

APPENDIX C

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT**

Conducted at

The Holocaust Memorial in Pan Pacific Park
7600 Beverly Blvd.
Los Angeles, CA

November 21, 2005

Enviropro, Inc. Project No. E0973001

Prepared for

Ms. Rachel Jagoda Lithgow
Executive Director
Los Angeles Museum of the Holocaust
6435 Wilshire Blvd., Suite 303
Los Angeles, CA 90048

November 21, 2005

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**Subject: Phase I Environmental Site Assessment Report for:
The Holocaust Memorial at Pan Pacific Park:
7600 Beverly Blvd., Los Angeles, CA**

Dear Ms. Lithgow:

Enclosed you will find Enviropro, Inc.'s "Phase I Environmental Site Assessment Report" conducted for the above-referenced property.

If you have questions or need further information, please call us at (818) 998-7197.

Sincerely,

ENVIROPRO, INC.

Avital M. Oliveau, REA #06663
Sr. Environmental Engineer

Michael M. Uziel, Ph.D.
Vice President/Principal Engineer

AO/

Enclosures

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1.0 EXECUTIVE SUMMARY

We have completed this Phase I Environmental Site Assessment during October and November 2005 in conformance with the scope and limitations of ASTM Practice E 1527-00 for the property located at The Holocaust Memorial at Pan Pacific Park: 7600 Beverly Blvd., Los Angeles, CA, hereinafter “the site.”

It is Enviropro's opinion that this analysis has not shown present or historic operations on or adjacent to the subject site which pose an environmental concern at this time.

- Historical research for the site has found that the site was previously used as a parking lot from its initial development, until the current memorial was built. This does not pose a recognized environmental condition for this site because no operations are recorded onsite which could pose an environmental concern.
- Historical research for the adjacent sites has found that there are two sites listed in the database report which have a low likelihood for concern, but the appropriate files at the environmental regulatory agencies may be recommended.
- Currently, the property is occupied by a Holocaust memorial. These operations do not pose a recognized environmental conditions for this site because there are no operations onsite which use/produce hazardous waste or that could pose an environmental concern.
- Currently, the adjacent properties are occupied by a post office, The Grove shopping center and the rest of Pan Pacific Park. These operations have a low likelihood for concern, but the appropriate files at the environmental regulatory agencies may be recommended.

In summary, this assessment has revealed no significant evidence of recognized environmental conditions in connection with the property.

This study is subject to limitations in Section 2.4.

2.0 INTRODUCTION

2.1 Purpose and Scope

During October and November 2005, Enviropro, Inc. (Enviropro) performed a Phase I Environmental Site Assessment (ESA) for the property located at The Holocaust Memorial at Pan Pacific Park: 7600 Beverly Blvd., Los Angeles, CA (the site). The ESA was performed for The Los Angeles Museum of the Holocaust (the client) in accordance with the Enviropro proposal dated October 12, 2005, and approved by the client on October 28, 2005 (the contract). This assessment has been performed according to the American Society for Testing and Materials (ASTM) Standard Designation E 1527-00, *Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process*. The objective of Enviropro's ESA was to identify any “recognized environmental

conditions” as described in ASTM E 1527-00. A recognized environmental condition 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. The term includes hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.”

The ESA consisted of (1) records review, (2) site reconnaissance, (3) interviews, and (4) a report. The results of Enviropro’s ESA are described below:

2.2 Detailed Scope of Services

- Conduct a walk-through visual inspection of the site to identify potential sources or signs of possible or recognized environmental conditions. This site inspection includes an inspection of the property and limited inspection of adjacent sites and the surrounding area with attention to potential or present sources of environmental concern to the site.

The site walk-through also includes interviews with site management, occupants, and other available persons regarding site history, waste handling practices, current environmental concerns, and other pertinent environmental concerns. Issues concerning the nature of the building(s) presently on-site, their current conditions, housekeeping, and plans for future construction are addressed, if applicable, possible, and/or necessary.

Photographs documenting the site visit are presented in Appendix B.

- Review available historical aerial photographs, fire insurance maps, and other readily available historical documentation (if any), to document the previous use of the site. Copies of the aerial photographs or fire insurance maps are not included in the report due to copyright limitations.
- Interview knowledgeable persons, if available, regarding relevant site history.
- Commission an environmental database records search and report from an environmental regulatory database vendor for information pertaining to soil and/or groundwater contamination at the subject site and surrounding properties. The

different databases will be searched according to the distances from the subject site as required by ASTM.

