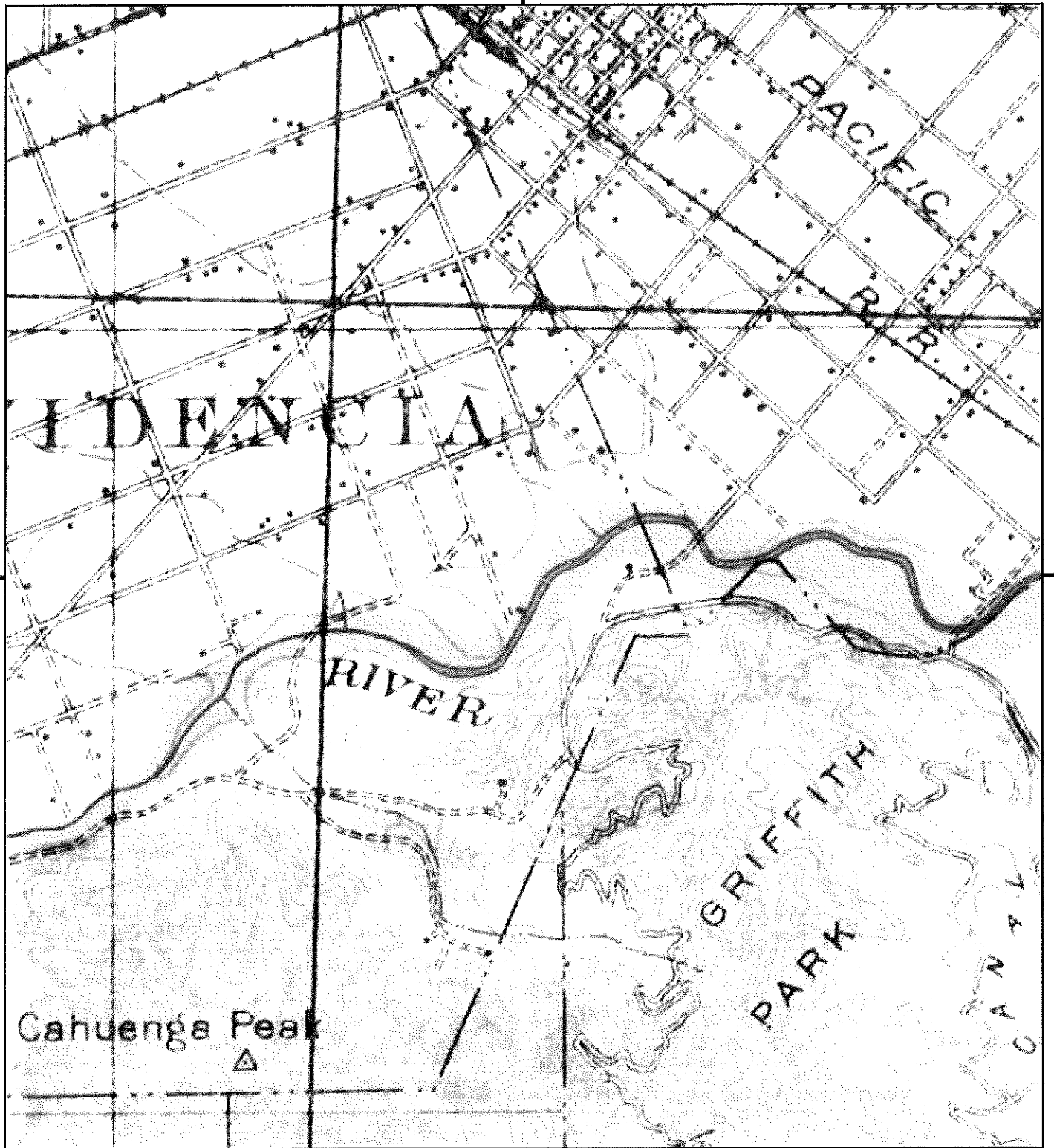
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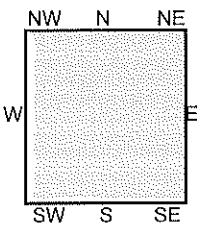
TP, Santa Monica, 1902, 15-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