- Contact the following agencies to determine whether they maintain file(s) on the subject property. The following is a general list of agencies to be contacted:
 - The local Fire Department
 - The local Department of Public Works
 - The state Regional Water Quality Control Board
 - The State Environmental Protection Agency, Department of Toxic Substances Control
 - The local Department of Health Services
- Prepare an overview of the geologic, hydrogeologic, and topographic setting for the general subject site and surrounding area as related to environmental issues.
- Preparation of this report documenting the results of the investigation.

2.3 Significant Assumptions

No significant assumptions beyond those allowed by the ASTM Standard Practice E 1527-00, or those described in this report, were made in the performance of this assessment.

2.4 Limitations and Exceptions

No exceptions to the ASTM Standard Practice E 1527-00 were taken. No data failure was encountered.

2.5 Special Terms and Conditions

This Phase I Environmental Site Assessment has been performed according to our contract with The Los Angeles Museum of the Holocaust dated October 12, 2005. A copy of this contract, including the terms and conditions of our work, is presented in Appendix G.

2.6 User Reliance

This Phase I Environmental Site Assessment report is for the exclusive use of The Los Angeles Museum of the Holocaust. No other party may rely on this report without Enviropro, Inc.'s prior written authorization. This report is valid for up to one year from issue date.

3.0 **SITE DESCRIPTION**

3.1 **Location and Legal Description**

The property is located at the northwest corner of Pan Pacific Park, in Los Angeles, CA. While the subject site is a small portion of the park, the park's address was used for agency file searches and other address related searches, if applicable. The Site Location Map, Appendix A, also shows the site location.

No legal description was furnished.

3.2 **Site and Vicinity General Characteristics**

The subject site is situated in a mixed-use commercial/residential area. The Site Plan, Appendix A, shows the property and adjacent site characteristics. The site consists of a gated Holocaust memorial, which has six granite pillars, stone walkways, stairs and walls. To the west of this area, is a small grassy area which is unoccupied and ends along Grove Drive. Also part of the site is a covered, paved, patio area, labeled as a picnic area, also along Grove Dr. and is situated directly south of the small grassy area described above.

3.3 **Current Property Use**

Table 1
Current Property Use
7600 Beverly Blvd., Los Angeles, CA

Structure No.	No. Of Stories	Approx. Age	Occupant Name	Business Conducted On-Site
1	N/A	10 yrs	Holocaust Memorial	None – public use
2	N/A	10-15 yrs	Pan Pacific Park picnic area	None – public use

Parking for the subject site is present at the north end of the property, at Beverly Blvd.

3.4 **Current Adjoining Properties**

The adjacent sites are described below:

- North-** A body shop and misc. retail shops and restaurants
- South-** Pan Pacific Park
- East-** Pan Pacific Park
- West-** Grove Dr. borders the site to the west. Across Grove Dr. are residential apartment buildings.

4.0 **USER PROVIDED INFORMATION**

The user furnished no title records information, and had no knowledge of environmental liens or activity and use limitations for the property. No valuation reduction for environmental issues was identified. The user reported no specialized knowledge or experience related to recognized environmental conditions.

4.1 **Owner and Occupant Information**

Property Owner(s): City of Los Angeles
Property Occupant(s): The Los Angeles Museum of the Holocaust, Pan Pacific Park
User(s) of this Report: The Los Angeles Museum of the Holocaust

4.2 **Reason for Performing Phase I**

The user indicated that this Phase I ESA is being performed because they are performing necessary due diligence to further develop the memorial. No further information was disclosed.

4.3 **Site Documentation**

Table 2 summarizes the documents requested from the property owner, site manager (if one was identified), and report user (if different from the property owner), and the results of this request.

Table 2
User Provided Site Documentation
7600 Beverly Blvd., Los Angeles, CA

Document Type	Provided?	Summary
Previous Environmental Assessment Reports	No	Not Applicable
Environmental Audit Reports	No	Not Applicable
Environmental Permits	No	Not Applicable
UST or AST Registrations	No	Not Applicable
MSDS Sheets	No	Not Applicable
Community Right-To-Know Plans	No	Not Applicable
Safety Plans	No	Not Applicable
Hydrogeologic Reports	No	Not Applicable
Government Agency Notices or Correspondence	No	Not Applicable
Hazardous Waste Generator Notices or Reports	No	Not Applicable
Geotechnical Studies	No	Not Applicable

4.4 Valuation Reduction for Environmental Liens

No valuation reduction related to environmental liens was reported for the subject property.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject site.