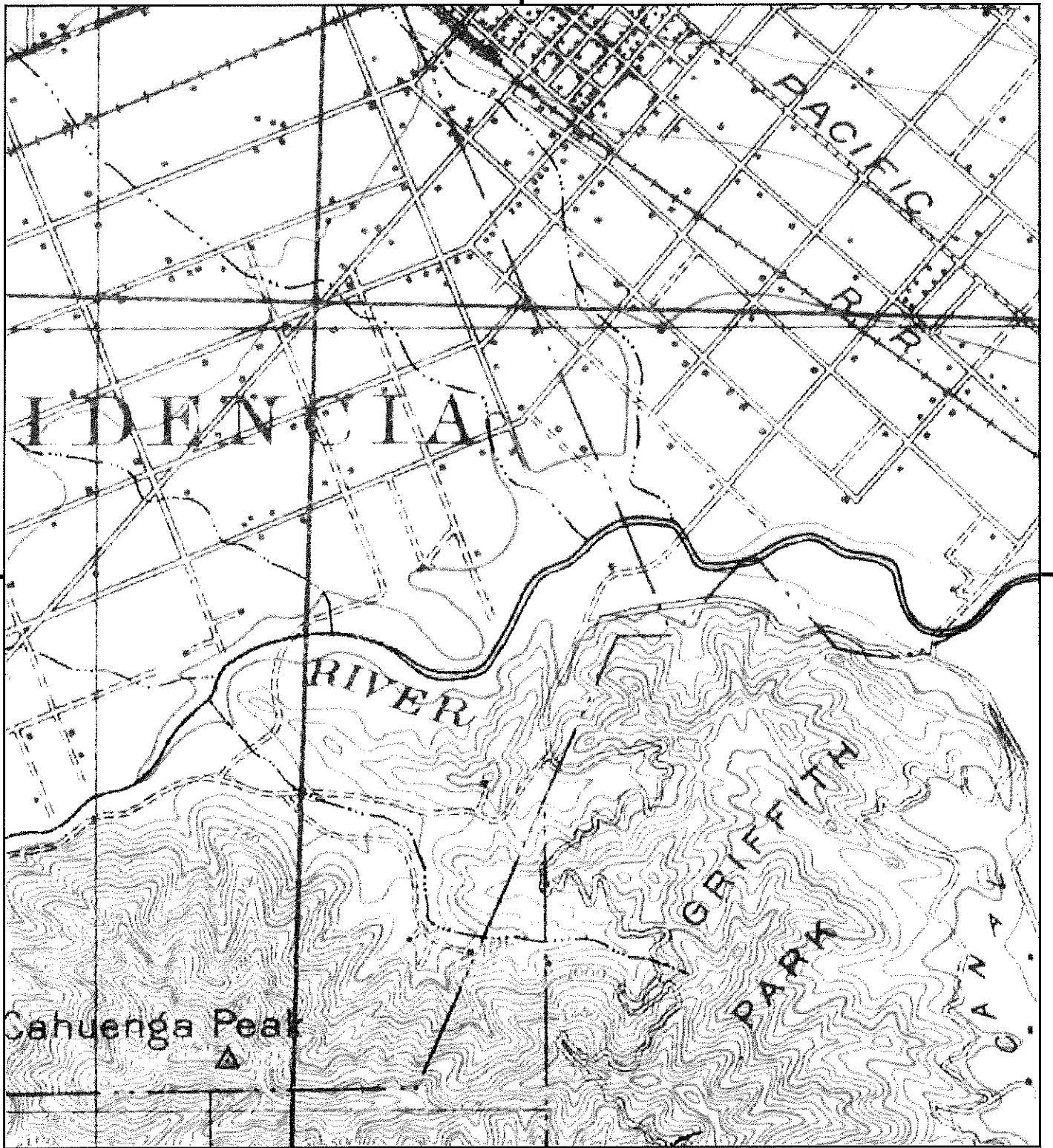
This report includes information from the following map sheet(s).



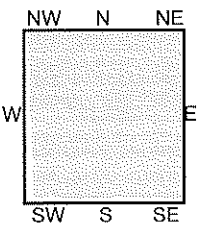
TP, SANTA MONICA, 1920, 15-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





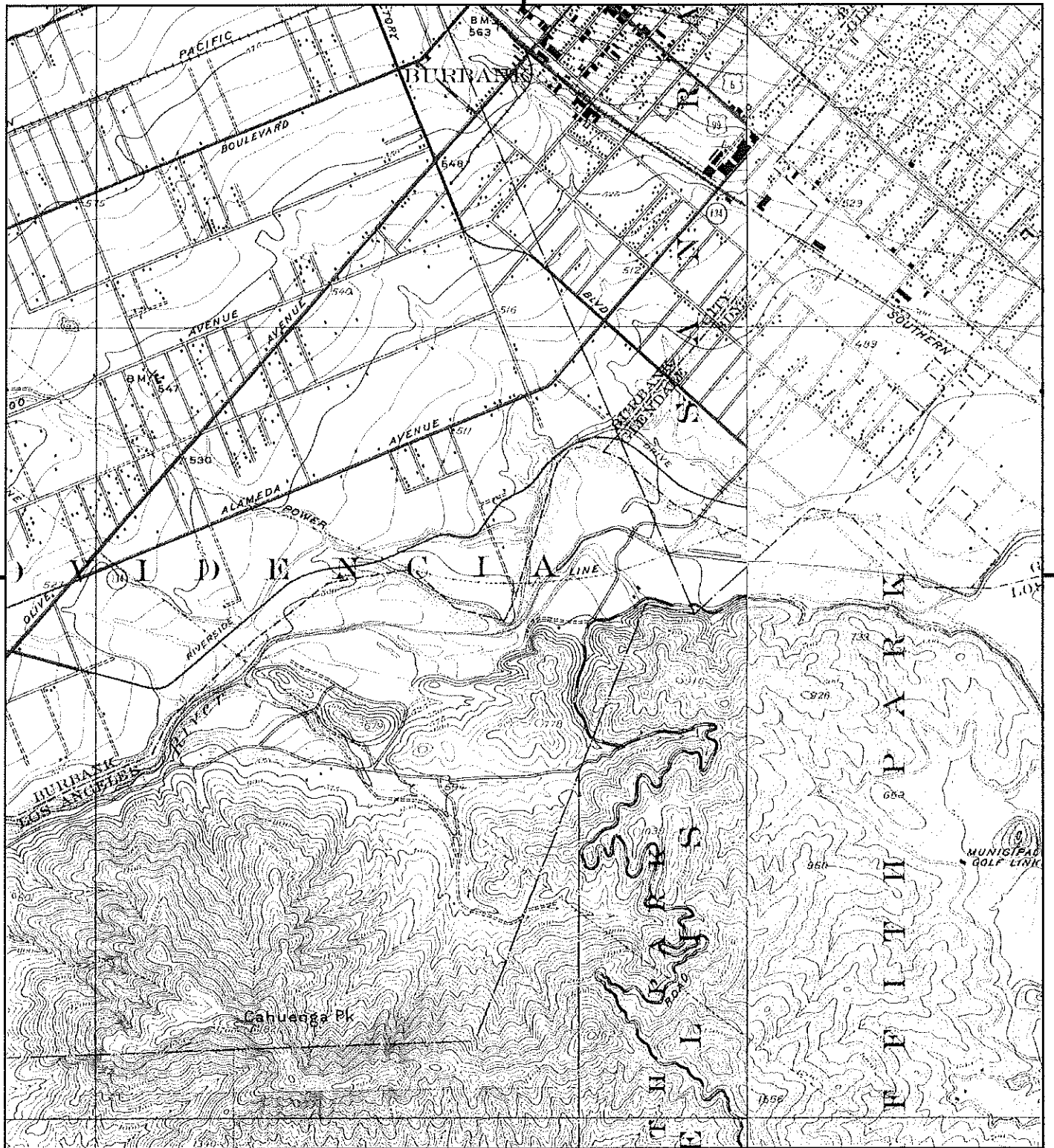
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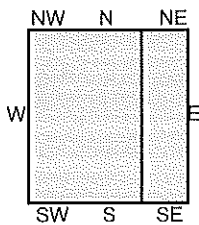
TP, Santa Monica, 1921, 15-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





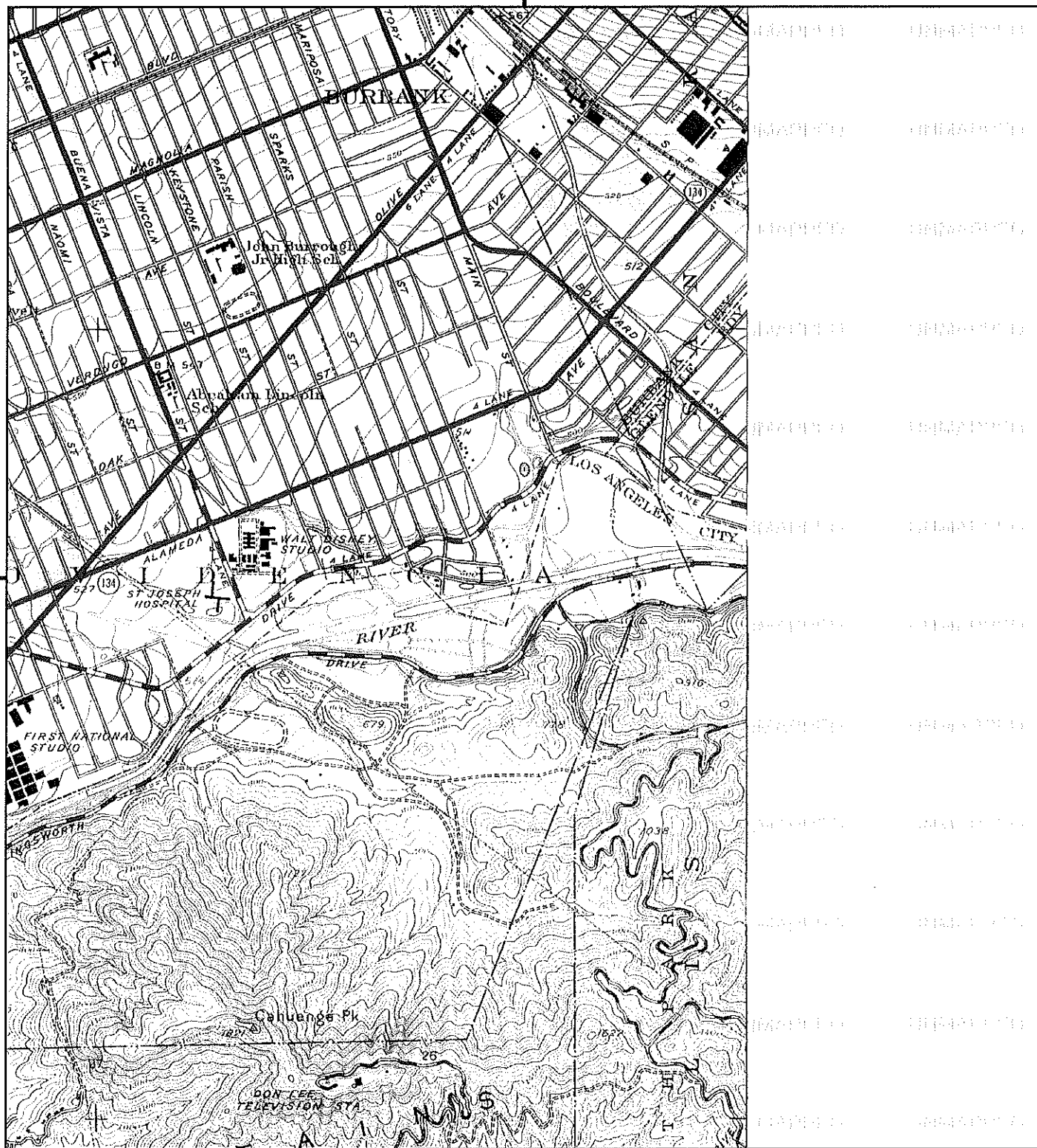
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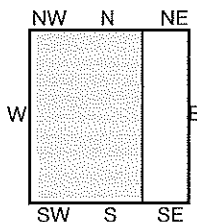
TP, Burbank, 1926, 7.5-minute  
E, Glendale, 1928, 7.5-minute

SITE NAME: 910 S Mariposa St  
ADDRESS: 910 S Mariposa St  
Burbank, CA 91506  
CLIENT: A.C.C.E.S. Inc.