5.1 Standard Environmental Record Sources

A record search was conducted by Enviropro, Inc. through Environmental Data Resources (EDR) database service for the subject site and surrounding sites (see report, Appendix C). The databases have been searched within the minimum search distance as per ASTM requirements. Please note that the statements made below are based on this database search. Enviropro, Inc. has no control over how current these listings are. Therefore, there is a likelihood that they may not represent the entire sum of known or potential hazardous waste or contaminated sites. The accuracy of the EDR report is constrained by the limits of care and professional skill exercised by the government who compiles the databases and by the subcontractor. The database report can be found in Appendix C. Please refer to the database report for a complete list of databases searched and their search distance.

Considering the available information discussed above, site's location, hydrogeology, the status and the relative location of the facilities listed in the database report, the sites summarized in Table 3 may pose a potential environmental concern to the subject site at this time.

In general, sites which are just listed as hazardous waste generators are not necessarily a concern to the subject site, and have not been discussed in this section of the report. A detailed description of these sites can be found in Appendix C.

Please note that LUST or other sites which have been presented in the database report, but which have had their case closed have not been discussed, (unless they required special notation and are discussed in Table 3 above) in this section of the report since they are not likely to cause an environmental concern to the subject site. Detailed information regarding these sites is presented in the database report in Appendix C.

The orphan site summary list was also reviewed and, based on the available information in the database report, there were no apparent sites listed which were likely to pose an environmental concern to the subject site.

Table 3
Database Sites With Potential Environmental Concern
To 7600 Beverly Blvd., Los Angeles, CA

Site Name	Address	Distance from Site	Database	Reason for Concern
Salt Lake Property	111 S. Stanley	<1/8 mi.	REF	This site was referred to the DTSC by the Fire Dept. for an undisclosed violation. No further information is provided.
Texaco Gas Station	7718 Beverly Blvd.	1/8 – ¼ mi.	LUST CORTESE, HIST UST CA FID UST SWEEPS	This site has had leaking underground tank(s) which have affected groundwater. According to the database report, a remediation plan has been submitted.
CBS Television City	7800 Beverly Blvd.	¼ - ½ mi.	LUST CHMIRS Cortese HIST UST EMI	This site had diesel-affected soil and groundwater which was excavated and removed. According to the database report, this case is closed and is not a concern to the subject site.
Apro Station #2	7900 Beverly Blvd.	¼ - ½ mi.	LUST	This site has gasoline-affected soil due to a leaking underground tank. Since only soil has been affected, and due to the distance from the subject site, this site is not likely an environmental concern.
MAS Auto Service	371 Fairfax Ave.	¼ - ½ mi.	LUST Cortese	This site is downgradient from the subject site and is therefore not considered to be an environmental concern at this time.

5.2 Additional Environmental Record Sources

A regulatory agency search was conducted for information pertaining to soil and/or groundwater contamination at the property located at the Site. Correspondence documentation is presented in Appendix D.

The following is a list of the agencies contacted and responses received:

A. City of Los Angeles Fire Department:

No records were found for the subject property according to the file clerk.

B. Los Angeles County Department of Public Works (DPW):

The Los Angeles County Department of Public Works does not have jurisdiction over the subject site for underground tanks.

C. California Regional Water Quality Control Board (RWQCB) Los Angeles Region:

No records were found for the subject property according to Raul Lima, a file clerk.

D. Los Angeles Department of Health Services:

The LADOHS requires a written request for all file information, and does not respond within the ASTM time guidelines for reasonably ascertainable information. Therefore, no file information request has been sent to the LADOHS.

This government agency did not respond in time to be included due to this report's deadline and time constraints. If this agency does respond, the client will be notified.

E. California Environmental Protection Agency, Department of Toxic Substances Control (DTSC):

No records were found for the subject property according to Jone Barrio.

5.3 Physical Setting

Based on the USGS 7.5 Minute Topographic Map, Hollywood Quadrant that covers the subject site, the subject site is located at an elevation of approximately 200 feet above mean sea level. The local topography slopes gently to the southwest. This was confirmed during the site inspection. Based on local geologic information, the soils in the site area can be expected to be alluvial. Table 4 below summarizes information obtained from the local Department of Public Works, Hydrogeologic Records in order to estimate the groundwater conditions at and around the subject site.