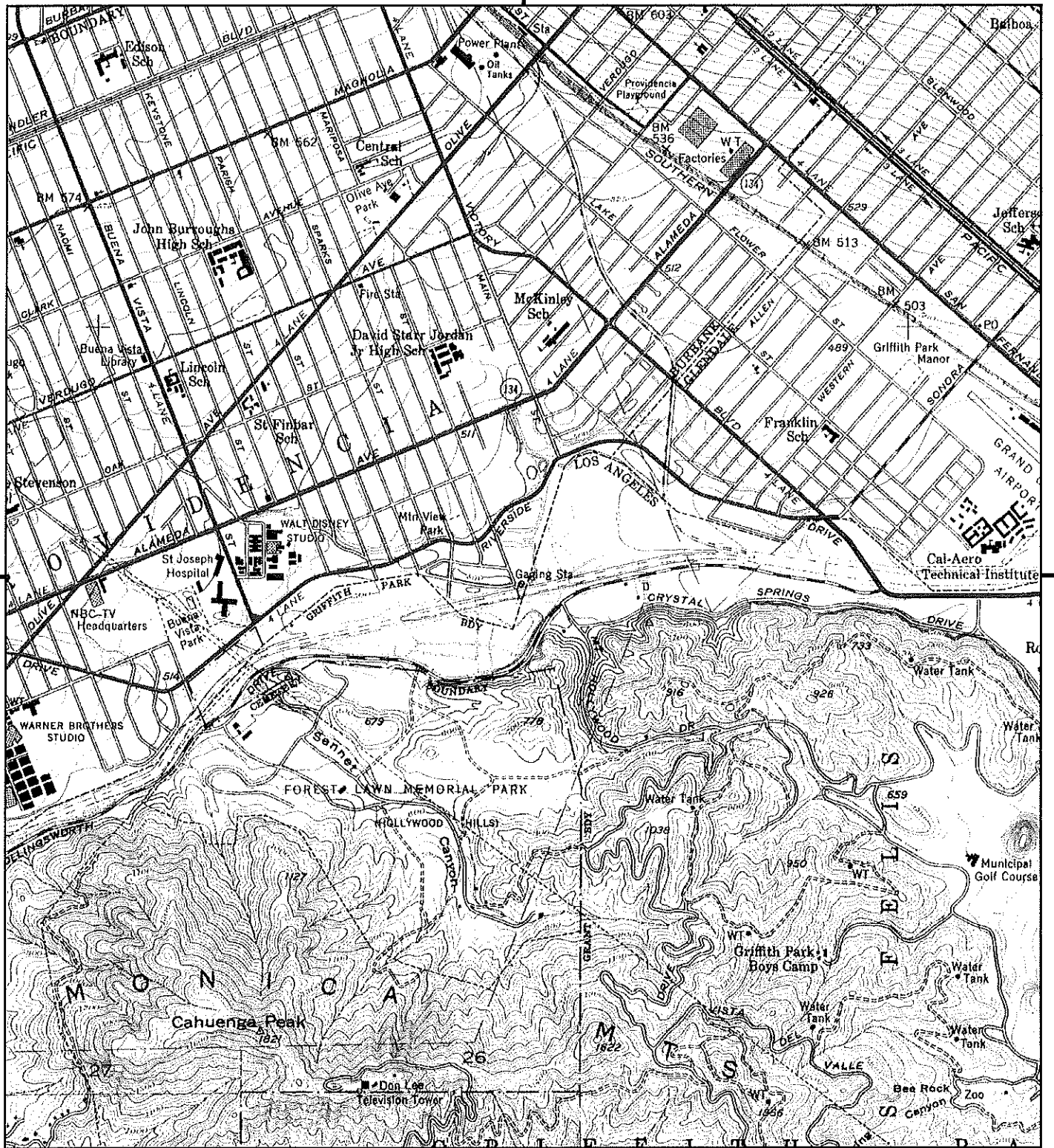
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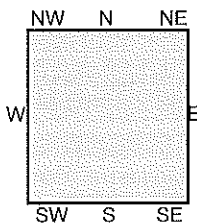
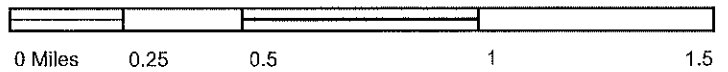
TP, Burbank, 1948, 7.5-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





This report includes information from the following map sheet(s).

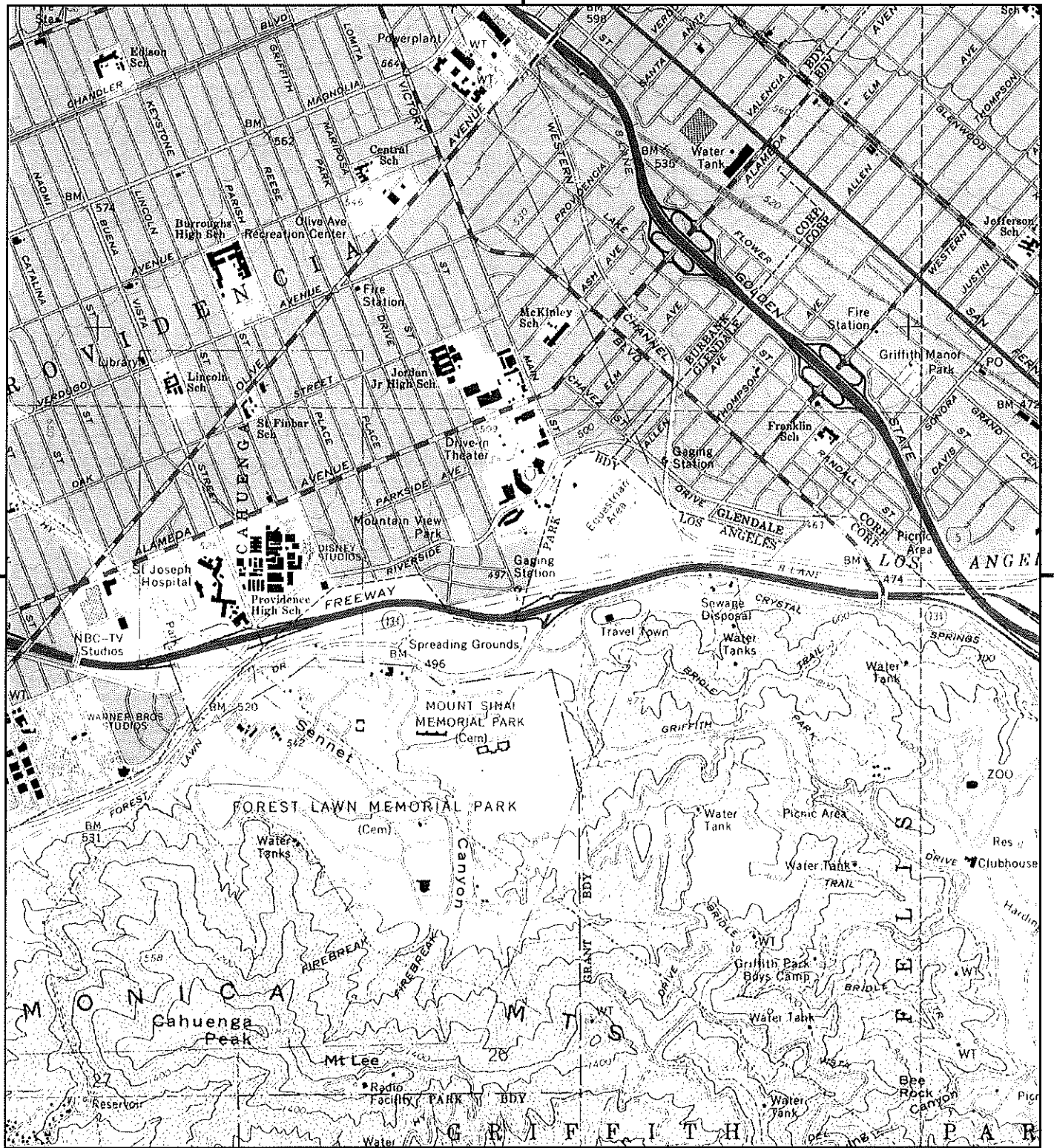


TP, Burbank, 1953, 7.5-minute

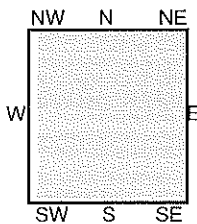
SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.







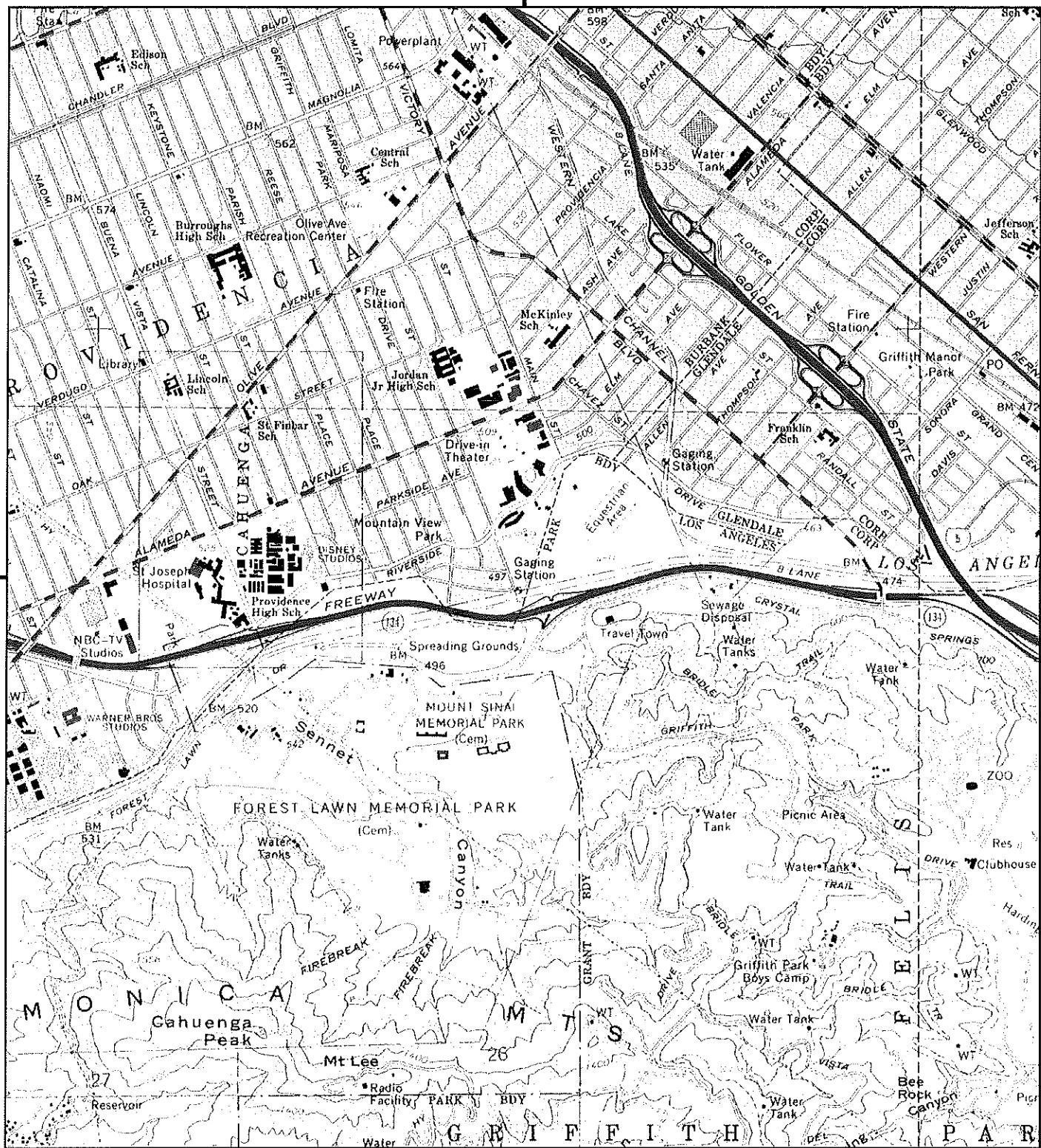
This report includes information from the following map sheet(s).



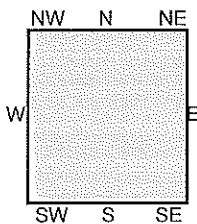
TP, Burbank, 1966, 7.5-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