Table 4
Groundwater Well Information Within the Area of
 7600 Beverly Blvd., Los Angeles, CA

Well No.	Location	Well Head Elevation	Depth to Groundwater	Date Last Measured
2642P	Along Beverly Blvd., just west of Stanley	200'	12.7'	12/1/04
2642D	In the center of Pan Pacific Park, across from 1 st St.	203.0	19.4	183.6
2642M	Along Beverly Blvd., just west of Gardner St.	210.2'	10.7'	12/1/04

As extrapolated from the groundwater information provided above and from previous assessment reports, groundwater at the site can be estimated to be approximately 15 feet below ground surface, with a southwest direction.

5.4 Historical Use Information

The objective of consulting historical records is to develop a history of the site and surrounding site use(s) in order to help identify the likelihood of past uses having led to recognized environmental conditions at the subject site. The sources listed below were searched.

5.4.1 Results of the Aerial Photograph Review

High-altitude aerial photographs, the oldest of which dates back to 1928, were reviewed by an Enviropro, Inc. representative for the subject property. The aerial photographs were provided by the Fairchild, Laval, Teledyne and USGS libraries. These photographs were reviewed with attention to possible recognizable environmental conditions due to past activities on and around the property. Copies of the aerial photographs reviewed are not provided in Appendix E due to copyright limitations. A description of each aerial photograph reviewed is presented in Table 5.

5.4.2 Results of the Fire Insurance Maps Review

Environmental Data Resources (EDR), provided map coverage for this site. The following map libraries were searched: Bracey, Bromley, Dakin, Hexamer, Hopkins, Manufacturer's Mutual Fire Insurance Maps, Nirenstein Real Estate Atlasas, Sanborn Fire Insurance Map Collections, Scarlett and Scarlett, Rascher, and William Baist. Copies of the fire insurance maps reviewed are not provided in Appendix D due to copyright limitations. The following is a summary of the available maps provided to Enviropro.

Table 5
Aerial Photograph Review Summary
7600 Beverly Blvd., Los Angeles, CA

Photograph No.	Date	Description	
Fairchild	1928	Subject Site:	The subject site is vacant and undeveloped.
		Adjacent Sites:	Adjacent sites are also mainly vacant and undeveloped.
Laval	1938	Subject Site:	The subject site is vacant and undeveloped.
		Adjacent Sites:	The area to the north has some commercial development along the north side of Beverly Blvd. A large stadium, (Gilmore Stadium) has been constructed to the west, at the current location of the CBS Studio. East of the site is a large auditorium building. South is still vacant.
Fairchild	1947	Subject Site:	The subject site has one very small structure, and is mainly used for parking..
		Adjacent Sites:	There is more commercial development on the north side of Beverly Blvd., the post office still hasn't been built, directly north of the site, and that area is also used for parking. Another commercial building has been built north of the auditorium. The area south of the site is used for parking and is mostly vacant.
Fairchild	1956	Subject Site:	The subject site appears the same as in the previous photograph.
		Adjacent Sites:	The areas to the north, east and west appear the same as in the previous photograph.
Fairchild	1965	Subject Site:	The subject site is vacant with no cars..
		Adjacent Sites:	The area north, east and south appear similar, in general use to the previous photograph. To the west, the baseball field has been replaced by vacant land and an oil well.

**Table 5 (cont.)
Aerial Photograph Review Summary
7600 Beverly Blvd., Los Angeles, CA**

Photograph No.	Date	Description
Teledyne	1976	Subject Site: The subject site is vacant. Adjacent Sites: The current building occupied by the post office is now present. The surrounding adjacent areas have no apparent significant change in use. The park appears to be in development.
USGS	1989	Subject Site: The subject site is vacant with grass. Adjacent Sites: The post office is to the north, and the residential apartment currently present to the west have been developed. The park building along Beverly has been demolished to the east, and the park has now been developed to the south.
USGS	1994	Subject Site: There is a circular walkway and small structure and the location of the current memorial. Adjacent Sites: Surrounding adjacent sites to the north, west and south appear similar to the previous photograph. The auditorium building to the east has now also been demolished.
USGS	2002	Subject Site: The subject site appears similar to today. Adjacent Sites: The surrounding adjacent sites appear similar to today.

**Table 6
Fire Insurance Map Review Summary
7600 Beverly Blvd., Los Angeles, CA**

Map Source	Date	Description
Sanborn	1950	Subject Site: auto parking Adjacent Sites: north: commercial; east: pan pacific auditorium, commercial stores; south: auto parking; west: Institute of Aeronautical Sciences, Gilmore (baseball) field
Sanborn	1969	Subject Site:auto parking Adjacent Sites: north: commercial; east: pan pacific auditorium, commercial stores; south: auto parking; west: Institute of Aeronautical Sciences

5.4.3 Oil and Gas Records

A review of maps and records from the California Division of Oil and Gas (CDOG) published by Munger (1993) indicates that one oil or gas wells was drilled within a one mile radius of the site, southwest, and was visible in the aerial photos. The well was not located onsite, and was a significant enough distance from the subject site where its operations do not likely pose an environmental concern for the subject site..

5.4.4 Results of Other Historical Resources Review

Other historical resources reviewed for this Phase I Environmental Site Assessment were historical topographic maps. The findings of this additional review confirm that an oil well was formerly located southwest of the subject site..

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The site visit and reconnaissance was performed on October 31, 2005 by Ms. Avital Oliveau, an environmental professional. Enviropro, Inc. was accompanied by Ms. Rachel Lithgow, the client representative, who was identified by herself as a key site person with knowledge of and access to the subject site. No other interviews were performed at that time. Relevant information from the interview is presented in this section, with additional interview information reported in Section 7.0 and Appendix F. Site photographs were taken and are included in Appendix B. The reconnaissance was performed to determine if there were obvious visual indications of recognized environmental conditions. The methodology for the site inspection included a walkthrough of the memorial, grassy unoccupied area, and the covered picnic area.

The site consists of a gated Holocaust memorial consisting of six large granite pillars and stone walls. Also a part of the site is a small grassy area to the west of the memorial and the covered picnic area. The covered picnic area is a small paved area with a concrete brick and wood overhang, located just south of the grassy area.

No limiting conditions were encountered during the site inspection:

6.2 Site Setting and Observations

The following are the potential recognized environmental conditions reviewed for this assessment.

Hazardous Substances/ Petroleum Products and Other Potential Concerns

- No use of hazardous substances, wastes or petroleum products were observed at the site.
- No treatment of hazardous substances, wastes or petroleum products were observed at the site.
- No storage of hazardous substances, wastes or petroleum products were observed at the site.
- No disposal of hazardous substances, wastes or petroleum products were observed at the site.
- No generation of hazardous substances, wastes or petroleum products were observed at the site.
- No pits, ponds, or lagoons were observed.
- No stained soil or pavement was observed.
- No stressed vegetation was observed.
- No areas of filled or graded soil by non-natural causes were observed.
- No wastewater was observed on any portions of the site.
- No liquids (including storm water) or any discharge into a drain, ditch, or stream on or adjacent to site was observed.
- No wells, including dry wells, irrigation wells, injection wells, abandoned wells, or others were observed.

The historical use of hazardous substances/petroleum products was not observed during the site visit.

Storage Tanks and Subsurface Structures

No storage tanks such as underground tanks, aboveground tanks, vent pipes, fill pipes, access ways, clarifiers, floor drains or sumps were observed at the subject site during the site inspection.

Storage Drums

Drums were not observed during the site visit.

Polychlorinated Biphenyl's (PCBs)

Electrical and/or hydraulic equipment known or likely to contain PCBs was not noted during the site inspection. There was one pad-mounted transformers observed at the subject site, in the grassy area. At the time of the site inspection, no evidence of leaks or staining from the transformers on-site was observed.

Because this property was developed after the late 1980s, it is unlikely that the transformers present on site have PCB-containing oils since these were banned in the late 1970s. Therefore, there is little concern due to PCBs from these transformers.

Surface Staining

No significant surface staining or other evidence of dumping of hazardous materials was observed during the site inspection. Discolored soils, stressed vegetation, corroded pavement, pools of liquids, or strong, pungent or noxious odors were also not observed during our site inspection.

Solid Waste

There were no apparent areas that appeared filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal. None were identified during the interviews for this assessment.

Storm Drains

No storm drains were noted on the site.

Waste Water

No waste water or other liquid, and no discharge into a drain, ditch, or stream on or adjacent to the property was noted during the site inspection or during interviews for this assessment.

Wells

No on-site wells (including dry wells, irrigation wells, injection wells, abandoned wells or other wells) were observed during the site inspection or revealed during interviews for this assessment.

Historical Agricultural Land Use

Enviropro, Inc. reviewed available historical aerial photographs and fire insurance maps to evaluate prior agricultural use of the site which might reflect the use or application of pesticides to the on-site soils.