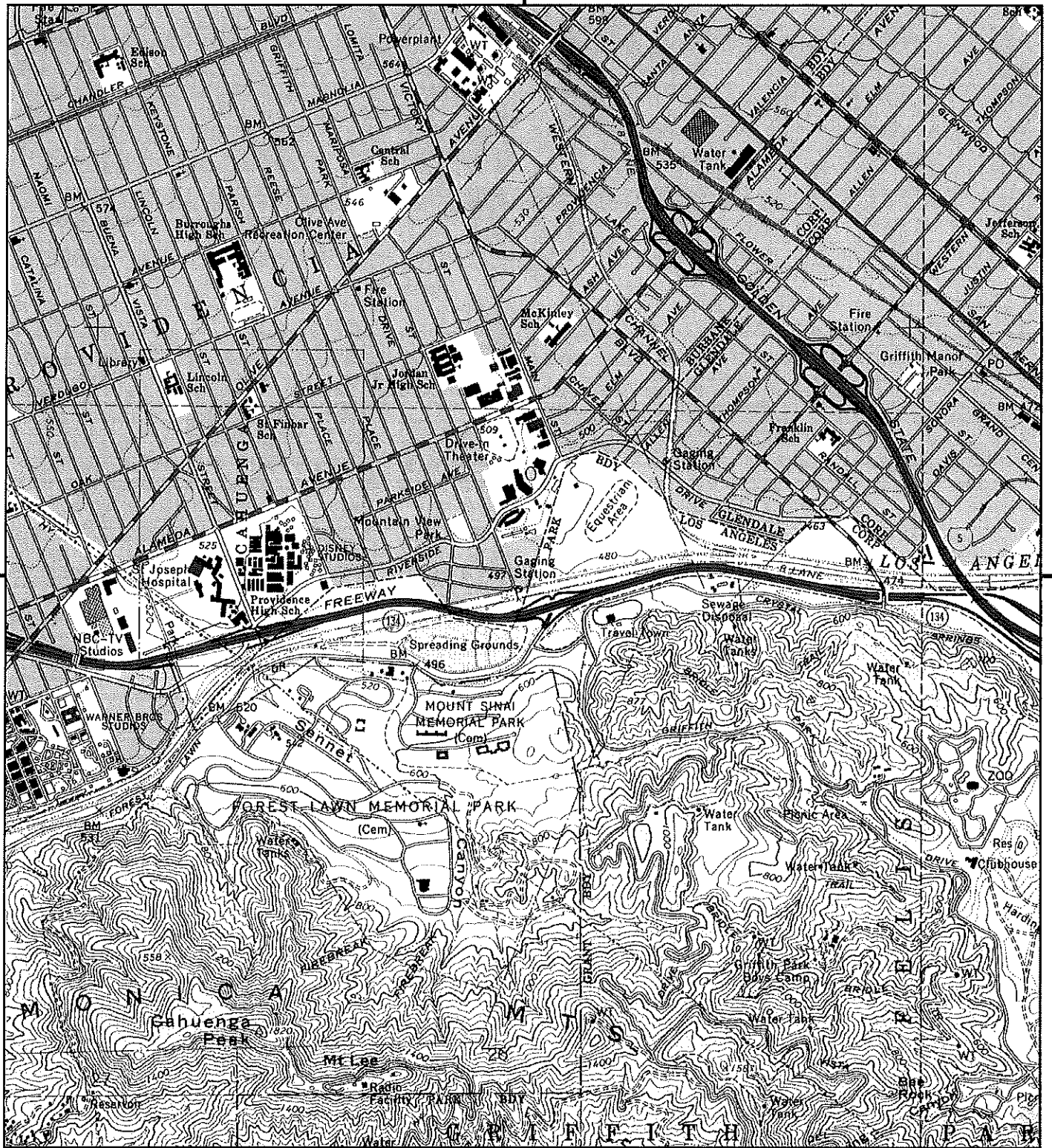
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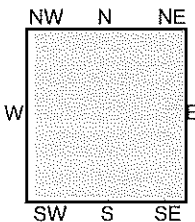
TP, Burbank, 1972, 7.5-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





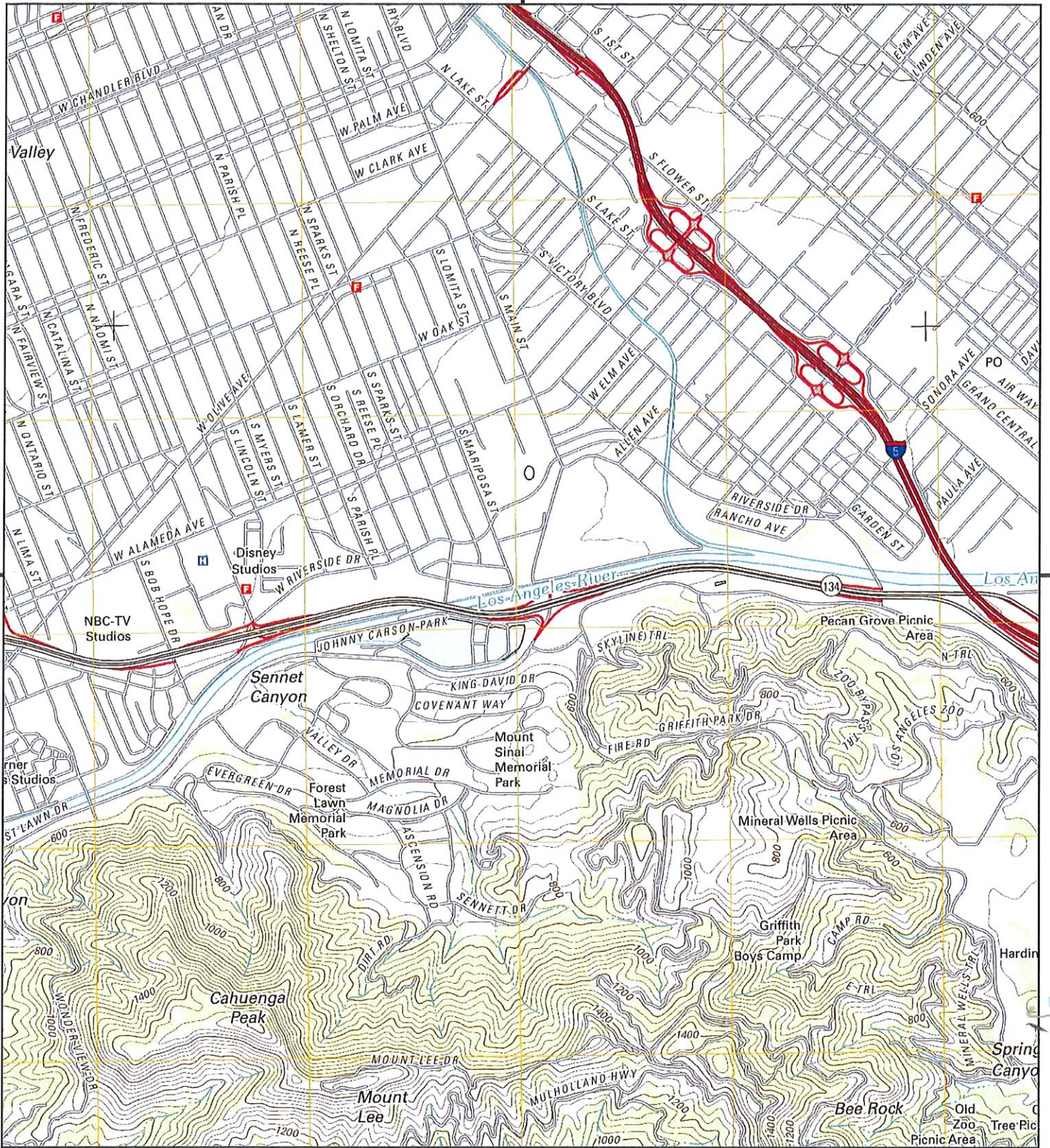
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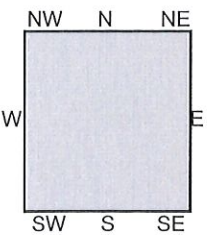
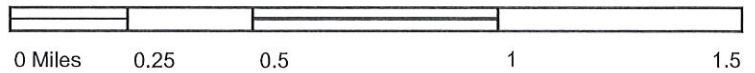
TP, Burbank, 1994, 7.5-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.