In general, many pesticides applied to soil are immobile and do not readily leach downward to groundwater. In addition, because most pesticides tend to persist in the upper one to two feet of topsoil, such contamination probably was redistributed over the site during grading activities. At present, the site is paved with <asphalt/concrete>. Therefore, there is a low potential that site occupants will be exposed to possible residual pesticides.

This research has not revealed historical uses of the property for agriculture. Therefore, there is little likelihood for concern due to residual pesticides.

Potable Water Source

There is no potable water available at the site..

Sewage Disposal System

There are no bathrooms at the subject site, and therefore, no sewage connection.

Heating and/or Cooling Systems

There are no structures onsite which require heating or cooling.

Environmental Liens

No environmental liens were reported to Enviropro, Inc. by the client or their representative. No environmental liens were noted in our database search.

Unoccupied Spaces

There are no unoccupied spaces at the subject site.

Adjacent Sites

A description of the adjacent sites is presented in Section 3.4 of this report. Observations of adjoining properties from the periphery of the subject property and public roadways revealed features obviously material to the presence of recognized environmental conditions, namely automobile and motorcycle repair facilities to the north and east.

7.0 INTERVIEWS

7.1 Results of Owner, Site Manager and Occupant Interviews

Ms. Lithgow was the only person interviewed for this assessment. According to her, the property owners/operators of Pan Pacific Park would not agree to complete our environmental questionnaire. Ms. Lithgow did not reveal evidence or suggestions to potential present or historic environmental concerns on site.

7.2 Proceedings Involving the Property

The property owner, site manager (if one was identified), and report user (if different from the property owner) were asked whether they know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to

hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. None were revealed to Enviropro, Inc.

7.3 Results of Government Official Interviews

The results of interviews with government officials is presented in Section 5.2 of this report. Documentation of these interviews can be found in Appendix D.

8.0 FINDINGS AND OPINIONS

Summarized below are the findings of this Phase I Environmental Site Assessment and the related opinions for each finding of a known or suspect environmental condition.

Finding: While there are two sites listed in the database report that have ongoing environmental investigations within a close radius of the site, both sites are under active, current environmental agency supervision.

Opinion: There is little likelihood for concern from these sites at this time. However, a review of the files at the appropriate regulatory agencies is recommended for a complete due diligence, if required.

9.0 CONCLUSIONS

We have performed a Phase I environmental site assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the Site. Any exceptions to or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

10.0 STANDARD OF CARE

The environmental services performed by Enviropro, Inc. have been conducted with that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its industry practicing in the same locality under similar budget and time constraints. No other warranty, expressed or implied, is made.

11.0 ENVIRONMENTAL PROFESSIONAL SIGNATURES AND QUALIFICATIONS

This Phase I Environmental Site Assessment was performed by the environmental professional(s) noted on the cover letter of this report. See Appendix G for a statement of these professional's qualifications.

12.0 LIMITATIONS

This Phase I Environmental Site Assessment Report is prepared solely for the use and benefit of Los Angeles Holocaust Museum, hereinafter named "client". This report, and any information provided herein, is not intended to be used by any individual, entity, or company, outside of the client, and such use is expressly prohibited without an advance written consent of the client and a corporate officer of Enviropro, Inc. Any reliance on this information by third parties shall be at such parties' sole risk.

This report is limited to the observations reasonably possible based on visual inspection and on a records search at government agencies. Only the specific government records listed in the appendices were searched. Additional government record sources may exist, but have not been included in this report, and no representations are made of the record's adequacy or completeness. Enviropro, Inc. is not responsible for any incomplete government records. In addition, government agencies and records are not always accurate and do not list all sites of environmental contamination.

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APPENDIX A

Figures

1. Site Location Map(s)

**ENVIRONMENTAL SITE ASSESSMENT AT:
(SITE ADDRESS), (SITE CITY/STATE)**

Enviropro, Inc. Project No. (ENVIROPRO PROJECT NO)



Figure 1: Site Location Map

**ENVIRONMENTAL SITE ASSESSMENT AT:
(SITE ADDRESS), (SITE CITY/STATE)**

Enviropro, Inc. Project No. (ENVIROPRO PROJECT NO)