This report includes information from the following map sheet(s).



TP, Burbank, 2012, 7.5-minute

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank, CA 91506  
 CLIENT: A.C.C.E.S. Inc.



910 S Mariposa St  
910 S Mariposa St  
Burbank, CA 91506

Inquiry Number: 5768458.4  
August 27, 2019

## EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

08/27/19

**Site Name:**

910 S Mariposa St  
910 S Mariposa St  
Burbank, CA 91506  
EDR Inquiry # 5768458.4

**Client Name:**

A.C.C.E.S. Inc.  
2336 S. Sepulveda Blvd.  
Los Angeles, CA 90064  
Contact: Renaldo Arboleda



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by A.C.C.E.S. Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:**

**P.O.#** NA  
**Project:** NA

**Coordinates:**

**Latitude:** 34.156164 34° 9' 22" North  
**Longitude:** -118.312343 -118° 18' 44" West  
**UTM Zone:** Zone 11 North  
**UTM X Meters:** 379026.25  
**UTM Y Meters:** 3780249.29  
**Elevation:** 491.83' above sea level

**Maps Provided:**

2012	1920
1994	1902
1972	1900
1966	1898
1953	1896
1948	1894
1926, 1928	
1921	

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A.C.C.E.S. INC. – 2336 S. Sepulveda Blvd, Los Angeles, CA 90064  
310-822-3800

# APPENDIX E

**910 S Mariposa St**  
910 S Mariposa St  
Burbank, CA 91506

Inquiry Number: 5768458.7  
August 28, 2019

## EDR Environmental Lien and AUL Search



6 Armstrong Road  
Shelton, CT 06484  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



## EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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

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## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

910 S Mariposa St  
910 S Mariposa St  
Burbank, CA 91506

### ENVIRONMENTAL LIEN

Environmental Lien:            Found             Not Found

### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs:                            Found             Not Found

A.C.E.S. INC. – 2336 S. Sepulveda Blvd, Los Angeles, CA 90064  
310-822-3800

# APPENDIX F

**910 S Mariposa St**  
910 S Mariposa St  
Burbank, CA 91506

Inquiry Number: 5768458.2s  
August 27, 2019

## The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

910 S MARIPOSA ST  
BURBANK, CA 91506

#### COORDINATES

Latitude (North): 34.1561640 - 34° 9' 22.19"  
Longitude (West): 118.3123430 - 118° 18' 44.43"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 379023.5  
UTM Y (Meters): 3780054.2  
Elevation: 491 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5630791 BURBANK, CA  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140515  
Source: USDA

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>SAN FERNANDO VALLEY</i></b> Cerclis ID: 902252 EPA Id: CAD980894901	<b><i>CRYSTAL SPRINGS WELL</i></b>	<b><i>N 0 - 1/8 (0.050 mi.)</i></b>	<b><i>0</i></b>	<b><i>9</i></b>

#### ***Federal CERCLIS list***

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 04/11/2019 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>SAN FERNANDO VALLEY</i></b> Site ID: 0902252 EPA Id: CAD980894901	<b><i>CRYSTAL SPRINGS WELL</i></b>	<b><i>N 0 - 1/8 (0.050 mi.)</i></b>	<b><i>0</i></b>	<b><i>9</i></b>

## EXECUTIVE SUMMARY

### ***Federal RCRA generators list***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/25/2019 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GENERAL MOTORS TRAIN</b> EPA ID:: CAD981652597	<b>1105 RIVERSIDE DR</b>	<b>N 1/8 - 1/4 (0.200 mi.)</b>	<b>6</b>	<b>63</b>

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 01/31/2019 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SAN FERNANDO VALLEY</b> EPA ID:: CAD980894901 EPA ID:: CAD980894901	<b>CRYSTAL SPRINGS WELL</b>	<b>N 0 - 1/8 (0.050 mi.)</b>	<b>0</b>	<b>9</b>

### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/29/2019 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SAN FERNANDO VALLEY</b> Facility Id: 19990012 Status: Active	<b>CRYSTAL SPRINGS WELL</b>	<b>N 0 - 1/8 (0.050 mi.)</b>	<b>0</b>	<b>9</b>
<b>ALL METALS PROCESSIN</b>	<b>264 WEST SPAZIER AVE</b>	<b>NNE 1/2 - 1 (0.762 mi.)</b>	<b>19</b>	<b>89</b>

## EXECUTIVE SUMMARY

Facility Id: 71002180  
 Status: Refer: Other Agency

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GRIFFITH PARK EXP LA</b> Facility Id: 80000257 Status: Inactive - Needs Evaluation		E 1/2 - 1 (0.523 mi.)	E16	87
<b>GRIFFITH PARK PHOTO</b> Facility Id: 80000258 Status: Inactive - Needs Evaluation		ENE 1/2 - 1 (0.565 mi.)	F18	88

### **State and tribal landfill and/or solid waste disposal site lists**

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

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LOS ANGELES EQUESTRI</b> Database: SWF/LF (SWIS), Date of Government Version: 05/13/2019 Facility ID: 19-AA-1098 Operational Status: Active Regulation Status: Notification	<b>480 RIVERSIDE DRIVE</b>	<b>NNE 1/4 - 1/2 (0.308 mi.)</b>	<b>C8</b>	<b>70</b>

### **State and tribal leaking storage tank lists**

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 7 CPS-SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>INSTRUMENTATION MARK</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: SL603799019	<b>820 S MARIPOSA ST</b>	<b>NW 0 - 1/8 (0.039 mi.)</b>	<b>B3</b>	<b>49</b>
<b>GENERAL MOTORS TRAIN</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: SL603799008	<b>1105 RIVERSIDE DR</b>	<b>N 1/8 - 1/4 (0.200 mi.)</b>	<b>6</b>	<b>63</b>
<b>NETWORK ART SERVICE</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018	<b>630 S MARIPOSA ST</b>	<b>NNW 1/4 - 1/2 (0.372 mi.)</b>	<b>10</b>	<b>75</b>



## EXECUTIVE SUMMARY

Facility Status: Completed - Case Closed  
Global Id: SL603799018

<b>SINAI TEMPLE</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: SL603799009	<b>5950 FOREST LAWN DR</b>	<b>SW 1/4 - 1/2 (0.433 mi.)</b>	<b>11</b>	<b>77</b>
<b>ALAMEDA CLEANERS</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Remediation Global Id: SL603799006	<b>940 W ALAMEDA AVE</b>	<b>N 1/4 - 1/2 (0.468 mi.)</b>	<b>D13</b>	<b>80</b>
<b>MARTINO'S BAKERY, IN</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: SL603798653	<b>901 W. ALAMEDA AVE.</b>	<b>N 1/4 - 1/2 (0.498 mi.)</b>	<b>D14</b>	<b>86</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LOS ANGELES EQUEST C</b> Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Completed - Case Closed Global Id: SL603799007	<b>480 RIVERSIDE</b>	<b>NNE 1/4 - 1/2 (0.325 mi.)</b>	<b>C9</b>	<b>71</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Local Lists of Hazardous waste / Contaminated Sites***

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SAN FERNANDO VALLEY</b>	<b>CRYSTAL SPRINGS WELL</b>	<b>N 0 - 1/8 (0.050 mi.)</b>	<b>0</b>	<b>9</b>

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/09/2019 has revealed that there is 1 CERS HAZ WASTE site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>INSTRUMENTATION MARK</b>	<b>820 S MARIPOSA ST</b>	<b>NW 0 - 1/8 (0.039 mi.)</b>	<b>B3</b>	<b>49</b>

## EXECUTIVE SUMMARY

### **Local Lists of Registered Storage Tanks**

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>J &amp; H SERVICE</b> Comp Number: 12210	<b>1221 RIVERSIDE DR</b>	<b>NNW 1/8 - 1/4 (0.174 mi.)</b>	<b>5</b>	<b>62</b>
<b>GENERAL MOTORS TRAIN</b> Status: A Tank Status: A Comp Number: 15316	<b>1105 RIVERSIDE DR</b>	<b>N 1/8 - 1/4 (0.200 mi.)</b>	<b>6</b>	<b>63</b>

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>GENERAL MOTORS TRAIN</b> Facility Id: 19023381 Status: A	<b>1105 RIVERSIDE DR</b>	<b>N 1/8 - 1/4 (0.200 mi.)</b>	<b>6</b>	<b>63</b>

### **Other Ascertainable Records**














RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

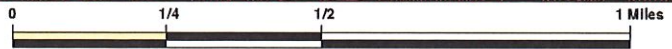
A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/25/2019 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>APPLIED INVENTION, L</b> EPA ID:: CAL000414203	<b>820 S MARIPOSA ST</b>	<b>NW 0 - 1/8 (0.039 mi.)</b>	<b>B4</b>	<b>61</b>
<b>PICKWICK BOWL</b> EPA ID:: CAL000215502	<b>921 WEST RIVERSIDE D</b>	<b>N 1/8 - 1/4 (0.242 mi.)</b>	<b>7</b>	<b>69</b>

# OVERVIEW MAP - 5768458.2S



- |  |  |  |
|--|--|--|
|  Target Property   |  Indian Reservations BIA    |  Areas of Concern |
|  Sites at elevations higher than or equal to the target property |  Power transmission lines   |  |
|  Sites at elevations lower than the target property              |  100-year flood zone        |  |
|  Manufactured Gas Plants   |  500-year flood zone        |  |
|  National Priority List Sites                                    |  National Wetland Inventory |  |
|  Dept. Defense Sites   |  State Wetlands             |  |



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank CA 91506  
 LAT/LONG: 34.156164 / 118.312343

CLIENT: A.C.C.E.S. Inc.  
 CONTACT: Renaldo Arboleda  
 INQUIRY #: 5768458.2s  
 DATE: August 27, 2019 10:35 pm

# DETAIL MAP - 5768458.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

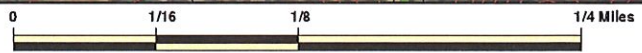
100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 910 S Mariposa St  
 ADDRESS: 910 S Mariposa St  
 Burbank CA 91506  
 LAT/LONG: 34.156164 / 118.312343

CLIENT: A.C.C.E.S. Inc.  
 CONTACT: Renaldo Arboleda  
 INQUIRY #: 5768458.2s  
 DATE: August 27, 2019 10:37 pm