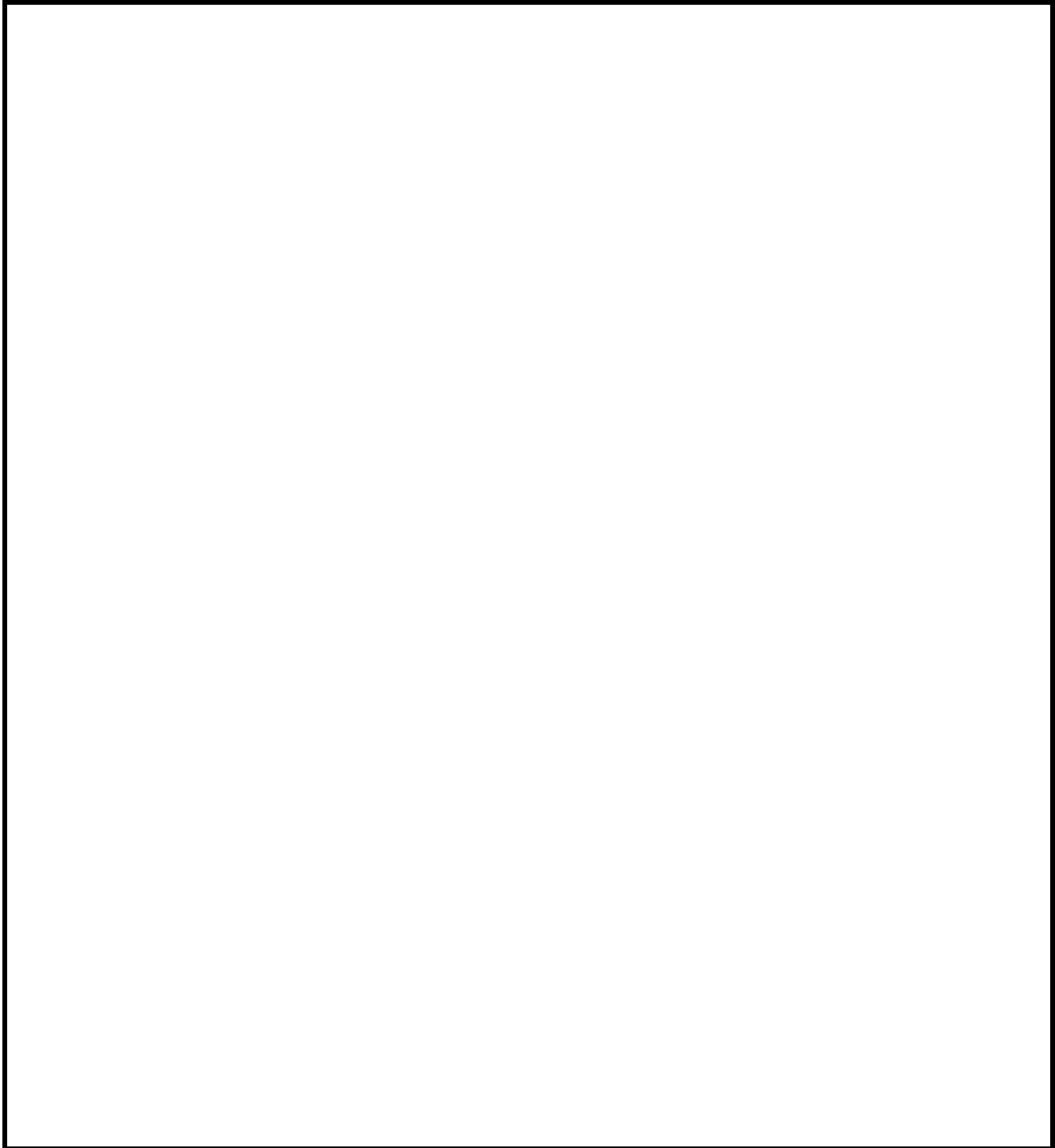


Figure 2: Site Plan

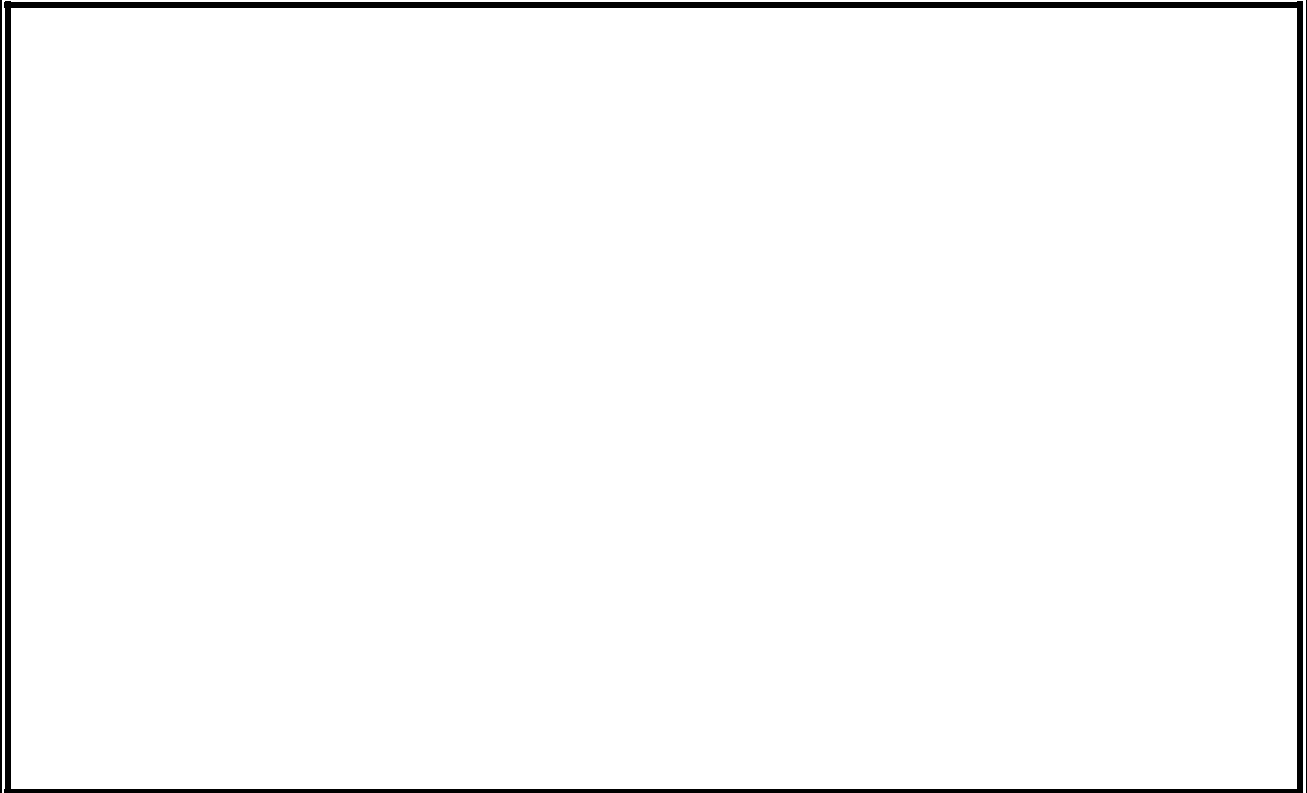
APPENDIX B
Site Photographs

**ENVIRONMENTAL SITE ASSESSMENT AT:
7600 Beverly Blvd., Los Angeles, CA**

Enviropro, Inc. Project No. E0973001



Photograph 3: View of covered picnic area and walkway, south of grassy area



APPENDIX C

Government Databases Report

APPENDIX D

Correspondence Documentation

APPENDIX E

Historical Research Documentation

APPENDIX F

Interview Documentation

No interview documentation is available

APPENDIX G

User and Enviropro, Inc. Contract

APPENDIX H

Environmental Professional's Qualifications

QUALIFICATIONS OF PERSONS PERFORMING THIS PHASE I ESA

This ESA was performed by Enviropro, Inc. The company has performed Phase I, II and III ESAs since 1983. Michael M. Uziel, Ph.D., prepared this report.

Dr. Uziel has over 20 years experience in performing complete spectrum of Environmental Phase I, II and III Site Assessments in California. He has M.S. and Ph.D. degrees in Environmental Engineering and an A.B. degree in Biochemistry, all from U.C. Berkeley.

He was assisted by Mr. Glenn Striegler, a senior environmental geologist with over 10 years experience in performing Phase I ESAs. Mr. Striegler holds a B.A. degree in Geology from California State University at Northridge and is an REA #6131.

APPENDIX I

References

APPENDIX I

References

- American Society of Testing Materials, “ ASTM Standards On Environmental Site Assessments for Commercial Real Estate”, Fourth Edition, E 1527-00.
- United States Geologic Society 7.5 Minute Series Topographic Maps, Hollywood Quadrant, 1994.
- Aerial photographs obtained from the collection of Fairchild, Laval, and USGS.
- Munger Map Book California-Alaska Oil and Gas Fields, 1993.